

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING June 15, 2021

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

- 1. APPROVAL OF MINUTES**
Regular Open Meeting April 27, 2021
Closed Session Meeting April 27, 2021
- 2. APPROVAL OF OPERATING BILLS**
RESOLUTION 2021-06-0048
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**
RESOLUTION 2021-06-0049
- 4. APPROVAL OF CREDITS**
RESOLUTION 2021-06-0050
- 5. APPROVAL OF CHANGE ORDERS - NONE**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2021-06-0051
- 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 2021-06-0052: APPROVAL OF ADDITIONAL COSTS FOR SUB-STATION PREVENTATIVE MAINTENANCE WORK**
- B. **RESOLUTION 2021-06-0053: APPROVAL TO ISSUE AN RFP FOR GRANT WRITING, MANAGEMENT, AND ADMINISTRATIVE SERVICES**
- C. **RESOLUTION 2021-06-0054: APPROVAL TO ISSUE AN REQUEST FOR QUALIFICATIONS FOR PORT PLANNING SERVICES**
- D. **RESOLUTION 2021-06-0055: APPROVAL OF RFP FOR TRASH REMOVAL SERVICES**
- E. **RESOLUTION 2021-06-0056: APPROVAL TO ISSUE RFP FOR DEMOLITION OF BUILDING AT 551 S. SECOND STREET AT THE BALZANO MARINE TERMINAL**
- F. **RESOLUTION 2021-06-0057: APPROVAL TO ISSUE AN RFP FOR REPLACEMENT OF REFRIGERATION EQUIPMENT WITHIN THE REFRIGERATED WAREHOUSE BUILDINGS AT PIER 5 OF THE BROADWAY MARINE TERMINAL**
- G. **RESOLUTION 2021-06-0058: APPROVAL TO PURCHASE A WHEEL LOADER AND BACKHOE THROUGH A LEASE-TO-OWN AGREEMENT**
- H. **RESOLUTION 2021-06-0059: APPROVAL TO ISSUE RFP FOR FIRE SAFETY REPAIRS AND REPLACEMENT AT BROADWAY TERMINAL**
- I. **RESOLUTION 2021-06-0060: APPROVAL TO AWARD DESIGN RFP FOR THE DEVELOPMENT OF SOLAR PANEL INSTALLATION ON ROOFS AT BROADWAY TERMINAL**



- J. RESOLUTION 2021-06-0061: APPROVAL OF QUALIFIED ENGINEERING FIRMS FOR MARINE ENGINEER, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECHNICAL SERVICES, AND CERTIFIED DIVERS**

- K. RESOLUTION 2021-06-0062: APPROVAL TO ISSUE REQUEST FOR BIDS TO PURCHASE TWO FORKLIFTS:**

- L. RESOLUTION 2021-06-0063: APPROVAL TO PURCHASE TWO (2) SKID LOADERS AND ATTACHMENT THROUGH A LEASE-TO-OWN AGREEMENT**

- M. RESOLUTION 2021-06-0064: APPROVAL TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH CAMDEN INTERNATIONAL COMMODITIES TERMINAL, LLC (CICT)**

11. SUPPLEMENTAL BOARD INFORMATION:

- N. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**

- O. PORT SECURITY UPDATE**

- P. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2021-06-0052: APPROVAL OF ADDITIONAL COSTS FOR SUB-STATION PREVENTATIVE MAINTENANCE WORK

REQUEST

Staff is requesting Board approval for additional costs for the Sub-Station Preventive Maintenance and component repair work.

BACKGROUND

Pursuant with the Board's approval (RESOLUTION 2020-03-0032) to award and perform the Broadway 26 KV Sub-Station Preventive Maintenance Project:

A lump sum weekend labor and equipment price submission was requested in the initial RFP, as well as an additional and separate time and equipment hourly rate for emergency 'On Call' high voltage repair work. North Central Electric (NCE) was awarded the contract at \$26,505.00 based on the original bid's scope of work.

