

# SOUTH JERSEY PORT CORPORATION



## BOARD OF DIRECTORS MEETING DECEMBER 10, 2024

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

**1. APPROVAL OF MINUTES**

Regular Open Meeting October 29, 2024  
Closed Session Meeting October 29, 2024  
Regular Open Meeting November 6, 2024  
Closed Session Meeting November 6, 2024

**2. APPROVAL OF OPERATING BILLS  
RESOLUTION 2024-12-0144**

**3. APPROVAL OF ADVANCED PAYMENT BILL LIST  
RESOLUTION 2024-12-0145**

**4. APPROVAL OF CREDITS  
RESOLUTION 2024-12-0146**

**5. APPROVAL OF CHANGE ORDERS (NONE)**

**6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS  
RESOLUTION 2024-12-0147**

**7. RECEIPT OF TREASURER'S REPORT**

**8. RECEIPT OF COUNSEL'S REPORT**

**9. RECEIPT OF EXECUTIVE DIRECTOR'S REPORT**



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

**ACTION ITEMS**

- A. RESOLUTION 2024-12-0148: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR PHASE 4 OF THE BROADWAY TERMINAL DRY-PIPE FIRE PROTECTION SPRINKLER SYSTEMS REPLACEMENT PROJECT, BUILDING “E”**
  
- B. RESOLUTION 2024-12-0149: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR A NEW LOGISTICS OFFICE BUILDING AT THE BALZANO MARINE TERMINAL**
  
- C. RESOLUTION 2024-12-0150: APPROVAL TO AWARD A PROFESSIONAL SERVICES CONTRACT FOR THE DESIGN TO REPLACE THE “D” BUILDING ROOF AT THE BROADWAY MARINE TERMINAL**
  
- D. RESOLUTION 2024-12-0151: APPROVAL TO ADVERTISE A CONSTRUCTION CONTRACT FOR SINKHOLE REPAIRS ON PIER 1 OF THE BROADWAY MARINE TERMINAL**
  
- E. RESOLUTION 2024-12-0152: APPROVAL TO ADVERTISE A CONSTRUCTION CONTRACT FOR REPAIRS TO THE SHEET PILE WALL AT PIER 5 OF THE BROADWAY MARINE TERMINAL**
  
- F. RESOLUTION 2024-12-0153: APPROVAL TO RENEW TRASH REMOVAL SERVICES CONTRACT**
  
- G. RESOLUTION 2024-12-0154: APPROVAL OF 2025/2026 SALEM PORT AUTHORITY BUDGET**
  
- H. RESOLUTION 2024-12-0155: APPROVAL OF SELECTION OF BOND UNDERWRITER SERVICES VENDOR**



- I. RESOLUTION 2024-12-0156: APPROVAL TO EXTEND THE APPOINTMENTS AND CONTRACTS OF FIRMS PROVIDING PROFESSIONAL SERVICES TO AND FOR THE SOUTH JERSEY PORT CORPORATION**
  
- J. RESOLUTION 2024-12-0157: APPROVAL OF SHARED SERVICES AGREEMENT WITH GLOUCESTER COUNTY IMPROVEMENT AUTHORITY FOR LABOR FOR THE PAULSBORO MARINE TERMINAL PROJECT**
  
- K. RESOLUTION 2024-12-0158: APPROVAL TO PURCHASE TWO ARTICULATING BOOMS (HI-REACHES)**
  
- L. RESOLUTION 2024-12-0159: APPROVAL TO PURCHASE A 2025 INTERNATIONAL MV607 SBA DUMP TRUCK**
  
- M. RESOLUTION 2024-12-0160: APPROVAL TO ISSUE AN RFP FOR PURCHASE OF EV FORKLIFT**
  
- N. RESOLUTION 2024-12-0161: APPROVAL TO PURCHASE FOUR (4) 2025 FORD MAVERICK TRUCKS**
  
- O. RESOLUTION 2024-12-0162: APPROVAL OF HARRY WILSON WELDING LEASE RENEWAL**
  
- P. RESOLUTION 2024-12-0163: APPROVAL TO AMEND THE CONTRACT FOR EXTENSION OF THE FIRE MAIN AT PIER 5 AT THE BROADWAY MARINE TERMINAL**

