

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING October 27, 2020

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

- 1. APPROVAL OF MINUTES**
Regular Open Meeting September 29, 2020
Closed Session Meeting September 29, 2020
- 2. APPROVAL OF OPERATING BILLS**
RESOLUTION 2020-10-0086
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**
RESOLUTION 2020-10-0087
- 4. APPROVAL OF CREDITS- NONE**
- 5. APPROVAL OF CHANGE ORDERS - NONE**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2020-10-0088
- 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 2020-10-0089: ACCEPTANCE OF THE 2020 RATE STUDY**

- B. **RESOLUTION 2020-10-0090: 2021 SJPC ANNUAL BUDGET**

- C. **RESOLUTION 2020-10-0091: DEBT SERVICE RESERVE & TAX RESERVE CERTIFICATION LETTER**

- D. **RESOLUTION 2020-10-0092: MEMBER PARTICIPATION IN ESCNJ COOPERATIVE PRICING SYSTEM**

- E. **RESOLUTION 2020-10-0093: APPROVAL TO AWARD P-1 ELEVATOR AND FACILITIES UPGRADE CONSTRUCTION PROJECT PROPOSAL**

- F. **RESOLUTION 2020-10-0094: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO INITIATE PRIORITY REPAIRS ON MARINE WATERFRONT STRUCTURES AT THE BALZANO AND BROADWAY MARINE TERMINALS**

- G. **RESOLUTION 2020-10-0095: APPROVAL TO AWARD A DESIGN FIRM FOR THE BALZANO TERMINAL DEMOLITION OF BUILDING AT 551 SOUTH SECOND STREET**

- H. **RESOLUTION 2020-10-0096: SOUTH JERSEY PORT CORPORATION'S PRIMARY PROPERTY (INCLUDING EQUIPMENT BREAKDOWN), EXCESS PROPERTY, STANDALONE TERRORISM, CRIME, NETWORK PRIVACY & SECURITY LIABILITY, ABOVE GROUND STORAGE TANK POLLUTION LEGAL LIABILITY AND PAULSBORO MARINE TERMINAL POLLUTION LEGAL LIABILITY POLICIES WILL RENEW ON 12/15/2020**

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- I. **RESOLUTION 2020-10-0097: APPROVAL TO AUTHORIZE THE EXECUTIVE DIRECTOR/CEO TO EXECUTE THE NJDOT FY 2020 RAIL FREIGHT ASSISTANCE PROGRAM GRANT AGREEMENT**
- J. **RESOLUTION 2020-10-0098: ADDING JUNETEENTH TO THE SJPC HOLIDAY SCHEDULE**

11. SUPPLEMENTAL BOARD INFORMATION:

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

PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2020-10-0089: ACCEPTANCE OF THE 2020 RATE STUDY

REQUEST

Staff is requesting Board acceptance of the 2020 Rate Study.

BACKGROUND

As required by our Bond Covenants, on an annual basis the South Jersey Port Corporation is required to conduct a study that evaluates our rates, fees and tariffs as compared to our regional competitors. The 2020 Rate Study was prepared by S.T. Hudson and is presented for acceptance. The report determined no significant rate increases are required or recommended at this time.

The report determined that significant additional increases in rates and charges would be necessary to meet the required 1.1 ratio of net revenue to debt service. A comprehensive analysis, beyond the scope of the report, needs to be conducted to determine if rate increases could be implemented without affecting the Port's ability to attract cargoes and remain competitive.

RECOMMENDATION:

Staff requests Board acceptance of the 2020 Rate Study



ACTION ITEM:

B. RESOLUTION 2020-10-0090: 2021 SJPC ANNUAL BUDGET

REQUEST

Staff is requesting Board approval of the Port's operating budget for the 2021 fiscal year.

BACKGROUND

The South Jersey Port Corporation's (SJPC) bond covenants require that not less than 45 days prior to the beginning of each calendar year, the SJPC shall adopt an annual budget for the ensuing calendar year. Staff is proposing to the Board to adopt the attached operating budget for the 2021 fiscal year.

