



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
APRIL 30, 2024
12:33 p.m.

Directors Present:	Richard Alaimo	Chairman 🗳️
	Christopher Chianese	State Treasurer Designee
	William Higgins	Director 📞
	Sheila Roberts	Director 🗳️
	Robert D'Angelo	Director
	James MacFarlane	Director
	Chad Bruner	Director 🗳️
Directors Absent:	Eric Martins	Director
	Jonathan Gershen	Director
	Joseph Maressa	Director
	Carl Styles	Director
In Attendance:	Alexis Franklin	Governor's Authorities Unit
	Andrew Saporito	Executive Director & CEO
	Louis Lessig	General Counsel
	August Knestaut	Dir. of L&R Affairs
	Jonathan Atwood	Acting Board Secretary / Chief of Staff
	Lisa McLaughlin	CFO / Treasurer
	Neil Grossman	Financial Advisor
	Kevin Duffy	COO
	Brendan Dugan	CCO
	Chris Perks	Director of Engineering
	Richard Altomare	General Mgr. Security
	Dennis Culnan, Jr.	Phoenix Strategies
	George Englehardt	Facilities Engineer 📞
	Vincent Antes	Sr. Engineer Advisor 📞

The Acting Board Secretary opened the meeting at 12:33 p.m. with the following statement: Pursuant to the provisions of the Open Public Meetings Act, Chapter 231, Public laws of 1975, adequate notice of this meeting has been provided. On December 12, 2023, the Acting Board Secretary of the Corporation sent a legal notice with a schedule of Regular Meetings to be held by the South Jersey Port Corporation’s Board of Directors, during the calendar year 2024, indicating the time and place to the County Clerks within the seven counties of the Port District and the Secretary of State. A legal notice was sent to the following newspapers: Courier-Post, South Jersey Times and the Burlington County Times.

In addition, the meeting schedule was posted at the Port Corporation’s designated Bulletin Board at the main entrance to the Broadway Terminal, its official place for posting and maintaining a schedule of the monthly Board of Director’s Meetings for 2024. The meeting schedule was also placed on the Port Corporation’s website at www.southjerseyport.com.

Roll call was taken and recorded. **PLEDGE OF ALLEGIANCE RECITED.**

PRESENTATION OF REGULAR MEETING MINUTES – MARCH 26, 2024

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on March 26, 2024, were presented for approval.

A motion was made to approve the March 26, 2024, Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by: R. D’Angelo
Seconded by: S. Roberts

Abstain:
Voting against motion: None

PRESENTATION OF CLOSED MEETING MINUTES MARCH 26, 2024

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on March 26, 2024, were presented for approval.

A motion was made to approve the March 26, 2024, Board of Directors Regular Closed Session Meeting Minutes as presented.

Moved by: R. D’Angelo
Seconded by: S. Roberts

Abstain:
Voting against motion: None

OPERATING BILLS

The Operating Unpaid Bill list for the period 3/1/2024–3/31/2024 was presented for approval.

A motion was made to adopt Resolution 2024-0-0049 for the approval of the Operating Unpaid Bill list for the period 3/1/2024-3/31/2024.

Moved by: S. Roberts
Seconded by: R. D’Angelo

Abstain:
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 3/1/2024– 3/31/2024 was presented for approval.

A motion was made to adopt Resolution 2024-04-0050 for the approval of the Advance Payment Bills for the period 3/1/2024-3/31/2024.

Moved by: W. Higgins
Seconded by: S. Roberts

Abstain: J. MacFarlane
Voting against motion: None

CREDIT LIST

The Credit List for the period ending March 31, 2024, was presented for approval.

A motion was made to adopt Resolution 2024-04-0051 for the approval of the Credit List for the period ending March 31, 2024.

Moved by: S. Roberts
Seconded by: C. Chianese

Abstain:
Voting against motion: None

CHANGE ORDERS- (THREE)

RESOLUTION 2024-04-0052: CHANGE ORDER NO. 4 TO TRACKS UNLIMITED, LLC FOR THE RAIL REHABILITATION AT BALZANO MARINE TERMINAL

The contract for Rail Track Rehabilitation at the Balzano Terminal was awarded to the low bidder, Tracks Unlimited, LLC, of Mountainside, NJ, in June 2023 by SJPC Board Resolution Number 2023-06-0052 in the amount of \$6,656,968.00.

The scope of work for this project includes removal of existing rail track, excavation for the new track alignment and the associated rehabilitation of drainage system infrastructure in the vicinity of the new track alignment.

The SJPC Board had previously approved three Change Orders by Resolution Numbers 2023-12-0110, 2024-01-0005, and 2024-02-0026.

The continual tidal flooding at the north end of the terminal is due to both broken outfall piping and inoperable tide gates at the outfalls. With the success realized with the installation of an in-line check valve at MH-4 last fall, it was recommended to repeat the construction at the five outfall locations at the north end of the facility.

Once these in-line type check valves are installed, the accumulation of water due to high tide cycles should be significantly arrested to allow for the rail construction work to progress more efficiently and the facility to operate more effectively and safely.

Additionally, the contract documents did not include the installation of privacy slats on the fence work to match the remaining boundary fence on Clinton Street. This item of work is being added to the contract.

The Original Contract Amount	\$	6,656,968
Change Order Number 1	\$	150,799
Change Order Number 2	\$	75,971
Change Order Number 3	\$	25,859
Change Order Number 4	\$	40,767
Adjusted Contract Amount	\$	6,950,364

A motion was made to approve Resolution 2024-04-0052 of Change Order Number 4 in the amount of \$40,767.00, bringing the total contract amount from \$6,909,597.00 to \$6,950,364.00.

