

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING FEBRUARY 3, 2015

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

- 1. APPROVAL OF MINUTES**
Regular Meeting December 2, 2014
Closed Meeting December 2, 2014
- 2. APPROVAL OF OPERATING BILLS**
RESOLUTION 2015-1-0001
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**
RESOLUTION 2015-1-0002
- 4. APPROVAL OF CREDITS**
RESOLUTION 2015-1-0003
- 5. APPROVAL OF CHANGE ORDERS – None**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2015-1-0004
- 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

- A. RESOLUTION 2015-1-0005: AUTHORIZATION TO REQUEST PROPOSALS FOR 2015 RATE STUDY**
- B. RESOLUTION 2015-1-0006: 2015 STATE PENSION LIABILITY**
- C. RESOLUTION 2015-1-0007: 2015 SELECTION OF PRE-QUALIFIED ENGINEERS**
- D. RESOLUTION 2015-1-0008: SELECTION OF PROFESSIONAL SERVICES FOR GENERAL COUNSEL, LABOR COUNSEL, MARITIME COUNSEL, BOND COUNSEL, FINANCIAL ADVISOR, MARKETING CONSULTANT AND GENERAL HEALTH AND INSURANCE BROKER**
- E. RESOLUTION 2015-1-0009: RAIL REPLACEMENT PROJECT**
- F. RESOLUTION 2015-1-0010: AUTHORIZATION TO REQUEST PROPOSALS FOM FEDERAL QUALIFIED TECHNOLOGY LIST VENDORS FOR HANDHELD TWIC CARD READERS**
- G. RESOLUTION 2015-1-0011: AUTHORIZATION TO WRITE OFF ACCOUNTS**
- H. RESOLUTION 2015-1-0012: MID-ATLANTIC SALT LEASE RENEWAL**
- I. RESOLUTION 2015-1-0013: CAMDEN PLANT HOLDINGS LEASE RENEWAL**
- J. RESOLUTION 2015-1-0014: WILSON & SONS WELDING LEASE RENEWAL**
- K. RESOLUTION 2015-1-0015: CONRAIL LEASE**
- L. RESOLUTION 2015-1-0016: INSURANCE POLICIES RENEWALS FOR MARINE TERMINAL OPERATORS GENERAL LIABILITY, BUMBERSHOOT LIABILITY, COMMERCIAL AUTOMOBILE, HULL & MACHINERY PROTECTION AND INDEMNITY FOR SPUD BARGE, AND PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY**

11. SUPPLEMENTAL BOARD INFORMATION

- M. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**
- N. PORT SECURITY UPDATE**
- O. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2015-1-0005: 2015 RATE STUDY

As required by our Bond Covenants dated June 5, 1985 and on an annual basis the South Jersey Port Corporation is required to “ An Evaluation of Rates, Rents, Fees, and Charges currently in effect at our Marine Terminals and compare them to our competitors in the region. Staff is requesting authorization to request quotations from the pre-qualified engineers for a three year term to perform this annual evaluation for 2015, 2016 and 2017.

RECOMMENDATION:

Staff recommends Board authorization to request quotations for a term of three years.



ACTION ITEM:

B. RESOLUTION 2015-1-0006: 2015 STATE PENSION LIABILITY

Staff presents the Employer’s Liability Annual Pension Contribution Invoice for the Public Employee’s Retirement System (PERS) for calendar year 2015. The total amount of \$574,169 is due on April 1, 2015. The total amount due includes the Employer’s Contribution for 2015 and early retirement costs. The plan is summarized below.

Normal Costs represents the present value of benefits that have accrued on behalf of the members during the valuation year. The employers’ contribution covers not only the basic pension allowance it also covers the future cost-of-living adjustment along with the premium for group life insurance.