The proposed budget follows state prescribed guidelines limiting overall year to year increases in expenses to two percent. Staff also carefully analyzed projected 2021 revenues given the impact of COVID-19 on overall trade and the projected recovery of the economy to support an increase in international trade.

RECOMMENDATION:

Staff recommends Board approval of the proposed 2021 SJPC budget.



ACTION ITEM:

C. RESOLUTION 2020-10-0091: DEBT SERVICE RESERVE & TAX RESERVE CERTIFICATION LETTER

REQUEST

Staff is requesting Board approval of the Debt Service Reserve and Tax Reserve Certification Letter to Governor Murphy.

BACKGROUND

The Certification Letter to the Governor for the Debt Service Reserve and Tax Reserve Fund Requirements has been prepared (attached). In summary, for the year ending December 31, 2020, State appropriations of **\$17,873,000** for the Senior Lien Bonds and **\$11,291,000** for the Subordinated Bonds are necessary to restore the South Jersey Port Corporation's reserve funds to the amount of the debt service required per the provisions of N.J.S.A. 12:11A-14 and certifies that the sum of **\$5,100,224.37** is required to be appropriated by the State of New Jersey to fund the Property Tax Reserve Fund for the Corporation's FY2021 tax payment obligations, which consist of payment in lieu of tax (PILOT) payments to the Local Governments.

RECOMMENDATION:

Staff recommends Board approval of the Debt Service Reserve and Tax Reserve Certification Letter to Governor Murphy.



ACTION ITEM:

**D. RESOLUTION 2020-10-0092: MEMBER PARTICIPATION
IN ESCNJ COOPERATIVE PRICING SYSTEM**

REQUEST

Staff is requesting Board approval for the Port to apply to become a member of the Educational Services Commission of New Jersey Cooperative Pricing System.

BACKGROUND

N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration. The Educational Services Commission of New Jersey, hereinafter referred to as the "Lead Agency" has offered voluntary participation in a Cooperative Pricing System for the purchase of goods and services. By participating in this Coop, the Port will have expanded access to competitive pricing on goods and services including vehicles, contractor services, maintenance equipment and supplies, and telecommunication services.

Purchasing through a Coop streamlines the procurement process and provides competitive pricing.

RECOMMENDATION:

Staff recommends Board approval for the Port to apply to become a member of the Educational Services Commission of New Jersey Cooperative Pricing System.



ACTION ITEM

E. RESOLUTION 2020-10-0093: APPROVAL TO AWARD P-1 ELEVATOR AND FACILITIES UPGRADE CONSTRUCTION PROJECT PROPOSAL

REQUEST

Staff is requesting Board approval to award the P-1 Elevator and Facilities Upgrade Construction RFP to Levy Construction.

BACKGROUND

Pursuant with the Board’s Authorization to design and install an Elevator within P-1 Building complete with the required Facilities upgrades, a pre-bid site meeting was conducted on September 15, 2020 with 11 contractors attending:

Weatherby Construction, Bedwell Construction, Hall Construction, Daniel J. Keating Company, Sheet Metal Workers Local 19, AP Construction, Paul Otto Construction, JH Williams Enterprises, Tomar Construction, MJJ Construction, and Levy Construction Company

Six (6) proposals were received on October 13, 2020 and reviewed by Staff, with Legal Counsel’s final review for Bid acceptance and award.