Moved by: J. MacFarlane
Seconded by: S. Roberts

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0053: CHANGE ORDER NO. 1 TO PS&S, LLC. FOR DRAINAGE AND PAVING AT 551 SOUTH 2ND STREET BALZANO MARINE TERMINAL

The design services contract for drainage and paving of the property at 551 South 2nd Street at the Balzano Terminal was awarded to the low bidder, PS&S, LLC of Cherry Hill, NJ, in May 2022 in the amount of \$17,000.

Early discussions in 2022 covered potential options for site paving and associated details concerning water management. At that time, it was decided to hold on design while waiting for the Camden Terminals master plan study to advance and identify potential property reuse. With the master plan final draft in hand, SJPC has confirmed to introduce a single inlet for site drainage, and to pave the lot for the placement of cargo and the parking of trucks and port yard equipment. In addition, an electrical conduit will be placed to accommodate future electric vehicle charging locations on the Front Street side of the property.

The attached table reflects the change being requested to the project design fee to address current NJDEP storm water regulations and to add the utilities for drainage and future electric tie-ins.

The Original Contract Amount	\$	17,000
Change Order Number 1	\$	3,500
Adjusted Contract Amount	\$	20,500

A motion was made to approve Resolution 2024-04-0053 of Change Order Number 1 in the net amount of \$3,500 bringing the total contract amount from \$17,000 to \$20,500.

Moved by: R. D’Angelo
Seconded by: J. MacFarlane

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0054: CHANGE ORDER NO. 1 TO MARTIN ASSOCIATES FOR ADDITIONAL SERVICES TO PREPARE THE CAMDEN PORTS MASTER PLAN

By Resolution Number 2022-07-0080, a contract was awarded for a comprehensive Master Planning Study addressing growth needs at the Balzano and Broadway Marine Terminals to Martin Associates in the amount of \$425,000.

The RFP had been issued in April 2022 to the pre-qualified consultant list, and Martin Associates was the sole qualified respondent.

The Master Plan was completed and accepted in March 2024.

The SJPC has been working with the Governor’s Authority’s Unit and the Treasurer over the past two years in an effort to advance a bond for needed capital improvements at the two Camden Terminals.

They have specifically asked for a Marketing Plans which will utilize the Master Plan and identify specific opportunities for the revenue producing components of the Plan.

SJPC has asked Martin Associates to provide additional services to address the economic projection requirements of the Marketing Plan which is being requested by the Governor’s office.

Martin Associates has therefore submitted a contract amendment in the amount of \$ __,000 to perform the addition scope, bringing the total contract amount to \$4 __,000.

A motion was made to approve Resolution 2024-04-0054 for the contract amendment for additional scope.

Moved by: S. Roberts
Seconded by: W. Higgins

Voting for Motion: All
Voting Against Motion: None

CONSTRUCTION FUND REQUISITIONS

Staff presented (16) advance construction fund requests in the amount of \$874,234.39 and (10) unpaid construction fund requisitions in the amount of \$4,083,498.88

A motion was made to adopt Resolution 2024-04-0055 to approve the Construction Fund List for the period ending March 31, 2024.

Moved by: R. D’Angelo
Seconded by: S. Roberts

Abstain:
Voting against motion: None

TREASURER'S REPORT

For the month of March 2024, SJPC had net loss in the amount of \$499,527 which is under budget by \$510,401 for the month. Overall tonnage in March 2024 is higher than tonnage for March 2023. Our (year-to-date) YTD net loss as of March 31st is \$374,198, which is under budget by \$405,756.

Please note that we reduced revenue by approximately \$300,000 due to an increase in deferred revenue in March. Our deferred revenue balance increased from February to March and is \$517,000 at month end. We had billings in March 2024 for cargo that did not leave the terminal by month end.

Revenues fell short of expectations due to deferred revenue, and a decrease in scrap, which causes a decrease in crane revenue. Also, ships at the end of the month utilize free storage time, which caused storage revenue to not meet budget.

COUNSEL'S REPORT

The Counsel's Report will be discussed in closed session.

EXECUTIVE DIRECTORS REPORT

The Executive Director & CEO for the South Jersey Port Corporation reports cargo tonnage for March 2024 was 245,383 s/tons: a 2% increase compared to March 2023. All terminals combined handled a total of 169,728 s/tons of breakbulk cargo during March 2024; showing a 26% increase compared to March 2023. March 2024 bulk cargo activity for all terminals was 75,655 s/tons: a 28.3% decrease from March 2023. Year to date tonnage for all terminals through March 2024 totaled 876,946 s/tons; representing a 10% increase when compared to the same period in 2023.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for March 2024 totaled 164,208 s/tons. This is a 2.9% increase when compared to March 2023. YTD Camden tonnage was 629,727 s/tons compared to 609,354 s/tons YTD March 2023: representing a 3.3% increase. Balzano Terminal tonnage for March 2024 was 89,254 s/tons; a 33% decrease compared to March 2023, and March 2024 YTD at 398,425 s/tons showed a 6% decrease from March 2023 YTD. Broadway Terminal tonnage for March 2024 at 74,954 s/tons showed a 206% increase compared to the 24,511 s/tons in March 2023 and YTD 231,302 s/tons tonnage showing a 28% increase from March 2023 YTD.

Camden steel imports in March 2024 were 89,254 s/tons showing a 53.3% increase over March 2023. YTD Camden Steel at 222,174 s/tons was a 27.5% increase compared to YTD 2023. There were 11,863 s/tons of wood products in March 2024 and 16,367 s/tons YTD compared to no cargo activity YTD March 2023. There was no cocoa bean activity in March 2024 compared to 8,751 s/tons in March 2023. YTD cocoa bean activity at 8,529 s/tons shows a 65% decrease compared to YTD March 2023.

