

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, FEBRUARY 26, 2025

This meeting was held in person and telephonically in accordance with the Remote Public Meeting Guidance provided by the Division of Local Government Services and pursuant to N.J.S.A. 10:4-9.1.

Meeting Opening

The meeting was called to order at approximately 4:00 p.m. by Ms. Schneider. The notice of the meeting was read by Ms. Schneider.

Roll call of the Board Members of the Improvement Authority was taken. Mr. Jones-Present; Ms. Schneider - Present; Mr. Hemple-Present; Mr. Barse-Present; Mr. Scythes-Present

The Pledge of Allegiance was recited.

Commissioners present: Doug Albrecht

Approval of Agenda

Ms. Schneider asked for a motion to approve the agenda. The motion was made by Mr. Hemple, seconded by Mr. Scythes.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

Approval of Minutes

Ms. Schneider asked for a motion to approve the January 2025, Regular Meeting and Executive Session Minutes. The motion was made by Mr. Hemple, seconded by Mr. Scythes.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Abstain; Mr. Scythes Yes
The motion was approved by a 4-0 Vote.

President/C.E.O.'s Monthly Report

Building Operations:

Authority staff maintain all owned/leased properties as well as the college campus. As a result of increased costs related to staffing, materials and supplies, the Authority is modifying its staffing plan to better utilize existing staff resources. The contractual annual increase of 2% for college operations does not meet actual expenses.

There were several weather-related clearing and salting events in January/February. Staff worked diligently before, during and after the events to clean and maintain driveways, walkways and sidewalks at all locations. CWED, DMV, 275 N. Delsea Drive, Rowan Medicine, the College Campus, and W. Park Ave. operations will be gearing up for spring clean up and maintenance.

Final confirmation from the County regarding modifications to existing leases and tenancy at 275 N. Delsea Drive and CWED facility are still pending. Workforce Development will be consolidating its

operations into the CWED building. The County is working directly with Veterans Affairs to determine an alternate location. The Authority has agreed to reduce lease amounts while increasing leased square footage. Discussions are ongoing regarding tenancy modifications at other building locations. Lease modifications for DOSS/275 were verbally approved but rent for January and February remains outstanding. The Park Ave. warehouse lease was extended.

The College Foundation requested office space for its operations. The Authority has available space at 275 N. Delsea and is prepared to offer the space for \$1. The space contribution will allow the foundation to divert office expenses to scholarship funding.

The County requested The Authority's assistance with property disposition. A Shared Service Agreement is being finalized to facilitate this request.

The Authority received local planning board approval for the Landfill Administrative Building. The Courtesy review was held during a special meeting on February 19th. Final plans were completed for the proposed training facility parking and retention basin. Authority staff will self-perform this work. Work will begin in early spring.

Economic Development:

The Authority had several follow-up meetings with developers from Vineland, Upper Deerfield and Millville to provide development assistance. There are several large-scale logistics and food manufacturing projects planned for the County. Data Center meetings were also discussed during those meetings.

The Authority is currently working with two new manufacturing businesses seeking to locate in Cumberland County. The total proposed manufacturing footprint is more than 175,000 sf.

The Authority is partnering with Choose NJ, NJEDA, Salem and Cape May Counties to host an Economic Development event on March 12th.

The Authority presented during the Vineland Chamber Event, Getting to Know Your County on February 20th.

The February newsletter highlighted The Authority's annual achievements. County cash contribution of \$826,659 and Shared Service Savings of \$4,865,065 were amongst the highlights for 2024. The Authority collected more than 200,000 tons at the landfill, recycled more than 18,000 tons of single stream and cleaned more than 83 tons of trash from roadways and waterways in Cumberland County. The energy created by the methane gas to energy plant generated more than 26.1 million kilowatt hours: enough energy to power 2,529 homes for one year.

Cell tower negotiations are complete. Title and easement documents are being finalized to install a tower on the landfill property. The tower is an allowable use under current local zoning ordinance. The lease will allow Authority use for its communications and wireless redundancy on the tower.

