

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING JANUARY 29, 2019

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

- 1. APPROVAL OF MINUTES**
Special Teleconference Meeting December 31, 2018
- 2. APPROVAL OF OPERATING BILLS - October 16, 2018 to January 15, 2019**
RESOLUTION 2019-1-0001
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST - October 16, 2018 to January 15, 2019**
RESOLUTION 2019-1-0002
- 4. APPROVAL OF CREDITS**
RESOLUTION 2019-1-0003
- 5. APPROVAL OF CHANGE ORDERS – One (1)**
RESOLUTION 2019-1-0004
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2019-1-0005
- 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 2019-1-0006:** 2019 HOLIDAY SCHEDULE: FEB.-DEC.
- B. RESOLUTION 2019-1-0007:** APPROVAL OF PRE-QUALIFIED ENGINEER FIRMS TO THE LIST FOR MARINE, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECH, & CERTIFIED DIVERS
- C. RESOLUTION 2019-1-0008:** LEASE RENEWAL - HARRY WILSON WELDING
- D. RESOLUTION 2019-1-0009:** LEASE RENEWAL – CENTRAL METALS
- E. RESOLUTION 2019-1-0010:** LEASE RENEWAL – CHAMPION TRUCKING
- F. RESOLUTION 2019-1-0011:** LEASE RENEWAL – CAMDEN PLANT HOLDING
- G. RESOLUTION 2019-1-0012:** AWARD OF AUDITING SERVICES CONTRACT
- H. RESOLUTION 2019-1-0013:** APPROVAL OF U.S. CONCRETE RENTAL ABATEMENT FOR BERTH DEBRIS REMOVAL
- I. RESOLUTION 2019-1-0014:** ANNUAL DESIGNATION OF PUBLIC AGENCY COMPLIANCE OFFICER FOR EEO CONTRACT COMPLIANCE
- J. RESOLUTION 2019-1-0015:** AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS FOR THE PIER 5 NEWTON CREEK BRIDGE CONSTRUCTION PROJECT
- K. RESOLUTION 2019-1-0016:** 2019 PENSION LIABILITY
- L. RESOLUTION 2019-1-0017:** SELECTION OF ENGINEER FOR THE “P” BUILDING ELEVATOR PROJECT
- M. RESOLUTION 2019-1-0018:** AUTHORIZATION TO REQUEST QUOTES FROM PRE-QUALIFIED CIVIL ENGINEERS FOR THE KOCKS CRANE MODERNIZATION PROJECT
- N. RESOLUTION 2019-1-0019:** INSURANCE RENEWALS FOR GENERAL LIABILITY, COMMERCIAL AUTO, HULL & MACHINERY, & POLLUTION LIABILITY – BARGE
- O. RESOLUTION 2019-0020:** AUTHORIZATION TO REQUEST QUOTES FROM PRE-QUALIFIED MARINE ENGINEERS TO PERFORM A SALEM TERMINAL SEAWALL CONDITIONS EVALUATION

11. SUPPLEMENTAL BOARD INFORMATION:

- P. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**
- Q. PORT SECURITY UPDATE**
- R. PAULSBORO MARINE TERMINAL PROJECT UPDATES**
- S. MAINTENANCE DREDGING UPDATE**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2019-1-0006: 2019 HOLIDAY SCHEDULE

The 2019 union (Local 18 and Local 1040) and nonunion holiday schedule for February – December is presented for approval.

HOLIDAY	DATE
President's Day	Monday, February 18, 2019
Good Friday	Friday, April 19, 2019
Memorial Day	Monday, May 27, 2019
Independence Day	Thursday, July 4, 2019
Labor Day	Monday, September 2, 2019
Veteran's Day	Monday, November 11, 2019
Thanksgiving Day	Thursday, November 28, 2019
Day After Thanksgiving Day	Friday, November 29, 2019
Christmas Eve	Tuesday, December 24, 2019
Christmas Day	Wednesday, December 25, 2019

RECOMMENDATION:

Staff requests Board approval of the 2019 Holiday Schedule for February through December 2019.



ACTION ITEM:

B. RESOLUTION 2019-1-0007: APPROVAL OF PREQUALIFIED ENGINEERS FOR MARINE, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECH, & CERTIFIED DIVERS

Staff released a Request for Qualifications (RFQ) for Engineering Services for each of the categories of *Civil Engineer; Certified Diver; Construction Management; Geo-technical Services; and Marine Engineer*. The RFQ seeks qualification proposals from qualified engineering firms, in accordance with the terms, conditions, and specifications contained in the RFQ, to be considered pre-qualified for the opportunity to submit cost proposals for future projects. The qualification carries a term of one (1) year, commencing on March 1, 2019 and expiring on February 28, 2020.

