

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, MAY 28, 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: James Sauro

Approval of Agenda

Ms. Schneider asked for a motion to approve the agenda. 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.

Approval of Minutes

Ms. Schneider asked for a motion to approve the April 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.

The Authority received recent correspondence from a tenant *"I want to thank you for your hard work in making the college campus so beautiful. The care you put into the landscaping does not go unnoticed. I will miss your friendly greetings when I take my lunchtime walks and seeing the beauty of your work all around me. Keep up the good work. I am sure it is appreciated by many."*

Relocation of 275 N. Delsea Drive and CWED tenants should be completed by the end of May. The delay in the relocation decision has caused the loss of potential 275 tenants to backfill the now vacated space. We are speaking with a couple of potential developers regarding the Park Ave. vacant ground. Site work/parking continues for the training center area at 745 Lebanon Rd. The landfill administrative office is progressing well and should be completed by early July.

Economic Development:

Dylan Wulderk is working on several CCIA projects and initiatives.

The Authority joined both the Salem and Cape May Chambers.

More than 65 people attended The Cumberland/Salem/NJEDA small business workshop on May 20th. The event was held at the college.

The Authority is waiting for a formal response from ACE to confirm capacity and corresponding interconnection cost for the development of solar and/or data center on Authority property.

The Authority continues to work with Choose NJ regarding an international beverage manufacturer. We also submitted potential sites to a housing construction materials manufacturer 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. The Authority is also working with Mad Mutz, a recent "Shark Tank" winner to expand its business.

The Authority has been in contact with the Bayshore Oyster Association and the County to offer some assistance and creative funding options for harvesting and replanting oysters in the bay.

County Commissioner meetings are held monthly to review Economic Development initiatives, goals and objectives. Economic Development Committee meetings will be open for virtual participation for County Commissioner Liaisons. A proposed agenda is forwarded in advance of the meeting. Appointments to the County Economic Development Committee and Workforce Development Committee are expected during the May Commission meetings.

The Authority submitted a response to a formal RFP for One Stop Coordinator for Cumberland, Salem and Cape May Counties. A decision is expected during the May Commission meeting.

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

Recently the AmeriCorps program was defunded. We will be losing our Watershed Ambassador as well as the AmeriCorps member that was going to assist with land bank activities. Federal policies are also impacting the bond markets. US Bond rating has recently decreased by Moody's.

Engineering and other predevelopment activities are moving along very slowly for the approved cell tower on the landfill. The lease will allow Authority use for its communications and wireless redundancy on the tower.

Synagro will be attending the Township's June meeting to provide an update regarding current operations and proposed upgrades. Odor issues/occurrences have been significantly reduced. However, Synagro recognizes the urgency and is committed to making substantial equipment modifications.

NJR Clean Energy Ventures received initial cost proposals from ACE related to the proposed Solar project to be located at the former Deerfield Municipal Landfill. The estimate is extremely high and negatively impacts feasibility. We are working with ACE to mitigate these costs.

The state has developed a new program to assist municipalities to develop affordable housing.

Applications are due on July 1st.

The Authority received a favorable response from NJ Treasury regarding two additional NJSP Barracks to be developed by The Authority. Pre-development, site evaluation and property control are currently underway for Burlington and Hunterdon projects.

The Authority has been asked to provide conduit financing/bonding to the Millville Charter School.

Additional evaluation is required prior to applying to LFB. Application submission will be delayed until June for July consideration. 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 invoices were approved by the County and will be paid via bond funding. Pending NJDEP applications have been extended by NJDEP staff. The extension does not create additional costs to the project.

The City of Vineland expressed concerns regarding existing contracts with SJRAS related to seized and impounded animals. Salem County is also experiencing challenges with animal shelter opportunities/capacity.

Construction projects are ramping up and should continue at a significant pace throughout the summer and into the fall. The jail project delay has substantially impacted project development revenue as well as The Authority's capacity to expand its shared services with the county.