The original budgeted cost to perform this weekend maintenance work was estimated at \$56,000.00, with funding available in the 2017A Capital Projects account.

Due to the delays associated with the scheduling of substation outages and subsequent request by Camden Waterfront Development to remain electrically powered during this preventive maintenance project, staff decided to supply 3000 KVA of Generation capacity.

Beginning on Thursday, April 8th, and lasting thru Saturday, April 10th the preventive maintenance work was completed. The anticipated and additional costs were re-budgeted over the course of the preceding months and re-estimated for the work alone at \$100K.

Over the course of the three-day work event, all required preventive maintenance functions were completed with satisfactory results.

Three major issues were found:

The enclosed 5KV insulators were found to be "tracking" with carbon streaks to ground. This condition is caused by dirt and residue accumulation from lack of cleaning and subject to either a fire condition or a direct fault. The condition was remediated.

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Both 26Kv switches were found to be partially held in place with multiple loose or missing bolts. This is the direct result of a severe vibration condition that could/would have potentially gone directly to ground with possible life-sustaining injuries to the operator if manually operated. Switches were re-bolted, re-torqued, and re-lubricated.

The two 26KV Control Powered Transformers (CPT) necessary for the remote operation of the two incoming high voltage switching operations were determined to be completely destroyed. One was melted beyond recognition; the other appeared to have exploded from a fault condition. Both CPTs will need to be replaced.

The Fire Pump Automatic Transfer Switch was found to be in poor condition and inoperable. This piece of equipment was made ready in case of need during the shut-down and is recommended to be replaced as a separate project.

The final cost of the Sub-Station Preventive Maintenance work is \$79,539.22.

The CPT component repairs necessary to repair the Sub-Station to its original operating design parameters will cost an additional \$23,858.00. The total revised cost estimate is \$103,397.22. Board Resolution 2020-03-0032 previously approved a lump sum amount of \$26,505.00 for this work. An additional \$76,892.22 is needed to complete the work.

RECOMMENDATION:

Staff is recommending Board Approval to approve the additional amount of \$76,892.22 for this Sub-Station Preventive Maintenance and component repair work.



ACTION ITEM:

B. RESOLUTION 2021-06-0053: APPROVAL TO ISSUE AN RFP FOR GRANT WRITING, MANAGEMENT, AND ADMINISTRATIVE SERVICES

REQUEST

Staff is requesting Board approval to issue an RFP to solicit bids for Grant Writing, Management, and Administrative Services.

BACKGROUND

The current one-year contract with Triad Associates was awarded in September, 2020. Staff recommends structuring this RFP as a one-year contract with two, one-year options to extend at the Port's discretion.

RECOMMENDATION:

Staff recommends Board approval to issue an RFP to solicit bids for Grant Writing, Management, and Administrative Services.



ACTION ITEM:

C. RESOLUTION 2021-06-0054: APPROVAL TO ISSUE AN REQUEST FOR QUALIFICATIONS FOR PORT PLANNING SERVICES

REQUEST

Staff is requesting Board approval to issue a Request for Qualifications (RFQ) for port planning services.

BACKGROUND

In July 2020, the board approved a prequalified list of port planning consultants for a five (5) year term. In each successive year, the RFQ is issued to seek opportunities for firms with port planning expertise to submit their qualifications. The RFQ seeks qualification proposals from qualified consultant firms with port planning expertise in accordance with the terms, conditions, and specifications stated in the RFQ to be considered prequalified for the opportunity to submit cost proposals for future projects. This specific qualification term is for four (4) years commencing on August 1, 2021, and expiring on July 31, 2025.

RECOMMENDATION:

Staff recommends Board approval to issue an RFQ for port planning services from consultant firms with port planning qualifications.



