



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
BROADWAY TERMINAL
CAMDEN, NEW JERSEY
JULY 29, 2008
12:30 p.m.

Directors Present:	Richard Alaimo	Chairman
	Chad Bruner	Director
	Jonathan Gershen	Director
	Joseph Maressa, Jr.	Director
	Craig Remington	Director
Directors Absent:	Eric Martins	Director
	Carl E. Styles	Director
In Attendance:	Joseph A. Balzano	Executive Director & CEO
	James Carey, Jr., Esq.	Governor's Authorities Unit
	Bernie McLaughlin	Department of Treasury
	Pat Snyder	NJDOT
	John Maier	Board Secretary
	Jay Jones	Deputy Exec. Dir./Admin. Services
	Kevin Castagnola	Assist. Exec. Dir. / Operations
	Hank D'Andrea	Facilities Engineer
	Pat Abusi	Treasurer
	Marlin Peterson	Director of Port Development-GCIA
	Maureen McHugh	Executive Assistant
	Michael Angelini, Esq.	General Counsel
	James Pierson, Esq.	General Counsel
	Linda Artlip	Riverfront/Phoenix Strategies
	Dennis Culnan	Riverfront/Phoenix Strategies
	Nick Tucci	Conner Strong
	Eileen Stillwell	Courier-Post
	Andrea Ferich	Camden, N.J.
	Pat Mulligan	Heart of Camden
	Linda Jones	Heart of Camden
Fr. Gerard Marable	St. Bartholomew, S.C.	
Helene Pierson	Heart of Camden	
Barbara Pfeiffer	Camden Resident	
Darryl Potter	Local 18, I.F.P.T.E., President	
Michael Lang	Local 18, I.F.P.T.E., Vice-President	
Terrance Cosby	Local 18, I.F.P.T.E.	

Chairman Alaimo 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 January 2, 2008 the Secretary of the Corporation sent an ad with a schedule of Regular Meetings to be held at the South Jersey Port Corporation's Board of Directors, during the calendar year 2008 indicating the time and place to the following newspapers:

- ❑ **Courier-Post**
- ❑ **Gloucester County Times**
- ❑ **Burlington County Times**

In addition, the same notice was sent by Certified Mail to the Secretary of the State's office and the following clerks:

Mercer County	Cape May County	Camden County
Cumberland County	Gloucester County	Burlington County
Salem County		

These seven counties comprise the Port's district.

In addition, the Port Corporation has designated the Bulletin Board at its main entrance of the Broadway Terminal, its official place for posting and maintaining a schedule of the monthly Board of Director's Meetings for 2008. On January 2, 2008, said schedule was posted.

PLEDGE OF ALLEGIANCE RECITED

Roll call was taken and recorded.

The Chairman announced that due to the interest in Item G, he opened the meeting for public comment.

PUBLIC COMMENT: 12:33 p.m.

Andrea Ferich, Camden, NJ: Andrea Ferich strongly urged the Board to not allow a methadone clinic relocate to the Broadway Terminal.

Pat Mulligan, Heart of Camden: Pat Mulligan asked the Board to be a good neighbor and vote no.

Linda Jones, Heart of Camden: Linda Jones asked the Board to vote no.

Fr. Gerard Marable, St. Bartholomew Church: Fr. Marable stated the people who work and live here pledge against this. Do the right thing and vote no.

Helene Pierson, Heart of Camden: Helene Pierson introduced herself as the Executive Director of the Heart of Camden. She strongly urged the Board to not allow a methadone clinic relocate to the Broadway Terminal.

Barbara Pfeiffer: Ms. Pfeiffer said do you care only about the money - vote no.

Daryl Potter, Local 18, I.F.P.T.E.: He introduced himself as the president of Local 18, I.F.P.T.E., which is the union for the port. He said that he learned about this issue (methadone clinic) minutes before the board meeting and believe that the clinic would not be in the best interests of the safety of the men who work at the port.

