

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING August 31, 2021

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

- 1. APPROVAL OF MINUTES**
Regular Open Meeting July 27, 2021
Closed Session Meeting July 27, 2021
- 2. APPROVAL OF OPERATING BILLS**
RESOLUTION 2021-08-0076
- 3. APPROVAL OF ADVANCE PAYMENT BILL LIST**
RESOLUTION 2021-08-0077
- 4. APPROVAL OF CREDITS - NONE**
- 5. APPROVAL OF CHANGE ORDERS - NONE**
- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS**
RESOLUTION 2021-08-0078
- 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:**



ACTION ITEMS

- A. RESOLUTION 2021-08-0079: APPROVAL OF SUPPORT OF THE NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION PHYSICAL OCEANOGRAPHIC REAL TIME SYSTEM (PORTS®) FOR THE DELAWARE RIVER AND BAY**

- B. RESOLUTION 2021-08-0080: APPROVAL TO AWARD DEMOLITION OF BUILDING AT 551 SOUTH SECOND STREET**

- C. RESOLUTION 2021-08-0081: AWARD OF TRASH REMOVAL CONTRACT RFP**

- D. RESOLUTION 2021-08-0082: APPROVAL TO AWARD RFP BID CONTRACT FOR CONSULTANT TO CONDUCT A PORT OF SALEM DEVELOPMENT STUDY**

- E. RESOLUTION 2021-08-0083: APPROVAL TO ENTER INTO NEGOTIATIONS FOR PURCHASE OF ALUCHEM SITE IN SALEM NJ**

- F. RESOLUTION 2021-08-0084: APPROVAL TO SOLICIT ADDITIONAL FUNDING FOR EMERGENCY REPAIRS TO PIER 5 DRY DOCK**

11. SUPPLEMENTAL BOARD INFORMATION:

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

- H. PORT SECURITY UPDATE**

- I. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

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PUBLIC SESSION FOR QUESTIONS / COMMENTS

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2021-08-0079: APPROVAL OF SUPPORT OF THE NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION PHYSICAL OCEANOGRAPHIC REAL TIME SYSTEM (PORTS®) FOR THE DELAWARE RIVER AND BAY

REQUEST

Staff is requesting approval of the continued funding for the Delaware River and Bay National Oceanic Atmospheric Administration (NOAA) Physical Oceanographic Real Time (PORTS®) system in the amount of \$81,833.00.

BACKGROUND

SJPC has provided the New Jersey funding share of the PORTS® since 2013. SJPC provided \$100,000.00 each year from 2013-2016. No funding was needed in 2017. In 2018, SJPC provided \$27,113.33. In 2019, SJPC provided \$78,655.67 and in 2020 the amount provided by SJPC was \$33,332.66. Pennsylvania, Delaware and New Jersey share the cost to support this vital system.

PORTS® is a critical tool for vessel navigation, which affects both the safety of our tri-state waterway and the economic health of the commercial port. PORTS® is a decision support tool that improves the safety and efficiency of maritime commerce and coastal resource management through the integration of real-time environment observations, forecasts and other geospatial information.

Further, though initially installed to assist with safe navigation of commercial cargo ships, PORTS® is also critical in the preparation for and response to natural man-made disasters, environmental protection, recreational boating, and all manner and means of scientific research. PORTS® is also vital for coastal resource protection, emergency preparedness and response for both natural and man-made disasters, as well as municipal and county waterway planning and the monitoring of municipal drinking water resources.

Funding for this project is available from the Operating Fund.

RECOMMENDATION:

Staff recommends Board approval of the PORTS® funding in the amount of \$81,833.00.



ACTION ITEM:

B. RESOLUTION 2021-08-0080: APPROVAL TO AWARD DEMOLITION OF BUILDING AT 551 SOUTH SECOND STREET

REQUEST

Pursuant to the Board Authorization: RESOLUTION 2021-06-0056 APPROVAL TO ISSUE RFP FOR DEMOLITION OF BUILDING AT 551 S. SECOND STREET AT THE BALZANO TERMINAL, an RFP was issued soliciting public bids to demolish the building at address 551 South Second Street at the estimated cost of \$575,000.