Normal Contribution **\$ 79,840.00**

Employer Accrued Liability and/or Pension system unfunded actuarial liability contribution consists of the employer’s share of the pension system total unfunded actuarial liability amortized over time (30 to 40 years). **The unfunded actuarial liability of a retirement system is the excess of the system’s actuarial liability over the value of its assets.**

Accrued Liability **\$ 369,325.00**

Non-Contributory Group Life Insurance **\$ 30,422.00**

Accrued Liability-Early Retirement Incentive-ERI-3: The State of New Jersey Division Pension and Benefits prepared the Schedule of payments for the Early Retirement Incentive.

Accrued Liability-Early Retirement Incentive-ERI-3: **\$ 94,582.00**

Total Amount Due all Categories **\$ 574,169.00**

RECOMMENDATION:

Staff Recommends approval by the Board for the 2015 Pension Liability as presented.

	<u>2014</u>	<u>2015</u>	<u>Variance</u>
Normal Contribution	\$ 142,340.00	- \$79,840.00	= \$62,500.00
Accrued Liability	\$ 385,595.00	- \$369,325.00	= \$16,270.00
Non-Contributory Group Life Insurance	\$ 8,049.00	- \$30,422.00	= (\$22,373.00)
Accrued Liability- ERI	\$ 91,828.00	- \$94,582.00	= (\$2,754.00)
Total Amount Due all Categories	\$ 627,812.00	- \$574,169.00	= \$53,643.00 (savings)



ACTION ITEM:

C. RESOLUTION 2015-1-0007: SELECTION OF PREQUALIFIED ENGINEERING FIRMS

Staff advertised the Request for Qualifications for Engineering Services in five different categories, including Marine Engine, Civil Engineer, Construction Management, Geo-Technical, and Certified Diver to add any interested, qualified firms to the current roster. The current select of pre-qualified engineering firms carry a three-year term through February 28, 2017. This offering will add any interested, qualified firms for a period of two years through February 28, 2017.

Qualification packages were due on Tuesday, January 13, 2015. The Board Review Committee will evaluate the qualifications and present a recommendation to the Board approve the additional firms to the pre-qualified roster in each of the five disciplines. Every year staff will issue an RFQ to allow for any new firms to be considered. Firms selected on the pre-qualified list are eligible to participate in future requests for proposals to perform engineering services as required.

The following qualifications packages were received for the Review Committee's evaluation:

CIVIL ENGINEERING

Hatch Mott MacDonald
Urban Engineers
KS Engineers, PC
Dewberry Engineers, Inc.
CME Associates
French & Parrello

MARINE ENGINEERING

Urban Engineers
Ocean & Coastal Consultants
CME Associates

CONSTRUCTION MANAGEMENT

Urban Engineers
KS Engineer, PC
Jingoli
French & Parrello

GEO-TECHNICAL

Dewberry Engineers, Inc.
Tectonic Engineering
GZA GeoEnvironmental, Inc.
TSC Engineers, Inc.
French & Parrello
Advantage Engineers

CERTIFIED DIVERS

Marine Solutions

RECOMMENDATION:

The Board Review Committee will present their recommendation for the selection of pre-qualified engineering firms.



ACTION ITEM:

D. RESOLUTION 2015-1-0008: SELECTION OF PROFESSIONAL SERVICES FOR GENERAL COUNSEL, LABOR COUNSEL, MARITIME COUNSEL, BOND COUNSEL, FINANCIAL ADVISOR, MARKETING CONSULTANT & GENERAL HEALTH AND INSURANCE BROKER

Proposals for the Request for Qualifications and Cost Proposals for Professional Services including General Legal Counsel, Labor Counsel, Maritime Counsel, Bond Counsel, Marketing Consultant, General Health and Insurance Broker and Financial Advisor were received on December 9, 2014 at 3:00 p.m.

The Board Review Committee will present recommendations for the appointments. The professional services agreements will be for a term of one year beginning March 1, 2015 with a one year option exercised at the prerogative of the Board.

Below is a list of the firms who submitted packages in the seven categories:

GENERAL LEGAL COUNSEL

Zane & Lozuke
DeCotiis, Fitzpatrick & Cole

LABOR COUNSEL

Brown & Connery
Genova, Burns, Giantomasi, Webster

MARITIME COUNSEL

Mattioni – Attorneys At Law

MARKETING CONSULTANT

Phoenix Strategies & Artlip Communications

BOND COUNSEL

Capehart & Scatchard
DeCotiis, Fitzpatrick & Cole
McManimon, Scotland & Baumann

FINANCIAL ADVISOR

Goldman Beal Associates
The PFM Group
Acacia Financial Group, Inc.

