

# **SOUTH JERSEY PORT CORPORATION**



## **BOARD OF DIRECTORS MEETING MARCH 26, 2019**

**THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL:**

- 1. APPROVAL OF MINUTES**  
Regular Open Meeting March 26, 2019  
Closed Session Meeting March 26, 2019
- 2. APPROVAL OF OPERATING BILLS**  
**RESOLUTION 2019-3-0029**
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**  
**RESOLUTION 2019-3-0030**
- 4. APPROVAL OF CREDITS - None**
- 5. APPROVAL OF CHANGE ORDERS -None**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**  
**RESOLUTION 2019-3-0031**
- 7. RECEIPT OF TREASURER'S REPORT**
- 8. RECEIPT OF COUNSEL'S REPORT**
- 9. RECEIPT OF EXECUTIVE DIRECTOR'S REPORT**

**SOUTH JERSEY PORT CORPORATION**  
**Board of Directors Meeting – March 26, 2019**

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**10. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:**

- A. RESOLUTION 2019-3-0032:** APPROVAL TO RELEASE REQUEST FOR PROPOSAL FOR THE BROADWAY TERMINAL PIER1/PIER1A REPAIR
- B. RESOLUTION 2019-3-0033:** APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES
- C. RESOLUTION 2019-3-0034:** AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS FOR CONVEYOR BELTS REPLACEMENT PROJECT
- D. RESOLUTION 2019-3-0035:** APPROVAL OF ADDENDUM TO THE PAULSBORO PORT PROJECT ACCESS ROAD AND BRIDGE SUPPORT AGREEMENT

**11. SUPPLEMENTAL BOARD INFORMATION:**

- E. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**
- F. PORT SECURITY UPDATE**
- G. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

**12. CLOSED SESSION AND/OR ADJOURNMENT**



**ACTION ITEM:**

**A. RESOLUTION 2019-3-0032: APPROVAL TO RELEASE REQUEST FOR PROPOSALS FOR BROADWAY TERMINAL PIER1/PIER1A REPAIR**

Staff is requesting the release of a Request for Proposals for Pier1/Pier1A Repairs to begin addressing deteriorating conditions. Over the past several months sink holes have developed within the Broadway Pier 1, and along the confluence of Pier 1A. S.T. Hudson Engineers have provided a report evaluating the issue and providing recommendations on repairs. Monitoring the conditions with exploratory excavations has confirmed an unsealed water leakage condition causing localized low deck deterioration.

As recommended by Hudson, the progression will require further excavation to uncover these suspected areas of infiltration to determine the current extent of the deterioration; fabricate a low deck structural repair, if required; then seal and reinforce the affected areas with a concrete slurry before backfilling and repaving. Attached is a report from S.T. Hudson Engineers.

The current condition poses both a structural and safety concern for further collapse of an operational cargo pier.

It is therefore recommended to request Board Approval to commence the required initial remedial restoration. Funding is available in the 2017 Bond (pier pile repair).

**RECOMMENDATION:**

Staff requests Board authorization to prepare and release the Request for Proposals for the Broadway Terminal Pier 1 and Pier 1A Repairs.



**ACTION ITEM:**

**B. RESOLUTION 2019-3-0033: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES**

The Seamen's Church Institute (SCI) provides services to seafarers who visit the ports along the Delaware River, including SJPC's facilities. SCI visits every ship that calls both the Balzano Marine Terminal and the Broadway Terminal. Those services include hospitality, transportation, telephone, computer, spiritual, and many other necessary and vital services. SCI has requested \$8,000 for services rendered at our terminals. This is the same amount as SJPC contributed last year.

**RECOMMENDATION:**

Staff recommends Board authorization to submit an Infrastructure for Rebuilding America (INFRA) discretionary grant program application.



**ACTION ITEM:**

**C. RESOLUTION 2019-3-0034: AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS FOR CONVEYOR BELTS REPLACEMENT PROJECT**

Staff is requesting authorization to release a Request for Proposals to replace the two conveyor belts at the Broadway Pier 1A location. These two conveyor belts transport the Kocks Crane unloaded material aggregate from the pier to the tenant occupied Cement plant for production and processing. There have been several repairs and patches to the main conveyor belt, C-1, and there are multiple areas of wear down through the carcass layers and there is drying and evidence of cracking. The repairs also include four (4) splices to install saddle pieces.