**11. SUPPLEMENTAL BOARD INFORMATION:**

- Q. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**
  
- R. PORT SECURITY UPDATE**



**S. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

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



**ACTION ITEM:**

**A. RESOLUTION 2024-12-0148: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR PHASE 4 OF THE BROADWAY TERMINAL DRY-PIPE FIRE PROTECTION SPRINKLER SYSTEMS REPLACEMENT PROJECT, BUILDING “E”**

**REQUEST**

Staff is requesting Board approval to award a construction contract for Phase 4 of the Broadway Terminal dry-pipe fire protection sprinkler systems replacement project. Phase 4 addresses Building “E”.

**BACKGROUND**

The Board has previously Phases 1, 2, and 3 of the Broadway Terminal Sprinkler Replacement Program.

The building is the largest at Broadway, on a footprint of 111,0000 square feet, and two large galleries yielding a total area to be sprinklered of approximately 241,500 square feet.

The drawings and specifications were prepared by Pennoni Associates.

The documents were advertised in three local newspapers and posted on the SJPC website. In addition, notice of the opportunity was sent directly to five (5) prospective bidder firms. The pre-bid site inspection was held on October 24, 2024, with two firms in attendance. One bid was received on the opening date of Thursday, November 14<sup>th</sup>, 2024.

Firm	Bid
Harring Fire Protection Folsom, NJ	\$1,832,400

**RECOMMENDATION:**

Staff is requesting Board approval to award a construction contract for the construction of Phase 4, Building E, of the Broadway Terminal dry-pipe fire protection sprinkler systems replacement project to Harring Fire Protection of Folsom, New Jersey, in the lump sum amount of \$1,832,400.



**ACTION ITEM:**

**B. RESOLUTION 2024-12-0149: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR A NEW LOGISTICS OFFICE BUILDING AT THE BALZANO MARINE TERMINAL**

**REQUEST**

Pursuant to the Board Authorization: RESOLUTION 2024-02-0030, REQUESTING APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR A NEW LOGISTICS OFFICE BUILDING AT BALZANO MARINE TERMINAL, an RFP was advertised for the solicitation of proposals from our prequalified civil engineering design firms to perform the conceptual through final design services for a logistics office building at the Balzano Marie Terminal. The new office building will be located south of Building F2 and the design will include a reconfiguration of area in the storage yard for employee parking a future new entry gate off of South Second Street.

**BACKGROUND**

The existing logistics warehouse office, located adjacent to and inside the main gate at Joseph A. Balzano Boulevard, is in poor condition and in need of a major upgrade including windows, siding, roof, and HVAC upgrades.

In lieu of investing in the necessary rehabilitation of the existing structure, it was decided to construct a new office to house the warehouse logistics personnel at a more efficient location on the port property.

SJPC staff prepared and issued a Request for Proposals to our list of prequalified civil engineering design firms, to perform the necessary field investigation, conceptual through final design services, and necessary services during construction. A planning effort is also included which will determine an improved location for the logistics office and port main access gate.

A non-mandatory pre-bid presentation meeting was held on Friday, October 25, 2024, with six (6) firms in attendance. The following five (5) proposals were received on Friday, November 15, 2024:

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Firm	Proposed Fee
On Board Engineering Wall Township, NJ 07719	\$342,900.00
Pennoni Haddon Heights, NJ 08035	\$601,500.00
PS&S Wall, NJ 07753	\$658,550.00
VBH Manasquan, NJ 08736	\$752,834.84
GPI Pleasantville, NJ 08232	\$1,165,739.00

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 Corporation’s proposal in the not to exceed amount of \$342,900 was the best value and met the requirements of the RFP. Legal review confirmed that the bid proposal is in its proper legal form.

**RECOMMENDATION:**

Staff requests Board Approval to award the design services contract for a logistics office building at the Balzano Marine Terminal to On-Board Engineering Corporation, of Wall Township, NJ, in the not to exceed amount of \$342,900.