The Board Review Committee will evaluate the qualification proposals and will present recommendation to add firms to be added to 78 firms currently pre-qualified for the initial term of three years awarded last year. Each year during the three year term, the Board will consider additional engineering firms to the qualified list for the remaining term through the RFQ process.

The deadline to submit qualifications was on January 16, 2019 and thirteen (13) qualification packages were received. Eight of the firms who submitted are already qualified through March 31, 2020. There are only five qualification packages to consider. The Board Review Committee will present their recommendation following their review and evaluation.

RECOMMENDATION:

Staff recommends Board approval to add qualified engineering firms to the categories of Civil Engineer; Certified Diver; Construction Management; Geo-technical Services; and Marine Engineer as submitted and qualified.



ACTION ITEM:

C. RESOLUTION 2019-1-0008: LEASE RENEWAL – HARRY WILSON WELDING

Harry Wilson Welding has requested a one (1) year lease renewal for a small storage shed located at the Broadway Terminal. A 2.88% CPI increase was applied to the new monthly billing rate of \$47.00, resulting in annual revenue of \$564.00. The new one-year lease will commence on February 1, 2019.

RECOMMENDATION:

Staff recommends approval of the lease renewal with Harry Wilson Welding.



ACTION ITEM:

D. RESOLUTION 2019-1-0009: LEASE RENEWAL – CENTRAL METALS

Central Metals has requested to renew their lease. The term of their lease will duplicate the existing lease for a period of one (1) year and expire on January 31, 2020. The leasehold comprises 7,850 sq. of open ground, and generates a monthly revenue income of \$370.00 with an annual revenue stream of \$4,440.00 which includes a 2.88 % CPI increase.

RECOMMENDATION:

Staff recommends Board approval of the lease renewal with Central Metals.



ACTION ITEM:

E. RESOLUTION 2019-1-0010: LEASE RENEWAL – CHAMPION TRUCKING

Champion Service Inc. has requested a one (1) year lease renewal for the current 16,000 sq. garage type building located on Second Street and for the month-to-month lease agreement for the 3 acres of open ground; commencing on February 1st, 2019, both rental rates will increase due to a 2.88% increase in the CPI index, and combined will generate \$70,049.00 in annual revenue.

RECOMMENDATION:

Staff recommends Board approval of the lease renewals with Champion Trucking as presented.



ACTION ITEM:

F. RESOLUTION 2019-1-0011: LEASE RENEWAL – CAMDEN PLANT HOLDINGS

Camden Plant Holdings, LLC has requested in writing to renew their existing lease. The term of this lease will duplicate their existing lease for a period of one (1) year and commence on March 1st, 2019; and expire on February 28th, 2020. The Leasehold comprises ~5000 sq.' of warehousing at \$2.81 per sq.' generating an annual revenue income of \$14,076.00. A 2.88 % CPI increase was applied.

RECOMMENDATION:

Staff recommends Board approval of the lease renewals with Camden Plant Holding as presented.



ACTION ITEM:

G. RESOLUTION 2019-1-0012: AWARD OF AUDITING SERVICES AGREEMENT

Pursuant to Executive Order 122, the SJPC Board Audit Committee prepared and released a Request for Proposals for Auditing Services. The deadline for proposals was December 5, 2018 at 10:00 a.m.

The scope encompasses a thorough audit of the Corporation's comparative financial statements and will require the issuance of the formal report to the Board of Directors of the SJPC no later than the scheduled Board meeting in April of each year. The work performed under this contract will be under the direct supervision of the SJPC Audit Committee.

The term of the Auditing Services is for a maximum of 5 years with a minimum of a 3 year term (2018, 2019, and 2020) and the option of extending the term for another 2 years (2021 and 2022). The option of extending the appointment for an additional two (2) years will be under the same terms and rate as year 3, for years 4 and 5.

The following proposal was received:

FIRM	AMOUNT
Brent W. Lee & Co., LLC Cinnaminson, NJ	2018: \$39,000
	2019: \$40,500
	2020: \$43,500
	Option:
	2021: \$43,000
	2022: \$43,000

The Board Audit Committee will present a recommendation to the full Board following receipt of the proposals.

