



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS SPECIAL TELECONFERENCE
MEETING MINUTES
BALZANO MARINE TERMINAL
CAMDEN, NEW JERSEY
May 14, 2014
9:00 a.m.

Directors Present:	Richard Alaimo	Chairman ☎
	Chad Bruner	Director ☎
	Christopher Chianese	State Treas. Designee ☎
	Robert DeAngelo	Director ☎
	Joseph Maressa, Jr.	Director ☎
	Eric Martins	Director ☎
Directors Absent:	Jonathan Gershen	Director
	Craig Remington	Director
	Sheila Roberts	Director
	Carl Styles	Director
In Attendance:	Christopher Howard	Governor's Authorities Unit ☎
	Kevin Castagnola	Executive Director & CEO
	Jay Jones	Dep. Exec. Dir. / Board Secretary
	Raymond Zane, Esq.	Gen. Counsel – Zane & Lozuke
	Hank D'Andrea	Facilities Engineer
	Linda Artlip	Phoenix Strategies/Artlip Comm. ☎

☎- indicates teleconference
An attached sign-in list may list other attendees.

The Chairman opened the meeting at 9:00 a.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 special meeting has been provided. On May 8, 2014, the Secretary of the Corporation sent a legal notice of the special teleconference meeting to be held by the South Jersey Port Corporation's Board of Directors, indicating the time and place to the following newspapers:

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

The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

Roll call was taken and recorded.

RESOLUTION 2014-5-0042: APPROVAL OF ADDENDUM #1 TO THE 2014 PARKING AGREEMENT WITH THE CITY OF CAMDEN PARKING AUTHORITY

At the March 25, 2014 SJPC Board of Directors meeting, the SJPC Board approved a 2014 Parking Agreement with the Parking Authority of the City of Camden which makes available defined port properties in and around the Balzano Marine Terminal for vehicle parking by visitors to Susquehanna Bank Center concert events from May 10, 2014 through October 1, 2014. Under that agreement, the parking authority will provide SJPC with \$50,000 for use of the designated areas.

The City of Camden Parking Authority (Parking Authority) requested use of additional space to accommodate 525 parking spaces for the Susquehanna Center visitor parking season from May to October. A proposed addendum (attached) to the agreement has been prepared and reviewed by SJPC General Counsel for this purpose. The addendum will provide access to "D" building (480 parking spaces), currently occupied by tenant, Camden International Commodities Terminal (CICT). CICT has agreed to vacate the building during the summer months, which is their slow period of the year for import cargo. The Parking Authority will pay SJPC a rent of \$16,000 per month for use of "D" building. This is the same rental rate charged to CICT. The Parking Authority will also reimburse CICT currently occupying "D" building for the relocation of its inventory pursuant to a separate agreement between CICT and the Parking Authority. The 2014 agreement already provided use of the open space surrounding "D" building to the Parking Authority.

The Chairman asked for a motion.

A motion was made to approve Resolution 2014-5-0042 for the approval of the Addendum #1 to the 2014 Parking Agreement with the City of Camden Parking Authority for use of "D" building within the Balzano Marine Terminal for a rental of \$16,000 per month for the term of the agreement through October 1, 2014.

Moved by:
Seconded by:

J. Maressa, Jr.
R. DeAngelo

The Chairman called for a discussion. The Board expressed concern about air quality within the building impacted by car exhaust. Staff advised that the building has been used for parking cars in the past without issue. There are 10 large overhead doors and a number of overhead exhaust fans in the building to provide ventilation. The Chairman requested to request the Parking Authority to monitor the air quality. The Board and staff addressed the movement of the existing tenant's cargo and that under a separate agreement between the Parking Authority and the tenant, CICT, the Parking Authority would be paying for the cost to move the cargo to the tenant's other warehouse locations.

The Chairman asked if there was any other discussion on the matter. Hearing none, he called for a roll call vote on the standing motion to approve addendum #1 to the 2014 Parking Agreement.

Voting for motion:	R. Alaimo C. Bruner C. Chianese R. DeAngelo J. Maressa, Jr. E. Martins
Voting against motion:	None

PUBLIC COMMENTS

The Chairman asked if there were any public comments. Hearing none, he asked for a motion to adjourn the regular session meeting and enter closed session.

A motion was made to adjourn the Regular Open Meeting.

Moved by:	S. Roberts
Seconded by:	R. DeAngelo
Voting for motion:	All
Voting against motion:	None

At 9:21 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 Regular Open Session of the Board of Director's Special Teleconference Meeting held Wednesday, May 14, 2014.

Jay Jones
Board Secretary