Bidder Name and Address	Amount
Weatherby Construction & Renovation Corp.	Lump Sum:
147 N. Iowa Ave	\$899,322.00
Atlantic City, NJ 08401	Alt. Pricing: \$14,460.00
Levy Construction Company	Lump Sum:
134 Cuthbert Blvd.	\$704,900.00
Audubon, NJ 08106-1066	Alt. Pricing: \$12,000.00
Hall Construction Co.	Lump Sum:
PO Box 1448	\$1,111,000.00
Wall, NJ 07719	Alt. Pricing: \$16,000.00

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J. H. Williams Enterprises 231 Haines Dr. Moorestown, NJ 08057	Lump Sum: \$799,000.00 Alt. Pricing: \$12,000.00
MJJ Construction 471 Whitehorse Pike Atco, NJ 08004	Lump Sum: \$861,000.00 Alt. Pricing: \$9,000.00
The Bedwell Co. 1380 Wilmington Pike West Chester, PA 19382	Lump Sum: \$1,914,000.00 Alt. Pricing: \$35,000.00

Funding for this project is available in the Bond Series 2017A account.

RECOMMENDATION

Staff is requesting Board Approval to award Levy Construction to install an elevator within P-1 Building in the Lump Sum amount of \$716,900.00.



ACTION ITEM

F. RESOLUTION 2020-10-0094: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO INITIATE PRIORITY REPAIRS ON MARINE WATERFRONT STRUCTURES AT THE BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board approval to issue an RFP to the Marine Engineer list of prequalified firms to perform design services for the construction of priority marine repairs at Balzano Terminal Berths 2, 3, 4, 4 Extension, Broadway Terminal Piers 1, 1A , and 5.

BACKGROUND

The marine waterfront structures include berths, piers and bulkhead walls all to be inspected on a three year cycle with implementation of recommended repairs to follow. These structures are subject to damage and deterioration from ship impact, river and weather conditions, age and the water environment. In June of this year, Board approval was given to perform condition surveys of the waterfront marine structures at the Balzano and Broadway Terminals. To reduce overall project costs and save time, we intend to combine the condition survey inspection with the design work for implementing priority repairs. By attending to the repairs identified in the inspections on the waterfront marine structures, we ensure their safety and performance while extending their useful life.

Estimated costs for completing the condition surveys, issuing the reports, and preparing design repair drawings for the waterfront marine structures are estimated to be \$200,000.

RECOMMENDATION

Staff recommends Board approval to issue an RFP to the Marine Engineer List of prequalified firms to perform design services for the construction of priority marine repairs at Balzano Terminal Berths 2, 3, 4, 4 Extension, Broadway Terminal Piers 1, 1A , and 5.



ACTION ITEM

G. RESOLUTION 2020-10-0095: APPROVAL TO AWARD A DESIGN FIRM FOR THE BALZANO TERMINAL DEMOLITION OF BUILDING AT 551 SOUTH SECOND STREET

REQUEST

Staff is requesting Board approval to award the design services RFP for the demolition of the building at 551 South Second St. at the Balzano Terminal to PS&S

BACKGROUND

Pursuant to the Board's Authorization: RESOLUTION 2020-07-0060 - APPROVAL TO SOLICIT BIDS FOR THE ENVIRONMENTAL ABATEMENT AND STRUCTURAL DEMOLITION OF THE GOLDSTEIN BUILDING, an RFP was issued soliciting the design services to demolish the Goldstein Building located at 551 South Second Street, Camden NJ.

Bidder Name and Address	Amount
Urban Engineers 220 Lake Drive East, Suite 300 Cherry Hill, NJ 08002 (Electronic Submission)	Total Lump Sum: \$51,930.00
Langan 300 Kimball Drive Parsippany, NJ 07054	Estimated Fees: Hazmat Consulting: \$52,750.00 Demolition Consulting: \$45,050.00 *No lump sum given
T&M Associates 200 Century Parkway, Suite B Mount Laurel, NJ 08054	Total Lump Sum: \$39,650.00 Total w/ Added Task 6: \$53,150.00
Dewberry Engineers Inc. 1015 Briggs Rd., Suite 200 Mount Laurel, NJ 08054	Total Lump Sum: \$99,800.00

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Remington & Vernick Engineers 232 Kings Highway East Haddonfield, NJ 08033	Total Lump Sum: \$50,350.00
Paulus, Sokolowski and Sartor, LLC 1909 Route 70 East Cherry Hill, NJ 08003	Total Lump Sum: \$42,500.00

An RFP was prepared and distributed to our prequalified civil consultant firm list. A site visit attended by six civil design firms was held on Tuesday, September 22, 2020. The following six proposals were received on October 13, 2020.