Michael Lang, Local 18, I.F.P.T.E.: He introduced himself as the vice president of Local 18, I.F.P.T.E. He stated that there have been recent layoffs due to the downturn in the economy. He said about 25 Local 18 members have been laid off and it seems like we are there only ones taking a hit. He is here to find out why.

Daryl Potter, Local 18, I.F.P.T.E.: He said we are concerned why so many guys are laid off. He is hearing complaints from the guys that their unemployment is running out. He said it seems Local 18 is getting hit and management is not. We are the ones who make the money. There are supervisors that are salary and supervisors that are hourly. Why are hourly supervisors being paid overtime to work ships and I am told to go home at 5:00 p.m.? I have approached our International and they said to approach the Board. I have been here for 28 years and have super seniority and I can't get laid off. I make \$25 an hour. When I ask Kevin Castagnola about business, he says that nothing will pick up until the 2nd quarter of 2009. Laid off members will lose their seniority when they return to work. I ask the Board for a direct answer.

Terrence Cosby, Local 18, I.F.P.T.E.: Terrence Cosby stated that he was laid off last week. I have been here for 11 years. I sat on the safety committee. There are so many things addressed in the safety committee that are not getting down such as paving, painting pipes and power washing machinery. There is work for the laid off employees. There are maintenance jobs such as roofing. You need to put the laid off employees back to work.

Chairman Alaimo asked if there were any other public comments. Hearing none, he called to return to the regular agenda items.

PRESENTATION OF REGULAR MEETING MINUTES - June 24, 2008

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on June 24, 2008 were presented for approval.

A motion was made to approve the June 24, 2008 Board of Directors Regular meeting minutes as presented.

Moved by:	C. Remington
Seconded by:	J. Maressa, Jr.
Voting for motion:	All
Voting against motion:	None

PRESENTATION OF CLOSED MEETING MINUTES – June 24, 2008

The minutes for the South Jersey Port Corporation Board of Directors closed meeting session held on June 24, 2008 were presented for approval.

A motion was made to approve the June 24, 2008 Board of Directors Closed meeting minutes as presented.

Moved by: C. Remington
Seconded by: J. Maressa, Jr.
Voting for motion: All
Voting against motion: None

OPERATING BILLS

The Operating Unpaid Bill list for the period 6/18/08 to 7/17/08.

A motion was made to approve the Operating Unpaid Bill list for the period 6/18/08 to 7/17/08 as presented.

Moved by: J. Gershen
Seconded by: J. Maressa, Jr.
Voting for motion: All
Voting against motion: None
Abstaining (bills re: Paulsboro): C. Remington
 C. Bruner

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 6/18/08 to 7/17/08 was presented for approval.

A motion was made to approve the Advance Payment Bills for the period 6/18/08 to 7/17/08 as presented.

Moved by: J. Maressa, Jr.
Seconded by: J. Gershen
Voting for motion: All
Voting against motion: None
Abstaining (bills re: Paulsboro): C. Remington
 C. Bruner

CREDIT LIST

Three (3) credits totaling \$2,050.02 were presented for approval.

CUSTOMER / DESCRIPTION	AMOUNT
Argo Fine Imports/Freetime Extension	\$460.38
Specialty Pipe/Duplicate Invoice	1,180.56
37 Plywood Crates short off vessel	409.08
Total	\$2,050.02

A motion was made to approve the Credit List as presented.

Moved by: C. Remington

Seconded by: J. Maressa, Jr.
Voting for motion: All
Voting against motion: None

CHANGE ORDERS / NONE

CONSTRUCTION FUND REQUISITIONS

Staff presented construction fund requisitions totaling \$478,028.27 as follows:

REQ. #	VENDOR	AMOUNT
148	DMJM Harris - Paulsboro	\$92,747.52
149	DMJM Harris - Paulsboro	63,775.01
150	Schnader Harrison Segal & Lewis – Paulsboro	1,548.92
151	Gloucester County - Paulsboro	89,883.05
152	John D. Lawrence – BWY Warehouse	886,026.00
153	Regiscope Digital Equipment	20,750.00
	Total	\$1,134,730.50

A motion was made to approve the Construction Fund Requisitions as presented totaling \$1,134,730.50.

