SOUTH JERSEY PORT CORPORATION

BOARD OF DIRECTORS ANNUAL MEETING
JULY 28, 2026

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 meeting has been provided. On November 20, 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 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 Directors' Meetings for 2026. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. **APPROVAL OF MINUTES**
   Regular Open Meeting June 9, 2026
   Closed Session Meeting June 9, 2026

2. **APPROVAL OF OPERATING BILLS**
   RESOLUTION 2026-07-0068

3. **APPROVAL OF ADVANCED PAYMENT BILL LIST**
   RESOLUTION 2026-07-0069

4. **APPROVAL OF CREDITS**
   RESOLUTION 2026-07-0070

5. **APPROVAL OF CHANGE ORDERS (TWO)**

   RESOLUTION 2026-07-0071: APPROVAL OF CHANGE ORDER NO. 4 TO PENNONI ASSOCIATES FOR CONSTRUCTION PHASE ASBESTOS REMOVAL CONSULTING FOR THE E BUILDING AT BROADWAY MARINE TERMINAL SPRINKLERS REPLACEMENT

PROGRAM AT BROADWAY MARINE TERMINAL

RESOLUTION 2026-07-0072: APPROVAL OF CHANGE ORDER NO. 2 TO GEI CONSULTANTS, INC. FOR THE BERTH 1 SLOPE STABILIZATION AT BALZANO MARINE TERMINAL

6. **APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
   RESOLUTION 2026-07-0073

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:**

CONSENT AGENDA ACTION ITEMS

A. **RESOLUTION 2026-07-0074: APPROVAL TO AWARD A CONSTRUCTION CONTACT FOR DEMOLITION OF THE SPRINKLER PIPING IN THE A AND B BUILDINGS AT BROADWAY MARINE TERMINAL**

B. **RESOLUTION 2026-07-0075: APPROVAL TO AWARD A SERVICES CONTRACT FOR ANNUAL FIRE SPRINKLER SYSTEMS AND FIRE EXTINGUISHER INSPECTIONS AT BALZANO AND BROADWAY MARINE TERMINALS**

C. **RESOLUTION 2026-07-0076: APPROVAL TO PURCHASE MODULAR RESTROOMS AT THE BROADWAY MARINE TERMINAL**

D. **RESOLUTION 2026-07-0077: APPROVAL TO ISSUE AN RFP TO PREQUALIFIED ELECTRICAL, CIVIL, AND GEOTECHNICAL**

ENGINEERING FIRMS FOR DESIGN OF ONE HIGH MAST LIGHT POLE AT THE BALZANO MARINE TERMINAL

E. RESOLUTION 2026-07-0078: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO DEMOLISH Y-2 BUILDING AND SITE WORK RESTORATION AT THE BROADWAY MARINE TERMINAL

F. RESOLUTION 2026-07-0079: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR THE DEMOLITION OF BUILDING Y-2 AT BROADWAY MARINE TERMINAL

G. RESOLUTION 2026-07-0080: CONSIDERATION OF CANDIDATE FOR EMPLOYMENT FOR THE POSITION OF CHIEF FINANCIAL OFFICER/TREASURER

11. SUPPLEMENTAL BOARD INFORMATION:

H. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

I. PORT SECURITY UPDATE

J. PAULSBORO MARINE TERMINAL PROJECT UPDATES

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT

ACTION ITEM:

A. RESOLUTION 2026-07-0074: APPROVAL TO AWARD A CONSTRUCTION CONTACT FOR DEMOLITION OF THE SPRINKLER PIPING IN THE A AND B BUILDINGS AT BROADWAY MARINE TERMINAL

REQUEST
Staff is requesting Board approval to award a construction contract for demolition of the sprinkler piping in the A and B Buildings at the Broadway Marine Terminal.

BACKGROUND
By Resolution Number 2017-3-0034, the Board awarded a sprinkler installation contract to the low bidder Harring Fire Protection for $882,063. The systems were installed in Buildings A, A-2, B, B-2, and AB at the Broadway Marine Terminal.

The existing sprinkler piping from the A and B Buildings were not removed at that time due to a variance being obtained, and the difficulty of working around the tenant's manufacturing operation. However, in subsequent meetings with the NJ DCA Bureau of Fire Safety, they have requested that this piping be removed.

