



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
AUGUST 27, 2024
12:30 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
Joseph Maressa Director
Carl Styles Director
Jonathan Gershen Director

Directors Absent: Eric Martins Director

In Attendance: Alexis Franklin Governor's Authorities Unit
Andrew Saporito Executive Director & CEO
Lou Lessig Brown & Connery
August Knestaut Dir. of L&R Affairs
Malcome Thorpe McManimom, Scotland & Baumann
Jonathan Atwood Chief of Staff
Victoria D'Amico Board Secretary
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
Danny Bontempo Stantec
Vinny Antes Senior Advisor Engineering

The Board Secretary opened the meeting at 12:30 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 – JULY 30, 2024

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on July 30, 2024, were presented for approval.

A motion was made to approve the July 30, 2024, Board of Directors Regular Open Session Meeting Minutes as presented.

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

Abstain:
Voting against motion: None

PRESENTATION OF CLOSED MEETING MINUTES JULY 30 2024

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on July 30, 2024, were presented for approval.

A motion was made to approve the July 30, 2024, Board of Directors Regular Closed Session Meeting Minutes as presented.

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

Abstain:
Voting against motion: None

OPERATING BILLS

The Operating Unpaid Bill list for the period 7/1/2024–7/31/2024 was presented for approval.

A motion was made to adopt Resolution 2024-08-0097 for the approval of the Operating Unpaid Bill list for the period 7/1/2024-7/31/2024.

Moved by: R. D'Angelo
Seconded by: J. Maressa

Abstain:
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 7/1/2024–7/31/2024 was presented for approval.

A motion was made to adopt Resolution 2024-08-0098 for the approval of the Advance Payment Bills for the period 7/1/2024-7/31/2024.

Moved by: R. D'Angelo
Seconded by: J. Maressa

Abstain: J. MacFarlane (DRS & Fazzio)
Voting against motion: None

CREDIT LIST

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

A motion was made to adopt Resolution 2024-08-0099 for the approval of the Credit List for the period ending July 31, 2024.

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

Abstain:
Voting against motion: None

CHANGE ORDERS- (THREE)

RESOLUTION 2024-08-0100: APPROVAL OF CHANGE ORDER NO. 3 TO KUPLEX EXTERIORS FOR THE SHED 1 ROOF REPLACEMENT

The Shed 1 Roof Replacement contract at Balzano Terminal was awarded to Kupex Exteriors, LLC, of Trenton, NJ, in April 2023 by Board Resolution Number 2023-04-0041 in the amount of \$1,304,884.30.

The scope of the work included replacement of the entire 40,900 square feet of deteriorated and storm damaged roof with a new metal roof system. Work also included gutter and downspout replacements as well as removal of existing roof skylights.

The SJPC Board previously approved change order number 1 by Resolution No. 2023-10-0091, for the replacement of the 4”, 5”, and 6” diameter main sprinkler piping, with 110 new pipe hangers and 40 new steel supports and change order number 2 by Resolution 2023-12-0111 for the replacement of deteriorated wood blocking at the eaves with galvanized blocking, and to cap the existing blocking at the ridge line.

During the final inspection by the metal roof manufacturer prior to issuing the roof warranty, the manufacturer required the rusty metal wall panels above the parapet be restored. A rust inhibiting basecoat and fabric material, followed by a white finish coat will be applied. The roof warranty will be issued upon completion of this restoration work.

SJPC staff therefore requests Board Approval of Change Order Number 3 for Kupex Exteriors in the amount of \$17,360.00, bringing the adjusted contract amount to \$1,407,552.30.

The Original Contract Amount	\$ 1,304,884.30
Change Order No 1	\$ 62,140.00
Change Order No 2	\$ 23,168.00
Change Order No 3	\$ 17,360.00
Adjusted Contract Amount	\$ 1,407,552.30

A motion was made to approve Resolution 2024-08-0100 Approval of Change Order Number 3 for Kupex Exteriors in the amount of \$17,360.00, bringing the adjusted contract amount to \$1,407,552.30.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-08-0101: APPROVAL OF CHANGE ORDER NO. 7 TO TRACKS UNLIMITED FOR 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 six Change Orders by Resolution Numbers 2023-12-0110, 2024-01-0005, 2024-02-0026, 2024-04-0052, 2024-06-0072, and 2024-07-0079.