ACTION ITEM:

D. RESOLUTION 2021-06-0055: APPROVAL OF RFP FOR TRASH REMOVAL SERVICES

REQUEST

Staff is requesting Board approval to issue an RFP for trash removal services for the Balzano and Broadway Terminals.

BACKGROUND

The refuse specifications include wood dunnage and metal waste which may be segregated from the mixed solid waste stream. Remaining mixed trash will contain miscellaneous and general debris and must be disposed of in compliance with all applicable laws.

Volumes are estimated to be between 25 to 40, 30 or 40 cubic yard containers per month, and three (3) 4 cubic yard containers to be emptied twice each week. Contractor must supply either 30 and/or 40 cubic yard containers upon request.

This estimate shall in no way be construed as a guarantee of any amount, tonnage, or yardage. The contractor shall also maintain all trash containers utilized under this contract in acceptable condition to the user.

The contract between the successful bidder and the South Jersey Port Corporation will be for one year, with options for two, one (1) year extensions.

RECOMMENDATION:

Staff is recommending Board approval to issue an RFP for trash removal services for the Balzano and Broadway Terminals.



ACTION ITEM:

E. RESOLUTION 2021-06-0056: APPROVAL TO ISSUE RFP FOR DEMOLITION OF BUILDING AT 551 S. SECOND STREET AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP for the demolition of a building at 551 South Second Street at the Balzano Marine Terminal, commonly known as the “Goldstein” building.

BACKGROUND

The project includes the structural demolition and disposal, including environmental materials, associated with the building on the east portion of property address 551 South Second Street, Block 157 Lot 11.02. This property was purchased from the City of Camden as a tax sale in 2019. The deed stipulates that the building on the east side property be rehabilitated or demolished within three years of purchase. The building is in poor condition due to advanced deterioration rendering it unsafe for occupancy or any other use. Upon completion of building demolition, the property will be properly graded, and a new perimeter security fence will be installed.

Funding for this project is available in 2017A Capital Projects account.

RECOMMENDATION:

Staff recommends Board approval to solicit RFPs to demolish the building at 551 South Second Street, including the installation of security perimeter fencing and final grading at the estimated cost of \$700,000.



ACTION ITEM:

F. RESOLUTION 2021-06-0057: APPROVAL TO ISSUE AN RFP FOR REPLACEMENT OF REFRIGERATION EQUIPMENT WITHIN THE REFRIGERATED WAREHOUSE BUILDINGS AT PIER 5 OF THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP for the individual building's Refrigeration systems upgrades and replacement to the three (3) refrigerated warehouses currently leased by Camden Waterfront Development (CWD) at Pier 5 at the Broadway Marine Terminal.

BACKGROUND

The individual building refrigeration systems at Pier 5 are approaching the end of their Lifecycle and are in need of replacement and repair.

Based on the latest Condition Survey report conducted by John Kempt, the refrigeration consultant originally hired by Hudson Engineers on behalf of the Port, the present minimum cost alternative is conservatively estimated to be approximately \$3,100,000.

The direction given to the Consultant was to investigate the three individual warehouses independently to achieve an estimated 9–10-year operational life cycle.

These are the individual condition surveys and recommendations received from John Kemp:

1. Replace the Evaporative Condenser for the TS-1 building. This building was designed with a more robust Chiller system and is still enjoying the operational benefits from the previous \$600K remediation investment originally completed by Mr. Kempt.
2. The other two buildings, TS-2, and TS-3 were originally designed with a less robust DX system, and will require the replacement of the individual Packaged Equipment units.

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These are the least cost options per building to achieve the given requirements and satisfy the environmental constraints as currently confronted.

RECOMMENDATION:

Staff recommends Board approval to solicit RFPs to perform this work on the refrigeration systems of the three refrigerated warehouse buildings at Pier 5 for the not to exceed amount of \$3,500,000.