**ACTION ITEM:**

**C. RESOLUTION 2024-12-0150: APPROVAL TO AWARD A PROFESSIONAL SERVICES CONTRACT FOR THE DESIGN TO REPLACE THE “D” BUILDING ROOF AT THE BROADWAY MARINE TERMINAL**

**REQUEST**

Staff is requesting Board approval to award a professional services contract to perform design and construction phase services for the replacement of the D Building roof at the Broadway Marine Terminal.

**BACKGROUND**

Resolution 2024-07-0083 authorized the issuance of a request for proposals to select an engineering firm from the SJPC’s prequalified list for the design of the replacement of the Broadway D Building roof.

An RFP was prepared and sent to the prequalified list on October 16, 2024.

The preproposal walkthrough was conducted on October 24th. Three (3) firms attended. Four proposals were received on November 15th.

Firm	Fee Amount
On-Board Engineering Corporation East Windsor, NJ 08520	\$49,600
Remington and Vernick Cherry Hill, NJ 08003	\$79,120
PS&S Wall, NJ 07753	\$205,000
GPI Pleasantville, NJ 08232	\$392,962

**RECOMMENDATION:**

Staff requests Board approval to issue a professional services contract to On-Board Engineering Corporation of East Windsor, NJ, to perform design and construction phase services for the replacement of the D Building roof at the Broadway Marine Terminal, in their proposed not to exceed fee amount of \$49,600.





**ACTION ITEM:**

**D. RESOLUTION 2024-12-0151: APPROVAL TO ADVERTISE  
A CONSTRUCTION CONTRACT FOR SINKHOLE  
REPAIRS ON PIER 1 OF THE BROADWAY MARINE  
TERMINAL**

**REQUEST**

Staff is requesting Board approval to advertise for a construction contract to make sinkhole repairs to Pier 1 at the Broadway Marine Terminal.

**BACKGROUND**

Pier 1 consists of a low deck wooden structure which is over 100 years old. As the wood deck deteriorates, soil escapes from behind the seawall, causing sinkholes and subsequent collapse of the bituminous paving above. This is a chronic and ongoing condition. Previous repairs due to this type of failure have been made in 1988, 1998, 2002, 2014, 2019, and 2023.

Over the past several months more sink holes have once again developed within the Broadway Pier 1, on the west end at its intersection with Peir 1A. The current condition poses both a structural and safety concern for the further collapse of the pier if the issue is not addressed.

S.T. Hudson Engineers evaluated the extent of the new location and provided recommendations for repairs. The estimated cost of repairs is \$350,000 pending preparation of the final bid documents.

**RECOMMENDATION:**

Staff is requesting Board approval to advertise for a construction contract to make another round of sinkhole repairs to Pier 1 at the Broadway Marine Terminal.



**ACTION ITEM:**

**E. RESOLUTION 2024-12-0152: APPROVAL TO ADVERTISE A CONSTRUCTION CONTRACT FOR REPAIRS TO THE SHEET PILE WALL AT PIER 5 OF THE BROADWAY MARINE TERMINAL**

**REQUEST**

Staff is requesting Board approval to advertise a construction contract to make sheet pile wall repairs to Pier 5 at the Broadway Marine Terminal.

**BACKGROUND**

Pier 5 at the Broadway Marine Terminal was originally constructed by the New York Shipbuilding Corporation as a drydock in 1956.

An underwater inspection in 2021 revealed that the steel sheet pile cells were in critical condition due to heavy deterioration and widespread holes in the splash zone of the waterline. Active loss of fill through these holes resulted in sinkholes behind the sheeting and collapse of the bituminous paved deck. Therefore, bid documents were prepared and advertised, and a contract was awarded in 2021 for \$520,000 worth of immediate repairs in the worst areas.

On November 7, 2024, a new set of sinkholes were observed in the eastern wall of the pier. The original inspection and design engineer, MidAtlantic Engineering Partners, was asked to inspect this new area. They dove the area and submitted a report of findings and recommendations, which call for immediate repairs to the sheet pile walls in this new area of failure, similar to those made in 2021.

The estimated cost of the repairs is \$350,000.

**RECOMMENDATION:**

Staff is requesting Board approval to advertise a construction contract to make sheet pile wall repairs to Pier 5 at the Broadway Marine Terminal.