RECOMMENDATION:

Staff recommends Board consideration of the Audit Committee's recommendation.



ACTION ITEM:

H. RESOLUTION 2019-1-0013: APPROVAL OF U.S. CONCRETE RENTAL ABATEMENT FOR BERTH DEBRIS REMOVAL

U.S. Concrete, the tenant at the Salem Terminal, and staff has been evaluating debris and obstructions found in the river near the existing barge berth. The tenant has determined the cost to clear the debris is \$83,000. As matter of safe navigation and operation at the Salem Terminal, staff would like to recommend splitting the cost to have the obstructions cleared. The SJPC share would be \$41,500 and would be provided to the tenant through a rental abatement. It is proposed to reduce rent in the amount of \$3,458.34 for a period of 12 months. The tenant would have the work performed and certified completed.

RECOMMENDATION:

Staff recommends Board consideration of the rental abatement for the river debris removal work.



ACTION ITEM:

I. RESOLUTION 2019-1-0014: ANNUAL DESIGNATION OF PUBLIC AGENCY COMPLIANCE OFFICER FOR EEO CONTRACT COMPLIANCE

In accordance with N.J.A.C. 17:27-3.3, each Public Agency shall designate an individual to serve as its Public Agency Compliance Officer or P.A.C.O. The P.A.C.O. is the liaison between the Division and the Public Agency and is the Public Agency point of contact for all matters concerning implementation and administration of the statute and regulations. The P.A.C.O. is also responsible for administering contracting procedures pertaining to equal employment opportunity regarding both the Public Agency and vendors with public contracts. Vendors shall include but are not limited to goods, professional services and general services; and construction contractors. As such, the P.A.C.O. must have the authority to recommend changes to effectively support the implementation of the statute and its regulations.

Each year, all Public Agencies are required to submit the name, title, address, telephone, number, fax, and email address of the P.A.C.O. designated by the Public Agency. This information must be submitted to the Division no later than January 10th of each year. In addition, it shall be the responsibility of the Public Agency to update the P.A.C.O. designation at any time during the year if any changes are made concerning the designated P.A.C.O.

Staff proposes to re-designate Bruno Cellucci, Treasurer, to serve as the agency's P.A.C.O. for 2019.

RECOMMENDATION:

Staff recommends Board designation of Bruno Cellucci to serve as the agency's P.A.C.O. for 2019.



ACTION ITEM:

J. RESOLUTION 2019-1-0015: AUTHORIZATION TO RELEASE REQUEST FOR PROPOSALS FOR THE PIER 5 NEWTON CREEK BRIDGE CONSTRUCTION PROJECT

Pursuant to the Board's Authorization to award the Design and Construction Management activities for the Newton Creek Bridge replacement project to W.B. Castle Engineering Co., staff is requesting the Board's authorization to release the Request for Proposals documents in anticipation of the expected receipt, review, and acceptance of the final design and the associated construction activities by staff and General Counsel. This project has funding available in the 2017 Bond.

RECOMMENDATION:

Staff recommends Board authorization to release the Request for Proposals for the Newton Creek Bridge Construction Program.



ACTION ITEM:

K. RESOLUTION 2019-1-0016: 2019 PENSION LIABILITY

Staff presents the Employer’s Liability Annual Pension Contribution Invoice for the Public Employee’s Retirement System (PERS) for calendar year 2019. The total amount of \$915,504.00 is due on April 1, 2019. The total amount due includes the Employer’s Contribution for 2018 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 **\$ 100,275.00**

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 **\$ 665,665.00**
Non-Contributory Group Life Insurance **\$ 36,487.00**
Long Term Disability **\$ 7,707.00**

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: **\$ 105,370.00**

Total Amount Due all Categories **\$ 915,504.00**

RECOMMENDATION:

Staff Recommends approval by the Board for the 2019 Pension Liability as presented.

	<u>2018</u>	<u>2019</u>	<u>Variance</u>
Normal Contribution	\$101,329	\$100,275	= (\$1,054)
Accrued Liability	\$631,006	\$665,665	= \$34,659
Non-Contributory Group Life Insurance	\$37,525	\$36,487	= (\$1,038)
Long Term Disability	\$25,657	\$7,707	= (\$17,950)
Accrued Liability- ERI	<u>\$103,353.16</u>	<u>\$105,370</u>	<u>= \$2,016.84</u>

Total Amount Due all Categories **\$898,870.16 \$915,504 = \$16,633.84(increase)**

RECOMMENDATION:

Staff recommends Board approval of the 2019 Pension Liability invoice.