ACTION ITEM:

G. RESOLUTION 2021-06-0058: APPROVAL TO PURCHASE A WHEEL LOADER AND BACKHOE THROUGH A LEASE-TO-OWN AGREEMENT

REQUEST

Staff is requesting Board approval to purchase one (1) Wheel Loader and (1) Backhoe through a 60-month lease to own agreement.

BACKGROUND

SJPC is currently a member of the Sourcewell National Cooperative and have received quotations for a Case 821G Wheel Loader through Sourcewell Cooperative Purchasing contract #032119 and Case 580 N T4F Backhoe through Sourcewell Cooperative Purchasing contract #32119-CNH with 60-month lease to own options.

SJPC is currently utilizing a Case 821G Wheel Loader for operations at the monthly rental rate of \$5,500.00. The quotation received with Sourcewell contract pricing is for a \$4,501.49 monthly lease payment with a \$1 purchase option at the end of the 60-month lease period.

SJPC currently owns a 1990 Case 580K Backhoe that requires continual repairs in order to keep it operational. We wish to replace this model with a Case 580N Backhoe, which is larger and can be utilized for a variety of port projects and operations activities. The quotation received with Sourcewell contract pricing is for a \$1,738.80 monthly lease payment with a \$1 purchase option at the end of the 60-month lease period.

RECOMMENDATION:

Staff recommends Board approval to purchase (1) Wheel Loader and (1) Backhoe through a 60-month lease-to-own agreement from Sourcewell Cooperative Purchasing contracts.



ACTION ITEM:

H. RESOLUTION 2021-06-0059: APPROVAL TO ISSUE RFP FOR FIRE SAFETY REPAIRS AND REPLACEMENT AT BROADWAY TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP Staff is requesting Board Approval to solicit a Construction RFP for the replacement of seven (7) fire hydrants and the repair of a leaking fire water main located outside of the east side of Building “E” at the Broadway Marine Terminal.

BACKGROUND

The current Camden Fire Department connection equipment is incompatible with these remaining old hydrants, and so they need to be fully replaced.

Additionally, fire water main located outside on the east side of Building “E” is leaking. This section of fire main has been isolated and supplies approximately 60% of the building’s fire protection water flow.

The specific cost to repair the water main is currently undetermined pending award and excavation. An engineering estimate for this combined project is approximated not to exceed \$150K. Funding will be from the 2017A Capital Projects account.

RECOMMENDATION:

Staff is recommending Board approval to issue a Construction RFP to repair and replace these Fire System components for a “not to exceed” estimated cost of \$150K.



ACTION ITEM:

I. RESOLUTION 2021-06-0060: APPROVAL TO AWARD DESIGN RFP FOR THE DEVELOPMENT OF SOLAR PANEL INSTALLATION ON ROOFS AT BROADWAY TERMINAL

REQUEST

Staff is requesting Board approval to award the design RFP for the plan development of solar panel installation on the roofs at the Broadway Marine Terminal.

BACKGROUND

Pursuant to the Board's Authorization: RESOLUTION 2020-04-0040 - APPROVAL TO ISSUE AN RFP FOR THE DESIGN SERVICES FOR DEVELOPMENT OF SOLAR POWER INSTALLATION ON ROOFS, an RFP was issued soliciting the design services to prepare technical specifications for replacement roof systems, an outreach program to identify solar providers and assemble bid documents for the installation of solar power generation on leased roofs at the Broadway Terminal, Camden NJ.

An RFP was prepared and distributed to our prequalified civil consultant firm list. Staff held a prebid meeting on Tuesday, March 16, 2021, and a second site tour on Thursday, March 25, 2021. Staff received the following six proposals on April 1, 2021.