Proposals were reviewed by SJPC staff and it was determined that Paulus, Sokolowski and Sartor, LLC' proposal for the not to exceed amount of \$42,500.00 was the best value and met all requirements of the RFP.

Estimated costs to complete construction of this project are approximately \$800,000 and will be funded through the 2017A Capital Projects account.

RECOMMENDATION

Staff is therefore recommending Board Approval to award the design services to complete the environmental abatement and demolition of the building at 551 South Second Street to Paulus, Sokolowski and Sartor, LLC of Cherry Hill, NJ for the not to exceed amount of \$42,500.



ACTION ITEM

H. **RESOLUTION 2020-10-0096: SOUTH JERSEY PORT CORPORATION'S PRIMARY PROPERTY (INCLUDING EQUIPMENT BREAKDOWN), EXCESS PROPERTY, STANDALONE TERRORISM, CRIME, NETWORK PRIVACY & SECURITY LIABILITY, ABOVE GROUND STORAGE TANK POLLUTION LEGAL LIABILITY AND PAULSBORO MARINE TERMINAL POLLUTION LEGAL LIABILITY POLICIES WILL RENEW ON 12/15/2020**

South Jersey Port Corporation's Primary Property (Including Equipment Breakdown), Excess Property, Standalone Terrorism, Crime, Network Privacy & Security Liability, Above Ground Storage Tank Pollution Legal Liability and Paulsboro Marine Terminal Pollution Legal Liability policies will renew on 12/15/2020.

Primary Property (Including Equipment Breakdown), Excess Property & Standalone Terrorism: The Port's current insurance carrier for the Primary Property is Underwriters at Lloyds London (Lloyds) with a loss limit of \$25,000,000. For the Excess Property, RSUI Indemnity Company provides a limit of \$30,000,000, which is excess of the Underwriters at Lloyds London (Lloyds) \$25,000,000 limit. Additionally, Underwriters at Lloyds London (Lloyds) also writes a standalone policy covering Property losses resulting from an act of Terrorism with a \$55,000,000 loss limit. The total expiring bound premium on 12/15/2019 was \$850,882 inclusive of New Jersey surcharges, for the Primary and Excess Property policies as well as the standalone Terrorism policy. This was based on \$249,838,946 of total insured values. This figure does not include the annualized cost for adding the Paulsboro Marine Terminal "Down River" Wharf to the program, effective 09/28/2020. Adding the Paulsboro Marine Terminal "Down River" Wharf, at a negotiated reduced policy rate per \$100 of value, the Total Insured Values increased from \$249,838,946 to \$324,574,946. On an annualized basis, this would have increased the expiring cost from \$850,882 to \$1,046,765.

For the Primary Property (including Equipment Breakdown), the updated "worst case" scenario renewal pricing from Underwriters at Lloyds London (Lloyds) for the 12/15/2020-2021 policy term is \$1,050,000, based on \$326,899,082 of total insured values. These increased values include equipment changes made throughout the year, in addition to the Paulsboro Marine Terminal "Down River" Wharf. Note that there will not

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be any New Jersey surcharges at renewal as Underwriters at Lloyds London (Lloyds) is a non-admitted insurance company in the State of New Jersey (AM Best Rating A; XV). The Excess Property renewal quote from RSUI Indemnity Company for the 12/15/2020-2021 policy term is \$143,403, including New Jersey surcharges, based on \$326,899,082 of total insured values. We have also obtained an option through Westchester Surplus Fire Insurance Company for increased limits which is detailed within in our proposal. The standalone Terrorism renewal quote from Underwriters at Lloyds London (Lloyds) is \$13,075. Similar to the Property policy, there will not be any New Jersey surcharges at renewal as Underwriters at Lloyds London (Lloyds) is a non-admitted insurance company in the State of New Jersey (AM Best Rating A; XV).