GENERAL HEALTH & INSURANCE BROKER

Conner Strong & Buckelew

RECOMMENDATION:

Staff recommends Board approval of the recommendations made by the Board Review Committee for appointments for General Counsel, Labor Counsel, Maritime Counsel, Bond Counsel, Marketing Consultant, Financial Advisor and General Health and Insurance Broker.



ACTION ITEM:

E. RESOLUTION 2015-1-0009: RAIL REPLACEMENT PROJECT

Pursuant to the Board’s authorization, staff released the Request for Bids for the Rail Replacement and Repair Project. The Balzano Terminal project is for the removal of approximately 300 linear feet of straight rail at along with all the corresponding ties and hardware. Removal of all loose soil, compact area, install ballast and 130lb rail, building the elevation to the adjacent main track. Installation to include all new ties and hardware. All joints to be thermite welded.

The following bids were received on Tuesday, January 6, 2015:

Company	Base Bid – REM	Base Bid – INST	Total	Add’l.
Railroad Construction Paterson, NJ	\$51,125.00	\$95,800.00	\$146,952.00	\$350 per additional foot
Rhinehart Rail Fallston, MD	Incomplete Bid			
Fox Railroad Fort Worth, PA	Incomplete Bid			
Railroad Construction Paulsboro, NJ	Incomplete Bid			

Of the four bids received, only one bid was complete with all the required components.

RECOMMENDATION:

Staff and Board will discuss recommendations.



ACTION ITEM:

F. RESOLUTION 2015-1-0010: AUTHORIZATION TO REQUEST PROPOSALS FROM THE FEDERAL QUALIFIED TECHNOLOGY LIST VENDORS FOR HANDHELD TWIC CARD READERS

Staff has identified the need to deploy handheld, mobile Transportation Worker Identification Credential (TWIC) card readers to significantly enhance our program in compliance with the federal Maritime Transportation Security Act regulations. We must track the ingress of all individuals into the SJPC restricted/secures areas and must verify each TWIC card is valid and matches the individual. Currently, we are forced to do a visual inspection of TWIC cards and document visitors on paper logs.

The TWIC card reader solution will:

- Improve the velocity of traffic and individuals arriving through our gates.
- Create an electronic list of each TWIC holder including the time and date they entered.
- Authenticate the TWIC card.
- Check the expiration of the TWIC card.
- Match the fingerprints of the holder to the fingerprints encrypted on the TWIC card.
- Match the TWIC card against the federal Canceled Card List.

The Transportation Security Administration (TSA) launched a program to qualify card reader conformance to the TWIC Reader Hardware and Card Application Specification. Readers determined to be conformant to TSA TWIC Reader requirements are placed on a Qualified Technology List (QTL) made available to the public by TSA. QTL qualification requirements vary by reader type and claimed features of the vendor. All functional reader testing for the new QTL program will be performed by a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory. Reader conformance with TWIC environmental specifications, such a temperature range, humidity, shock and vibration, will require the vendor to supply to TSA certificates of conformance for all mandatory environmental requirements and any additional environmental qualifications.

Staff is requesting authorization to request proposals from the vendors on the QTL (list attached). The results from the request will be presented to the Board for consideration.

RECOMMENDATION:

Staff recommends Board authorization to request proposals for a TWIC Card Handheld Mobile Reader Solution from the federal QTL list of vendors.



ACTION ITEM:

G. RESOLUTION 2015-1-0011: AUTHORIZATION TO WRITEOFF ACCOUNTS

SJPC accounts receivable are monitored on a regular basis. Recently, we undertook a comprehensive review of all outstanding balances. Work continues on this comprehensive review. Our first analysis has identified the attached list of accounts that are uncollectible. We propose to write these amounts off the books.