Moved by: J. Maressa, Jr.
Seconded by: J. Gershen
Voting for motion: All
Voting against motion: None
Abstaining (Inv. 1, 2, 3 & 4): C. Remington
C. Bruner

TREASURER’S REPORT

Patrick Abusi presented the Treasurer’s report. He reported that for the period ending June 30, 2008, the gross operating revenue less pass thru’s was \$1,722,973. For the same period, the net income before interest, depreciation and amortization totaled \$255,731 versus our estimated budgeted amount of \$355,781. Our net income before interest, depreciation and amortization compared to budget amount is a decrease of \$100,050. Our monthly interest income is \$46,380 and our year-to-date income totaled \$387,268. The Board reviewed the A/R reports.

A motion was made to accept the Treasurer’s Report as presented.

Moved by: C. Remington
Seconded by: J. Gershen
Voting for motion: All
Voting against motion: None

COUNSEL'S REPORT

Michael Angelini, Esq. reported that he has business to discuss in closed session.

EXECUTIVE DIRECTOR'S REPORT

Joseph Balzano presented the Executive Director's Report. He reported tonnage activity for the month of June 2008 totaled 301,775. Overall, total tonnage through the 2nd quarter of 2008 reached 1,603,910 tons. 5% off compared to the same period in 2007. He noted that due to the weak U.S. dollar, we are seeing more export cargo in the form of project cargo, i.e. equipment and vehicles to destinations such as India and China.

Executive Director Balzano advised that the Port, responding quickly to the depressed economic conditions beginning back in May 2007, has reduced the size of the workforce and reduced expenses. These measures have translated into a stable financial status. He has asked the Treasurer to provide a presentation to the Board on a financial analysis later during the meeting.

The Executive Director provided an update on the Paulsboro Marine Terminal Project and the Cocoa Beans Expansion Project. He reported that Jay Jones participated in the Rutgers University School of Business Quarterly Business Outlook program on July 15th as a panelist to discuss port economics. He added that SJPC is a sponsor for the Southern NJ Development Council's Day on the Delaware event schedule for August 1, 2008. Board members are invited to attend.

The Executive Director introduced Pat Abusi, SJPC's Treasurer, to give his financial analysis report. Pat Abusi reported that he was asked by the Executive Director to do an analysis of employee classification, health insurance, other insurance and professional fees and distributed the written analysis to the Board.

He reported the analysis for the employee classification by department from January 2007 to July 2008 was compiled and the overall workforce has been reduced by 38 people or 28%. These reductions in the workforce came from operations and maintenance department (union and supervision) and administrative staff. From January 2007 to July 2007 our workforce was reduced by 17 people, from July 2007 to January 2008 our workforce was reduced by another 13 people and from January 2008 to July 2008 our workforce was reduced by another 8 people. This reduction in workforce as of June 30, 2008 has produced decreases in the following: payroll by \$484,223, payroll tax expense \$64,034, health insurance \$340,944 and workers compensation costs in the amount of \$35,477. This represents a total decrease of \$924,678.

The Treasurer reported as of June 30, 2008 we have expended \$873,348 for Health Insurance. At the present employment levels in our projected budgeted expense for this item would be an estimated \$ 1,750,000 for 2008 compared to 2007 total of 2,091,746. The reduction in cost of \$341,746 for Health Insurance is directly related to the reduction in staff.

He also reported that as of June 30, 2008 we have expended \$1,253,532 for other additional insurance. At the present time our projected expense for this item would be an estimated \$2,506,447 for 2008 compared to 2007 total of \$2,452,248; an increase of \$54,199. Other additional insurance includes but is not limited to: G/L, Property, Workers Compensation, Public Officials, Auto, Umbrella, Hull and Barge, Pollution, Boiler, Crime, Underground Storage Tanks and Machinery.