This change order includes the removal of an unforeseen subsurface concrete slab that interfered with construction of the new track adjacent to Transit Shed No. 1, placement of a geogrid material to strengthen the soil beneath the track bed at Transit Shed No. 2, door sill modifications at the new rail loading platform at Transit Shed No 1, test pits at the location of the crane rail crossing frog necessitated by unavailable detailed as-built information, increase in the soil removal allowance to remove accumulated excess unsuitable regulated excavated material, and lastly a contract credit for removing the construction of a concrete floor slab to replace the existing full depth asphalt at the Transit Shed No. 1 north end rail car loading door.

SJPC staff requests Board Approval of Change Order Number 7 in the amount of \$109,311.34, bringing the total contract amount from \$7,189,620.60 to \$7,298,931.94.

The Original Contract Amount	\$ 6,656,968.00
Change Order Number 1	\$ 150,799.00
Change Order Number 2	\$ 75,971.00
Change Order Number 3	\$ 25,859.00
Change Order Number 4	\$ 40,767.00
Change Order Number 5	\$ 176,156.60
Change Order Number 6	\$ 63,100.00
Change Order Number 7	\$ 109,311.34
Adjusted Contract Amount	\$ 7,298,931.94

A motion was made to approve Resolution 2024-08-0101 of Change Order Number 7 in the amount of \$109,311.34, bringing the total contract amount from \$7,189,620.60 to \$7,298,931.94.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-08-0102: APPROVAL OF CHANGE ORDER NO. 1 TO PAVING PLUS, LLC FOR ASPHALT SERVICES ON AN AS-NEEDED BASIS 2024

By Resolution No. 2023-03-0032, Paving Plus, LLC was awarded a contract to provide asphalt paving services for an initial one (1) year term in 2023, with an option to extend the Contract for two additional one (1) year terms, in the amount of \$266,000.

By Resolution No. 2023-12-00115, the Board awarded the second-year option to the contract, for the same amount, under the same terms and conditions.

The first priority areas in 2024 were the lot on the east side of Warehouse D, which is used to store cargo and to load gondola type rail cars, and the entrance to the southern door of Warehouse E. These two areas have been completed at a cost of \$181,981.45, leaving a balance of \$79,000.

The second priority area for 2024 is the alley between Shed 2 and Warehouse C. This area is a major thoroughfare for tractor trailers picking up on pier appointments, and is also used extensively to store cargo, steel slabs and steel pipe. The paving of this area is estimated to utilize the remaining funds in the contract.

However, two other areas have been prioritized for 2024, an area between Warehouses C and E which is also a major thoroughfare for tractor trailers, and a smaller area east of the southern door to Warehouse E, a cargo storage area which experiences ponding.

Measurement of these two areas results in an estimate of approximately \$95,000 under the unit process in the contract. The port has been experiencing considerably more cargo throughput this year, and it would be advantageous to operations to complete this paving in 2024 before winter.

As the term for the contract will not be eligible for renewal until May 13, 2025, staff is requesting Board Approval of Change Order Number 1 for Paving Plus in the amount of \$50,000, bringing the adjusted contract amount to \$310,880.

The Original Contract Amount	\$	260,880
Change Order No. 1	\$	50,000
Adjusted Contract Amount	\$	310,880

A motion was made to approve Resolution 2024-08-0102 of Change Order Number 1 for Paving Plus in the amount of \$50,000, bringing the adjusted contract amount to \$310,880.