**ACTION ITEM:**

**F. RESOLUTION 2024-12-0153: APPROVAL TO RENEW TRASH REMOVAL SERVICES CONTRACT**

**REQUEST**

Staff is requesting Board approval to renew the Trash Removal Services contract by exercising the second-year renewal option in the contract.

**BACKGROUND**

In accordance with a competitive advertisement for services resulting in Resolution 2023-10-0094, the SJPC awarded a contract to Green Guys Recycling Solutions LLC of Deptford, NJ, for trash removal services at the Balzano and Broadway Marine Terminals.

The contract provides for the regular removal of thirty and forty cubic yard containers from the operating piers and berths, and for the removal of three and four cubic yard trash containers to be emptied twice a week.

The contract was issued for one year, with options for the SJPC to extend it for an additional two (2), one (1) year terms.

The anniversary date has arrived, and the contractor's performance has been satisfactory, therefore staff is recommending to exercise the second year renewal option at the same terms and conditions as the original award.

**RECOMMENDATION:**

Staff recommends Board approval to renew the Trash Removal Services contract with Green Guys Recycling Solutions LLC of Deptford, NJ, by exercising the second-year renewal option at the same terms and conditions as the original award.



**ACTION ITEM:**

**G. RESOLUTION 2024-12-0154: APPROVAL OF 2025/2026 SALEM PORT AUTHORITY BUDGET**

**REQUEST**

Staff is requesting Board approval of the Salem Port Authority's budget for 2025/2026.

**BACKGROUND**

The proposed budget for 2025/2026 is \$75,468. The approved budget for the previous year was \$70,245. The budget increase is based on the following factors:

- Increase of \$948 to salaries and wages (3%)
- Increase of \$72 to social security/medicare expense (3%)
- Increase of \$6 to unemployment expense (2%)
- Increase of \$2,426 to health insurance (17%)
- Increase of \$871 to pension expense (17%)
- Increase of \$900 for other expenses (5%)

The net effect is a 7.4% increase to last year's budget in the amount of \$5,223.

**RECOMMENDATION:**

Staff recommends Board approval of the Salem Port Authority 2025/2026 Budget of \$75,468.



**ACTION ITEM:**

**H. RESOLUTION 2024-12-0155: APPROVAL OF SELECTION OF BOND UNDERWRITER SERVICES VENDOR**

**REQUEST**

Pursuant to the Board Resolution 2024-08-0112: AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS/QUALIFICATIONS FOR UNDERWRITER SERVICES, staff released a Request for Proposals for Underwriting in conjunction with the issuance of Marine Terminal Revenue Bonds (and, possibly, Marine Terminal Revenue Refunding Bonds).

The RFP was issued on October 9, 2024, and responses were received and opened on Wednesday, October 30, 2024, at 11:00 a.m. EST. Proposals conforming to SJPC's RFP were received from the following five (5) firms:

<b>FIRM</b>	<b>ESTIMATE</b>
AmeriVet Securities	Set by senior manager
Blaylock Van	\$4.00/bond (est – set by senior manager)
Drexel Hamilton	\$4.00/bond
Janney Montgomery Scott	\$3.60/bond
Raymond James & Co.	\$3.09/bond

The proposals of AmeriVet and Blaylock were for co-manager; therefore, these proposals were not scored for the purposes of selecting a senior managing underwriter, which was requested by the RFP.

Responses were reviewed by the in-house selection committee. Proposals that were deemed responsive were scored based on eight criteria. Based on this review, it is recommended that the SJPC retain Raymond James & Co. for a term of one year.

**RECOMMENDATION:**

Staff recommends Board approval to award the Bond Underwriter Services to Raymond James & Co.



**ACTION ITEM:**

**I. RESOLUTION 2024-12-0156: APPROVAL TO EXTEND THE APPOINTMENTS AND CONTRACTS OF FIRMS PROVIDING PROFESSIONAL SERVICES TO AND FOR THE SOUTH JERSEY PORT CORPORATION**

**REQUEST**

Staff requests Board approval to extend for one (1) year the professional services contracts for those individuals/firms previously appointed to provide the following professional services to and for the South Jersey Port Corporation (“SJPC”), as follows: Bond Counsel, Financial Advisor, General Legal Counsel, Grant Writing & Administrative Services, Health and Insurance Broker Services, Labor Counsel, Maritime Counsel, and Marketing Consultant; by exercising the second-year renewal option in each of their respective professional services agreements with the SJPC.

