SOUTH JERSEY PORT CORPORATION

BOARD OF DIRECTORS ANNUAL MEETING
AUGUST 25, 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 July 28, 2026
   Closed Session Meeting July 28, 2026

2. **APPROVAL OF OPERATING BILLS**
   RESOLUTION 2026-08-0081

3. **APPROVAL OF ADVANCED PAYMENT BILL LIST**
   RESOLUTION 2026-08-0082

4. **APPROVAL OF CREDITS**
   RESOLUTION 2026-08-0083

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

6. **APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
   RESOLUTION 2026-08-0084

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 2026-08-0085: APPROVAL TO RENEW THE SERVICE CONTRACT FOR RAIL TRACK INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS

B. RESOLUTION 2026-08-0086: APPROVAL TO AWARD A CONTRACT TO AN ELECTRICAL ENGINEERING FIRM FOR THE RECONSTRUCTION OF THE BUILDING B SUBSTATION AT THE BROADWAY MARINE TERMINAL

C. RESOLUTION 2026-08-0087: APPROVAL TO ISSUE AN RFP FOR AN ELECTRICAL ENGINEERING FIRM FOR THE INSTALLATION OF SIX NEW EV CHARGING STATIONS AT THE BALZANO MARINE TERMINAL

D. RESOLUTION 2026-08-0088: APPROVAL TO AUTHORIZE THE EXECUTIVE DIRECTOR/CEO TO EXECUTE NJDOT FY 2026 RAIL FREIGHT ASSISTANCE PROGRAM GRANT AGREEMENT

E. RESOLUTION 2026-08-0089: APPROVAL TO EXECUTE AN AGREEMENT WITH THE DEPARTMENT OF THE ARMY AND SALEM COUNTY FOR THE SALEM RIVER NAVIGATION PROJECT FEASABILTY STUDY CONCERNING POSSIBLE DEEPENING OR MODIFYING OF THE SALEM RIVER CHANNEL

11. SUPPLEMENTAL BOARD INFORMATION:

F. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

G. PORT SECURITY UPDATE

H. PAULSBORO MARINE TERMINAL PROJECT UPDATES

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT

ACTION ITEM:

A. RESOLUTION 2026-08-0085: APPROVAL TO RENEW THE SERVICE CONTRACT FOR RAIL TRACK INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS

REQUEST

Staff is requesting Board Authorization to renew the existing service contract to perform required rail track inspections, preventive maintenance, and emergency repairs on an on-call basis at the Balzano and Broadway Marine Terminals.

BACKGROUND

Pursuant to the Board Authorization: RESOLUTION 2025-02-0028 REQUESTING APPROVAL TO ISSUE AN INVITATION FOR BIDS - RAIL TRACK INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS, a Request for Quotations was advertised for the solicitation of public bids.

Per Board Resolution 2025-06-0083, the contract was awarded to the low bidder, Railroad Construction Company, Inc., Paterson, NJ in the amount of $77,000.

Conrail requires SJPC to perform yearly rail track inspection and bi-annual rail switch inspections under the terms of our rail sidetrack agreements. The inspection contract also calls for preventative maintenance rail specialty work and emergency repairs on a call-in basis for one-year, with options to renew for two (2) additional one-year periods subject to approval by the Board. The bid budget allowance for inspection of rail track and switches is $2,000 per year and the on-call services for preventative maintenance and emergency repairs is $75,000 per year, for a total of $77,000.

RECOMMENDATION:

Staff is recommending Board approval to exercise the first one-year renewal of the existing service contract for required rail track inspection, preventive maintenance, and repairs as necessary on an on-call basis with Railroad Construction Company, Inc., Paterson, NJ in the amount of $77,000.

ACTION ITEM:

B. RESOLUTION 2026-08-0086: APPROVAL TO AWARD A CONTRACT TO AN ELECTRICAL ENGINEERING FIRM FOR THE RECONSTRUCTION OF THE BUILDING B SUBSTATION AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to award a contract to an Electrical Engineering Firm for design of renovations to the Building B Substation at the Broadway Marine Terminal.