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

Voting for Motion: All
Voting Against Motion: None

CONSTRUCTION FUND REQUISITIONS

Staff presented (16) advance construction fund requests in the amount of \$1,220,835.35 and (8) unpaid construction fund requisitions in the amount of \$91,660.14

A motion was made to adopt Resolution 2024-08-0103 to approve the Construction Fund List for the period ending July 31, 2024.

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

Abstain:
Voting against motion: None

TREASURER'S REPORT

For the month of July 2024, SJPC had net loss in the amount of \$127,932 which is under budget by \$138,803 for the month. Our (year-to-date) YTD net loss as of July 31st is \$59,847, which is under budget by \$134,187. Year to date revenue has increased in comparison to same period for 2023, however, stevedoring expenses have increased at a higher than projected rate.

Please note that we deferred revenue of approximately \$139,000 due to a increase in deferred revenue in July. Our deferred revenue balance increased from June to July and is \$488,000 at month end.

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 July 2024 was 174,856 s/tons: a 30.6% decrease compared to July 2023. All terminals combined handled a total of 81,575 s/tons of breakbulk cargo during July 2024; showing a 34.6% decrease compared to July 2023. July 2024 bulk cargo activity for all terminals was 93,280 s/tons: a 26.7% decrease from July 2023. Year to date tonnage for all terminals through July 2024 totaled 1,916,134 s/tons; representing a 9.2% increase when compared to the same period in 2023.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for July 2024 totaled 93,129 s/tons, a 47.2% decrease when compared to July 2023. Balzano Terminal tonnage for July 2024 was 65,414 s/tons; a 57.1% decrease compared to July 2023. Broadway Terminal tonnage for July 2024 at 27,714 s/tons showed a 16.3% increase compared to 23,832 s/tons in July 2023.

Camden steel imports in July 2024 were 14,420 s/tons showing a 73.4% decrease from July 2023. There were no wood products imported in both July 2024 and July 2023. July 2024 and July 2023 had no cocoa bean activity.

Recycled metals exports were 50,994 s/tons in July 2024 compared to 42,392 s/tons in July 2023. July 2024 exports of Grancem totaled 27,714 s/tons compared to 22,388 s/tons in July 2023. July 2024 and July 2023 had no cement imports. There was no cargo activity of Gypsum in July 2024

PAULSBORO TERMINAL ACTIVITY

Paulsboro Marine Terminal handled 67,155 s/tons of cargo in July 2024 compared to 70,630 s/tons in July 2023. July 2024 YTD tonnage at 418,197 s/tons is 7.4% ahead of YTD July 2023.

SALEM TERMINAL ACTIVITY

Export sand at 14,573 s/tons for July 2024 showed a 187.8% increase compared to July 2023. July YTD 2024 sand at 116,140 s/tons is a 13.1% increase from July YTD 2023.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 13 ships in July 2024, compared with 14 in July 2023. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for July 2024 was 41, compared to 56 days in July 2023. July 2024 YTD ship days were 439, compared to 353 YTD 2023. compared to 57,375 July 2023.

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

Tour of Camden Terminals with Camden Mayor Carstarphen

On August 15th, we hosted Camden Mayor Carstarphen on a tour of our Balzano and Broadway Terminals. We highlighted our ongoing infrastructure improvements and continued success in attracting new business to the port. We also discussed our need for additional storage capacity and possibly closing some streets adjacent to the Balzano Terminal to increase its overall footprint.

Safety Training

Since June, we have conducted 13 different safety training sessions, ranging from forklift certifications to man-in-water drills to hazard assessments. We will host our annual Safety Day for employees on Wednesday, September 18.

Port of Salem Tour with Assemblymen Bailey and Spearman

On Thursday, August 22nd, we hosted Assemblymen Dave Bailey and Bill Spearman on a tour of the Port of Salem. We discussed our upcoming Berth construction program and the upcoming purchase of the Aluchem site.

EEW Paulsboro

Orsted and EEW have reached an agreement that will allow EEW to move forward with the second phase of its project without any participation from Orsted. An action item requesting our consent to this arrangement is included in the August agenda. EEW has also started to recycle the monopiles manufactured for Orsted's canceled Ocean Wind projects.