**BACKGROUND**

Staff publicly advertised and released a Request for Proposals (“RFPs”) for the above professional service categories with Proposals opened on October 31, November 1, and November 2, 2023. Based upon the Proposals received by SJPC for the said professional services categories, SJPC awarded contracts in Resolution 2024-01-0015, to the following:

- 1. Wilentz, Goldman and Spitzer -- Bond Counsel.**
- 2. G.B. Associates -- Financial Advisor.**
- 3. Brown and Connery, LLP -- General Legal Counsel.**
- 4. Triad Associates -- Grant Writing, Management, and Administrative Services.**
- 5. Connor, Strong and Buckelew -- Health and Insurance Broker Services.**
- 6. Brown and Connery, LLP -- Labor Counsel.**
- 7. Mattioni, Ltd. -- Maritime Counsel.**
- 8. Phoenix Strategies, Inc. -- Marketing Consultant.**

Each of the professional services contracts awarded, as set forth above, were for one (1) year, but with two (2) one-year options for SJPC to extend upon the same terms and conditions. The anniversary dates for each of the professional services appointments, per each contract, is upcoming in January 2025. As such, if the said contracts are to be

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extended for the first of the two (2) one-year options to extend, the SJPC must exercise the option prior to the expiration of the initial term of the contracts.

Each of the afore-said professionals previously appointed by the Board have, and continue to, perform satisfactorily, so that renewal of each of their professional services contract for an additional one-year period upon the same terms and conditions will be beneficial to, and cost effective for, the SJPC. The SJPC continues to require, and have a need for, the professional services being provided by each of the afore-mentioned professionals.

### **RECOMMENDATION:**

Staff recommends Board approval to extend for an additional one-year term the following professional services appointments, inclusive of each of their respective Professional Services Agreements with the SJPC upon the same terms and conditions of each of same, as follows:

**Wilentz, Goldman & Spitzer -- Bond Counsel.**

**G.B. Associates -- Financial Advisor.**

**Brown and Connery, LLP -- General Legal Counsel.**

**Triad Associates -- Grant Writing, Management, and Administrative Services.**

**Conner Strong & Buckelew -- Health and Insurance Broker Services.**

**Brown and Connery, LLP -- Labor Counsel.**

**Mattioni Ltd. -- Maritime Counsel.**

**Phoenix Strategies, Inc. -- Marketing Consultant.**

All the above professional service providers shall be given written notice of the one-year renewal/extension in the form approved by the SJPC Director of Legal and Regulatory Affairs.



**ACTION ITEM:**

**J. RESOLUTION 2024-12-0157: APPROVAL OF SHARED SERVICES AGREEMENT WITH GLOUCESTER COUNTY IMPROVEMENT AUTHORITY FOR LABOR FOR THE PAULSBORO MARINE TERMINAL PROJECT**

**REQUEST**

Staff is presenting a proposed new updated Shared Services Agreement with the Gloucester County Improvement Authority (“GCIA”) to provide labor for continuing and future work on the Paulsboro Marine Terminal project on an “as-needed” basis, which can be provided by tradesmen in several trades who are under the employ of the GCIA. The Agreement contains an Exhibit “A that sets out the updated contractual wages for hourly rates for tradesmen. The term of the Agreement is for one (1) year commencing on the date of execution of the Agreement. The Agreement has an option for SJPC to extend same in its sole discretion for an additional one (1) year term by giving written notice to the GCIA prior to expiration of the initial one (1) year term. The Agreement contains a sixty (60) day mutual cancellation clause. The Agreement replaces the prior Shared Services Agreement with the GCIA for labor that expires on December 31, 2024.

**RECOMMENDATION:**

Staff recommends Board to approve the updated Shared Services Agreement for labor concerning the Paulsboro Marine Terminal project with GCIA, as there is, and will continue to be, a need for labor at and for the said project.