ACTION ITEM:

L. RESOLUTION 2019-1-0017: SELECTION OF ENGINEER FOR “P” BUILDING ELEVATOR PROJECT

Per the Board’s request, staff requested the pre-qualified civil engineers to provide quotations to identify the totalized and associated costs for the Bid preparation and Contractor installation of an ADA compliant Elevator between floors 1 and 2 within Broadway Terminal “P-1” building.

Three Firms notified the Port of their intention to attend a Pre-Bid meeting and subsequent tour of the suspect facility on December 13th, 2018. On January 10th, 2019, two of the firms provided Quotations for review.

Of the two received, only one is deemed acceptable based on the agreed upon and requested parameters of the Pre-Bid meeting and ensuing discussions; and with no Firm submitting an interrogatory for clarification. Of the two proposals submitted only one specifically addressed and provided a complete, comprehensive, and Professional proposal for consideration.

Staff is therefore respectfully presenting for the Board’s consideration the Pennoni Engineering Lump-Sum Quotation in the amount of \$68,250.00.

RECOMMENDATION:

Staff recommends Board consideration of the quote for the “P” Building Elevator Project engineering services.



ACTION ITEM:

M. RESOLUTION 2019-1-0018: AUTHORIZATION TO REQUEST QUOTES FROM PRE-QUALIFIED ENGINEERS FOR THE KOCKS CRANE MODERNIZATION PROJECT

Staff is requesting authorization to request quotes from the pre-qualified engineers to retain engineering services to prepare specifications, bid documents and project management to replace and update the drives system within the Kocks Crane at the Balzano Terminal. The current system within the crane can no longer be supported and requires to be updated. The crane manufacturer, Kocks Krane, recently completed an inspection of the structural aspects of the crane and found the crane to be well maintained and sound, with only minor maintenance items to address.

RECOMMENDATION:

Staff recommends Board authorization to request quotes from pre-qualified engineer community to prepare the specification, bid documents and project management for the Kocks Crane Modernization Project.



ACTION ITEM:

N. RESOLUTION 2019-1-0019: INSURANCE RENEWALS FOR GENERAL LIABILITY, COMMERCIAL AUTO, HULL & MACHINERY, AND POLLUTION LIABILITY – BARGE

South Jersey Port Corporation's Marine Terminal Operators General Liability / Bumpershoot Liability, Commercial Automobile, Hull & Machinery/Protection and Indemnity (P&I) - 1959 Spud Barge and Pollution Liability - 1959 Spud Barge renew on March 1, 2019.

Marine Terminal Operators General Liability / Bumpershoot Liability: Your current (3/1/2018 – 3/1/2019) Marine Terminal Operators General Liability / Bumpershoot 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), Travelers Property Casualty Company of America (\$10,000,000 part of \$20,000,000 Limit excess of \$1,000,000 Underlying), and Liberty Mutual Insurance Company (\$10,000,000 part of \$20,000,000 Limit excess of \$1,000,000 Underlying). The total expiring premium is \$191,400 (including TRIA and New Jersey surcharges) based on Gross Receipts of \$22,048,461.

For the 3/1/2019 – 3/1/2020 policy term, South Jersey Port Corporation provided a Gross Receipts estimate of \$22,489,430, an increase of 2%. Conner Strong & Buckelew negotiated a renewal cost of \$185,900, which represents a premium decrease of 3% or \$5,500 (rate decrease of 5% or \$9,328). Conner Strong & Buckelew pursued other insurance carriers on your behalf, and the results of our marketing effort are discussed further in our proposal. Based on the options provided, and after consultation with staff, at present, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew their Marine Terminal Operators General Liability insurance coverage with National Union Fire Insurance Company of Pittsburgh, PA. For the \$20,000,000 excess of \$1,000,000 Bumpershoot Liability program, Travelers issued a non-renewal notice for the Bumpershoot Liability as they can no longer provide coverage for an unsupported Bumpershoot Liability policy. As such, Liberty Mutual Insurance Company has agreed to take lead and issue the Bumpershoot Liability Policy and continue to provide \$10,000,000 part of \$20,000,000 Limit excess of \$1,000,000 underlying. Conner Strong & Buckelew has received two alternative options to fill the remaining \$10,000,000, each agreeing to provide \$5,000,000 part of \$20,000,000 excess of \$1,000,000 underlying. After consultation with staff, at present, Conner Strong & Buckelew recommends renewing this coverage with Liberty Mutual Insurance Company as the lead carrier providing \$10,000,000 part of \$20,000,000, National Union Fire Insurance Company of Pittsburgh, PA (AIG) providing \$5,000,000 part of \$20,000,000 and Navigators Insurance Company providing \$5,000,000 part of \$20,000,000; all excess of the \$1,000,000 underlying. The coverages, terms, and conditions of both the incumbent program and the proposed alternative are described in more detail in our proposal. In addition, National Union Fire Insurance Company of Pittsburgh, PA has provided some coverage enhancements over the expiring policy which are also detailed in our proposal.