ILA Contract Discussions

We are closely monitoring labor and management's negotiation of a new contract to replace the current agreement, which is set to expire on September 30th. According to media reports, the two sides are far apart on the terms of a new contract, which could result in a strike on October 1. This would impact our Camden Terminals and cargo activity.

NJ DCA Funding for Broadway E Building Fire Protection

The port will be receiving \$3 million in state funding to replace the fire protection system in E Building at the Broadway Marine Terminal. E Building is the final building at the Broadway Terminal requiring a full replacement of its sprinkler system.

Other Events Attended by Staff

- US Coast Guard Birthday Celebration
- SNJDC Day on the Delaware

Customer Visits

- SK Line / Hyundai

Community Outreach

- City of Camden Cleanup with Heart of Camden

ACTION ITEMS:

RESOLUTION 2024-08-0104: APPROVAL TO ADVERTISE A REQUEST FOR BIDS FOR THE CONSTRUCTION OF REPAIRS TO THE CRANE RAIL CONCRETE SUPPORT BEAMS, DRAINAGE, AND OUTER DECK OF BERTH 4 AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue a publicly advertised request for bids to perform repairs to the top of the concrete crane rails support beams, the drainage structures, and replace the Berth 4 pavement surface at the Balzano Marine Terminal, Camden, NJ.

BACKGROUND

The existing crane rails mounted on the berths are supported on a concrete grade beam foundation, the top surface being exposed to severe wear and tear associated with port equipment traveling across the crane rails during ship loading and unloading operations.

Repairs to the Kocks rail mounted gantry crane in 2023 kept it out of service for an extended period of time, thereby increasing cargo equipment movements along Berth 4 during scrap ship loading operations and accelerating damage to the top of the concrete crane rail beam as well as damaging the berth's surface pavement. This project will repair the damaged concrete and steel reinforcement on the crane support beams, repair drainage inlet structures, and replace the train rail and the pavement surface of the berth in this area.

The drawings and specifications were prepared by On-Board Engineering in accordance with Resolution 2024-04-0061.

A motion was made to approve Resolution 2024-08-0104 to publicly advertise for competitive bids to perform repairs to the concrete crane rail support beams, the drainage structures, and replace the Berth 4 bituminous asphalt pavement surface at the Balzano Marine Terminal.

Moved by:	J. MacFarlane
Seconded by:	J. Maressa
Voting for Motion:	All
Voting against motion:	None

RESOLUTION 2024-08-0105: APPROVAL TO ADVERTISE FOR A CONSTRUCTION CONTRACT TO REPLACE THE STAIRS IN THE D BUILDING AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board Approval to advertise for competitive bids for a construction contract to replace the stairs in the D Building at the Broadway Marine Terminal.

BACKGROUND

The D Building at Broadway Marine Terminal is part of the original New York Shipyard originally built circa 1900. There is a set of wooden stairs rising from the center of the building up to the “Mold Loft”. In addition to their age, these stairs have been damaged and repaired by SJPC maintenance personnel within the past 10 years.

Normally, there is no reason to access the Mold Loft, however, two projects, the fire sprinkler systems replacement and the upcoming roofing replacement, will benefit by having these stairs replaced in order to provide access for contractor and port employees, and building code inspectors during construction of those projects.

The drawings and specifications were prepared by On-Board Engineering of East Windsor, New Jersey in accordance with Board Resolution 2024-03-0046.

A motion was made to approve Resolution 2024-08-0105 to advertise for competitive bids for a construction contract to replace the stairs in the D Building at the Broadway Marine Terminal.

Moved by:	R. D’Angelo
Seconded by:	J. Maressa
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2024-08-0106: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR CONSTRUCTION OF A DRY-VALVE FIRE SPRINKLER SUPPRESSION SYSTEM WITHIN THE DRS VEHICLE MAINTENANCE GARAGE AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to award a Design Services Contract to Remington and

Vernick Engineers to perform design services for the construction of a fire sprinkler suppression system in the DRS Garage at the Balzano Marine Terminal in Camden, NJ.