He reported as of June 30, 2008, we have expended \$457,296 for Professional Fees. At the present time our projected budgeted expense for this item would be an estimated of \$ 1,030,000 for 2008 compared to 2007 total of \$824,809. Professional fees include accounting, engineering, financial, legal, marketing and trustee expenses. He displayed a graph and spreadsheet that shows the totals of our Insurances and Professional Fees for the Period 2000 to 2007.

The Executive Director's Report was received and filed.

ACTION ITEMS

The following action items were considered:

CAMDEN IRON & METAL "K" BUILDING LEASE RENEWAL

This tenant has been leasing "K" Building (38,000 sq. ft.) on a month-to-month basis since November 1, 2005. Camden Iron & Metal (CIM) has requested to go to a standard lease for 3 to 5 years. Staff recommends a 3-year lease with an annual CPI increase starting \$135,324.00 (\$3.56 sq. ft.) would increase to \$141,012 (\$3.71 s/f) effective August 1, 2008.

A motion was made to approve the lease renewal with Camden Iron & Metal for "K" building for a term of three years at starting rate of \$3.56 per sq.ft.

Moved by:	C. Remington
Seconded by:	C. Bruner
Voting for motion:	All
Voting against motion:	None

CAMDEN IRON & METAL – "OPEN SPACE" LEASE

Camden Iron & Metal has requested to lease approximately 10,000 square feet of "open space" located behind "J" Building to store recycled metals. The lease would be on a month-to-month basis starting July 28, 2008 at a rate of \$.50 per s/f / \$5,004.00 per year - \$417.00 per month.

A motion was made to approve the lease with Camden Iron & Metal for 10,000 sq. ft. of open space located behind "J" Building on a month –to-month basis at a rate of \$.50 per sq. ft. as presented.

Moved by:	C. Remington
Seconded by:	J. Maressa, Jr.
Voting for motion:	All
Voting against motion:	None

RULES & REGULATIONS MANUAL REVISIONS

Since September 1, 1973, SJPC has issued a "Rules & Regulations for Employees" manual to employees that provides the guidance on areas such as ethics, conduct, reporting absence, safety, use of Port Corporation property, public relations and financial and legal matters. The manual was last updated on July 1, 1991. Staff and Labor Counsel have reviewed the manual and have made proposed revisions to the manual. Staff requests the Board's approval.

A motion was made to approve the revisions to the Rules and Regulations For Employees manual.

Moved by: J. Gershen
Seconded by: C. Bruner
Voting for motion: All
Voting against motion: None

JOSEPH OAT CORPORATION LEASE OPTION

As approved by the Board at the October 30, 2007 meeting, the 5-year lease option was withheld until Joseph Oat Corporation updated all of their current leases to a standard lease form and language. This task has been accomplished. Staff now recommends granting a 5-year option effective August 1, 2012. The lease would continue at the present rate with an annual CPI.

A motion was made to approve the 5-year lease option with Joseph Oat Corporation as presented.

Moved by: J. Gershen
Seconded by: C. Bruner
Voting for motion: All
Voting against motion: None

AWARD OF PROFESSIONAL SERVICES - CATHODIC PROTECTION

Several years ago, the Board approved the investigation, evaluation & design of a cathodic protection system for Berths 2,3,4 and 4-1/2 at the Beckett Street Terminal and Pier 5 at the Broadway Terminal. Corrpro was awarded the contract in 2005 to perform these tasks. Funding has now been secured through the 2007 Series N Revenue Bonds for this specialized type of work. Staff requested that Corrpro review and update the scope of work and cost estimate in preparation for completing bid documents, bidding process and construction management by berth.

Staff requests Board approval to proceed with the project and award the bid document phase to Corrpro in the amount of \$26,000 for the bid phase. The Board recommended staff to request construction management proposals from the list of pre-qualified engineers and to include Corrpro in the request. Funding is available in Series N Bond.