There was no cargo activity of exports of recycled metals in March 2024 compared to 68,063 s/tons in March 2023 and showed a 38.8% decrease YTD. March 2024 export of Grancem totaled 9,258 s/tons compared to 23,869 s/tons in March 2023. March YTD Grancem at 42,372 s/tons represents a decrease of 16.6% YTD March 2023. March 2024 cement imports were 53,832 s/tons compared to no cargo activity in March 2023. March YTD cement at 161,024 s/tons was 48.7% ahead of YTD March 2023. There was no cargo activity of Gypsum in March 2024 or March 2023. March YTD Gypsum at 58,238 s/tons was just ahead of the 58,160 s/tons YTD March 2023.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 15 ships in March 2024, compared with 20 in March 2023. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for March 2024 was 61, compared to 51 days in March 2023. March 2024 YTD ship days were 185, compared to 156 YTD 2023.

The Executive Director also updated the Board on the below topics as well:

IPF Offshore Wind Conference & JOC Break Bulk Conference, New Orleans La. April 22-25th

Rose Hope, Brendan Dugan and I attended two industry conferences in New Orleans last week:

The IPF Offshore Wind Conference and Exposition, where SJPC had a display booth and we were able to meet and interact with companies involved in the development or servicing of Offshore Wind projects and promoted the advantages of Paulsboro and Salem. The conference was attended by approximately 3,600 delegates, representing all facets of the offshore wind industry. We will be following up on some potential business opportunities for the Port of Salem.

Journal of Commerce's Breakbulk and Project Cargo Conference, attended by approximately 800 delegates, including current and potential customers of SJPC. The Breakbulk Sector remains strong and is anticipating 1.25% - 1.50% annual growth over the next three years. While attending the conference, we did have the opportunity to meet some US Gulf based companies who also ship via the East Coast. We will be following up on any possible new business opportunities.

Collective Bargaining Agreements Negotiations

Negotiations continue with Teamsters Local 169 representing our security guards. We met with the union on March 27th but were unable to agree on terms acceptable to their members.

EEW Paulsboro

We continue to negotiate with Orsted and EEW on steps needed to be taken to assign Orsted's obligation to a new third-party offshore wind developer. Negotiations to replace Orsted as a financial backer of EEW's Paulsboro project continues. Completion of the negotiations will allow EEW to continue to move forward with the construction of Phase 2 of its manufacturing facility.

New Electric Equipment

The installation of electric vehicle charging infrastructure is complete at both terminals, and PSE&G has energized the new charging equipment, which allowed us to put six new 36,000-pound electric forklifts into service at Balzano.

IWPA World of Wood Conference – San Diego Ca.

Brendan Dugan attended the conference which was attended by approximately 300 importers of plywood, lumber, and other wood products which included current customers of SJPC, as well as potential customers. While at the conference, Brendan introduced a panel discussing legal issues related to wood importing.

Temple University Tour

Students from Temple University majoring in Supply Chain Management, along with several of their advisors from the Temple University Supply Chain Association toured our terminals. They were given the opportunity to board the vessel the MV Alea and were given a high-level overview of operations, vessel discharge, and the journey these vessels take to bring cargo here to Camden.

Other Events Attended by Staff

- POPMS Annual Awards Dinner

ACTION ITEMS:

RESOLUTION 2024-04-0056: AUTHORIZING EXECUTIVE DIRECTOR/CEO TO EXECUTE 2024 DVRPC GRANT AGREEMENT

REQUEST

Staff is requesting the Board authorize the Executive Director/CEO to execute a grant agreement with the Delaware Valley Regional Planning Commission for the purchase of two electric top loaders.

BACKGROUND

The SJPC applied to the Delaware Valley Regional Planning Commission (DVRPC) for grant funding under their Carbon Reduction Program. This new federal-aid funding category was established under the Infrastructure Investment and Jobs Act (Public Law 117-58, aka the Bipartisan Infrastructure Law), and provides funding for projects that will reduce transportation emissions.

The scope of this project is to replace two Tier 0 (Pre-1998) diesel top loaders with two new electric powered top loaders. Replacing these top loaders with electric vehicles will significantly reduce emissions associated with diesel engines, thereby improving air quality. The costs to purchase, deliver, install, and assemble these vehicles is estimated to be \$4,000,000. The local match would be 20%.

At their meeting on April 9, the DVRPC's Regional Technical Committee voted to amend the FY2024 Transportation Improvement Plan (TIP) for New Jersey to include a

Carbon Reduction Program line item for the grant to the SJPC. The DVRPC full board voted for the action at their regular meeting on April 25, 2024.

A motion was made to approve Resolution 2024-04-0056 to authorize the Executive Director/CEO to execute the grant agreement with DVRPC for the purchase of two electric top loaders.

Moved by:	R. D’Angelo
Seconded by:	S. Roberts
Voting for Motion:	All
Voting against motion:	None

RESOLUTION 2024-04-0057: APPROVAL TO ISSUE A REQUEST FOR QUOTES TO PURCHASE TWO ELECTRIC TOP LOADERS

REQUEST

Staff is requesting Board approval to advertise a request for quotes to purchase two electric top loaders.

BACKGROUND

The SJPC applied to the Delaware Valley Regional Planning Commission (DVRPC) for grant funding under their Carbon Reduction Program. This new federal-aid funding category was established under the Infrastructure Investment and Jobs Act (Public Law 117-58, aka the Bipartisan Infrastructure Law), and provides funding for projects that will reduce transportation emissions.

The scope of this project is to replace two Tier 0 (Pre-1998) diesel top loaders with two new electric powered top loaders. Replacing these top loaders with electric vehicles will significantly reduce emissions associated with diesel engines, thereby improving air quality.

The costs to purchase, deliver, install, and assemble these vehicles is estimated to be \$4,000,000. The local match would be 20%.