BACKGROUND

One of five 4,260-volt substations at the Broadway Marine Terminal, the B Building Substation is the main 4,160 VAC / 480 VAC electrical distribution facility serving the Port's northeastern site buildings: A, A-1, A-2, A-3, A-4, B, B-2, A-B, and N. The Building B Substation is an aged facility (circa 1945) in need of an upgrade with code compliant electrical infrastructure for reliable and safe operation.

Per Resolution Number 2026-06-0060 Authorizing the RFP process, an RFP was prepared and sent to the SJPC's list of six prequalified electrical engineer firms.

The preproposal site visit was conducted on Thursday, July 16, 2026, with four firms attending. One addendum was issued. Proposals were received on Thursday, August 6, 2026. Two proposals were received.

Firm	Location	Proposed Fee
Pennoni	Haddon Heights, NJ	$ 89,100
PS&S	Cherry Hill, NJ	$ 89,280

Because the prices are so close (two tenths of one percent), the other evaluation criteria from the RFP were applied, including the firm's personnel, experience, project approach, and methodology. The selection committee then scored the proposals to determine responsiveness to the administrative and technical requirements of the RFP, and after considering all information provided in the proposals, found PS&S to be the most advantageous.

RECOMMENDATION:

Staff therefore recommends Board approval to award the contract to PS&S of Cherry Hill, NJ

ACTION ITEM:

C. RESOLUTION 2026-08-0087: APPROVAL TO ISSUE AN RFP FOR AN ELECTRICAL ENGINEERING FIRM FOR THE INSTALLATION OF SIX NEW EV CHARGING STATIONS AT THE BALZANO MARINE TERMINAL

REQUEST
Staff is requesting Board approval to advertise an RFP for an Electrical Engineering Firm for design of six new electric vehicle charging stations at the Balzano Marine Terminal.

BACKGROUND
The SJPC is pursuing a long-term program to convert the cargo handling fleet of vehicles to all electric in compliance with the NJ DEP Mobile Cargo Handling Equipment at Ports Law, Feb. 2023 (NJAC 7:27.34). So far, over 40 vehicles have been replaced.

The SJPC will add six more 36,000-pound forklifts utilizing a grant from the New Jersey Department of Environmental Protection's Volkswagen settlement grant program.

These forklifts will be located at the Balzano Marine terminal where this not any excess capacity in any of the existing electrical services, therefore a new service from PSE&G will be required. The SJPC will need to design and install the secondary side charging infrastructure including CT cabinet, fused service disconnect, breaker panel, distribution wiring and conduits, concrete pads, etc.

RECOMMENDATION:
Staff requests Board approval to issue a Request for Proposals for an electrical engineering firm to provide the design services needed. This RFP will be sent to the SJPC's list of pre-qualified electrical engineering firms.

ACTION ITEM:

D. RESOLUTION 2026-08-0088: APPROVAL TO AUTHORIZE THE EXECUTIVE DIRECTOR/CEO TO EXECUTE NJDOT FY 2026 RAIL FREIGHT ASSISTANCE PROGRAM GRANT AGREEMENT

REQUEST
Staff requests the Board to authorize the Executive Director/CEO to execute the NJDOT FY 2026 Rail Freight Assistance Program (RFAP) grant agreement.

BACKGROUND
South Jersey Port Corporation has been awarded a grant of $3,888,747.90 from the New Jersey Department of Transportation's (NJDOT's) FY 2026 Rail Freight Assistance Program (RFAP) for the Port's "Phase 4 Rail System Improvements" project at the Balzano Marine Terminal.

The proposed Phase 4 project will complete the South Jersey Port Corporation's rail modernization at the Balzano Marine Terminal by replacing 1,920 LF of obsolete 115-pound rail with 136-pound rail and steel ties. The work includes 1,220 LF of embedded track along Berths 3 and 4 Extension and 700 LF at the Clinton Street entrance, with a modern tangential switch, spur bumper, pavement restoration, and drainage improvements. This final phase ensures the full port rail system is upgraded for safer, more reliable, and efficient freight movement.

RECOMMENDATION:
Staff recommends Board approval to authorize the Executive Director/CEO to execute the NJDOT FY 2026 Rail Freight Assistance Program (RFAP) grant agreement.