BACKGROUND

The scope of work includes demolition of the brick and masonry, including steel frame, structure and its foundation, proper disposal of asbestos and lead painted materials, property grading with placement of crushed stone, and installation of perimeter fencing meeting Coast Guard regulations.

A prebid meeting was held on July 20, 2021, with 9 contractors in attendance. The following three (3) bids were received on August 10, 2021 as follows:

Caravella Demolition, Inc. East Hanover, NJ	\$227,524.73
Plymouth Environmental Co., Inc. Norristown, PA	\$302,700.00
W. Hargrove Demolition, Inc. Camden, NJ	\$580,000.000

Low bid meeting was held with Caravella Demolition, Inc. at which time the contractor demonstrated an understanding of the scope of work and explained his means and methods to accomplish the project. General Counsel review indicated that the bid proposal met all requirements of the RFP.

RECOMMENDATION:

Staff is therefore recommending Board approval to award Bid Proposal SJPC-SSD-081021 to Caravella Demolition, Inc. from East Hanover, NJ in the Lump Sum Bid Amount of \$227,524.73.



ACTION ITEM:

C. RESOLUTION 2021-08-0081: AWARD OF TRASH REMOVAL CONTRACT RFP

REQUEST

Staff is requesting Board approval to award the Trash Removal Contract RFP. The contract is for one year starting October 1, 2021, with two additional one-year options.

BACKGROUND

Staff is presenting the results of the Request for Proposals for the Trash Removal Contract at the Balzano and Broadway Marine Terminals. Estimated volumes are twenty-five to forty, 30 or 40 cubic yard containers per month, and up to three cubic yard containers to be emptied twice per week. The contract is for one year starting October 1, 2021, with two additional one-year options.

Proposals were due on August 24, 2021, at 2:00 PM.

The following proposals were received:

Bidder Name and Address	Amount
Green Guys Recycling 1014 Tanyard Rd. Deptford, NJ 08096	30 yd. - \$600.00 per pick up 40 yd. - \$700.00 per pick up (3) 4 yards pick up (2x week): \$623.52/mo nthly Extra pick ups: \$32.00 per 4 yd.

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<p>Waste Management of New Jersey, Inc. 107 Silvia St. Ewing, NJ 08628</p>	<p>Pricing Per lift: 30 yd. - \$863.20 40 yd. - \$906.10 4 yd. front load can: \$21.38</p>
<p>Gold Medal Environmental 309 Salina Rd Sewell, NJ 08080</p>	<p>Option 1 - \$645.00 (\$72 per ton over)* Option 2 - \$285.00 (\$72 per ton over)* Option 3- \$260.00 (\$77 per ton over)* *5 ton limit, \$72-\$77 per ton over limit</p>

The proposals were evaluated by Staff and General Counsel based on the specified criteria within the RFP.

RECOMMENDATION

Staff recommends Board approval to award the Trash Removal Contract RFP to Green Guys Recycling of Deptford, NJ.



ACTION ITEM:

D. RESOLUTION 2021-08-0082: APPROVAL TO AWARD RFP BID CONTRACT FOR CONSULTANT TO CONDUCT A PORT OF SALEM DEVELOPMENT STUDY

REQUEST

Staff is requesting Board approval to award a contract to Martin Associates to conduct a Port of Salem Development Study.

BACKGROUND

At SJPC's April Board meeting, approval was granted to issue an RFP in a not to exceed amount of \$300,000 to SJPC's pre-approved planning and marine engineering consultants to conduct a Port of Salem development study. It was agreed that the cost of the study would be shared equally by SJPC and NJEDA. The study is in furtherance of SJPC's strategy for the Port of Salem to undertake an actionable phased development plan for the Port with the goals of increasing maritime economic activity, employment, and revenue generation at the Port of Salem, including the retention and growth of existing business, plus the attraction of new business, including that associated with the Offshore wind industry.

The RFP was issued on June 4th to the pre-qualified consultant list, and the following bids were received from the four respondent firms by the June 29th submission deadline:

Firm & (Subconsultants):

- **AECOM** (GBA, Triad): \$285,394
- **Jacobs** (BVG Assoc.): \$248,000
- **Martin Associates** (Mott McDonald, McLaren): \$210,000
- **WBCM** (Moffat & Nichol): \$265,740

The Martin Associates bid scored best in terms of combined technical and cost proposal. Martin Associates' lump sum cost proposal was the lowest of the four respondents, at \$210,000.