Please be aware that SJPC is sufficiently reserved to absorb the entry and there will be no impact on current income.

RECOMMENDATION:

Staff recommends Board approval of the attached list of accounts receivable to be written off.



ACTION ITEM:

H. RESOLUTION 2015-1-0012: MID-ATLANTIC SALT LEASE RENEWAL

Mid-Atlantic Salt requests a renewal of their current lease but on a month-to-month basis due to the Holtec development. Currently, the tenant leases approximately three acres on the east side of Broadway at a monthly rate of \$7,002.00. This will increase to \$7,128.00.

A long term lease may be workable once a suitable new site is mutually agreed upon.

RECOMMENDATION:

Staff recommends Board approval of the lease agreement.



ACTION ITEM:

I. RESOLUTION 2015-1-0013: CAMDEN PLANT HOLDINGS LEASE RENEWAL

Camden Plant Holdings has requested a one year lease renewal for the 5,000 square foot section located in A-1 Building (Room A-3) they lease. Their current renewal rate of \$1,080.00 per month would increase to \$1,099.00.

STAFF RECOMMENDATIONS:

Staff recommends Board approval of the lease agreement.



ACTION ITEM:

J. RESOLUTION 2015-1-0014: WILSON & SONS WELDING
LEASE RENEWAL

Wilson & Sons Welding has requested a one year lease renewal for the small storage shed located at the Broadway Terminal. The current rental rate of \$43.00 per month would increase to \$44.00.

RECOMMENDATION:

Staff recommends Board approval of the lease agreement.



ACTION ITEM:

K. RESOLUTION 2015-1-0015: CONRAIL LEASE

Staff requests Board approval of a lease with Conrail for a small parcel that is contiguous with the SJPC's Gallagher property. The 9,460 sq. feet parcel at northeast side Ferry Road and Jackson Street has been within the overall SJPC property fence line since SJPC acquired the former Gallagher warehouse facility many years ago. There is no cost for the lease. General Counsel has reviewed the lease agreement.

RECOMMENDATION:

Staff recommends Board approval of the lease agreement.



ACTION ITEM:

L. RESOLUTION 2015-1-0016: INSURANCE RENEWALS FOR MARINE TERMINAL OPERATORS GENERAL LIABILITY, BUMBERSHOOT LIABILITY, COMMERCIAL AUTOMOBILE, HULL & MACHINERY PROTECTION AND INDEMNITY FOR SPUD BARGE, AND PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY

Conner Strong & Buckelew is presenting recommendations for insurance policy renewals. South Jersey Port Corporation's Marine Terminal Operators General Liability / Bumbershoot Liability, Commercial Automobile, Hull & Machinery/Protection and Indemnity (P&I) - 1959 Spud Barge, Pollution Liability - 1959 Spud Barge and Public Officials and Employment Practices Liability renew on 03/01/2015.

Marine Terminal Operators General Liability / Bumbershoot Liability: Your current (3/1/2014 – 3/1/2015) Marine Terminal Operators General Liability / Bumbershoot Liability program provides a \$21,000,000 Occurrence / \$21,000,000 General Aggregate Limit through National Union Fire Insurance Company of Pittsburgh, PA (\$1,000,000 Per Occurrence / \$2,000,000 Aggregate Limit), Aspen American Insurance Company (\$4,000,000 Occurrence / \$4,000,000 General Aggregate Limit excess of \$1,000,000 / \$2,000,000 Underlying), Navigators Insurance Company (\$9,600,000 part of \$16,000,000 Limit excess of \$5,000,000 Underlying), and XL Specialty Insurance Company (\$6,400,000 part of \$16,000,000 Limit excess of \$5,000,000 Underlying). The total expiring premium is \$305,933 (including TRIA and New Jersey surcharges) based on Gross Receipts of \$20,703,723.