At their meeting on April 9, the DVRPC’s Regional Technical Committee voted to amend the FY2024 Transportation Improvement Plan (TIP) for New Jersey to include a Carbon Reduction Program line item for the grant to the SJPC. The DVRPC full board voted for the action at their regular meeting on April 25, 2024.

A motion was made to approve Resolution 2024-04-0057 to advertise a request for quotes to purchase two electric top loaders.

Moved by:	R. D’Angelo
Seconded by:	J. MacFarlane

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0058: AWARD A CONSTRUCTION CONTRACT FOR FIRE PROTECTION SYSTEM REPAIRS AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting the Board to award a construction contract to repair the fire protection systems at the Balzano Marine Terminal.

BACKGROUND

The eleven operations buildings at the Balzano Marine Terminal have dry pipe sprinkler fire protection systems. There are fourteen pump rooms serving twenty-five individual valve zones. Recently, all of these systems were inspected for their 3 and 5 year scheduled wet trip tests, as required by DCA Division of Fire Safety.

The resulting inspection report identified 33 items requiring corrective repairs, including two pump rebuilds, two compressor replacements, six accelerator replacements, and numerous other parts and piping repairs and replacements. These repairs are required by the fire code.

By Resolution Number 2023-07-0061, the Board authorized the advertisement for this work. The request for quotes was publicly advertised and posted on the SJPC website. In addition, six fire protection firms were notified of the opportunity.

The Pre-Bid-meeting was held on March 21, 2024. Bids were opened on April 11, 2024. One bid was received. The bid has been reviewed by legal counsel.

Bidder Name and Address	Bid Amount
Harring Fire Protection Folsom, NJ	\$227,050

A motion was made to approve Resolution 2024-04-0058 to award the construction contract for repairs to the fire protection sprinkler systems at the Balzano Marine Terminal to Harring Fire Protection of Williamstown, New Jersey in the amount of \$ 227,050.

Moved by: S. Roberts
Seconded by: R. D'Angelo

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0059: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR BERTH 1 SLOPE STABILIZATION AT THE BALZANO MARINE TERMINAL

REQUEST

Pursuant to the Board Authorization: RESOLUTION 2023-06-0051, REQUESTING APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO DEMOLISH BERTH 1 AND PERFORM SLOPE STABILIZATION AT BALZANO MARINE TERMINAL, an RFP was advertised for the solicitation of proposals from our prequalified marine engineering design firms to perform the necessary field investigation and design services for shoreline stabilization of Berth 1 at the Balzano Marie Terminal.

BACKGROUND

The Berth 1 marine structure is in a state of progressive collapse causing continual shoreline erosion at Balzano Marine Terminal. This continual erosion caused by tidal action over the years has progressed to the extent that local areas of the adjacent Transit Shed 1 are undermined, resulting in floor loading restrictions in the affected areas.

The South Jersey Port Corp was awarded a \$750,000 grant administered through the US Department of Housing and Urban Development (HUD) toward the cost for the Berth 1 demolition and the slope stabilization project.

SJPC staff prepared and issued a Request for Proposals to our list of 15 prequalified marine engineering design firms, to perform the necessary field investigation and design services required to stabilize the shoreline at Berth 1.

A non-mandatory site visit was held on Thursday, February 29, 2024, with five (5) firms in attendance. The following four (4) proposals were received on March 13, 2024:

Proposer Name and Address	Proposed Fee
GEI Consultants Mount Laurel, NJ	\$168,200
S.T. Hudson Engineers, Inc. Cherry Hill	\$195,510
Urban Engineers, Inc. Philadelphia, PA	\$212,200
Colliers Engineering & Design Holmdel, NJ	\$243,000

Proposals were reviewed by SJPC staff against the RFP selection criteria. A meeting was held with the highest ranked proposer to confirm their understanding and our expectations for delivery of the project design services, and it was determined that GEI Consultants' proposal for the not to exceed amount of \$168,200 was the best value and

met the requirements of the RFP. Legal review confirmed that the bid proposal is in its proper legal form.

A motion was made to approve Resolution 2024-04-0059 to award the design services contract for the Berth 1 shoreline stabilization at the Balzano Marine Terminal to GEI Consultants, Mount Laurel, NJ, in the not to exceed amount of \$168,200.

Moved by: C. Chianese
Seconded by: S. Roberts

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0060: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR BERTHS 3 & 4 PRIORITY MARINE REPAIRS AT THE BALZANO MARINE TERMINAL

REQUEST

Pursuant to the Board Authorization: RESOLUTION 2024-01-0009: REQUESTING APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR THE CONSTRUCTION OF PRIORITY MARINE REPAIRS AT BALZANO MARINE TERMINAL, the RFP was advertised for the solicitation of proposals from our prequalified marine engineering design firms to perform the necessary field investigation and design services to construct the Berth 3 & 4 priority marine repairs at the Balzano Marine Terminal.

BACKGROUND

In 2021 a comprehensive structural integrity underwater condition survey inspection was performed on the berths at the Balzano Marine Terminal by Mid-Atlantic Engineering Partners to identify various types of repairs needed and to rate the marine structures. This project will address the identified priority marine repairs necessary to arrest further deterioration of concrete spalled areas at exposed steel reinforcement and holes in sheet pile walls. Future foundation pile repairs identified as routine repairs will be addressed as additional funding sources are identified.

