

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, APRIL 23, 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-Absent

The Pledge of Allegiance was recited.

Commissioners present:

Approval of Agenda

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

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

Approval of Minutes

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

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
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. Consolidation of landscaping/labor staff has gone smoothly and provides streamlined and coordinated services throughout the Authority's property portfolio.

Relocation of 275 N. Delsea Drive and CWED tenants is progressing and should be completed by the end of April, early May. We are speaking with a couple of potential developers regarding the Park Ave. vacant ground.

Resources for Independent Living will be utilizing the ball fields on Bridgeton Ave. for their clients. We have a \$1 lease on the agenda for board consideration and approval. They will maintain the fields and have provided required insurance coverage.

County Counsel is still evaluating/finalizing shared service agreement related to property disposition services.

Work has commenced for the training center parking lot area at 745 Lebanon Rd. The landfill administrative office is progressing well and should be completed by early July.

Economic Development:

Dylan Wulderk has been hired and is The Authority's Economic & Community Development Director.

Dylan's experience includes Public Administration education combined with grant writing, funding initiatives and community building expertise that will benefit the Authority's development initiatives.

Northeast Precast continues development of its Data Center facility. This project has facilitated additional conversations with utility companies regarding the potential development of a data center on Authority property.

The Authority was recently contacted by Choose NJ regarding an international beverage manufacturer.

Specs were forwarded to municipalities and a couple sites were submitted for consideration. One of the recently located Italian manufacturers reached out to provide a lead on another Italian manufacturer that is considering locating to Cumberland County.

A meeting has been scheduled with the County Commissioners to review Economic Development Committee goals and objectives. A proposed agenda was forwarded in advance of the meeting.

Membership of the County Economic Development Committee requires appointments and reappointments by the County Commission. Resumes have been forwarded for Commissioner consideration and approval.

The federal funding climate and elimination of staff continues to negatively impact Authority projects.

Federal policies are also impacting the bond markets.

Engineering and other predevelopment activities continue for the approved cell tower on the landfill. The lease will allow Authority use for its communications and wireless redundancy on the tower.

Synagro has identified equipment issues and deficiencies and is working on plans and specifications necessary to implement those changes. Ryan Bacon was recently hired and is in direct contact with residents regarding current issues and proposed solutions.

NJR Clean Energy Ventures should receive initial cost proposals from ACE related to the proposed Solar project to be located at the former Deerfield Municipal Landfill. This will provide approximately 2.5 MW.

The state is sending mixed messaging regarding alternate uses for the Salem Wind Port. Unfortunately, the upcoming elections are not aiding this process. The economic implications of the port are significant to the Salem/Cumberland region.

The Governor's budget is being challenged by several economic development organizations and businesses throughout the state and particularly in South Jersey.

Bridgeton Fire Station and NJSP Barracks projects are progressing very well due to the change in weather. Salem and Cape May projects are proceeding.

The Authority received a favorable response from NJ Treasury regarding two additional NJSP Barracks to be developed by The Authority. There are 3 more projects currently being evaluated for development.

The Authority will be providing conduit financing/bonding to the Millville Charter School. Conduit financing facilitates tax exempt financing to the charter school with no financial obligation to The Authority. Bonds are issued then purchased directly from their investors. All expenses are paid via bond proceeds.

Pursuant to a county directive, the regional jail project remains on hold until further notice. No formal action has been taken by the county. Outstanding invoicing has been forwarded to the county for authorization to pay.

Construction projects are ramping up and should continue at a significant pace throughout the summer and into the fall. The jail project delay will substantially impact the anticipated project development revenue.

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.

Shared Services:

Commercial Township is the most recent municipality to receive its Debris Management Plan approval. Almost all Cumberland County municipalities have received formal approval, and the remaining municipalities have completed their applications. These municipalities, as well as the County are working to complete their final certifications. An approved plan expedites processing and increases the FEMA cost sharing ratio for municipalities throughout the county.

The Authority continues to work with Holly City Development Corporation to implement its lead abatement program. The first two units have received approval and abatement has begun. Identification of participants, applications, inspections, evaluations, specifications and remediation work continues. We are expanding our reach into Vineland to maximize the reach of the program. The Authority provides PM services for the HCDC lead paint abatement program.

The Authority is currently engaged in shared service agreements with Salem Community College, Salem City, Ranch Hope and Salem County for various projects.

A formal Development Agreement was executed by Upper Deerfield BOE and The Authority for the new school expansion. Bidding is formally announced, and bids are expected in May.

Formal approval for the new CCTEC expansion was received. Now that the approval is in place, planning and design can officially commence. A meeting has been scheduled with the CCTEC and County to discuss the next steps and schedule.

Landbank documentation has been shared and reviewed by the City and Authority Counsel. The Authority will be meeting with Salem City to discuss the agreements and implementation strategy during the April 21st Council meeting.

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

Atlantic City Electric:

The Authority recently met with ACE's President and Senior Staff to discuss development projects in Cumberland County. The group committed to ensuring that infrastructure upgrades would be implemented to support new development projects.