Therefore, we solicited competitive bids for the removal of the legacy sprinkler piping from the A and B Buildings. The RFQ was posted on the SJPC website and was also sent to 12 potentially interested firms. A Pre-Bid meeting was held on Thursday, June 18, 2026. Two firms attended. Two addenda were issued. Four bid packages were received on Friday July 10, 2026. Two of those bids failed to acknowledge the addenda and were disqualified. The two acceptable bids were as follows:

Firm	Amount
Harring Fire Protection	$340,200
Independence Fire Sprinkler	$543,500

RECOMMENDATION:
Staff is therefore requesting Board approval to award a construction contract for demolition of sprinkler piping in the A and B Buildings at the Broadway Marine Terminal to Harring Fire Protection, Folsom, NJ, in the amount of $ 340,200.

ACTION ITEM:

B. RESOLUTION 2026-07-0075: APPROVAL TO AWARD A SERVICES CONTRACT FOR ANNUAL FIRE SPRINKLER SYSTEMS AND FIRE EXTINGUISHER INSPECTIONS AT BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board approval to award a services contract for fire sprinkler systems and fire extinguishers inspections, preventative maintenance, and emergency repair services for one year with options to renew for up to two additional years at the Balzano and Broadway Marine Terminals.

BACKGROUND

Pursuant to Resolution 2026-06-0062: APPROVAL TO ISSUE A REQUEST FOR PROPOSALS FOR ANNUAL FIRE SPRINKLER SYSTEMS AND FIRE EXTINGUISHER INSPECTIONS, an RFP was prepared and posted on the SJPC website. In addition, it was sent to 12 potentially interested firms.

Bids were opening on Friday, July 10, 2026, with two bids received as follows:

Firm	Amount
Harring Fire Protection	$115,891
Independence Fire Sprinkler	$157,355

The term for the proposed services contract will be for a one-year duration with the option of two additional one-year extensions.

RECOMMENDATION:

Staff requests Board approval to issue a services contract for fire sprinkler systems and fire extinguishers inspections, testing, preventative maintenance, and emergency response services for one year with options to renew for up to two additional years at the Balzano and Broadway Marine Terminals to Harring Fire Protection of Folsom, NJ, in the amount of $ 115,891.

ACTION ITEM:

C. RESOLUTION 2026-07-0076: APPROVAL TO PURCHASE MODULAR RESTROOMS AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to award a purchase order for a modular restrooms structure to replace existing bathroom trailer at the Broadway Marine Terminal.

BACKGROUND

The existing men's / women's restrooms, located outdoor adjacent to the Y-2 warehouse, is severely deteriorated. Currently, the SJPC is placing temporary outdoor restroom units when a ship is in port. These restroom facilities are used by port field personnel as well as materials transport truckers. SJPC had prepared the design criteria and engaged the services of Boxx Modular, a manufacturer of modular buildings, for a pricing proposal and preliminary floor plan design for the Balzano Marine Terminal in 2022. Those design drawings and specifications will be used for the restrooms at the Broadway Terminal. The removal of the existing restrooms and installation of the new unit will be performed by SJPC staff.

We have received a quotation from Boxx Modular for this project through the Sourcewell National Cooperative Purchase contract #120822-BXX (SJPC member # 171928) in the amount of 101,944.

RECOMMENDATION:

Staff is recommending Board approval to award a purchase order to Boxx Modular of Exton, PA for the modular restrooms trailer in the Lump Sum Bid Amount of 101,944.

ACTION ITEM:

D. RESOLUTION 2026-07-0077: APPROVAL TO ISSUE AN RFP TO PREQUALIFIED ELECTRICAL, CIVIL, AND GEOTECHNICAL ENGINEERING FIRMS FOR DESIGN OF ONE HIGH MAST LIGHT POLE AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP to the prequalified list of Electrical, Civil, and Geotechnical Engineering Firms for the design of one high mast light pole with high efficiency LED luminaires.

BACKGROUND

The Balzano Marine Terminal is in need of additional site lighting to support current and future operations and to ensure a higher level of safety and efficient outdoor cargo handling. Installation of a new high mast lighting pole with high efficiency LED luminaires will provide additional uniform lighting in the area adjacent to Front Street for the expanded cargo storage.