A non-mandatory site visit was held on Thursday, March 7, 2024, with five (5) firms in attendance. The following three (3) proposals were received on Thursday, April 4, 2024:

Proposer Name and Address	Proposed Fee
S.T. Hudson Engineers, Inc. Cherry Hill	\$285,000
Urban Engineers, Inc. Philadelphia, PA	\$285,900
GEI Consultants Mount Laurel, NJ	\$308,000

Proposals were reviewed by SJPC staff against the RFP selection criteria. A meeting was held with the highest ranked proposer to confirm their understanding and our expectations for delivery of the project design services, and it was determined that S.T Hudson Engineers, Inc. proposal for the not to exceed amount of \$285,000 was the best value and met the requirements of the RFP. Legal review confirmed that the bid proposal is in its proper legal form.

A motion was made to approve Resolution 2024-04-0060 to award the design services contract for the Berth 3 & 4 priority marine repairs at the Balzano Marine Terminal to S.T. Hudson Engineers, Inc., Cherry Hill, NJ, in the not to exceed amount of \$285,000.

Moved by: S. Roberts
Seconded by: R. D'Angelo

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0061: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR REPAIRS TO THE CRANE RAIL CONCRETE SUPPORT BEAMS, DRAINAGE, AND OUTER DECK OF BERTH 4 AT THE BALZANO MARINE TERMINAL

REQUEST

Pursuant to the Board Authorization: RESOLUTION 2024-02-0009: APPROVAL TO ISSUE A REQUEST FOR PROPOSALS FOR THE DESIGN OF REPAIRS TO THE CRANE RAIL CONCRETE SUPPORT BEAMS, DRAINAGE, AND OUTER DECK OF BERTH 4 AT THE BALZANO MARINE TERMINAL, the RFP was advertised for the solicitation of proposals from our prequalified civil engineering design firms to perform the necessary field investigation and design services to construct the Berth 4 crane rail concrete repairs, drainage and pavement improvement, and outer deck repairs at the Balzano Marine Terminal.

BACKGROUND

This project will repair the damaged concrete and steel reinforcement on the crane grade beams, repair and adjust drainage inlet structures, replace damaged rail track and improve the pavement on the berth.

A non-mandatory site visit was held on Tuesday, March 19, 2024, with six (6) firms in attendance. The following three (3) proposals were received on Tuesday, April 9, 2024:

Proposer Name and Address	Proposed Fee
On-Board Engineering Corp. East Windsor, NJ 08520	\$48,600
S.T. Engineers, Inc. Cherry Hill, NJ 08002	\$70,500
PS&S Cherry Hill, NJ 08034	\$143,000

Proposals were reviewed by SJPC staff against the RFP selection criteria. A meeting was held with the highest ranked proposer to confirm their understanding and our expectations for delivery of the project design services, and it was determined that On-Board Engineering’s proposal for the not to exceed amount of \$48,600 was the best value and met the requirements of the RFP. Legal review confirmed that the bid proposal is in its proper legal form.

A motion was made to approve Resolution 2024-04-0061 to award the design services contract for the Berth 4 crane rail concrete repairs, drainage and pavement improvements, and outer deck repairs at the Balzano Marine Terminal to On-Board Engineering, East Windsor, New Jersey in the not to exceed amount of \$48,600.

Moved by: R. D’Angelo
Seconded by: C. Chianese

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0062: APPROVAL TO AWARD A CONTRACT TO SHI INTERNATIONAL CORPORATION FOR 15 NEW SECURITY CAMERAS AT THE BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board approval to award a contract to SHI International Corporation for supply of 15 new cameras for the port security camera systems at the Balzano and Broadway marine terminals.

BACKGROUND

By Resolution Number 2022-03-0036, SJPC awarded a contract to SHI International for the new security camera systems at the two Camden marine terminals. That contract was primarily funded by a port security grant from the U.S. Department of Homeland Security.

In March 2023, the SJPC applied for and was awarded a second port security grant in the amount of \$139,814. The local match to the 2023 grant is \$46,605. In addition to these new cameras, the grant also funds the purchase of four new TWIC card readers.

SJPC is purchasing the new cameras and installation through three separate contracts, all using cooperative purchasing agreements. They are, NJ State Cooperative Purchasing Wireless Contract T0109/83899, and NJ State Cooperative Purchasing Cabling Contract T2989/23-TELE-45460, for the design, networking, cabling, and installation, and NJ State Cooperative Alliance Contract # CK04 / Subcontract # 22-24, for the camera equipment.

The contract award covered by this resolution is for the new camera equipment. A second contract under a second Board Action resolution will provide the engineering, networking and cabling equipment, and installation.

The new cameras labor, materials, and equipment cost is summarized as follows:

	<u>NJ Bus Systems</u>	<u>SHI International</u>	<u>Totals</u>
Wireless Hardware	\$ 6,456.63		\$ 6,456.63
Cabling Hardware	\$ 9,153.45		\$ 9,153.45
Labor - State Wireless Contract T109/83899	\$ 16,430.00		\$ 16,430.00
Labor - State Cabling Contract T2989/23-TELE-45460	\$ 22,750.00		\$ 22,750.00
Camera Equip. - State Contract # CK04 / Sub # 22-24		\$ 43,997.04	\$ 43,997.04
Totals	\$ 54,790.08	\$ 43,997.04	\$ 98,787.12

A motion was made to approve Resolution 2024-43-0062 to award a contract to SHI International Corporation for supply of 15 new cameras and related equipment for the port security camera system at the Balzano and Broadway marine terminals in the amount of \$43,997.04.

Moved by: S. Roberts
Seconded by: J. MacFarlane

Abstain:
Voting Against Motion: None

RESOLUTION 2024-04-0063: APPROVAL TO AWARD A CONTRACT TO NEW JERSEY BUSINESS SYSTEMS (NJBS) FOR NETWORKING, CABLING, AND INSTALLATION OF 15 NEW SECURITY CAMERAS AT THE BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board approval to award a contract to New Jersey Business Systems (NJBS), for the networking, cabling, and installation of 15 new cameras for the port security camera systems at the Balzano and Broadway Marine Terminals.