The February Economic Development Committee Meeting was held on February 11th. Sika, Stanker and Galetto, and Piercetek provided updates on their businesses. ACE was the lunch sponsor. ACE submitted its February 2025 Quarterly Report pursuant to the Settlement Agreement.

Synagro is implementing additional equipment and operational upgrades to mitigate odor issues. The Authority and/or Synagro is in daily contact with residents and Township officials.

Solar farm development for the former Deerfield Municipal Landfill is ongoing. Due diligence agreement is on the agenda for board consideration. The request is a result of ongoing evaluations with ACE.

The Authority has been working with state entities to better understand potential alternate uses for the Salem Wind Port. The economic implications are extremely significant to the Salem/Cumberland region. During a recent Cape May Chamber event, the DRBA made a presentation related to ongoing negotiations with the County. Both, the Cape May and Millville Airports are negotiating with DRBA regarding the future of the airport development and operations.

Final COAH affordable housing numbers have been posted, and many communities have accepted the prescribed units. Housing affordability and immigration policies are impacting the workforce, local tourism and manufacturing as well as the farm/nursery industry in our region.

The Economic Development budget shows a net decrease for the month. Project schedules and progress should see substantial increases in the next few months as the weather changes.

Bridgeton Fire Station and NJSP Barracks projects have commenced construction. Snow and frigid temperatures continue to impact progress. The NJSP building pad should finally be poured during the week of February 24th. Salem projects are expected to commence in late March, early April. Cape May projects will begin construction in late Summer. Regional Jail is on track to go out to bid in late May. CM and development fees are designed to sustain operations and provide additional revenue to offset the administrative costs associated with the economic development operations/staffing and marketing. Funds also allow for continued capital financing, supplementing of shared services, matching contributions, and similar investments throughout the county.

The Authority received a grant award from The Robert Wood Johnson Foundation to implement landbank and community development initiatives in the SJ Region. The Authority is also discussing project funding with LISC and other private foundations.

The Authority conducted several meetings with NJ Treasury and DPMC to discuss project parameters, schedule, responsibility and pricing. The Authority has been designated to develop several projects for NJ Treasury. A site has been identified for the State Police Barracks and due diligence activities are underway.

Shared Services:

Cumberland, Salem, and Gloucester Counties continue to discuss and negotiate shared service agreements required to move the regional jail project forward. Efforts to create the New Jail Authority continue.

The Authority continues to finalize the County Debris Management Plan. An approved plan expedites processing and increases the FEMA cost sharing ratio for municipalities throughout the county. Several towns have received approval, and all remaining municipalities are now engaged in the process.

The County and The Authority are evaluating shared service opportunities related to property development and disposition.

The Authority is working with Holly City Development Corporation to implement its lead abatement program. The first two inspections were conducted, and specifications are being developed. The Authority will provide PM services for the HCDC lead paint abatement program. Actual investigation and remediation is performed by licensed professionals/contractors.

The Authority successfully completed bond closing for the Upper Deerfield BOE building expansion project. This was the first project in NJ to utilize this financing structure. Plans and specifications are being finalized, and formal bid should be released in Mid to late March 2025.

The Authority continues to develop a plan for the reuse of an existing vacant office building in Salem City. Fenwick Plaza is scheduled to close on February 28th. Acquisition has been delayed due to lease assignments/terminations and the status of utility/building expenses. Planning and design continue, new tenants have indicated their intention to lease, and significant funding has been approved for the project. The Authority will partner with Ranch Hope for this project.

Shared services agreements are progressing with LSA, Rowan University, CCUA, Cape May City, Cape May County, Bridgeton BOE, Salem County, Salem City, Penns grove, Voorhees, NJ Treasury, Berlin and Burlington Bridge Commission.

Atlantic City Electric:

ACE continues to progress with infrastructure updates and developer coordination to ensure capacity where and when they are needed.

Broadband: \$24 million grant Middle Mile/NJBPU BEAD \$\$:

Both Salem and Vineland submitted applications for Last Mile/NJ BEAD funding. The \$10 million applications will support resident and business connectivity. Vineland will be providing its own ISP services.

The Authority worked with Penn State University to submit formal connectivity challenges.

The County continues to take the lead regarding NTIA Middle Mile Grant implementation. The Authority has not been involved since initial grant approval.