A motion was made to approve Corrpro to perform the bid document preparation for the cathodic protection project in the amount of \$26,000 and to direct staff to request proposals for construction management from the pre-qualified list of engineering firms and Corrpro.

Moved by: J. Gershen
Seconded by: C. Bruner

Voting for motion: All
Voting against motion: None

STANDARD PROFESSIONAL SERVICES AGREEMENT

A standard agreement was developed by general counsel and staff to be used for future Board appointed professional services. The agreement is based upon a similar professional services agreement used by other state agencies such as South Jersey Transportation Authority. The agreement has been modified for SJPC purposes and processes.

A motion was made to approve the standard professional services agreement document as presented.

Moved by: J. Gershen
Seconded by: C. Bruner

Voting for motion: All
Voting against motion: None

NHS – METHADONE CLINIC

Considering the public comments that were presented at the beginning of the meeting on this item, the Board agreed to discuss this item in Closed Session.

INFORMATION ITEMS:

MARKETING COMMITTEE REPORT & RIVERFRONT ASSOCIATES REPORT

Linda Artlip presented the Riverfront Associates report. She advised that work on the 2007 Annual Report has produced a draft for the Board's review which will be presented later during the meeting. She reported that Riverfront working with Jay Jones on the next publication of the port newsletter and is scheduled to be published late August/early September. Riverfront Assoc. continued to work with the Executive Director on development of business for port and the planned Paulsboro Marine Terminal.

The marketing report was received and filed.

SECURITY UPDATE

Jay Jones presented the security update.

Transportation Worker Identification Credential (TWIC) Program:

Lockheed Martin Lease: On July 18, 2008, we received a signed lease agreement from Lockheed Martin to locate a TWIC Enrollment Center in building P-6 at the Broadway Terminal. The lease has a one-year term for 2,100 sq. ft. at \$15 per sq.ft. As soon as Lockheed Martin occupies the space and the enrollment center is operational, we will coordinate to have employees and tenants to start the enrollment process.

TWIC Compliance: TSA and the USCG released the planned framework for phased-in COTP compliance (attached). Sector Delaware is listed for compliance between December 2008 and January 2009. SJPC will begin work on the TWIC amendment to the FSP.

Jay Jones will be participating on a conference call that has been scheduled for Wednesday, July 30, 2008 for Coast Guard and TSA to provide an update on TWIC enrollment status, discuss TWIC compliance enforcement, and review issues and ideas to better gauge the total estimated TWIC holder population in our region against those who have already applied for TWICs.

Cargo Cam System Upgrade:

On July 18, 2008, SJPC installed an enhanced version of the Regiscope Cargo Cam system used to check in trucks and truck drivers at our two terminals. In just a few seconds, the system records a digital image of every driver. Simultaneously, it records their driver's license and cargo documentation. New to the system is a multi-format ID reader that extracts data encoded on digital driver's licenses and automatically populates our database. All three cargo cam stations (two at Beckett Street Terminal and one at Broadway Terminal) are connected to a server in SJPC's data center. The stored information can be used to create activity reports, instantly check when a driver has visited the facility in the past and check drivers against a federal terrorist watch list and custom watch list. The enhanced system is also C-TPAT certified, a program under the U.S. Customs and Border Protection.

U.S. Coast Guard / Sector Delaware:

On June 6, TetraTech submitted the Initial Draft of the Port-Wide Risk Mitigation/Business Continuity Plan to the USCG Area Maritime Security Committee (AMSC) for review and comment. The final plan is due in August.

Concurrent with this activity the AMSC Grants Sub-committee is working to develop the grant application package which can be distributed to potential applicants within the Delaware River maritime community. Jay Jones, representing SJPC, serves as a primary member of the Grants Sub-committee and will be participating in the review of the grant applications. The informal Request for Information packages were due on July 18th, of which SJPC submitted two projects (DVR and Alert Notification) that we plan to submit under the coming grant program. As a result of the informal request, the committee received a total of \$69,441,983 of potential federal funding requests competing for \$25 million available in the next two grant offerings.