BACKGROUND

By Resolution Number 2022-03-0035, SJPC awarded a contract to NJBS for networking and installation of the new security camera systems at the two Camden marine terminals. That contract was funded by a port security grant from the U.S. Department of Homeland Security.

In March 2023, the SJPC applied for and was awarded a second port security grant in the amount of \$139,814. The local match to the new 2023 grant is \$46,605. In addition to these new cameras, the grant also funds the purchase of four new TWIC card readers.

SJPC is purchasing the new cameras and installation through three separate contracts, all using cooperative purchasing agreements. They are, NJ State Cooperative Purchasing Wireless Contract T0109/83899, and NJ State Cooperative Purchasing Cabling Contract T2989/23-TELE-45460, for the design, networking, cabling, and installation, and NJ State Cooperative Alliance Contract # CK04 / Subcontract # 22-24, for the camera equipment.

The contract award covered by this resolution is for the networking, cabling, and installation. A second contract under a second Board Action resolution will provide the camera equipment.

The new cameras labor, materials, and equipment cost is summarized as follows:

	<u>NJ Bus Systems</u>	<u>SHI International</u>	<u>Totals</u>
Wireless Hardware	\$ 6,456.63		\$ 6,456.63
Cabling Hardware	\$ 9,153.45		\$ 9,153.45
Labor - State Wireless Contract T109/83899	\$ 16,430.00		\$ 16,430.00
Labor - State Cabling Contract T2989/23-TELE-45460	\$ 22,750.00		\$ 22,750.00
Camera Equip. - State Contract # CK04 / Sub # 22-24		\$ 43,997.04	\$ 43,997.04
Totals	\$ 54,790.08	\$ 43,997.04	\$ 98,787.12

A motion was made to approve Resolution 2024-04-0063 to award a contract to New Jersey Business Systems (NJBS), for the networking, cabling, and installation of 15 new cameras for the port security camera systems at the Balzano and Broadway Marine Terminals, in the amount of \$54,790.08.

Moved by: S. Roberts
Seconded by: C. Chianese

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-04-0064: APPROVAL TO ADVERTISE FOR BIDS FOR PAVING AND DRAINAGE OF THE 551 SOUTH 2ND STREET LOT AT THE BALZANO TERMINAL, CAMDEN, NJ

REQUEST

Staff is requesting Board authorization to publicly advertise for bids for construction firms to perform grading, paving and drainage construction at the 551 S 2nd Street lot on the Balzano Terminal.

BACKGROUND

The 1.25-acre property at 551 South 2nd Street was deeded to SJPC by the City of Camden in August 2019 with the stipulation that the existing brick building, often referred to as the Goldstein Building, was to be demolished within three years of the deed transaction.

A contract was executed in September 2021, the existing building was subsequently demolished, and a stone surface provided. Recently, and underground storage tank on the site was remediated.

The port is consistently in need of outdoor laydown areas to accommodate the demand to handle increased cargo. By paving and providing drainage on the 551 South 2nd Street site, this space becomes available to operations for the placement of cargo, and the parking of trucks and port yard equipment.

The design engineer is PS&S.

The estimated cost is approximately \$350,000.

A motion was made to approve Resolution 2024-04-0064 to publicly advertise for bids for construction firms to perform grading, paving and drainage work at the 551 South 2nd Street site location at the Balzano Marine Terminal.

Moved by:	S. Roberts
Seconded by:	C. Chianese
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2024-04-0065: APPROVAL TO EXECUTE MEMORANDUM OF UNDERSTANDING WITH PHILADELPHIA REGIONAL PORT AUTHORITY AND DIAMOND STATE PORT CORPORATION CONCERNING DELAWARE RIVER PORTS' ANNUAL OPERATION AND MAINTENANCE LOCAL FUNDING

REQUEST

Staff is requesting Board approval to authorize the South Jersey Port Corporation's ("SJPC") Executive Director and CEO to execute a Memorandum of Understanding ("MOU") with Philadelphia Regional Port Authority ("PhilaPort") and Diamond State Port Corporation ("DSPC") setting forth each of the said parties' joint and equal funding contributions to and for the local share needed to maintain the Delaware River and Bay Physical Oceanographic Real-Time System (hereinafter "PORTS") system, subject to final review and approval as to form by SJPC's legal counsel.

BACKGROUND

PORTS is a program that is designed to support safe and cost-efficient navigation by providing shipmasters, pilots, and other users with accurate real-time information required for safe vessel loading and transit, among other things. PhilaPort has an agreement with the U.S. Department of Commerce, National Oceanic and Atmospheric Administration ("NOAA") to provide funding for the continued enhancement, management, operation maintenance and repair of the Delaware River and Bay PORTS system. The PhilaPort agreement with NOAA is for a five-year period ending February 28, 2028, with annual payments due by March 1; and the NOAA agreement runs concurrent with the MOU. The Annual Operation and Maintenance Costs ("Annual Costs") under the NOAA agreement for PORTS is \$271,000.00, which are to be shared equally among the parties under the MOU. However, since the parties have not made a payment for PORTS under the NOAA agreement in two (2) years there is an amount due at contract execution in the total amount of \$125,000.00 (or \$41,666.00 per party), as well as for the payment for the period beginning March 1, 2024. It is the parties' intention through the MOU to fund the PORTS Annual Costs for the five-year period ending February 28, 2024. However, each parties' funding obligation under the MOU is subject to, and contingent upon, each party having appropriated funds available. If a party does not have funds available to pay its share under the MOU, then the party is not bound to do so by the MOU. Rather, the MOU provides that each of the parties will make their good faith best effort to assist in funding the NOAA PORTS system by and through each parties management of their respective funds and activities in a separate, but coordinated and mutually beneficial manner, to seek to achieve the MOU's purpose; but without creating a binding financial obligation on any of the parties thereto.