The total renewal premium for all three of these policies is \$1,206,478 with coverages, terms and conditions as described in our proposal. This represents an overall increase of 14% (+\$151,684) over the adjusted expiring pricing. Increased pricing is due to the changing property marketplace made by the impact of multiple hurricanes, severe weather and fire events over the past several years. It is also due to 5 years of rate reductions (2012-2017) which has led insurance carriers to reexamine their books, appetites and underwriting. We pursued quotes from over 51 other markets/programs on your behalf, and the results of our marketing effort are included in our proposal. After consultation with SJPC's staff, Conner Strong & Buckelew recommends that South Jersey Port Corporation place the primary \$25,000,000 limit policy with Underwriters at Lloyds London (Lloyds), the excess \$30,000,000 limit policy with RSUI Indemnity Company, and the standalone Terrorism policy with Underwriters at Lloyds London (Lloyds) for a total annual renewal cost of \$1,206,478. Pricing presented above is based on no new claims between now and the binding of renewal coverage.

Crime: The Port's current insurance carrier is National Union Fire Insurance Company of Pittsburgh, PA (AIG) and their policy provides a \$500,000 limit with a \$10,000 deductible. The expiring premium is \$8,769, including New Jersey surcharges. Following our negotiations, as a result of our marketing effort, AIG's renewal quote for the 12/15/2020-2021 policy term is \$6,307, including New Jersey surcharges. This represents a 28% (-\$2,462) rate-reduction against expiring pricing. TRIA is not available under a Commercial Crime Policy. We also pursued quotes from other markets on your behalf, and the results of our marketing effort are included in our proposal. After consultation with SJPC's staff, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew with National Union Fire Insurance Company of Pittsburgh, PA.

Privacy & Security / Cyber Liability: The Port's current insurance carrier is ACE American Insurance Company (Chubb) and their policy provides a \$1,000,000 Privacy

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Liability limit subject to a \$10,000 Each Claim Retention and a separate \$1,000,000 Data Breach limit (notification and credit monitoring expenses) if using a provider from ACE's Cyber Incident Response Team. The expiring premium is \$6,655, inclusive of TRIA and New Jersey surcharges. ACE American Insurance Company's renewal quote for the 12/15/2020-2021 policy term is \$8,206, including TRIA and New Jersey surcharges. As a result of our marketing effort, we were successful in securing an alternative option through Coalition Insurance Solutions at a premium charge of \$5,050 which includes taxes and fees. Coverage will be underwritten through a quota-share placement with North American Capacity Insurance Company providing 51% and Peleus Insurance Company providing 49% of the overall policy limit. Differences in coverage between the two carriers is detailed within our Proposal along with our full marketing effort. After consultation with SJPC's staff, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew with the alternative option through Coalition Insurance Solutions for a 24% (-\$1,605) rate-reduction against last year's premium.

Storage Tank Pollution Legal Liability: The Port's current insurance carrier is ACE American Insurance Company (Chubb) and their policy provides a \$1,000,000 per Storage Tank Incident Limit / \$6,000,000 Total Policy Aggregate Limit subject to a \$5,000 deductible per Storage Tank incident (4 aboveground storage tanks). The expiring premium is \$2,526, including TRIA and New Jersey surcharges. ACE American Insurance Company's renewal quote for the 12/15/2020-2021 policy term is \$2,604, including TRIA and New Jersey surcharges. This represents a 3% (+\$78) increase against expiring pricing which is strictly due to aging tanks. After consultation with SJPC's staff, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew with ACE American Insurance Company.