Looking ahead, the tentative schedule is as follows:

July 28:	Grant Application Package Distributed
August 20:	Final PWRMBC Plan due to DHS
September 9:	Grant Applications Due
September 10:	Approval due from DHS
October 10:	Budgets for Approved Projects due to DHS

Because there is an extremely short window between approval of the plan and the date budgets are due, the Committee must open the grant application period well before the plan is complete. The Fiduciary Agent (Maritime Exchange) and the AMSC are now working through the application package distribution schedule, review and approval processes and plan to have all documentation complete for distribution by the end of July.

RAIL IMPROVEMENTS – BROADWAY TERMINAL

Staff submitted a request to the Department of Transportation (DOT) for the 2009 funding to improve the rail system at the Broadway Terminal. The total project is broken into three (3) phases. It is estimated to be \$2.745 million dollars. Based on the June 24, 2008 meeting with

the Department of Transportation (DOT) it would appear that the South Jersey Port Corporation would be receiving partial funding for this project.

AAPA (2008) ANNUAL CONFERENCE

Staff announced the 97th Annual American Association of Port Authorities Conference will be held in Anchorage, Alaska on September 21st to 25th. The week-long convention includes technical and policy committee meetings, business sessions and social events allowing port professionals and others in the marine transportation industry to exchange views.

2008 MARINE TERMINAL REVENUE BOND INCLUDING PMT

Marlin Peterson with GCIA reported that the SJPC has requested approval from the Governor's Authorities (GAU) and the N.J. Department of Treasury to sell a 2008 Marine Terminal Revenue Bond. SJPC and GCIA staff met with the Governor's Authorities Unit (GAU) and the Department of Treasury last week to discuss the projects for the bond request. A copy of the June 2008 bond request document was distributed to the Board. The proposed 2008 Marine Terminal Revenue Bond consists of eight (8) projects that range from the provision of professional services for new terminal facilities to the performance of repair, rehabilitation or replacement activities for waterside and landside infrastructure at the SJPC's existing Beckett Street & Broadway Terminals.

Aside from the Paulsboro Marine Terminal – 2nd Bond, the balance of the proposed projects are required for the production of revenues of the SJPC, as well as to eliminate conditions deemed to be hazardous to SJPC employees, other terminal users or properties. SJPC staff is awaiting the determination of next steps from the Governor's Authorities Unit and Treasury. The tentative schedule placement of the 2008 Bond is September 2008.

GREEN PORT INITIATIVE

Jay Jones reported that stemming from SJPC, PRPA and DRPA signing the MOU for the Green Ports Initiative on May 5th, the project committee issued a Statement of Qualifications request. The deadline for SOQ's was July 12th. Eight (8) firms responded to the SOQ request.

On June 20, 2008, the review committee met to discuss and evaluate the Statements of Qualifications received for the above subject project. The committee consisted of the following members: Mike Venuto, Christina Maroney, Jay Jones (South Jersey Port Corp.), Lisa Magee (Philadelphia Regional Port Authority) and Steve Finkleman (CMX).

The eight (8) firms who expressed an interest in the project by submitting a Statement of Qualifications (SOQ) include (in alphabetical order):

- AECOM Sustainability
- Black & Veatch
- CCMS Corporation
- Energetics
- Mondre Energy
- Pennoni Associates
- Tetra Tech
- Weston Solutions

The list of firms was shorted listed to four (4) recommended firms (listed below in alphabetical order) who will be asked to respond to a Request for Proposals.

- AECOM Sustainability
- Black & Veatch
- Pennoni Associates
- Weston Solutions

The RFQ is currently in draft and is expected to be forwarded to the firms within the next two weeks upon the committee's approval of the RFP language. Under the MOU agreement, the DRPA will fund the initial task of identifying initiatives to reduce environmental impacts at the ports as the agencies work together to develop environmental education programs, reduce energy consumption, employ cleaner energy sources, replace and modernize vehicles and other equipment, develop sound planning and development processes and seek additional funding for the Green Ports Initiative.