BACKGROUND

The DRS Garage building is a 9,000 square feet garage structure leased by our stevedore to perform maintenance on its fleet of yard handling equipment and other vehicles.

The building was recently purchased by the SJPC from the City of Camden (2019) and is not outfitted with a fire sprinkler suppression system. Because all port owned buildings are subject to the NJ DCA Bureau of Fire Safety for conformance to the applicable building and regulatory codes, installation of a fire sprinkler suppression system is necessary.

An RFP was sent to the prequalified list of civil engineers (all 25 firms) on July 11th. The Prebid walkthrough was conducted on July 19th. Three firms attended. Three proposals were received on August 9th. Two were complete and met the requirements of the RFP.

Bidder Name and Address	Fee Amount
Remington and Vernick, Cherry Hill, NJ	\$ 61,915
Pennoni, Haddon Heights, NJ	\$ 79,500

A motion was made to approve Resolution 2024-08-0106 to issue a professional services contract to Remington & Vernick Engineers of Cherry Hill, NJ, for the design of a dry-valve fire sprinkler suppression system within the DRS vehicle maintenance garage at the Balzano Marine Terminal in their proposed fee amount of \$61,915.00.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-08-0107: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR D BUILDING ELECTRICAL SUBSTATION 480 VOLT REPAIRS AND ON-CALL ELECTRICAL SERVICES AT THE BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board Authorization to Award a construction contract for the removal and replacement of the 480-volt AC distribution switchgear in the “D” Building Substation at the Broadway Marine Terminal, and to perform inspections, preventative

maintenance, emergency repairs, and other related services on the electrical distribution systems at the Balzano and Broadway Marine Terminals.

Pursuant to Board Resolution 2024-01-0007, drawings and specifications were prepared, posted on the website, and advertised in three newspapers. In addition, notice of the opportunity was sent directly to sixteen electrical contracting firms. The pre-bid walkthrough was held on July 18, 2024, with nine (9) firms attending. Two Addenda were issued. Bids were received and publicly opened on August 8, 2024.

Six submissions were received with only two bids fulfilling all the requirements of the RFQ as follows:

BIDDER NAME	BID AMOUNT
LEE-WAY ELECTRIC, Landisville, NJ	\$498,000
BRYAN ELECTRIC, Hamilton Township, NJ	\$733,500

As stipulated within the RFQ, the total bid provides for and includes a \$100,000 allowance for inspections, preventative maintenance, and emergency repairs on an on-call basis for a one-year period, with options to renew for an additional two (2) one-year periods based on available funding, at the Balzano or Broadway Terminals.

A motion was made to approve Resolution 2024-08-0107 to award this contract to the lowest qualified bidder, Lee-Way Electric of Landisville, New Jersey, in the total Bid amount of \$498,000.00.

Moved by: C. Chianese

Seconded by: S. Roberts

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2024-08-0108: APPROVAL TO AWARD A CONTRACT FOR REPAIRS OF THE SANITARY SEWAGE PUMPING STATION AT BUILDING “B” AT THE BALZANO MARINE TERMINAL

REQUEST

Staff are requesting Board authorization to award a contract to the lowest responsive responsible bidder to repair the sanitary sewage pumping station at Building B at the Balzano Marine Terminal, subject to review and final approval of the Directors of Legal and Engineering.

BACKGROUND

All of the bathrooms, kitchens, and sinks within the B Building at the Balzano Marine Terminal are served by one duplex sanitary sewage pumping station on the ground floor

of the building. Over forty (40) Local 18 and Local 1040 employees routinely utilize these facilities as their break room, showers, and lockers are in the said building.

Over the past three (3) years, these pumps have burned out and been replaced numerous times. There are also costs incurred for an outside contractor to come and evacuate the pump pit each time. In June, Staff determined that they could not repair the existing pump station again, and the bathroom facilities thereby had to be taken, and currently are now, out of service. Currently, substantial costs are being incurred for the rental of a temporary bathroom trailer, so as to ensure such minimum facilities are in place for employees.