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

A meeting has been scheduled between Vineland and the Counties to evaluate current conditions, potential strategies and future implementation of the county broadband. Grant applications were submitted by Salem County and Vineland and new grant funds are now available for broadband implementation.

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:

Landfill/SWC Operations:

The annual flyover was completed. Data has been collected and has been evaluated. The flyover utilized updated LIDAR technology, and this is causing inconsistencies with last year's data. The newly installed wind defender is taught and causes reading errors because the wind defender does not lay flat on the existing rain cover. These gaps are producing areas of "fill" instead of compaction even though these areas have been covered for years. The Authority and its engineers have produced historical/analytical calculations that are more consistent with actual conditions and settlement. This information will be shared with DEP representatives to determine realistic reporting of existing conditions. The additional "fill" impacts our financial reporting and bond, reserve calculations for audit purposes.

The SWC received its Title V Air Permit renewal. This gives The Authority's landfill the distinction of being the first NJ facility to receive an air permit renewal in approximately 4 years. Great work by the landfill staff.

Gas productivity and quality continue to improve. The landfill gas system is experiencing higher levels of oxygen in the system. Oxygen negatively impacts gas quality, so staff is attempting to locate the reason for the increased oxygen. 3 engines are running regularly. We produce our own energy that supplies the entire landfill site.

NextEra has determined that the increased cost of implementing an RNG system renders the proposed RNG infeasible at this time. We are evaluating additional green energy/RNG options and alternatives. Heartland and The Authority continue to work with NJDEP to submit the necessary applications. NJDEP has requested that the current permit be separated to include a treatment approval as well as a discharge approval. Applications are being modified accordingly. This is a departure from the initial DEP evaluation, but understandable considering the separation of responsibilities between Heartland and The Authority.

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.

SWC Administrative Building construction is moving along very well. All framing, trusses, and roof/exterior wall sheathing, rough electric, plumbing, HVAC/duct work and walls are complete. Brick should be completed by the end of April. EFIS will be installed shortly. Windows are being installed. Bond closing with Century Bank is scheduled for April 23rd.

The construction trailer drop-off area design is finalized. Staff is evaluating construction options to determine if the project can be completed via state contract and construction vendors solicited through our formal RFP process. This could result in reduced construction schedules and financial savings. The improvements will increase operational efficiency to benefit residents and small businesses as well as to provide much-needed improvements to staff operational space.

Recycling:

Dennis DeMatte passed away in April. Dennis was a classmate of mine but more importantly, Dennis was the "OG" of recycling. Dennis was well known and well-liked by all in the industry. We are planning a dedication ceremony to name the Material Recycling Facility after Dennis. The event will be held in early September. We will provide additional details as we progress.

During the month of March, a total of 472 loads (1443.42 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In March, 15.93 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, College Drive, Parsonage Road, 275, Orchard Road, and Deerfield 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 184 bags of litter along 95 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. The MRF conducted its first recycling audit. This process allows us to identify contamination from specific neighborhoods and then focus our education efforts in those neighborhoods utilizing real time information.

On April 12, The Authority hosted the first Household Hazardous Waste and Document Shredding event of 2025. A total of 664 cars participated in the event. Next month, I will have additional information on the materials collected.

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 punch list and final commissioning continues. The County will not apply for 2025 Chapter 12 funding. Remaining 2023 funds are being utilized for modifications to the campus library/IT area and lighting projects.

Bridgeton Fire Station:

Construction is underway. Project includes renovation to City Hall Annex and new addition. Interior demolition and remediation are complete, rough framing, steel reinforcing, electric and plumbing are progressing, and exterior storm drainage excavation is complete. We expect to complete construction within 12-14 months.

Bridgeton BOE:

Contractor continues to progress well. Scheduling and preparation for the spring break is complete. Substantial progress is expected during spring break. The current schedule anticipates the completion of the \$13 million dollar project in the summer of 2025.

Regional County Jail:

The project is on hold pending further direction from the County Commissioner Board. Cease-and-Desist letter received on February 26th. Construction documentation is 92% complete.

Cape May County:

Justice Complex project was awarded to Ernest Bock Construction. Pre-construction meeting was held and formal NTP should be issued shortly. Contracts, schedule of Values and other construction documentation are being prepared. Mobilization should take place in late May. 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. Final plans and specifications are underway. SHPO approval has been issued; bidding is expected in late June. Coordination meetings are being held with City staff and project professionals to expedite the design/bidding process.

Salem City – Linden Street Affordable Housing:

Demolition bids have been received and are being evaluated. Construction documents should be completed and forwarded to potential GCs by the end of April. All acquisition, development, site approvals and grant funding have been formally approved. Six, 2,000 sf homes will be priced from \$90-\$120,000. Total project value is approximately \$6million.

Salem County Courthouse Expansion:

This project is complete, and COs have been issued for all 3 phases. All buildings are occupied, and formal ribbon cutting was held on April 15th. Thanks to Salem County for its support and confidence in The Authority. Total project value is approximately \$36 million.