This project is partially funded with a $250,000 Community Project Funding grant from the USDOT MARAD Port Infrastructure Development Program.

RECOMMENDATION:

Staff requests Board approval to authorize the issuance of a Request for Proposals to the prequalified list of Electrical, Civil, and Geotechnical Engineering Firms to provide these design services.

ACTION ITEM:

E. RESOLUTION 2026-07-0078: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO DEMOLISH Y-2 BUILDING AND SITE WORK RESTORATION AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP to our list of pre-qualified civil engineering firms to perform design and construction phase services for the demolition of Y-2 Building and the site restoration at the Broadway Marine Terminal.

BACKGROUND

The existing Y-2 Building, constructed circa 1943, is a three-story steel and concrete warehouse with a leaking roof, nonfunctional elevators, an inoperable fire suppression system, and column spacing that limits cargo movement and storage. The scope of work includes demolishing the building, grading the site, and installing selective pavement suitable for outdoor cargo storage.

The design engineer will prepare two construction contracts, one for the building demolition and a second for the site plan restoration with selective pavement areas for cargo placement.

RECOMMENDATION

Staff requests Board approval to issue a Request For Proposals to our list of pre-qualified civil engineering firms to perform design and construction phase services for the demolition of the Y-2 Building and the site restoration and pavement at the Broadway Marine Terminal.

ACTION ITEM:

F. RESOLUTION 2026-07-0079: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR THE DEMOLITION OF BUILDING Y-2 AT BROADWAY MARINE TERMINAL

REQUEST

Pursuant to the Board's Authorization: RESOLUTION 2026-07-0078 APPROVAL OF DESIGN SERVICE TO DEMOLISH BUILDING Y-2 AND PREPARE AN OUTDOOR PORT YARD STORAGE AREA AT THE BROADWAY MARINE TERMINAL, Board approval is hereby requested to issue an IFB for public bids to perform construction services to demolish Building Y-2 at the Broadway Martine Terminal. A separate IFB to construct the site improvements for outdoor cargo storage will be advertised after the building demolition is complete.

BACKGROUND

Building Y-2 is a 40,000 square foot, three-story concrete and steel-framed warehouse built circa 1942 with exterior masonry and window walls that is in deteriorating condition. The roof leaks, the fire sprinkler system is nonfunctional and requires replacement, the elevators serving the upper floors are inoperable, and the column spacing limits efficient indoor cargo storage. Demolishing the Y-2 structure and converting the site to outdoor cargo storage was determined to be the most cost-effective solution. Should the market demand shift to indoor storage cargo in the future, the construction of a warehouse with little to no interior columns can be erected on the resulting open space.

RECOMMENDATION:

Staff request Board approval to publicly advertise a construction contract for the demolition of the Y-2 Building at the Broadway Marine Terminal.

ACTION ITEM:

G. RESOLUTION 2026-07-0080:CONSIDERATION OF CANDIDATE FOR EMPLOYMENT FOR THE POSITION OF CHIEF FINANCIAL OFFICER/TREASURER

REQUEST

Staff is requesting Board approval of Kimberly Busa, for the position of Chief Financial Officer/Treasurer.

Kimberly Busa was interviewed by staff, including the Executive Director/CEO, Deputy Executive Director, and Chief of Staff, as well by Chairman Maressa and Director Gershen, and is unanimously recommended for this position.

The position has a starting salary of $155,000.

RECOMMENDATION:

Staff recommends that the Board consider and approve the employment of Kimberly Busa, for the position of Chief Financial Officer/Treasurer at a starting salary of $155,000.00.

INFORMATION ITEM:

H. MARKETING REPORT:

INFORMATION ITEM:

I. SECURITY UPDATE:

- F.B.I. ACTIVE SHOOTER TRAINING
- CTCI CAMERA SYSTEM
- COCHRANE FENCING/WALL
- ATTENDED THE DEL BAY MARINE FIREFIGHTING COMMITTEE MEETING
- MY FSO TRAINING IS COMPLETE
- CAPTAIN LOUIS DITIMASO COMPLETED FSO TRAINING AND IS NOW AN ALTERNATE FSO

INFORMATION ITEM:

J. 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.

1. COUNSEL'S REPORT