The pump station in question, along with the other ten (10) grinder type sanitary sewage pump stations at the two (2) Camden Marine Terminals (Balzano and Broadway), were installed in or about 1987.

Staff advanced this project in an expedited manner by issuing a request for competitive bids in light of the availability of running water, showers and bathroom facilities being a matter of health and need for employees at the Balzano Marine Terminal. The scope of the work is to supply and install new replacement pumps and motors, motor controllers, check valves, an air relief valve, and all associated plumbing and electrical work.

The project was advertised in three (3) newspapers and posted on the website. A pre-bid site visit was held on August 6th with three (3) firms attending. Bids were opened on August 20, 2024. Unfortunately, only one (1) bid was received, and that bid was deemed to be non-conforming after review because the bidder had failed to acknowledge the receipt of all addenda, as required by the bid specifications, and the rules and regulations governing public bids. Consequently, this only bid that was received was rejected.

Due to the critical nature of the project, Staff immediately re-advertised the project on August 22, 2024, requesting submission again of competitive bids for the project. Bid proposals from bidders on this publicly advertised re-bid are due to be opened on September 12, 2024. Once opened, Staff is requesting that it be able to award a contract to the lowest responsive and responsible bidder for the project in accordance with all applicable procurement rules and regulations governing such bids, upon and subject to review and final approval of the Directors of Legal and Engineering. Staff is requesting this based upon the critical nature of getting the project in question started and ultimately completed on an expedited basis, so as to ensure employees have available to them again, running water, showers and bathroom facilities. Award of a contract for this project in this expedited manner, as is being requested, is warranted and necessary based upon the critical need to provide for the health and wellbeing of employees at the Balzano Marine Terminal by ensuring the availability of running water, showers and permanent bathroom facilities.

A motion was made to table Resolution 2024-08-0108

Moved by:

J. MacFarlane

Seconded by:

J. Maressa

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-08-0109: APPROVAL TO PUBLICLY ADVERTISE A CONTRACT FOR THE REPAIR / REPLACEMENT OF OVERHEAD AND MAN DOORS AT THE BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff are requesting Board Authorization to publicly advertise for a contract to repair and/or replace overhead and man doors at the Balzano and Broadway Marine Terminals.

BACKGROUND

Between the two Camden terminals, there are some 75 overhead doors, and numerous man doors to the cargo warehouse buildings. There is a constant need to repair and replace these roll-up overhead doors and man doors.

Earlier this year our facilities were visited by OSHA inspectors who informed us that these doors also fulfill a means of egress function which must be maintained while the buildings are in use. Therefore, in addition to protecting cargo from the elements, they also have a life safety function.

The scope of the work is to repair and replace doors on an on-call basis, with a budget of \$300,000. The contract would be for one year, with the option for two one-year extensions.

A motion was made to approve Resolution 2024-08-0109 to publicly advertise for a contract to repair and/or replace overhead and man doors at the Balzano and Broadway Marine Terminals.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-08-0110: APPROVAL OF D&M TRANSPORT SERVICES INC. LEASE RENEWAL

REQUEST

Staff is requesting Board approval to renew the lease with D&M Transport Services, Inc. ("D&M") in Building I at Broadway Terminal.

BACKGROUND

D&M is a trucking company that provides services to customers importing through

SJPC’s Camden terminals. D&M leases approximately 1,536 square feet on the 2nd floor of Building I at Broadway Terminal. Their 5-year lease expires September 30, 2024.

Key Lease Renewal Terms

- Five-year term for approximately 1,536 square feet on the 2nd floor of Building I, commencing October 1, 2024 and expiring September 30, 2029
- \$19,819.00 annual rental in Year 1 (\$12.90 per square foot per year)
- Annual increase @ CPI
- 90 - day mutual termination provision

A motion was made to approve Resolution 2024-08-0110 approval to renew the lease with D&M Transport Services, Inc. (“D&M”) in Building I at Broadway Terminal, for a five - year term, commencing October 1, 2024, and expiring September 30, 2029.