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:

Almost all Cumberland County municipalities have received formal approval. Millville needs to add one OEM to duplicate its other locations and formally submit to the DEP. Stow Creek and Shiloh are finalizing a shared service and will create a final plan for submission to DEP. The County is working to complete its final plan. 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 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 was completed and the contract award is included on the May agenda for board consideration/approval. Bids were very competitive. The Authority is the first entity in the state to utilize newly created legislation to facilitate this development.

Formal approval for the new CCTEC expansion was received. Pre-development, design and civil engineering have commenced. The County will provide 25% of the total project costs; approximately \$2.4 million. The CCIA will provide CM services to CCTEC and may facilitate bond financing contingent upon county direction.

The Landbank Ordinance and Agreement was formally introduced and approved for a first reading on May 19th. Second reading and formal adoption will take place in June. This is only the 2nd Land Bank to be created in the state of NJ.

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:

As a result of the settlement agreement, ACE is committed to ensuring that infrastructure upgrades would be implemented to support new development projects. Unfortunately, ACE recently announced the retirement of its current President. This creates a fourth change in leadership over the past 2 years.

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

A meeting was held to discuss modification to the implementation for the Broadband project.

During these discussions, Salem, Vineland and Penns Grove received more than \$23 million in NJBIDE/last mile funding. Vineland has developed its capacity to provide ISP services locally and regionally.

An additional \$263 million is now available. Salem has completed its precertification to be eligible for this funding.

The Authority has assisted Salem with its broadband funding but has not been involved with Cumberland since initial grant approval.

Lebanon Rd. Redevelopment:

Options are being evaluated for solar and data center development. The required infrastructure and structure of the deal will be designed to provide benefits to Deerfield Township and its residents.

Landfill/SWC Operations:

The annual flyover was completed, data was analyzed and incorporated into the final Topographic plan submitted to NJDEP.

The annual Bond Report and annual Disposal Report were also submitted for NJDEP review and consideration.

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. Additional information and data was submitted to NJDEP and US EPA.

Gas productivity and quality continue to improve. The landfill Gas Header project continues and should be completed in late June, early July.

NextEra and the Authority are working through revised agreement structure, terms and conditions.

NextEra has determined that the increased cost of implementing an RNG system renders the proposed RNG infeasible. We are evaluating additional green energy/RNG options and alternatives.

Heartland and The Authority continue to work with NJDEP to submit the necessary applications. After further review and consultation with counsel, The Authority requested that permitting remain under its control. A formal request has been made to NJDEP.

A new convenience center app was created to monitor activity and better serve customers at the landfill convenience center. The App went live on April 18th.

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. Our Fleet Maintenance Vehicle and Trash Compactor were hit by lightning during a recent storm. The Fleet Maintenance Vehicle was repaired and is back in service. The Compactor sustained significant damages of more than \$150-200,000 (initially thought to be up to \$400K). It should be back in service shortly. Both were covered under our insurance.

We had 2 NJDEP inspections during the month. We performed very well during both inspections. Our site remains a model for the State.

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 and EFIS are completed. Windows are installed. Sheet rock installation and taping/spackling is underway. Bond closed on April 23rd. Building will be completed by the end of June. Existing site conditions are creating complications with newly installed infrastructure, but the project is moving along well.

The construction trailer drop-off area design is finalized. A formal minor modification was submitted to DEP for review and approval. The contractor is expected to be mobilized in June, and the project should be completed by the end of August. Work will be completed via state contract and construction vendors solicited through our formal RFP process. This should 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.

Evaluation and preliminary design for Cell 10 expansion has commenced. 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. Design and final DEP approvals are expected to take approximately 18-24 months.

Recycling:

Dennis DeMatte dedication ceremony to name the Material Recycling Facility will be held on September 10th. We will provide additional details as we progress.

During the month of April, a total of 504 loads (1555.05 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In April, 3.89 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, 275, Almond Road, Garton Road, Nabb Avenue, and Carmel 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 150 bags of litter along 84 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.

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. Age of building and hidden existing conditions have delayed progress a bit. 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 by May 2026.

Bridgeton BOE:

Contractor continues to progress well. Scheduling and preparation for summer is underway. 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. NJDEP permitting remains in review until final decision is made regarding regional jail location.