RECOMMENDATION:

Staff recommends Board approval to award the Port of Salem development study contract to Martin Associates.



ACTION ITEM:

E. RESOLUTION 2021-08-0083: APPROVAL TO ENTER INTO NEGOTIATIONS FOR PURCHASE OF ALUCHEM SITE IN SALEM NJ

REQUEST

Staff is requesting Board approval to enter into negotiations with Aluchem Inc. to purchase the former glass factory site adjacent to the Port of Salem.

BACKGROUND

Aluchem Inc. of Cincinnati, OH, owns an approximately 6.02-acre former glass factory located at Front. St. and W. Broadway, encompassing Block 7 Lots 1,2,3, and 13.01 in the City of Salem, Salem County, NJ. This site is directly adjacent to SJPC's wharf and backland property and the freight rail track terminating at the Port of Salem. The site in question includes several derelict structures that comprised the former glass factory

As part of the first phase of development envisioned for the Port of Salem, the Aluchem site would provide an additional backland terminal area for cargo storage and handling activities after the demolition of the derelict structures. SJPC commissioned Molinari and Associates P.C. of Woodbury, NJ, to undertake a property appraisal of the site, resulting in a \$232,000 (rounded) market value opinion as of February 27, 2021. This market value is based on the following calculation:

Indication of Land Value:	\$1,310,042
Less Demolition Costs:	\$1,078,400
Market Value:	\$ 231,642

Aluchem is conducting environmental remediation on the site to satisfy DEP requirements and will remain responsible for remediation after a potential sale.

RECOMMENDATION:

Staff recommends Board approval to enter into negotiations with Aluchem Inc. to purchase the former glass factory site, as referenced above, in Salem, NJ.



ACTION ITEM:

F. RESOLUTION 2021-08-0084: APPROVAL TO SOLICIT ADDITIONAL FUNDING FOR EMERGENCY REPAIRS TO PIER 5 DRY DOCK

REQUEST

Staff is requesting additional funding for emergency work on the Pier 5 Dry Dock authorized at the July Board meeting.

BACKGROUND

An emergency inspection of the Pier 5 Dry Dock facility was performed on June 12th, 2021.

The urgent and immediate purpose of the inspection was to determine the cause and boundaries of a large sinkhole that had developed at the northeast corner of the dry dock facility.

Pursuant to the July 2021 Board meeting agenda and approval for the issuance of the initial construction RFP:

“Install steel patch repair at Cell 4N and backfill void: \$73,000 Engineer’s estimate.”

Staff is now requesting additional funding to repair the Immediate Repairs since discovered by a Ground Penetrating Radar (GPR) survey as recommended within the report provided by the Marine Engineer consulting firm, MidAtlantic Engineers:

“Perform additional steel patch repairs at areas adjacent to noted void locations per the GPR survey: Engineer’s Estimate \$350,000.”

Considerations:

Standards recommendations have been identified as either Immediate, Priority, or Routine repair items.

The Condition Assessment criteria, as per the ASCE inspection manual lists this “immediate” facility issue as “Critical;” and with approximately 75% of the remaining structural deficiencies identified as being within the same categorization.

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Conclusion:

It is recommended that the additional “Immediate” repair items be performed as soon as possible to address the observed deteriorated conditions, and specifically to address the now observed sinkhole(s) by the preformed GPR Survey that may additionally contribute to possible operational limitations, or the potential for catastrophic consequences if repairs are not undertaken. The areas of concern are marked on the pavement surface for operating equipment and personnel to remain a safe distance away until the repairs completed.

The Engineer’s requested valuation to repair the initial sinkhole issue is estimated at \$73,000.00.

The Engineer’s estimate to separately repair the additional sink holes, as discovered by the completed GPR Survey, is for an additional \$350,000.

RECOMMENDATION

Staff is therefore requesting Board approval for additional funding of \$350,000 to cover the Engineer’s estimated costs to repair the sinkhole at Pier 5.



INFORMATION ITEM:

G. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

PHOENIX STRATEGIES/ARTLIP COMMUNICATIONS REPORT ATTACHED.

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INFORMATION ITEM:

H. SECURITY UPDATE:



INFORMATION ITEM:

I. 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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1. COUNSEL'S REPORT