Moved by:	R. D’Angelo
Seconded by:	W. Higgins

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2024-08-0111: APPROVAL OF SUCCESSOR COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 169, INTERNATIONAL BROTHERHOOD OF TEAMSTERS REQUEST

REQUEST

Staff is requesting Board approval for the South Jersey Port Corporation (hereinafter “SJPC”) to enter into a successor collective bargaining agreement negotiated with Local 169, International Brotherhood of Teamsters (hereinafter “Local 169”) retroactive to and effective July 1, 2023, for a four (4) year term ending June 30, 2027.

BACKGROUND

SJPC and Local 169 have been negotiating a successor collective bargaining agreement since on or about May 2023. Local 169 is the sole and exclusive collective bargaining agency for all hourly paid employees, including but not limited to, guards, whether these individuals are full-time or part-time, but excluding laborers, equipment operators, temporary equipment operators, checker operators, equipment operator/checkers, receiving and delivery clerks, chief crane operators, crane operators, utility crane operators, trainee crane operators, chief mechanics, mechanics-automotive, mechanics-maintenance repairmen, and mechanic helpers, supervisors, professional employees, timekeepers, and office clerical employees. SJPC’s collective bargaining agreement with Local 169 expired on June 30, 2023. Based upon on-going collective negotiations since the said agreement expired, Local 169 and SJPC now have ready for consideration by the

Board, and Local 169’s membership, a proposed successor agreement to the since expired one. The said proposed successor agreement however requires, and is conditioned and contingent upon, both Board approval, and ratification by Local 169’s membership. SJPC has been advised that Local 169 membership ratified the current proposal for a successor collective bargaining agreement on July 17, 2024; so that only the Board’s approval remains.

The current proposal for a successor collective bargaining agreement with Local 169 has been vetted through the Governor’s Authorities Unit and SJPC’s counsel; and, ratified by the Local 169 membership. The said current proposal was presented in closed session today for the Board’s consideration. The significant revisions and modifications to the proposed successor agreement, as compared to the now expired agreement, were reviewed and summarized for the Board in closed session. Accordingly, the Board’s approval of the proposed successor collective bargaining agreement with Local 169 is required for the said agreement to become effective retroactive to July 1, 2023, for the new four-year term ending June 30, 2027. Staff requests approval from the Board of the successor agreement in the form as provided to the Board, and as presented and summarized for the Board in closed session.

A motion was made to approve Resolution 2024-08-0111 in open session for the SJPC to enter into the successor collective bargaining agreement negotiated with Local 169, retroactive to and effective July 1, 2023, for a four (4) year term ending June 30, 2027, in the form as presented and considered in closed session today by the Board.

Moved by: R. D’Angelo

Seconded by: J. Maressa

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2024-08-0112: AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS/QUALIFICATIONS FOR UNDERWRITER SERVICES

SJPC has a need to fund a number of major capital projects. It has been determined that a new bond issuance is- the best method to fund the port’s current capital infrastructure improvements. The new source of funding will come through the issuance of Subordinated Marine Terminal Revenue Refunding Bonds.

Given the SJPC credit rating and unusual security structure of the SJPC’s bonds, the Corporation’s Financial Advisor and the State Treasurer’s office believe that the financing can be completed most efficiently through a negotiated sale with a designated underwriter(s).

The SJPC will solicit competitive proposals for underwriting services through an RFP/Q process. Proposals will be evaluated based on proposed cost (fee), relevant experience, commitment to New Jersey (at State and local levels), and other factors that may be

deemed important. All the usual required filings and disclosures will be included in the RFP/Q.

Responses will be reviewed by the SJPC's Treasurer, Financial Advisor and Corporation Counsel, and any selection(s) shall be made in consultation with the State Treasurer's office. At future meetings, the Board will be asked to vote to adopt a Supplemental Bond Resolution authorizing the issuance of the bonds, as well as any related approvals that may be necessary.