For the 3/1/2015 – 3/1/2016 policy term, the South Jersey Port Corporation provided a Gross Receipts estimate of \$21,192,293. The premium using last year's rates, but adjusted for the increase in Gross Receipts would be \$313,152. Conner Strong & Buckelew negotiated a renewal cost of \$308,811, which represents a rate decrease of approximately 1%. The coverages, terms, and conditions are the same as expiring except as described in our proposal. Conner Strong & Buckelew pursued other insurance carriers on your behalf, and the results of our marketing effort are discussed further in our proposal. At present, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew their Marine Terminal Operators General Liability / Bumbershoot Liability program with National Union Fire Insurance Company of Pittsburgh, PA, Aspen American Insurance Company, Navigators Insurance Company, and XL Specialty Insurance Company.

Commercial Automobile: Your current program with Federal Insurance Company (Chubb) provides a \$1,000,000 Combined Single Limit. Chubb's renewal quote for the 3/1/2015 – 3/1/2016 policy term is \$94,401 (including NJ surcharges). We approached other insurance companies including National Union Fire Insurance Company of Pittsburgh, PA (AIG) and Travelers; however, Chubb continues to provide the most competitive program. Conner Strong &

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Buckelew recommends that South Jersey Port Corporation renew with Federal Insurance Company (Chubb).

Hull & Machinery/Protection and Indemnity (P&I) □ 1959 Spud Barge: Your current program with National Union Fire Insurance Company of Pittsburgh, PA (AIG) provides a \$1,000,000 P&I limit and a Hull value of \$200,000. The expiring premium is \$6,300 (including NJ surcharges). AIG has offered a renewal quote for the 3/1/2015 – 3/1/2016 policy term with same terms and conditions as expiring for the same premium of \$6,300 (including NJ surcharges). Please note that this coverage is specifically for your 1959 Spud Barge. At present, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew the coverage with AIG.

Pollution Liability - 1959 Spud Barge: Your current program with Water Quality Insurance Syndicate (WQIS) provides a \$5,000,000 Limit for a discharge of oil or hazardous substance. WQIS' renewal quote for the 3/1/2015 – 3/1/2016 policy term is \$2,395 (including NJ surcharges). Please note that this coverage is specifically for your 1959 Spud Barge. Conner Strong & Buckelew recommends that South Jersey Port Corporation renew with the Water Quality Insurance Syndicate (WQIS).

Public Officials Liability and Employment Practices Liability Insurance: Your current program with Hiscox Insurance Company provides a \$5,000,000 Limit for Public Officials and Employment Practices claims. The expiring premium is \$57,173 (including NJ surcharges). Hiscox's renewal quote for the 3/1/2015 – 3/1/2016 policy term is \$55,118 (including NJ surcharges). We approached several other insurance companies including ACE American Insurance Company, National Union Fire Insurance Company of Pittsburgh, PA (AIG), Ironshore Specialty Insurance Company, Darwin National Assurance Company, and RSUI Indemnity Company; however, Hiscox continues to provide the best program. Conner Strong & Buckelew recommends that South Jersey Port Corporation renew with Hiscox.

RECOMMENDATION:

Staff recommends Board consideration of the Conner Strong Buckelew recommendations for insurance renewals.



INFORMATION ITEM:

M. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.



INFORMATION ITEM:

N. SECURITY UPDATE

The security update is prepared by Mr. Jay Jones.

U.S. DEPARTMENT OF HOMELAND SECURITY – REGIONAL RESILIENCY ASSESSMENT OF THE DELAWARE RIVER PORTS (RRAP): SJPC will be participating in a Regional Resiliency Assessment of the Delaware River Ports conducted by the U.S. Department of Homeland Security, National Protection and Programs Directorate, Office of Infrastructure Protection and in cooperation with the NJ Office of Homeland Security and Preparedness. The program has three phases – 1) data collection, 2) analysis and 3) implementation over a three year period. DHS will assess physical and cyber security infrastructure. They will begin collecting data, site surveys and interviews with SJPC and selected tenants/port partners in March. During the program, DHS has extended to SJPC a number of tools including training, facility infrastructure assessment and cyber security assessment programs at no cost to SJPC. The report and assessments through the RRAP programs remain confidential and are not subjected to FOIA/OPRA.