1. Remington & Vernick Engineers \$ 48,550.00
2. French & Parrello Associates \$ 87,900.00
3. Pennonni \$ 197,000.00
4. Paulus Sokolowski & Sartor, LLC \$ 219,550.00
5. Urban Engineers \$ 270,300.00
6. T & M Associates \$ 698,300.00

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All proposals addressed the intent of the RFP scope of work, with some firms managing the services during construction to a much higher level of involvement than deemed necessary. Evaluation of proposals determined that the two low-cost proposals were comprised of approximately the same number of staff hours to perform the RFP scope of work. However, the provided average staff hourly rates of Remington & Vernick were lower than the average staff hourly rates provided by the second low bid firm. Based on review of all received proposals by SJPC staff, it was determined that Remington & Vernick Engineers proposal for the lump sum amount of \$ 48,550.00 was the best value and met all requirements of the RFP. General Counsel has reviewed the proposal submitted by Remington & Vernick and found it to be legally acceptable.

RECOMMENDATION:

Staff is therefore recommending Board Approval to award the design services to prepare technical specifications for the roof repairs and/or replacements and solar power provider bid documents to Remington & Vernick Engineers for the not to exceed amount of \$ 48,550.00.



ACTION ITEM:

J. RESOLUTION 2021-06-0061: APPROVAL OF QUALIFIED ENGINEERING FIRMS FOR MARINE ENGINEER, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECHNICAL SERVICES, AND CERTIFIED DIVERS

REQUEST

Staff is requesting Board approval of the Board Review Committee's recommendations to add several firms to the pre-qualified engineer list for a term of two years beginning May 1, 2021.

BACKGROUND

Pursuant to the Board's authorization, 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 as pre-qualified for the opportunity to submit cost proposals for future projects. The qualification carries a term of two (2) years, commencing on May 1, 2021 and expiring on April 30, 2023.

The Board Review Committee will evaluate these qualification proposals and will present a recommendation to add these firms to the list of currently pre-qualified firms for the initial term of three years as 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 February 9, 2021.

For this new two (2) year commencement period, the following twenty-one (21) engineering firms submitted discipline specific proposals for review and consideration by the five (5) member review committee.

Civil Engineering:

GEI Consultants, Mt. Laurel, NJ
Burns Engineering Inc., Philadelphia, PA
McLaren Technical Services Inc., Woodcliff Lake, NJ

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Matrix New World Engineering, Florham Park, NJ
T.Y. Lin International, Rockaway, NJ

Certified Divers:

McLaren Technical Services Inc., Woodcliff Lake, NJ
Rising Tide Waterfront Solutions, Massapequa, NY
Construction Management:
GEI Consultants, Mt. Laurel, NJ
McLaren Technical Services Inc., Woodcliff Lake, NJ
Burns Engineering Inc., Philadelphia, PA
T.Y. Lin International, Rockaway, NJ
MFS Engineers & Surveyors, South Plainfield, NJ

Geo-technical Services:

GEI Consultants, Mt. Laurel, NJ
McLaren Technical Services Inc., Woodcliff Lake, NJMFS Engineers & Surveyors,
South Plainfield, NJ
Haley & Aldrich, Parsippany, NJ
KS Engineers P.C., Mount Laurel, NJ

Marine Engineering:

Burns Engineering Inc., Philadelphia, PA
Dewberry Engineers, Inc., Mount Laurel, NJ
GEI Consultants, Mt. Laurel, NJ
T.Y. Lin International, Rockaway, NJ

General Counsel has reviewed the RFQ proposals and has noted the procedures in place are consistent with New Jersey Statutory Law and the process of selecting qualified engineering firms to be legally compliant. According to General Counsel, N.J.S.A. 40A:11-5 requires public bodies, like the Port, to annually update their prequalified consultant list.

RECOMMENDATION:

Staff recommends Board consideration of the Board Review Committee's recommendation to add these firms to the pre-qualified engineer list for a term of two years beginning April 1, 2021.



ACTION ITEM:

K. RESOLUTION 2021-06-0062: APPROVAL TO ISSUE REQUEST FOR BIDS TO PURCHASE TWO FORKLIFTS

REQUEST

Board approval is hereby requested to issue a Request for Bids to purchase one (1) 30,000 lb forklift and one (1) 55,000 lb. forklift through a 60-month lease to own option.