Salem County Office Renovations:

Shared service for BOSS building renovations in Penns Grove is executed and design is underway. Renovation should commence in May 2025. Additional office renovations for the Prosecutor's office and Elections are being evaluated for a shared services agreement in May.

Salem Community College – Nursing Facility:

Architectural service contract is on the agenda for board consideration and approval. Potential funding has been identified, and applications are forthcoming. 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:

Interior demolition on the second and third floors should begin in May. 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 is progressing very well. Footings, foundations/pad, exterior framing, roof framing, interior masonry and interior framing are complete. Rough electric and plumbing is progressing. 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:

Formal bidding is underway. Bids will be returned in May. 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. Bonding/grant funding is in place.

Resolutions

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

Ms. Schneider called for a motion to approve Resolutions 2025-041 through 2025-066.

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 Absent

The motion was approved by a 4-0 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-Absent

The motion was approved by a 4-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:
18,796 tons were brought into the Solid Waste Complex, including 8,427 tons of municipal waste generated in the county. The total tonnage increased by 2,520 tons, or 15.0%, 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 decrease in the general fund of \$109,846 for the month and an ending balance of \$2,353,884.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$35,141 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,752,840 which included total tipping fees of \$1,642,104 and revenues from other landfill activities of \$110,737. Total revenues of

\$1,938,894 less total expenses for the month of \$1,447,547 resulted in a net excess of \$491,347.

5. Economic Development Operations Summary – Profit and Loss Statement:

Economic Development operations generated revenues of \$664,829 which included rental and management fees of \$610,540, and other Economic Development activities of \$54,289. Total revenues minus total expenses of \$748,386 resulted in a net deficit of \$83,557 which is primarily due to an increase in operational expenses.

Old Business – None at this time.

New Business – Mr. Hemple asked if The Authority provided any options or assistance to relocate Veterans Affairs in the Eastern part of the County. He indicated that while the proposed location is better for him and fellow Veterans from that area, he would guess that the majority of Veterans are closer to the Vineland area. Mr. Velazquez confirmed that an alternate location was provided at the current \$300/month, inclusive of all utilities and phone systems, at The Authority's 275 N. Delsea Dr. location.

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. Hemple, seconded by Mr. Barse to go into Open Public Comment Session.

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

Tamara Davis - Ms. Davis asked for clarification regarding the proposed project. Mr. Velazquez indicated that the project was an addition to the current building to provide education and training for CTE related to manufacturing and building trades.

Holly City Lead Abatement Program – Ms. Davis asked whether the program was for public or private entities. Mr. Velazquez indicated that the program was to conduct lead abatement in private homes. The Authority was providing project management but would not be directly abating lead in the units. There are currently 2 units in the process of final approval for abatement and a few others in process.

Wood School, Millville – What is plan? – Ms. Davis suggested that based upon previous experience with The Authority she has determined that a plan must exist for the building and asked if The Authority reviewed the feasibility study conducted by the County. Mr. Velazquez indicated that The Authority has reviewed the plan and it was helpful, but Authority staff has the qualifications to conduct its own building analysis. Mr. Velazquez indicated that there is no specific plan for the building. Ms. Davis pressed on and indicated that there must be some plan in place. Mr. Velazquez reiterated that no specific plan was in place but several options were being considered including but not limited to a community facility/center, a community kitchen/training center, office building, housing: affordable, senior, and/or market rate housing. Ms. Davis indicated that affordable housing is not good for the community and that Millville has met its COAH requirement (please note that DCA Affordable Housing Obligations 2025-2035 analysis, page 27; indicates that Millville's Present Need is 132 and Prospective Need is 118). Mr. Velazquez indicated that he is not going to feel bad about providing housing for residents that are working in food manufacturing, cooking meals at restaurants, hospital custodians and support staff, teachers and others that would qualify for affordable housing. Ms. Davis then indicated that she is a teacher and would not qualify for affordable housing. Mr. Velazquez indicated that he would take her opinion under advisement.

Marie Jost – Synagro (2 Resolutions) Are they expanding?

Ms. Jost questioned the two Synagro resolutions and indicated that one should deduce by the terminology of the agenda title that Synagro was expanding its operation. Mr. Velazquez indicated that the lease amendment was to confirm a previous verbal agreement that Synagro would support the additional time and scale repair/maintenance cost resulting from the existing operation. Additionally, the Project Management services was to assist Synagro with the necessary equipment and building upgrades/enhancements to eliminate the current odor issues. Mr. Velazquez confirmed that there is no planned expansion and that any expansion would require Township planning board approval.

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. Hemple to close Public Comment Session.

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

Executive Session:

At approximately 4:39p.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. Hemple, seconded by Mr. Barse.

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

Resume Public Session

Ms. Schneider called for a motion to come out of Executive Session and resume Public Session at approximately 5:01p.m.

The motion was made by Mr. Jones, seconded by Mr. Barse.

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

Adjournment

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

A motion was made by Mr. Barse, seconded by Mr. Jones.

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