A motion was made to approve Resolution 2024-08-0112 to release a Request for Proposals for Underwriter Services.

Moved by: J. MacFarlane
Seconded by: J. Maressa

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-08-0113: APPROVAL OF CONSENT TO ASSIGNMENT OF JOINT SITE DEVELOPMENT AGREEMENT BY OCEAN WIND, LLC TO EEW-AOS PAULSBORO URBAN RENEWAL, LLC

REQUEST

Staff is requesting Board approval to authorize SJPC's Executive Director and CEO to execute a Consent to Assignment Agreement (hereinafter the "Consent") that imparts SJPC's written consent to and for that certain Assignment and Assumption Agreement between Ocean Wind, LLC ("OWL") and EEW-AOS Paulsboro Urban Renewal, LLC ("EEW-AOS") providing for OWL's assignment of all its right, title and interest in, to and under Joint Site Development Agreement – Paulsboro, New Jersey, dated April 29, 2021 (hereafter the "JSDA") to EEW-AOS (the "Assignment Agreement"), subject to SJPC's legal counsel's review and final approval.

BACKGROUND

At the February 23, 2021, Board meeting, the Board approved SJPC's entry into the JSDA, which was a multiparty agreement that included the SJPC, the Gloucester County Improvement Authority ("GCIA"), EEW American Offshore Wind Structures, Inc. n/k/a EEW-AOS Paulsboro Urban Renewal, LLC ("EEW"), and OWL. The JSDA provided for the establishment of a budget and sources of funds (financing) to facilitate the construction of a monopile manufacturing processing facility to support the offshore wind energy industry at the Paulsboro Marine Terminal ("PMT"). The JSDA further provided for the development of the monopile manufacturing facility itself on a portion of the PMT site, to include construction activities consisting of the land improvements

and the in-water improvements. The JSDA was entered into by all the parties, and effective, on April 29, 2021.

OWL has made the decision to no longer pursue offshore wind energy projects that it is involved with off the coast of New Jersey, and along the entire eastern seaboard. As such, OWL has entered into a Construction Loan Purchase and Sale Agreement with EEW-AOS for the assignment/sale by OWL of call those certain loan rights and obligations related to the PMT that OWL is responsible for to EEW-AOS (hereinafter the “Purchase Agreement”). It is a condition to the closing of the sale and assignment transaction contemplated by the Purchase Agreement, and a part of the consideration provided by EEW-AOS thereunder, that OWL and EEW-AOS enter into the Assignment Agreement. However, for the Assignment Agreement to be effective, all the other parties to the JSDA must each give their written consent thereto pursuant to Section 20, paragraph 20.1 of the JSDA. Accordingly, OWL and EEW-AOS have now sought the said required written consent of and from the SJPC and GCIA in order that the Assignment Agreement will be effective, which will in turn allow for OWL and EEW-AOS to move forward with the transaction and closing contemplated under and in their Purchase Agreement.

SJPC’s, as well as the other parties to the JSDA’s, consent to the Assignment Agreement will allow for, and ensure, that the financing and construction provided for therein as it regards the PMT, and its role in supporting the offshore wind energy industry, will continue forward, and be completed.

A motion was made to table Resolution 2024-08-0113

Moved by:	W. Higgins
Seconded by:	R. D’Angelo
Voting for Motion:	All
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 Chairman asked if there were any public comments.

Hearing none, the 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 1:15 p.m.

Moved by:	S. Roberts
Seconded by:	W. Higgins
Voting for Motion:	All
Voting Against Motion:	None

Following closed session, the Regular Session was reopened at 1:28 pm.

A motion was made to adjourn the Regular Open Meeting at 1:29 p.m.

Moved by:	J. Maressa
Seconded by:	W. Higgins
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, August 27, 2024.


 Victoria D’Amico
 Board Secretary