Cape May County:

Justice Complex project was awarded to Ernest Bock Construction. Pre-construction meeting was held and formal NTP was issued. The site subcontractor will mobilize on May 27th. Contracts, schedule of Values and other construction documentation are being finalized. 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. 95% of plans and specifications should be delivered in early June for CM review and evaluation. 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:

Plans and specifications for demolition, site work and construction are complete. The contractor has been selected, and funding is in place. Final assignment to developer was approved during May 19th city council meeting. 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.

Salem County Office Renovations:

Shared service for BOSS building renovations in Penns Grove is executed and design is underway. Roof repairs are completed.

Salem County Prosecutor/Elections:

A shared service agreement for office renovations for the Prosecutor's office and Elections is on the agenda for board consideration/approval.

Salem Community College – Nursing Facility:

All shared service and professional agreements have been executed. Architectural drawings are being completed. The Authority is working with the college to apply for additional funding. 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 has been delayed while leases and final plans are being negotiated. The building program will include job training, health services, food desert initiatives, and social service activities. Roof repairs and selective demolition should begin in mid-June.

NJSP Barracks: Commercial Township:

Construction is progressing very well. Footings, foundations/pad, exterior framing, roof, interior masonry and interior framing are complete. Rough electric and plumbing are complete. Exterior finishes, block, brick are almost complete. 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 bids were received. A resolution to award is on the agenda for board consideration/approval. NTP should be issued in June. 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.

NJSP Barracks Burlington/Hunterdon:

State has provided preliminary budget and site approval for proposed projects. Preliminary evaluation, site control and pre-development analysis are underway. CCIA hopes to work with Cumberland County to Bond both projects. Bonds will be secured by long-term NJ Treasury leases. Authority staff is conducting interviews with potential architectural teams being considered for these two projects.

Resolutions

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

Ms. Schneider called for a motion to approve Resolutions 2025-067 through 2025-079.

The motion was made by Mr. Barse 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 Weinstein.

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:

20,622 tons were brought into the Solid Waste Complex, including 8,856 tons of municipal waste generated in the county. The total tonnage increased by 2,792 tons, or 16.0%, 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 \$290,333 for the month and an ending balance of \$2,644,217.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$41,807 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,863,441 which included total tipping fees of \$1,751,594 and revenues from other landfill activities of \$111,847. Total revenues of \$1,886,351 less total expenses for the month of \$1,575,984 resulted in a net excess of \$310,367.

5. Economic Development Operations Summary – Profit and Loss Statement

Economic Development operations generated revenues of \$2,686,104 which included rental and management fees of \$2,571,692, and other Economic Development activities of \$114,412. Total revenues minus total expenses of \$2,762,826 resulted in a net deficit of \$76,722 which is primarily due to a decrease in project management and rental income and an increase in debt service.

Old Business – None at this time.

New Business – None at this time

Commissioner Liaison Remarks –

Director Sauro was pleased to announce that the County was able to deliver a balanced budget for the upcoming year. He indicated that the budget presentation was made at Tuesday's Commission meeting. The Director also indicated that he was pleased with the much-improved communication and interaction between the County and the Improvement Authority. He said that he and the county administrator were communicating regularly and holding virtual meetings to update projects and initiatives. The Director briefly discussed the Broadband and Jail projects and indicated that the jail structure that was initial proposed in Salem had changed and that option along with a Camden partnership were being considered by the Commission. He stated that ongoing discussions were being held with Salem County and the City of Vineland regarding broadband to determine next steps and direction going forward. He also indicated that the County had a few initiatives that would be coming up for consideration that would involve the CCIA.

Mr. Hemple thanked the Director for his attendance and the improved communication.

Open Public Comment Session

Ms. Schneider called for a motion to go into Open Public Comment Session. A motion was made by Mr. Barse, 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 Absent
The motion was approved by a 4-0 Vote.

No 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 4:28p.m. Ms. Schneider called for a motion to go into Executive Session. Prior to the resolution, Solicitor Weinstein 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 matters involving the employment of employee; and Solicitor Weinstein 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. 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.

Resume Public Session

Ms. Schneider called for a motion to come out of Executive Session and resume Public Session at approximately 4:48p.m.

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.

Adjournment

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

A 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.