With the issues and concerns of the wear and repairs performed and the age of the conveyor belts (approximately 13 years old), it is recommended is to replacement of both belts.

The belt specifications would include Conveyor C1: 54' W x 1,350 ft. OAL, 4Ply / 440PIW and Conveyor C2: 54" X 700ft OAL, 4Ply/440PIW. It would take approximately 2-3 days to install the new belts.

Funding is available in the Bond proceeds.

**RECOMMENDATION:**

Staff recommends Board authorization to release a Request for Proposals for Conveyor Belts Replacement Project.



**ACTION ITEM:**

**D. RESOLUTION 2019-3-0035: APPROVAL OF ADDENDUM TO THE PAULSBORO PROJECT ACCESS ROAD AND BRIDGE SUPPORT AGREEMENT**

The SJPC Board of Directors approved a Paulsboro Port Project Access Road and Bridge Support Agreement between the Gloucester County Improvement Authority (“Authority”) and the South Jersey Port Corporation on December 3, 2013. SJPC agreed in the Support Agreement aforementioned, to pay or reimburse the Authority Three Hundred Fifty-Three Thousand Six Hundred Dollars (\$353,600.00) to cover a difference between actual costs and the proceeds anticipated in a grant from the New Jersey Department of Transportation.

The acquisition of the real property needed for the planned Bridge and Access Road resulted in litigation between the Authority and Gallenthin Realty Development, Inc. The court awarded the Authority Eight Thousand Four Hundred Dollars (\$8,400.00), over the anticipated shortfall of Three Hundred Fifty-Three Thousand Six Hundred Dollars (\$353,600.00) and post judgment interest of Twenty-Four Thousand Nine Hundred Thirty-One Dollars (\$24,931.00), for a total increase in costs of Thirty-Three Thousand Nine Hundred Thirty-One Dollars (\$33,931.00).

The Authority submitted the invoice and SJPC has paid the \$353,600.00 authorized under the support agreement. SJPC is receptive to amending the Support Agreement, by Thirty-Three Thousand Nine Hundred Eleven Dollars (\$33,911.00). An amendment is proposed to authorize the final support payment.

**RECOMMENDATION:**

Staff recommends Board approval of the addendum to the Paulsboro Project Access Road and Bridge Support Agreement for a final payment of \$33,911.00.



**INFORMATION ITEM:**

**E. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.



**INFORMATION ITEM:**

**F. SECURITY UPDATE**

The security update is prepared by Mr. Jay Jones.

**USCG AMSC/AC JOINT MEETING / PORT SECURITY GRANT WORKSHOP:** The USCG Area Maritime Security Committee has rescheduled the Port Security Grant Workshop for April 3, 2019. Mr. Jones, a member of the AMSC Grant Subcommittee, will be participating in the workshop.





**INFORMATION ITEM:**

**G. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.



## **MATTERS INVOLVING LITIGATION, PERSONNEL & SPECIAL MATTERS**

The subject matter is covered by one or more of the following legal exemptions:

- Matters made confidential by state, federal law or rule by court.
  - Disclosure would result in an unwarranted invasion of individual privacy, unless the person affected consents in writing.
  - Disclosure would impair the body's right to receive federal or state funds.
  - Collective bargaining.
  - Lease or acquisition of property, setting of banking rates, investment of public funds if disclosure would harm the public interest.
  - Investigations into violations of law.
  - Strategies to protect public security.
  - Pending, ongoing or anticipated litigation or contract negotiation, including attorney-client privilege. The threat of litigation must be more than theoretical for this exemption to apply.
  - Personnel matters affecting employees of the public bodies, unless all parties request or consent to a public hearing. Prior to discussion of personnel, affected employees must be given notice, known as a Rice notice, which gives the employee the right to request a public hearing.
  - Proceedings that could result in a suspension, civil penalty, or loss of a license or permit.
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### **1. COUNSEL'S REPORT**

### **2. PERSONNEL**

#### **a. Nonunion Employees Compensation/Benefits**

#### **b. Local 1040 CWA CBAs Negotiations**

#### **c. Local 18 IFPTE CBA Negotiations**

#### **d. Local 169 Teamsters Negotiations**

#### **e. Open Staff Positions**