Lebanon Rd. Redevelopment:

The Authority continues to evaluate inquiries from Solar, Data Center, manufacturers, and logistics developers interested in locating in the Lebanon Road and Bridgeton Ave. Redevelopment Areas. The

required infrastructure and structure of the deal will be designed to provide benefits to Deerfield Township and its residents.

Landfill/SWC Operations:

The Landfill budget shows a net increase for the month.

Gas productivity and quality continue to improve. 3 engines are running regularly. We produce our own energy that supplies the entire landfill site. NextEra and the Authority agreed to amend the current energy agreement to better reflect the current activities, initiatives and operational circumstances of the current system.

Projects located at the SWC, and the Lebanon Rd. redevelopment area are connected to the micro-grid when completed.

We are evaluating additional green energy/RNG options and alternatives. A formal request will be evaluated and submitted to DCA/LGS for its review and consideration.

LFB reviewed and provided formal approval for the proposed Private Public Partnership with Heartland. Heartland and The Authority are working with NJDEP to submit the necessary applications. NJDEP has agreed to allow The Authority to submit the proposed treatment system in its current permit modification application.

Hendrick's House partnership continues to be much improved and has made a direct impact on roadside litter and SWC litter teams. This partnership has extended beyond SWC operations.

Fleet services continue only for Authority (CCIA and ACUA) vehicles and equipment. We also provide fleet services to the local fire departments.

We had another successful NJDEP monthly inspection. Our site remains a model for the State.

As built drawings and final financial submissions are completed for the side slope and toe drain project improvements. Final approval was received by NJDEP inspector and submitted to finance review and payment in mid-January. Reimbursement (\$1.3 million) is still pending. This project significantly increases storm water treatment/leachate management as well as methane gas collection. The O&M Modification has been formally approved for this project.

The new gas header project was publicly noticed and is currently out to bid. Pre-bid meeting was held, and bids will be returned, and we hope to approve the qualified low bid during our March meeting.

The annual gas permit was submitted, and the public notice process is closed. NJDEP will be issuing the final permit shortly.

SWC Administrative Building construction was able to get ahead of the frigid weather due to the limited size (approx. 2200 sf.) of the new pad. Framing is underway and trusses should be full speed ahead now that formal planning board approval has been granted. Footings, foundations, pads, demolition are completed. Rough electric, plumbing, HVAC/duct work and walls are being installed. OSC certification has been submitted for review and approval.

The construction trailer drop-off area design is finalized. Plans and specifications are underway, and bidding is expected in Spring 2025. The improvements will increase operational efficiency to benefit residents and small businesses as well as to provide much-needed improvements to staff operational space.

SWC staff continue to work with engineering firms to evaluate plans and specifications necessary to obtain NJDEP approval for the next cell expansion. Cell 10 will add approximately 8-10 years to the 2041 landfill life. Cell 10 will be adjacent to current cells and will not impact the overall landfill/cell footprint. Annual permitting and associated fee notice has been forwarded. The expected annual fee will be approximately \$40,000 based upon last year's formula.

The annual flyover was completed. Information should be forwarded shortly to allow for final calculations and annual reporting to NJDEP. The flyover creates the baseline data for annual tonnage, deterioration/recapture of air space, and remaining life of the landfill.

Recycling:

During the month of January, a total of 495 loads (1422.40 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In January, 2.29 tons of roadside waste was collected by our Clean Communities Road Crew throughout the county. The roads cleaned by our crews, in addition to blue barrels and hotspots, included: Jesse Bridge Road, Sherman Avenue, Lebanon Road, Kenyon Avenue, Morias Avenue, and Foster Road. The Sheriff's Labor Assistance Program (SLAP) assists us in roadside cleanups. Each weekend, they clean litter and debris from county roads. Our Clean Community driver picks up the bags and brings them to the SWC for proper disposal. Approximately 90 bags of litter along 45 road miles were collected this month.

The new Mini MRF/Recycling Facility continues to process 100% of the material received. We are now refocusing our efforts on education related to contamination and what should and should not be recycled. We continue to work with the Cumberland County Health Department, Cumberland County departments, NJ Fish and Wildlife, and local municipalities on issues regarding illegal dumping, littering, and recycling violations.