**ACTION ITEM:**

**K. RESOLUTION 2024-12-0158: APPROVAL OF PURCHASE OF TWO ARTICULATING BOOMS (HI REACHES)**

**REQUEST**

Staff is requesting Board approval to purchase two (2) Genie Z-60FE Articulating Booms for preventive maintenance and repairs as required at the Balzano and Broadway Marine Terminals. These two pieces of equipment are replacing two older units that were deemed unsafe to operate and were taken out of service.

**BACKGROUND**

A formal Request for Quotations was issued for the purchase of two (2) Genie Z-60FE Articulating Booms. Three (3) responses to the RFQ were received:

- Complete Equipment - \$261,114 (\$129,257 ea.)
- United Rentals - \$228,212 (\$108,456 ea.)
- Equipment Depot - \$210,401 (\$105,200.85 ea.)

Competitive quotes were also obtained from Sourcewell for the same manufacturer, model, and options.

RFQ response from Equipment Depot was 42.61% less than Sourcewell contract pricing of \$306,192 (\$150,036 + 6,100 delivery each unit).

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				UNITED RENTALS	EQUIPMENT DEPOT	COMPLETE EQUIPMENT
ITEM	DESCRIPTION		UNIT	PRICE	PRICE	PRICE
1	Provide 2 (2) Genie Z-60 FE60' Articulating Booms	2	EA	\$216,912.00	\$210,401.70	\$258,514.00
2	Delivery, Transport & Unloading Charges	1	EA	\$5,800.00	\$2,899.62	\$0.00
3	Operator Manuals & Spare Parts List	4	EA	\$0.00	\$0.00	\$0.00
4	Operator & Maintenance Training	1	EA	\$0.00	\$0.00	\$0.00
5	Extended One Year Warranty for all parts and labor	1	EA	\$2,200.00	\$0.00	\$0.00
6	Option - Extended Two Year Warranty for all parts and labor	1	EA	\$3,300.00	\$3,700.00	\$2,600.00
				\$228,212.00	\$217,001.32	\$261,114.00

**RECOMMENDATION:**

Staff recommends Board approval to purchase two (2) Genie Z-60FE Articulating Booms from Equipment Depot.



**ACTION ITEM:**

**L. RESOLUTION 2024-12-0159: APPROVAL TO PURCHASE  
A 2025 INTERNATIONAL MV607 SBA DUMP TRUCK**

**REQUEST**

Staff is requesting Board Authorization for the purchase of a 2025 International model MV607 SBA Dump Truck with a tier 4 engine. The dump truck will be utilized by SJPC Operations and Maintenance Departments in lieu of an older truck (1986 Ford Diesel Dump Truck) that required replacement to comply with NJDEP regulations.

**BACKGROUND**

South Jersey Port Corporation requested pricing from Allegiance Trucks utilizing Sourcewell pricing for a 2025 International MV607 SBA Dump Truck. Sourcewell provided a quote with all options requested by SJPC in the amount of \$157,583.55. Non-Sourcewell pricing was \$163,716.00, a cost difference of \$6,132.45.

**RECOMMENDATION:**

Staff recommends Board approval to purchase the 2025 International MV607 SBA Dump Truck from Sourcewell in the amount of \$157,583.55.



**ACTION ITEM:**

**M. RESOLUTION 2024-12-0160: APPROVAL TO ISSUE AN RFP FOR PURCHASE OF EV FORKLIFT**

**REQUEST**

Staff is requesting Board approval to issue an RFP for the purchase of one 36,000-pound electric forklift, per the recent Diesel Emission Reduction Act (DERA) grant award from the USEPA. This unit will replace an older diesel unit that needs to be replaced per NJDEP regulations for cargo handling equipment.

**BACKGROUND**

SJPC was recently awarded a DERA grant for the acquisition of one 36,000-pound electric forklift from USEPA. The project estimates that the purchase of an EV forklift will be approximately \$506,750, and EPA has awarded the Port \$228,037 to use towards the purchase. SJPC would be responsible for the remaining balance of approximately \$278,712.

Staff is requesting Board approval to issue an RFP for the purchase and installation of this equipment and the accompanying charging station.

**RECOMMENDATION:**

Staff recommends Board approval to issue an RFP for the purchase of one 36,000-pound electric forklift.



