SOUTH JERSEY PORT CORPORATION

SPECIAL VIRTUAL BOARD OF DIRECTORS MEETING
AMENDED AGENDA, THURSDAY, MAY 21, 2026
12:00 PM

THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL

OPEN PUBLIC MEETINGS ACT STATEMENT:
Pursuant to the provisions of the Open Public Meetings Act, Chapter 231, Public laws of 1975, adequate notice of this Special meeting has been provided. On December 23, 2025, the 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 2026, 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 for this Special meeting 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 2026. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. AGENDA ITEMS REQUIRING BOARD ACTION:

A. RESOLUTION 2026-05-0050: APPROVAL TO AWARD A SERVICE CONTRACT FOR ASBETOS REMOVAL FROM BUILDING E AT THE BROADWAY MARINE TERMINAL

REQUEST
Staff is requesting Board approval to award a service contract for asbestos removal from the Building E at the Broadway Marine Terminal.

BACKGROUND
Replacement of the E-Building sprinkler system has been in progress and as the contractor began work in the mezzanine areas, the contractor raised concerns for possible asbestos containing materials (ACM) at the upper-level work sites. Sampling was performed and laboratory analysis confirmed the presence of ACM in the pipe insulation and roofing material, but also in the

accumulated dust and debris on the floor and other horizontal surfaces.

The design consultant used those results to map out the areas that need selective asbestos removal for the contractor to work safely. Bid documents were prepared for a licensed asbestos removal contractor to perform the work.

Pursuant to the Board Authorization: RESOLUTION 2026-04-0047: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR ASBETOS REMOVAL FROM THE E BUILDING AT THE BROADWAY MARINE TERMINAL, an Invitation for Bidders (IFB) was advertised to solicit public bids.

The IFB was posted on the SJPC website, advertised in three papers, and five (5) firms were notified directly of the opportunity. Prebid meetings were held on Wednesday, April 22 and Wednesday, April 29, 2026, with a total of eight (8) contractors in attendance. A total of four addenda were issued, and seven qualified bids were received on Thursday, May 14, 2025, as follows:

Firm	Address	Proposed Fee
BRISTOL ENVIRONMENTAL	BRISTOL, PA	$ 598,600
UNICORN CONTRACTING CORP.	BLOOMSFIELD, NJ	$ 693,950
CHAMPION ENVIRONMENTAL	HOLTSVILLE, NY	$ 705,674
NIRAM INC.	CEDAR KNOLLS, NJ	$ 734,000
GREENWOOD ABATEMENT	BUTLER, NJ	$ 786,000
APEX DEVELOPMENT	NEWARK, NJ	$ 787,200
PLYMOUTH ENVIRONMENTAL	NORRISTOWN, PA	$ 1,080,420

RECOMMENDATION:

Staff is recommending Board approval to award a service contract for selective asbestos removal in Building E at the Broadway Marine Terminal to the low bidder, Bristol Environmental, in the Lump Sum Bid Amount of $ 598,600.

B. RESOLUTION 2026-05-0051: APPROVAL OF PERSONNEL HIRES

REQUEST

Staff is requesting Board approval to interview for the position of Chief Financial Officer (CFO)/Treasurer.

BACKGROUND

The Port's incumbent CFO has submitted her resignation, effective May 15, 2026. Staff is requesting Board approval to conduct a candidate search and hire a replacement, subject to final Board approval.

Staff is requesting Board approval to fill the position of Senior Executive Assistant at a range of $55,000 - $65,000.

Staff is requesting Board approval to hire for a newly created position, Director of Terminal Operations, at a salary of $147,000. Port staff has started work to ensure proper succession planning across all departments in order to retain and develop top senior and middle management leadership and talent. Reporting to the Chief Operating Officer, the Director, Terminal Operations will oversee terminal, crane and warehouse operations, as well as fleet and mobile equipment, to ensure cargo is moved safely and efficiently in a manner that meets productivity, cost, and scheduled objectives.

RECOMMENDATION:

Staff recommends Board approval to interview for the position of CFO / Treasurer.

C. RESOLUTION 2026-05-0052: APPROVAL OF PERSONNEL HIRES

REQUEST
Staff is requesting Board approval to hire a Director of Terminal Operations.

BACKGROUND
The Port's incumbent CFO has submitted her resignation, effective May 15, 2026. Staff is requesting Board approval to conduct a candidate search and hire a replacement, subject to final Board approval.

Staff is requesting Board approval to fill the position of Senior Executive Assistant at a range of $55,000 - $65,000.

Staff is requesting Board approval to hire for a newly created position, Director of Terminal Operations, at a salary of $147,000. Port staff has started work to ensure proper succession planning across all departments in order to retain and develop top senior and middle management leadership and talent. Reporting to the Chief Operating Officer, the Director, Terminal Operations will oversee terminal, crane and warehouse operations, as well as fleet and mobile equipment, to ensure cargo is moved safely and efficiently in a manner that meets productivity, cost, and scheduled objectives.

RECOMMENDATION:
Staff recommends Board approval to hire a Director of Terminal Operations.

D. RESOLUTION 2026-05-0053: APPROVAL OF PERSONNEL HIRES

REQUEST
Staff is requesting Board approval to hire a Senior Executive Assistant.

BACKGROUND
The Port's incumbent CFO has submitted her resignation, effective May 15, 2026. Staff is requesting Board approval to conduct a candidate search and hire a replacement, subject to final Board approval.

Staff is requesting Board approval to fill the position of Senior Executive Assistant at a range of $55,000 - $65,000.

Staff is requesting Board approval to hire for a newly created position, Director of Terminal Operations, at a salary of $147,000. Port staff has started work to ensure proper succession planning across all departments in order to retain and develop top senior and middle management leadership and talent. Reporting to the Chief Operating Officer, the Director, Terminal Operations will oversee terminal, crane and warehouse operations, as well as fleet and mobile equipment, to ensure cargo is moved safely and efficiently in a manner that meets productivity, cost, and scheduled objectives.

RECOMMENDATION:
Staff recommends Board approval to hire a Senior Executive Assistant.

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.