A motion was made to approve Resolution 2024-43-0065 to authorize the SJPC’s Executive Director and CEO to execute an MOU with PhilaPort and DSPC setting forth each of the said parties’ joint and equal funding contributions to and for the local share needed to maintain the Delaware River and Bay PORTS system, subject to final review and approval as to form by SJPC’s legal counsel.

Moved by: R. D’Angelo
Seconded by: J. MacFarlane

Abstain:
Voting Against Motion: None

RESOLUTION 2024-04-0066: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES

REQUEST

Staff is requesting Board approval of the Port’s annual contribution to the Seaman’s Church Institute.

BACKGROUND

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.

The payment will be funded through the Operations account.

A motion was made to approve Resolution 2024-43-0066 to pay Seaman’s Church Institute \$8,000.

Moved by: S. Roberts
Seconded by: R. D’Angelo

Abstain: J. MacFarlane
Voting Against Motion: None

RESOLUTION 2024-04-0067: APPROVAL TO EXECUTE AND RECORD A DEED NOTICE AS REQUIRED BY THE REMEDIAL ACTION AGREEMENT DATED MARCH 15, 2022, BETWEEN THE SOUTH JERSEY PORT CORPORATION AND AIR PRODUCTS AND CHEMICALS, INC. CONCERNING THE REMEDIATION OF BLOCK 457, LOT 10 IN THE CITY OF CAMDEN

REQUEST

Staff requests Board approval to authorize the SJPC's Executive Director/CEO to execute, and have recorded, a Deed Notice as required by the Remedial Action Agreement dated March 15, 2022, between South Jersey Port Corporation ("SJPC") and Air Products and Chemicals, Inc. ("APCI"), concerning APCI's remediation of the SJPC owned parcel known Block 457, Lot 10 in the City of Camden (hereinafter the "Property"), subject to SJPC's legal counsel review and approval.

BACKGROUND

The SJPC filed a lawsuit in 2010 against APCI concerning APCI's responsibility to remediate the Property. APCI had previously leased the Property from SJPC. SJPC alleged in the lawsuit that APCI has caused environmental contamination of and to the Property. In 2012/2013, the SJPC and APCI entered into a Settlement and Release Agreement concerning APCI's remediation of the Property. This said agreement settled the lawsuit between the parties. After entering this agreement APCI prepared a Remedial Action Workplan ("RAW"), which it submitted to NJDEP for review and approval. The RAW was ultimately approved by NJDEP after some revisions were made to same by APCI that were requested by NJDEP. Remediation of the Property by APCI then commenced in accordance with the approved RAW. Thereafter, on March 15, 2022, a Remedial Action Agreement was entered into by the SJPC and APCI concerning the ongoing remedial activities at the Property. This said agreement provided that SJPC would file a Deed Notice for the Property with the Clerk in Camden County upon completion of remedial activities to acknowledge that impacted historic fill would be remaining on the Property. The Deed Notice is an NJDEP requirement, and its purpose is to set out what restricted uses the Property could be put to, as well as the responsibilities of the SJPC and/or any of its lessees or users of the Property concerning maintenance and on-going engineering controls at the site. The Deed Notice must be signed by the Property owner, SJPC, and then recorded, so that APCI can then proceed to complete and then file with NJDEP the remaining outstanding reports concerning the remediation of the Property, including, but not limited to a Remedial Action Report ("RAR"). Once that is complete, a Remedial Action Permit for Soil will be issued by NJDEP to SJPC, and a Response Action Outcome ("RAO") report then will be filed with NJDEP to close out the remediation undertaken by APCI at the Property.

The Deed Notice, once duly signed and notarized, will be recorded in the Office of the Camden County Clerk, and remain affixed to the Deed in perpetuity, unless earlier terminated with the consent of NJDEP as set out in the said deed notice.

A motion was made to approve Resolution 2024-43-0067 to authorize the SJPC’s Executive Director/CEO to execute, and have recorded, the Deed Notice required by the Remedial Action Agreement dated March 15, 2022, between SJPC and APCI concerning ACPI’s remediation of the SJPC owned parcel known as Block 457, Lot 10 in the City of Camden; subject to SJPC’s legal counsel review and approval.

Moved by: J. MacFarlane

Seconded by: W. Higgins

Abstain:

Voting Against Motion: None

RESOLUTION 2024-04-0068: AUTHORIZING THE ACQUISITION BY NEGOTIATION, PURCHASE, CONDEMNATION OR EMINENT DOMAIN THE PROPERTIES KNOWN AS BLOCK 7, LOTS 1, 2, 3 AND 13.01, BLOCK 94, LOT 1, BLOCK 96, LOT 5, IN THE CITY OF SALEM, COUNTY OF SALEM, STATE OF NEW JERSEY AND BLOCK 30, LOT 1 IN THE TOWNSHIP OF ELSINBORO, COUNTY OF SALEM, STATE OF NEW JERSEY AND ACCEPTING AND APPROVING IN THEIR ENTIRETY THE APPRAISALS OF THE SAID PROPERTIES DONE BY MOLINARI & ASSOCIATES, P.C.