ACTION ITEM:

E. RESOLUTION 2026-08-0089: APPROVAL TO EXECUTE AN AGREEMENT WITH THE DEPARTMENT OF THE ARMY AND SALEM COUNTY FOR THE SALEM RIVER NAVIGATION PROJECT FEASABILTY STUDY CONCERNING POSSIBLE DEEPENING OR MODIFYING OF THE SALEM RIVER CHANNEL

REQUEST

Staff is requesting Board approval to authorize the South Jersey Port Corporations's ("SJPC") Executive Director and CEO to execute an Agreement with the Department of the Army ("Army Corps") and the County of Salem ("County") for the Salem River Navigation Project Feasibility Study to be undertaken by the Army Corps concerning the possible future deepening or modifying of the Salem River Navigation Channel (hereinafter the "Feasibility Study Agreement"), and also, to execute all other documents required by the Army Corps for and related to the said agreement, subject to final review and approval as to form by SJPC's legal counsel.

BACKGROUND

Staff are presenting a proposed Feasibility Study Agreement with the Army Corps and the County regarding a Salem River Navigation Project Study to be undertaken by the Army Corps concerning the possible future deepening or modifying of the Salem River Navigation Channel by the Army Corps. Pursuant to the Feasibility Study Agreement, the Army Corps would in accordance with the applicable provisions of the Federal Water Resources Development Act ("WRDA"), conduct a study to identify and evaluate alternatives and the preparation of a decision document that, as appropriate, recommends a coordinated and implementable solution for the deepening or modifying of the Salem River Navigation Channel at Salem, New Jersey (hereinafter the "Study"). The Study will be done over a three (3) year period and commence upon the effective date of the Feasibility Study Agreement. The total cost of the Study is Three Million Dollars and Zero Cents ($3,000,000.00). The SJPC and the County will be the Co-Non-Federal Sponsors (hereinafter the "Sponsors") of the Study, so that their role under the Feasibility Study Agreement would be to share the cost of the Study with the Army Corps. The Army Corps will be responsible for fifty percent (50%) of the total cost of the Study (1.5 million dollars), and the SJPC and County will be responsible for the remaining fifty percent (50%) of the total cost of the Study (1.5 million dollars). The SJPC and County

have agreed to share their portion of the Study cost by each agreeing to be responsible to pay one-half of their share of the cost of the Study, so that each would be responsible to pay Seven Hundred and Fifty Thousand Dollars and Zero Cents ($750,000.00) of the Sponsor share. The payment by the SJPC and the County of each of their Sponsor share of the costs for the Study will be spread out over the three (3) year period of the Study.

The SJPC is currently in the process of renovating, upgrading and improving its terminal in Salem City on the Salem River ("Salem Terminal"), including, but not limited to, construction of new berths, wharves, and warehouse facilities at the terminal. A possible future deepening and/or modifying of the Salem River Navigation Channel by the Army Corps would allow for larger vessels with a deeper draft to call at, and utilize, the Salem Terminal, enhancing and expanding the types and amounts of cargo that SJPC could import/export through the said terminal. This would benefit SJPC, the County, and the City of Salem both from an economic and job creation standpoint. Thus, the Study is a first step in possible future positive economic benefits and impacts that SJPC would enjoy at its Salem Terminal if there is a deepening of the Salem River Navigation Channel.

SJPC has funding available for its Sponsor share of the Study that will be paid over the three (3) year period of the Study. Thus, Staff does then recommend that SJPC participate, and be, one of the Sponsors of the Study; and thereby enter into the Feasibility Study Agreement with the Army Corps and County.

RECOMMENDATION:

Staff recommends Board approval to authorize the SJPC's Executive Director and CEO to execute the Feasibility Study Agreement with the Army Corps and County, as well as to execute all other documents necessary and required by the Army Corps related to the said agreement, subject to final review and approval as to form by SJPC's legal counsel.

INFORMATION ITEM:

F. MARKETING REPORT:

INFORMATION ITEM:

G. SECURITY UPDATE:

- Cochrane Fencing
- Sign Pros/vehicle logos and wraps
- Part-time hires
- Annual Coast Guard Audit/All clear

INFORMATION ITEM:

H. 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