PAULSBORO MARINE TERMINAL

Marlin Peterson with GCIA presented an update on the Paulsboro Marine Terminal (PMT) project. He reported the current implementation strategy for the PMT includes the use of a construction manager, which will be procured by standard SJPC processes. Funding for construction management services is initiated in the Paulsboro Marine Terminal's 2nd Bond.

Due to the complexities of the Paulsboro Marine Terminal's development with (1) the upcoming commencement of the terminals design development process and (2) the potential cost savings available by integrating construction management services with the terminal's access road and bridge project, the SJPC, Gloucester County and the GCIA are reviewing the potential to use a Project Management/Construction Management(PM/CM) implementation strategy. Five (5) services that the PM/CM could be tasked to perform include:

- A. Create and update a detailed master schedule.
- B. Prepare a detailed independent construction cost.
- C. Identify early construction work items and develop interim or early start procurement packages that will assist in minimizing the overall project development timeline.
- D. Assist with the creation of the scope of work and request for proposal document(s) for items such as the terminal's design development and construction document preparation phase.
- E. Develop a dynamic return on investment model.

2007 ANNUAL REPORT

Jay Jones presented the draft 2007 Annual Report designed and prepared by Riverfront Associates. He requested the Board to review the report and forward any comments to his attention prior to the August Board meeting. Staff will present the final report for the Board's approval at the August meeting. The production of the report will be a combination of a printed

and binded report with a CD containing the financial section. An electronic version (PDF) of the final Annual Report will be made available on the SJPC website.

Chairman Alaimo asked if there was any additional business for the regular open session. Michael Angelini, Esq., general counsel, advised that Item G regarding the NHS Methadone Clinic would be added to the Closed Session agenda.

The Chairman asked for a motion to adjourn the open session.

A motion was made to adjourn the Regular Open Meeting.

Moved by:	C. Remington
Seconded by:	J. Maressa, Jr.
Voting for motion:	All
Voting against motion:	None

At 1:37 p.m. the regular open session was adjourned.

I certify that this is a true copy of the Minutes of the South Jersey Port Corporation's Open Session of the Board of Director's Meeting held Tuesday, July 29, 2008.

John R. Maier
Board Secretary

JRM/JJ

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At 2:19 p.m. the regular open session was reopened.

NHS – COST ESTIMATE SERVICES FOR THE POTENTIAL RELOCATION OF A METHADONE CLINIC

The NJ Department of Treasury requested that the SJPC conduct a meeting with members of the NJ Department of Additive Services (DAS) and the National Health Service (NHS) regarding the potential to re-visit locating a methadone clinic within currently unused office space within the SJPC's Broadway Terminal. As a result of the meeting, SJPC has been requested to retain a consultant engineering/construction management firm to estimate the probable cost for retrofitting approximately 8,000 square feet of existing port office space for a methadone clinic. The NJ Department of Treasury will use the cost estimate to determine if they will request SJPC to consider a lease with National Health Services. Staff would request updated proposals from the pre-qualified engineering firms for the revised scope of work. The project is not-to-exceed \$25,000. Funding for this project will come from SJPC's operating account to be reimbursed by the NJ Department of Treasury.

A motion was made to authorize staff to request updated proposals from the SJPC's pre-qualified engineers (Pennoni, CMX, and CH2M-Hill) for the revised scope of work to develop a probable cost for retrofitting 8,000 sq. ft. of office space in building P-1 and P-2 for use as a methadone clinic and to authorize staff to execute a professional service agreement with the lowest qualified proposal at a cost not-to-exceed \$25,000.

Moved by:	C. Remington
Seconded by:	J. Maressa, Jr.
Voting for motion:	All
Voting against motion:	None

At 2:22 p.m. the regular open session was adjourned.

I certify that this is a true copy of the minutes of the South Jersey Port Corporation's Open Session of the Board of Director's Meeting held Tuesday, July 29, 2008.

John R. Maier
Board Secretary

JRM/JJ/mm