Development and Redevelopment:

Vineland BOE HVAC, Millville Library, County and College Capital Projects, NJ Treasury NJSP Barracks, Regional Jail, County Holding Facility, Bridgeton Fire Station, Bridgeton BOE HVAC, and Salem County Court House expansion, Salem Multi-Tenant facility, Salem City Affordable Housing and County Capital projects implementation continue.

RCSJ and County Capital Projects:

2023 Chapter 12 Controls upgrades, and misc. facility upgrades are completed. Final commissioning and controls integration were initially delayed due to IT issues on the college campus but are now moving forward. Total rebates are estimated to be approximately \$200,000. 2025 Chapter 12 funding and potential projects are being evaluated by the College and the County.

Bridgeton Fire Station:

Construction is underway. Project includes renovation to City Hall Annex and new addition. Interior demolition is almost complete, rough framing is underway, and exterior site work is progressing. We had a significant incident at the site on 2/19 but the contractor handled repair coordination with CM and utilities and issues were corrected by early afternoon. We expect to complete construction within 12-14 months.

Bridgeton BOE:

Contractor continues to progress on the project. The next milestone is preparation for work necessary to get ahead of our summertime work schedule and scope. Current schedule anticipates completion of the \$13 million dollar project in the summer of 2025.

Regional County Jail:

Architectural and engineering work continues to progress for the proposed regional jail. Development Design is completed, and construction drawings are underway. Bidding is scheduled for May 2025. Sewer and water capacity and connections are being evaluated and coordinated with the local MUA and water utility. Application fees are being processed for the various NJDEP approvals required for water, sewer and site plan. The total project value remains approximately \$153 million. Cumberland County is working with Salem and Gloucester to finalize new Jail Authority structure and operational agreements.

Cape May County:

Justice Complex is being redesigned, and bidding is expected in early spring. The Authority will be assisting with CM services.

Cape May City Police Station:

The Authority has been selected as the Construction Manager for the new Cape May City Police Station. Authority staff is meeting with architect's design team and City representatives to finalize design and construction documents. Bidding is expected in late Spring/Early Summer.

Salem City – Linden Street Affordable Housing:

All acquisition, development, site approvals and grant funding have been formally approved. Demolition and site clearing will commence immediately upon receipt of DCA grant clearance. The first phase of the project has been reduced to 6 units to better conform with the existing neighborhood and current lot

conditions. The 2,000 sf homes will be priced from \$90-\$120,000. Total project value is approximately \$6million.

Salem County Courthouse Expansion:

The initial phase of the courthouse is fully operational, and the building is occupied. TCOs are in place and punch list activities are underway. Parking lot resurfacing is complete, and Furniture has been installed. Final Cos pending lock and control installation. Total project value is approximately \$36 million.

Salem County Office Renovations:

Roof replacement on 3 buildings is complete. Repairs resulting from windstorm were completed. Additional building renovations are scheduled for the first and second quarters of 2025.

Salem Community College – Nursing Facility:

The Authority was selected to provide Project Management services for a nursing facility expansion on the college campus. The 7,000 sf facility will provide training opportunities for nursing education and training.

Fenwick Plaza Renovations:

The Authority is developing plans and will oversee/implement office building renovations. The closing date is scheduled for February 28th. The building program will include job training, health services, food desert initiatives, and social service activities. Existing conditions have been mapped, and the design is underway.

NJSP Barracks: Commercial Township:

Construction progress has been hampered by the weather. Footings and foundations are completed. Floors/pad is scheduled to be poured on February 24th. prefabrication of framing corners and windows have been ongoing in anticipation of full framing and trusses upon completion of the pad. Site clearing, building pad, storm basins, and septic tank are complete. After debt service is paid, property will be transferred to NJ Treasury for \$1. Total project value is approximately \$7.4 million.

Upper Deerfield BOE:

Bond sale is completed. Building and site evaluations are underway. Access, playground location, laydown area and road access are being designed to maximize safety and enhance construction efficiency. Plans and specifications should be completed in March/April 2025. The project includes construction of an addition to the current BOE school building for pre-K and K students. Total project value is approximately \$9.2 million.