**ACTION ITEM:**

**N. RESOLUTION 2024-12-0161: APPROVAL TO PURCHASE FOUR (4) 2025 FORD MAVERICK TRUCKS**

**REQUEST**

Staff requests Board approval to purchase four (4) 2025 Ford Maverick trucks.

**BACKGROUND**

Resolution 2023-08-0079 was approved for the purchase of four (4) 2024 Ford Maverick trucks in the amount of \$111,205.88. Each vehicle costing \$27,801.47. Ford Motor Company was unable to fulfill the 2024 Maverick order and cancelled it.

Sourcewell submitted a proposal for the 2025 production scheduled for December/January.

The new quotation from National Auto Fleet Group for the vehicles under Sourcewell Contract 091521-NAF increases the cost of each vehicle to \$29,530 and overall costs to \$118,122.36, an increase of 6.2%.

The 2025 Ford Maverick trucks will be utilized by SJPC Operations and Maintenance Departments in lieu of older trucks that need replacement

**RECOMMENDATION:**

Staff recommends Board approval to purchase four (4) 2025 Ford Maverick trucks in the amount of \$118,122.36.



**ACTION ITEM:**

**O. RESOLUTION 2024-12-0162: APPROVAL OF HARRY WILSON WELDING LEASE RENEWAL**

**REQUEST**

Staff is requesting Board approval to renew the Harry Wilson Welding lease for a one-year term, commencing on February 1, 2025.

**BACKGROUND**

Harry Wilson Welding has requested a one (1) year lease renewal for a 100 square foot storage shed located at the Broadway Terminal. A 3.6% CPI increase will be applied to the annual amount resulting in an annual revenue of \$725.28. The new one-year lease will commence on February 1, 2025.

**RECOMMENDATION:**

Staff recommends Board approval to renew the Harry Wilson Welding lease for a one-year term, commencing on February 1, 2025



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**ACTION ITEM:**

**P. RESOLUTION 2024-12-0163: APPROVAL TO AMEND THE CONTRACT FOR EXTENSION OF THE FIRE MAIN AT PIER 5 AT THE BROADWAY MARINE TERMINAL**

**REQUEST**

Staff is requesting Board approval to amend the construction contract for extension of the fire main to Warehouse 3 at Pier 5 of the Broadway Marine Terminal.

**BACKGROUND**

Pursuant to Resolution 2024-11-0139, a construction contract was awarded to the low bid contractor, Richard E. Pierson Construction Company, Woodstown, NJ, in the amount of \$170,400 for the installation of 280 feet of 10-inch diameter ductile iron fire main to serve Warehouse 3 at Pier 5 of the Broadway Marine Terminal.

This new pipe is part of a larger project mandated under a December 2017 administrative consent order with the New Jersey Department of Community Affairs, Bureau of Fire Safety, and is funded with a New Jersey state grant issued in 2022. The design was prepared by Remington and Vernick Engineers of Cherry Hill, NJ.

During construction, underground concrete pier structures and a slab were encountered which required demolition. Another 10-inch valve was added to provide better operational control, and an existing 6-inch diameter water line leak was repaired. In addition, the bituminous floor of Warehouse 2 which had heaved during the original pipe break will be repaired. The total amount of these changes is \$53,257.53. The amendment cost tabulation was reviewed by the design engineer who took no exceptions. The detailed breakdown is attached.

Original Contract Amount	\$ 170,400.00
Amendment Number 1	\$ 53,257.53
Amended Contract Amount	\$ 223,657.53

**RECOMMENDATION:**

Staff is therefore requesting Board approval to amend the construction contract for extension of the fire main at Pier 5 of the Broadway Marine Terminal to the contractor, Richard E. Pierson Construction Company, Woodstown, NJ, in the amount of \$ 53,257.53, bringing the final contract amount to \$ 223,657.53.



**INFORMATION ITEM:**

- Q. MARKETING COMMITTEE REPORT &  
PHOENIX/ARTLIP COMMUNICATIONS REPORT**





**INFORMATION ITEM:**

**R. SECURITY UPDATE:**



**INFORMATION ITEM:**

**S. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

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



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