Pollution Legal Liability – Paulsboro Marine Terminal: The Port's current insurance carrier is Zurich American Insurance Company and their policy provides a \$10,000,000 Each Pollution Event limit and a \$10,000,000 Policy Aggregate Limit subject to a \$100,000 Each Pollution Event Deductible under a long-term policy basis. The expiring annualized premium is \$90,942 inclusive of TRIA and New Jersey surcharges. Generally, these policies are issued on a three (3) year term basis; however, the decision was made in 2017 to issue the policy on a three year and 3 month basis so that it would align with your December 15th Property Insurance Renewal. As such, the actual expiring premium paid is \$98,487. Zurich American's renewal quote for the 12/15/2020 – 12/15/2023 policy term is \$95,490, including TRIA and New Jersey surcharges. This represents a 5% (+\$4,548) increase against annualized expiring pricing which is in line with current market conditions.

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After consultation with staff, Conner Strong & Buckelew recommends that South Jersey Port Corporation renew the Pollution Legal Liability Coverage through Zurich American Insurance Company. Please note that this coverage is specifically for the Paulsboro Marine Terminal and would not cover Pollution losses at any other Port properties. This policy is required as part of the Cooperation Agreement, specific to the Paulsboro Marine Terminal, between South Jersey Port Corporation, Borough of Paulsboro and Paulsboro Waterfront Development LLC.

RECOMMENDATION:

Staff recommends Board Approval of the recommendations from Conner Strong & Buckelew for the above insurance renewals.



ACTION ITEM:

I. RESOLUTION 2020-10-0097: AUTHORIZING EXECUTIVE DIRECTOR/CEO TO EXECUTE NJDOT FY 2020 RAIL FREIGHT ASSISTANCE PROGRAM GRANT AGREEMENT

REQUEST

Staff is requesting the Board authorize the Executive Director/CEO to execute the NJDOT FY 2020 Rail Freight Assistance Program (RFAP) grant agreement.

BACKGROUND

South Jersey Port Corporation has been awarded a grant of \$6,010,650.00 from the New Jersey Department of Transportation's (NJDOT's) FY 2020 Rail Freight Assistance Program (RFAP) for the "Balzano Marine Terminal Rail Improvements" project. NJDOT believes the successful completion of this project will help achieve their goal of providing assistance to New Jersey's freight railroads for improvements to and the preservation of its rail transportation network.

The first phase has a budget of \$400,000 for the design work, as well as a budget of \$156,468 for repairs to the Shed 1 rail track and concrete loading platform and is required to be completed before the award of the construction phase, which has a budget of \$5,951,880.

RECOMMENDATION

Staff recommends Board approval to authorize the Executive Director/CEO to execute the NJDOT FY 2020 Rail Freight Assistance Program (RFAP) grant agreement.



ACTION ITEM – TO BE DISCUSSED IN CLOSED SESSION

J. RESOLUTION 2020-10-0098: ADDING JUNETEENTH TO THE SJPC HOLIDAY SCHEDULE

REQUEST

Staff is requesting Board approval to add the third Friday in June to the annual SJPC Holiday Schedule in recognition of Juneteenth.

BACKGROUND

June 19, commonly referred to as Juneteenth, marks the day when federal troops arrived in Galveston, Texas in 1865 to ensure that all enslaved people be freed. The troops' arrival was a full two and a half years after President Abraham Lincoln signed the Emancipation Proclamation. Juneteenth commemorates the end of slavery in the United States and is considered the longest-running African American holiday.

On September 10, 2020, Governor Murphy signed S19, which designated the third Friday in June as a State and public holiday, known as Juneteenth Day. As a public agency with a diverse workforce, it is important that we value our employees and the overall goal of diversity and inclusion in the workplace. The addition of this significant holiday helps demonstrate SJPC's overall and continuing commitment.

RECOMMENDATION:

Staff recommends Board approval to add the third Friday in June to the annual SJPC Holiday Schedule to commemorate Juneteenth Day



K. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.

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INFORMATION ITEM:

L. SECURITY UPDATE:



INFORMATION ITEM:

M. 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.
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CLOSED SESSION AGENDA:

- **ADDING JUNETEENTH TO THE SJPC HOLIDAY
SCHEDULE RESOLUTION 2020-10-0098**