Resolutions

Ms. Schneider requested a motion to approve the Resolutions by consent.

Ms. Schneider called for a motion to approve Resolutions 2025-014 through 2025-025.

The motion was made by Mr. Jones and seconded by Mr. Hemple.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes

The motion was approved by a 5-0 Vote.

Ms. Schneider requested that the Solicitor handle Resolutions on the Agenda. Resolutions were read by Solicitor Gibson.

Roll call vote of the Board Members of the Improvement Authority was taken. Mr. Jones-Yes; Ms. Schneider-Yes; Mr. Hemple-Yes; Mr. Barse-Yes; Mr. Scythes-Yes

The motion was approved by a 5-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:
15,414 tons were brought into the Solid Waste Complex, including 8,026 tons of municipal waste generated in the county. The total tonnage decreased by 911 tons, or 6.0%, compared to the same period in the prior year.
2. General Fund:
The General Fund balance is variable based on cash needs for the month which include payments to be reimbursed from various sources of funds for closure projects, landfill equipment, other activities budget, and short-term loans for development activities. There was a net increase in the general fund of \$554,029 for the month and an ending balance of \$3,177,375.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$33,879 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,514,778 which included total tipping fees of \$1,297,544 and revenues from other landfill activities of \$217,234. Total revenues of \$1,538,779 less total expenses for the month of \$1,188,152 resulted in a net excess of \$350,627.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$649,839 which included rental and management fees of \$572,205, and other Economic Development activities of \$77,634. Total revenues minus total expenses of \$695,247 resulted in a net deficit of \$45,408 which is primarily a result of a three-pay period month.

Old Business – None at this time.

New Business – None at this time.

Commissioner Liaison Remarks – No comment at this time.

Open Public Comment Session

Ms. Schneider called for a motion to go into Open Public Comment Session. A motion was made by Mr. Scythes, seconded by Mr. Hemple to go into Open Public Comment Session.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

Jerry Velazquez – Thanked Mayor Kelly for his 30 years of service to the Improvement Authority Board, County and City of Bridgeton. Appreciated his support personally and professionally. Mr. Velazquez welcomed Mr. Barse to the Board and noted his previous expertise with the Vineland UEZ and the Empowerment Zone.

Shelly Schneider – Acknowledged Mayor Kelly's long service to the Improvement Authority Board and welcomed Mr. Barse to the Board. Ms. Schneider expressed that the goal of this Board is to make decisions that improve the County without the influence of political parties.

Mayor Kelly – Expressed the privilege it has been to serve on the Board of the Improvement Authority and watching it grow from just a landfill to incorporating Economic Development for Cumberland County. Thanked Mr. Velazquez for the great job he does at the Authority and welcomed Mr. Barse.

Tamara Davis, Millville resident – Questioned the Authority’s plan for disposal of post disaster debris. Mr. Velazquez stated that the Authority has a debris management plan and will be finalizing that plan with the County.

No other members of the public wished to speak at this time.

Close Public Comment Session

Ms. Schneider called for a motion to close Public Comment Session. A motion was made by Mr. Barse, seconded by Mr. Scythes to close Public Comment Session.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

Executive Session:

At approximately 4:29p.m. Ms. Schneider called for a motion to go into Executive Session. Prior to the resolution, Solicitor Gibson provided proper notice and indicated that discussion during the closed session would include the discussion of matters involving the purchase, lease or acquisition of real property with public funds where it could adversely affect the public interest if discussion of such matters were disclosed and pending or anticipated litigation or contract negotiation where the public body is a party or may become a party; and Solicitor Gibson noted that no further business would be conducted after the conclusion of the Executive Session. The motion was made by Mr. Barse, seconded by Mr. Scythes.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

Resume Public Session

Ms. Schneider called for a motion to come out of Executive Session and resume Public Session at approximately 5:25p.m.

The motion was made by Mr. Hemple, seconded by Mr. Scythes.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

Adjournment

Ms. Schneider called for a motion to adjourn the meeting.

A motion was made by Mr. Hemple, seconded by Mr. Scythes.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.