Commercial Automobile: Your current program with Great Northern Insurance Company (Chubb) provides a \$1,000,000 Combined Single Limit. Chubb's renewal quote for the 3/1/2019 – 3/1/2020 policy term is \$87,781 (including NJ surcharges). We approached other insurance companies, as detailed in our proposal; however, Chubb continues to provide the most competitive program. Conner Strong &

SOUTH JERSEY PORT CORPORATION

Board of Directors Meeting – January 29, 2019



Buckelew recommends that South Jersey Port Corporation renew with Great Northern 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. AIG has offered a renewal quote for the 3/1/2019 – 3/1/2020 policy term with the same terms and conditions at a premium of \$4,375 (including NJ surcharges), reflecting a 25% or \$1,470 savings over the expiring premium. 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 substances. WQIS' renewal quote for the 3/1/20219 – 3/1/20120 policy term is \$2,395 (including NJ surcharges), reflecting a flat premium. 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).

Overall Pricing Summary: The overall renewal cost of \$280,451 represents a 3% (\$7,750) rate-reduction against the adjusted expiring premium and a true cost savings of \$3,742 when compared to the overall expiring pricing of \$284,193.

RECOMMENDATION:

Staff recommends Board consideration of the recommendations provided by Conner Strong & Buckelew.



ACTION ITEM:

O. RESOLUTION 2019-1-0020: AUTHORIZATION TO REQUEST QUOTES FROM PRE-QUALIFIED MARINE ENGINEERS TO PERFORM A SALEM TERMINAL SEAWALL CONDITIONS EVALUATION

The staff and the Salem Terminal tenant, U.S. Concrete, have addressed the visual erosion of the seawall along the Salem River. It is necessary to have an engineer assess the extent of the erosion and provide recommendations for the tenant to repair the seawall. Staff is requesting authorization to request quotes from the pre-qualified marine engineers to perform the evaluation and provide recommendations accordingly.

RECOMMENDATION:

Staff recommends Board authorization to request quotes from the pre-qualified marine engineers to perform the evaluation of the Salem Terminal seawall.



INFORMATION ITEM:

P. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.



INFORMATION ITEM:

Q. SECURITY UPDATE

The security update is prepared by Mr. Jay Jones.

ANNUAL USCG MTSA INSPECTION: The FSO is preparing for the annual Maritime Transportation Security Act – 33CFR105 compliance inspection conducted by the U.S. Coast Guard. The inspection is typically conducted in February/March.

LOCAL 169 COLLECTIVE BARGAINING AGREEMENT: Staff and Labor Counsel began negotiations to renew the collective bargaining agreement with Local 169, Teamsters, which represent the SJPC's security guards. The existing agreement will remain in effect until a new CBA is approved.



INFORMATION ITEM:

R. PAULSBORO MARINE TERMINAL PROJECT UPDATES

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.



INFORMATION ITEM:

S. MAINTENANCE DREDGING UPDATE

The maintenance dredging project for the Balzano and Broadway Terminal berths and piers was approved at the December 31, 2018 Board meeting and notice to proceed was issued to Weeks Marine.

The bid for the 2019 dredging was \$3,247,125.00. This was based upon a unit price of \$35 per cubic yard and a mobilization cost of \$350,000. The bid was based upon an estimated quantity of 82,775 CY. Since the pre bid dredge survey from August 2017, the quantity has increased due to natural shoaling of the berths. The before dredge survey performed in January 2019 indicates a maximum volume of 116,472 CY, an increase of 33,697 CY. Based on this 40% increase in volume, the required funding is \$4,426,520, an increase of \$1,179,395. An increase in the quantity of material to be dredged was anticipated. Funding for the additional volume is available in 2017 Bond.



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. Acquisition of former Goldstein Property – City of Camden**
 - 3. Pier 5 Leasehold – Camden Waterfront Development (Holt)**