REQUEST

Staff requests the Board to: (1) authorize the South Jersey Port Corporation’s (“SJPC”) Executive Director/CEO, SJPC’s legal counsel, and any of their qualified designees, to enter into bona fide negotiations for the acquisition by voluntary purchase, and if voluntary purchase cannot be effectuated, to carry out the condemnation of the properties known as Block 7, Lots 1, 2, 3 and 13.01, Block 94, Lot 1, Block 96, Lot 5, in the City of Salem, County of Salem, State of New Jersey, and Block 30, Lot 1 in the Township of Elsinboro, County of Salem, Sate of New Jersey (hereinafter collectively the “Properties”); (2) accept and approve in their entirety the two (2) appraisal reports prepared by Molinari & Associates, P.C. for the Properties dated April 5, 2024, and March 15, 2024, including, but not limited to the appraised values for the Properties as set out in those said appraisal reports; and, (3) authorize the SJPC’s Executive Director/CEO and/or designee to execute any and all agreements and other legal documents necessary to accomplish the acquisition of the Properties, including, but not limited to, a written offer for purchase of the Properties, land sale contract and deed for

conveyance of the Properties, and Verified Complaint, Declaration of Taking and any other necessary documents for eminent domain proceedings for the Properties in accordance with the *Eminent Domain Act of 1971*, N.J.S.A. 20:3-1, et seq. and in accordance with N.J.S.A. 12:11A-6(k) of the *South Jersey Port Corporation Act*.

BACKGROUND:

The SJPC is authorized by the *South Jersey Port Corporation Act*, *N.J.S.A. 12:11A-1*, et seq. (hereinafter the “Act”), to acquire by purchase, or by and through the power of eminent domain, any land and other property that it may determine is reasonably necessary for any marine terminal. The SJPC maintains and operates the Salem Marine Terminal on the Salem River in the City of Salem, County of Salem, State of New Jersey (hereinafter the “SMT”). The SJPC had previously commissioned Martin Associates (“Martin”) in 2022 to make recommendations concerning SJPC’s possible expansion and upgrade of the SMT. Martin submitted to SJPC for consideration the following: “Port of Salem NJ Phased Development Study” dated June 1, 2022, and a “Potential Development Plans for the Port of Salem” presentation report dated June 14, 2022. Based upon these in depth reports done by Martin, and the recommendations set out there in concerning the Properties, the SJPC has found and determined that expansion of the SMT is necessary, and in the public interest, to grow the SMT by and through increasing the land area of same to permit the handling of increased amounts of inbound and outbound cargo, and the storage and warehousing of same, including but not limited to the anticipated additional capacity needed for handling, storage and warehousing of cargo required to support the burgeoning offshore wind industry in New Jersey, and off the entire Atlantic seaboard. As such, to undertake this expansion and growth of the size and capacity of the SMT, SJPC staff identified the Properties, which staff determined should become a part of, and be added to, the SMT. Thus, since it is was determined to be reasonably necessary, and in the public interest, to expand the land area footprint of the SMT, by and through acquisition of the Properties, the appraisal firm of Molinari & Associates, P.C was retained by SJPC to determine the value of the Properties, which they did as set forth in the two (2) appraisal reports prepared by them dated April 5, 2024, and March 15, 2024, respectively. The March 15, 2024, appraisal report encompasses Block 7, Lots 1, 2, 3 and 13.01 (all approximately 6.2 acres) of the Properties and determined the value of those said parcels collectively to be \$1,930,000.00. The April 5, 2024, appraisal report encompasses Block 94, Lot 1, Block 96, Lot 5 (City of Salem) and Block 30, Lot 1 (Township of Elsinboro) (all approximately 37.04 acres) of the Properties and determined the value of those said parcels collectively to be \$400,000.00. Acquisition of the Properties is requested as necessary and required to grow and expand the SMT, and beneficial to, and in, the public interest that they become part of the SMT; and authority to make such acquisition via negotiation and/or eminent domain, as permitted by the Act is recommended.

A motion was made to approve Resolution 2024-43-0068 : to (1) authorize the SJPC’s Executive Director/CEO, SJPC’s legal counsel and any of their qualified designees, to enter into bona fide negotiations for the acquisition by voluntary purchase, and if voluntary purchase cannot be effectuated, to carry out the condemnation of the Properties; (2) accept and approve in their entirety the two (2) appraisal reports prepared by Molinari & Associates, P.C. for the Properties dated April 4, 2024 and March 15, 2024, including, but not limited to the appraised value for the Properties as set out in those said appraisal reports; and, (3) authorize the SJPC’s Executive Director/CEO and/or designee to execute any and all agreements and other legal documents necessary to accomplish the acquisition of the Properties, including, but not limited to, a written offer for purchase of the Properties, land sale contract and deed for conveyance of the Properties, Verified Complaint, Declaration of Taking and any other necessary documents for eminent domain proceedings for the Properties in accordance with the *Eminent Domain Act of 1971*, N.J.S.A. 20:3-1, et seq. and in accordance with N.J.S.A. 12:11A-6(k) of the Act.

Moved by: W. Higgins
Seconded by: J. MacFarlane

Abstain:
Voting Against Motion: None

INFORMATION ITEMS:

MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

Dennis Culnan, Jr. provided the marketing report to the board. The report was received and filed.

PORT SECURITY UPDATE

The report was received and filed.

PAULSBORO MARINE TERMINAL PROJECT UPDATE

The report was received and filed.

PUBLIC COMMENTS

The Acting Chairman asked if there were any public comments.

Hearing none, the Acting Chairman asked for a motion to adjourn the regular session meeting and enter into closed session.

A motion was made to adjourn the Regular Open Meeting at 1:21 p.m.


Moved by:	R. D'Angelo
Seconded by:	J. MacFarlane
Voting for Motion:	All
Voting Against Motion:	None

Following closed session, the Regular Session was reopened at 1:40 pm.

A motion was made to adjourn the Regular Open Meeting at 1:43 p.m.

Moved by:	R. D'Angelo
Seconded by:	C. Chianese
Voting for motion:	All
Voting against motion:	None

I certify that this is a true copy of the Minutes of the South Jersey Port Corporation's Regular Open Session of the Board of Director's Meeting held Tuesday, April 30, 2024.


Jonathan Atwood
Acting Board Secretary