U.S. COAST GUARD NOTICE OF RULEMAKING – SEAFARERS’ ACCESS TO MARIMTIME FACILITIES: The USCG proposes to require each owner or operator of a facility regulated by the USCG to implement a system that provides seafarers and other individuals with access between vessels moored at the facility and the facility gate, in a timely manner and at no cost to the seafarer or other individual. Generally, transiting through a facility is the only way that a seafarer or other individual can egress to shore beyond the facility to access basic shoreside businesses and services, and meet with family members and other personnel that do not hold a Transportation Worker Identification Credential.

This proposed rule would help to ensure that no facility owner or operator denies or makes it impractical for seafarers or other individuals to transit through the facility, and would require them to document their access procedures in their Facility Security Plans. The proposed rule would implement section 811 of the Coast Guard Authorization Act of 2010. Comments and related material must be submitted to on or before February 27, 2015. The CG will hold a public meeting in Washington, DC to solicit comments on the proposals in this notice on January 23, 2015 from 9:00 a.m. to 12:00 p.m. The deadline to reserve a seat is January 16, 2015.

This potential rule would require SJPC to setup a system to provide a TWIC Escort for any and all seafarer or visitor to and from the vessel and make such amendment to the SJPC facility Security Plan. We will continue to monitor this development.

U.S. COAST GUARD GUIDANCE ON MARITIME CYBERSECURITY STANDARDS:

The USCG is developing policy to help vessel and facility operators identify and address cyber-related vulnerabilities that could contribute to a Transportation Security Incident. Coast Guard regulations require certain vessel and facility operators to conduct security assessments, and to develop security plans that address vulnerabilities identified by the security assessment. The Coast Guard is seeking public input from the maritime industry and other interested parties on

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how to identify and mitigate potential vulnerabilities to cyber-dependent systems. The Coast Guard will consider these public comments in developing relevant guidance, which may include standards, guidelines, and best practices to protect maritime critical infrastructure.

U.S. COAST GUARD / CENTER FOR DISEASE CONTROL AND PREVENTION – INTERIM GUIDANCE FOR CARGO SHIPS – MONITORING EXPOSED CREW AND MANAGING SUSPECTED CASES OF EBOLA ONBOARD: The USCG disseminated the CDC’s Interim Guidance for Cargo Ships Monitoring Exposed Crew and Managing Suspected Cases for Ebola to the participants of the USCG Sector Delaware Bay, Ebola Tabletop Exercise, which SJPC attended. The guidance is a good reference for marine terminals if there becomes a reported or suspected case.

SJPC FACILITY SECURITY PLAN: Mr. Jones is preparing Facility Security Plan amendments to submit the USCG Captain of the Port Sector Delaware Bay to accommodate the changes to the Broadway Terminal as a result of the Holtec Development and the change to exclude the Camden Iron & Metal leasehold from the Balzano Terminal restricted/secure area.

SJPC FCC LICENSED RADIO SYSTEM: On Wednesday, January 28, 2015, SJPC converted the FCC licensed radio system for operations and security to a digital platform. After approximately two years of replacing equipment to digital ready equipment, the migration last week went as planned and has significantly improved communications. Digital radio communication is HD (high definition) compared to analog. The signal is more resistant to interference and eliminates many imperfections of analog radio transmission and reception.

TRANSPORTATION SECURITY ADMINISTRATION – TWIC: The Transportation Security Administration (TSA) issued a notice stating that, effective February 1, 2015, the TWIC fee will be reduced to \$128.00. This is a \$1.75 reduction due to lowered FBI fingerprint processing charges.



INFORMATION ITEM:

O. PAULSBORO MARINE TERMINAL PROJECT UPDATES

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority. See the attached monthly report.



MATTERS INVOLVING LITIGATION, PERSONNEL & 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**
 - 2. PERSONNEL**
 - 3. BROADWAY SPRINKLER SYSTEM**
 - 4. MAINTENANCE DREDGING**
 - 5. HOLCIM**
 - 6. BUILDING H2 ROOF**