BACKGROUND

SJPC is currently renting one (1) 30,000 lb forklift and one (1) 55,000 lb. forklift for port operations at a combined monthly rate of \$12,000.00. Staff obtained preliminary quotations with 60-month lease to own options and found a significant reduction in monthly costs, along with the benefit of equipment ownership at the end of the lease.

RECOMMENDATION:

Staff recommends Board approval to issue a Request for Bids to purchase one (1) 30,000 lb forklift and one (1) 55,000 lb. forklift through a 60-month lease to own option.



ACTION ITEM:

L. RESOLUTION 2021-06-0063: APPROVAL TO PURCHASE TWO (2) SKID LOADERS AND ATTACHMENT THROUGH A LEASE-TO-OWN AGREEMENT

REQUEST

Board approval is hereby requested to purchase two (2) Skid Loaders and a Cold Planer attachment through a 60-month lease to own agreement.

BACKGROUND

SJPC staff has received quotations for two (2) New Holland L328 Skid Loaders through New Jersey State Cooperative Purchasing contract T-2784 and one (1) Cold Planer attachment through New Jersey State Cooperative Purchasing contract A-76907.

SJPC is currently utilizing a single skid loader as a monthly rental and a second skid loader as a rental for five months annually, each at a monthly rate of \$1,718.34. The monthly expense for both skid loaders, based off the annualized total, is \$2,434.32.

The quotation received is \$97,397.34 for both Skid Loaders and \$21,477.20 for the Cold Planer attachment, with a 60-month lease to own option currently with 3.99% financing. The estimated total monthly lease payment is \$2,188.00 with a \$1 purchase option at the end of the 60-month lease period.

RECOMMENDATION:

Staff recommends Board approval to purchase from NJ Cooperative Purchasing Contracts, two (2) Skid Loaders with one (1) Cold Planer attachment through a 60-month lease to own agreement.



ACTION ITEM:

M. RESOLUTION 2021-06-0064: APPROVAL TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH CAMDEN INTERNATIONAL COMMODITIES TERMINAL, LLC (CICT)

Request

Staff is requesting Board approval to execute a non-binding Memorandum of Understanding (MOU) with Camden International Commodities Terminal, LC (CICT), for the construction and lease of approx. 50,000 square feet of warehouse space for cocoa bean storage.

Background

CICT has been leasing several warehouse buildings from SJPC on a long-term lease, used for the importation and storage of cocoa beans on and adjacent to Balzano Terminal since 2004, totaling 254,400 square feet. In addition, CICT is now also leasing from SJPC an approx. 21,200 square foot warehouse on a month-to-month basis at the site under lease to John Lawrie at 1535 Broadway, Camden. SJPC and CICT see an ongoing need to expand warehouse capacity for Cocoa bean storage, and John Lawrie has a lease option to incorporate the warehouse at 1535 Broadway, when they require it for their steel pipe operation. With these considerations in mind, SJPC and CICT wish to execute the requested non-binding MOU to develop additional cocoa bean warehouse capacity.

Key Non-Binding MOU Terms

- SJPC to develop warehouse expansion area in Camden for CICT
- To include one or two buildings totaling approx. 50,000 square feet
- Conceptual lease terms would include a basic ground rental plus CICT payback to SJPC on the financing of warehouse building construction
- Rental terms between the parties to be negotiated in the eventual lease agreement

RECOMMENDATION:

Staff accordingly recommends Board approval to execute a non-binding MOU

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with CICT for the construction and lease of approx.50,000 square feet of warehouse space for cocoa bean storage.



INFORMATION ITEM

N. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.

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INFORMATION ITEM:

O. SECURITY UPDATE:



INFORMATION ITEM:

P. 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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