



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
TELECONFERENCE
CAMDEN, NEW JERSEY
December 7, 2021
12:31 p.m.

Directors Present:	Richard Alaimo	Chairman 📞
	Robert Tighue	State Treasurer Designee 📞
	Carl Styles	Director 📞
	William Higgins	Director 📞
	Sheila Roberts	Director 📞
	Jonathan Gershen	Director 📞
	Chad Bruner	Director 📞
	Eric Martins	Director 📞
	Joseph Maressa	Director 📞
Directors Absent:	Robert DeAngelo	Director
In Attendance:	Janice Venables	Governor's Authorities Unit 📞
	Andrew Saporito	Executive Director & CEO 📞
	Raymond Zane, Esq.	General Counsel– Zane & Assoc. 📞
	Bruno Cellucci	AssistantED/CFO/ActingBoardSec📞
	Brendan Dugan	AssistantED/Bus. Development📞
	Jonathan Atwood	Chief of Staff & External Affairs📞
	Neil Grossman	GB Associates – FA 📞
	Kevin Duffy	Assistant ED/COO 📞
	Chuck O'Leary	Security Manager/FSO 📞
	George Englehardt	Facilities Engineer 📞
	Dennis Culnan, Jr.	Phoenix Strategies 📞
	Dan Bontempo	Stantec 📞

The Acting Board Secretary opened the meeting at 12:30 p.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 meeting has been provided. On January 10, 2020, the Secretary of the Corporation sent a legal notice with a schedule of Regular Meetings to be held by the South Jersey Port Corporation's Board of Directors, during the calendar year 2020, indicating the time and place to the County Clerks within the seven counties of the Port District and the Secretary of

State. A legal notice was sent to the following newspapers: Courier-Post, South Jersey Times and the Burlington County Times.

In addition, the meeting schedule was posted at the Port Corporation's designated Bulletin Board at the main entrance to the Broadway Terminal, its official place for posting and maintaining a schedule of the monthly Board of Director's Meetings for 2020. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

Roll call was taken and recorded. [PLEDGE OF ALLEGIANCE RECITED.](#)

PRESENTATION OF REGULAR MEETING MINUTES – OCTOBER 26, 2021

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on October 26, 2021 were presented for approval.

A motion was made to approve the October 26, 2021 Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by:	C. Styles
Seconded by:	S. Roberts
Voting for motion:	All
Voting against motion:	None
Abstaining:	

PRESENTATION OF CLOSED MEETING MINUTES – OCTOBER 26, 2021

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on October 26, 2021 were presented for approval.

A motion was made to approve the October 26, 2021 Board of Directors Closed Meeting Minutes, as presented, with the condition that any matters contained in the closed session minutes may be withheld and not disclosed to the public until the need for the closed session has passed.

Moved by:	C. Styles
Seconded by:	S. Roberts
Voting for motion:	All
Voting against motion:	None
Abstaining:	

PRESENTATION OF SPECIAL TELECONFERENCE OPEN MEETING MINUTES – NOVEMBER 15, 2021

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on November 15, 2021 were presented for approval.

A motion was made to approve the November 15, 2021 Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by:	C. Styles
Seconded by:	S. Roberts
Voting for motion:	R. Alaimo, C. Bruner, C. Styles, S. Roberts, W. Higgins, R. Tighue
Voting against motion:	None
Abstaining:	J. Gershen, J. Maressa

PRESENTATION OF SPECIAL TELECONFERENCE CLOSED MEETING MINUTES – NOVEMBER 15, 2021

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on November 15, 2021 were presented for approval.

A motion was made to approve the November 15, 2021 Board of Directors Closed Meeting Minutes, as presented, with the condition that any matters contained in the closed session minutes may be withheld and not disclosed to the public until the need for the closed session has passed.

Moved by:	C. Styles
Seconded by:	S. Roberts
Voting for motion:	R. Alaimo, C. Bruner, C. Styles, S. Roberts, W. Higgins, R. Tighue
Voting against motion:	None
Abstaining:	J. Gershen, J. Maressa

OPERATING BILLS

The Operating Unpaid Bill list for the period 10/12/2021– 11/16/2021 was presented for approval.

A motion was made to adopt Resolution 2021-12-0112 for the approval of the Operating Unpaid Bill list for the period 10/12/2021 –11/16/2021.

Moved by:	S. Roberts
Seconded by:	J. Maressa
Voting for motion:	All
Voting against motion:	None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 10/12/2021– 11/16/2021 was presented for approval.

A motion was made to adopt Resolution 2021-12-0113 for the approval of the Advance Payment Bills for the period 10/12/2021 –11/16/2021.

Moved by: C. Styles
Seconded by: J. Maressa

Voting for motion: All
Voting against motion: None

CREDIT LIST

The Credit List for the period ending December 7, 2021 was presented for approval

A motion was made to adopt Resolution 2021-12-0114 for the approval of the Credit List for the period ending December 7, 2021.

Moved by: S. Roberts
Seconded by: C. Styles

Voting for motion: All
Voting against motion: None

CHANGE ORDERS

No Change Orders

CONSTRUCTION FUND REQUISITIONS

Staff presented (12) advance construction fund requests in the amount of \$718,703.48 and (4) unpaid construction fund requisitions in the amount of \$122,747.45

A motion was made to adopt Resolution 2021-12-0115 for the approval of Construction Fund Requisitions for the period ending December 7, 2021 as presented.

Moved by: C. Styles
Seconded by: J. Maressa

Voting for motion: All
Voting against motion: None

TREASURER'S REPORT

For the month of October 2021, the SJPC generated net income before non-operating interest expense and depreciation and amortization of \$183,355.00, which is over budget by \$3,359.00 for the month. On a year-to-date basis through the end of October, we are ahead of budget by \$213,007.00 or approximately 12%.

Our winter ship schedule is filling in and steel imports are expected to be very high this year. We continue to target our customers' needs and respond to them to keep the flow of cargo moving.

We hope to know soon the State's decision on their allocation of debt avoidance dollars. We continue advocacy efforts for the opportunity to secure as much funding as possible to rebuild our terminals.

COUNSEL'S REPORT

The Counsel's Report will be discussed in closed session.

EXECUTIVE DIRECTOR'S REPORT

Executive Director and CEO for the South Jersey Port Corporation reported total tonnage for October 2021 was 242,062 short tons, which represents a 30% increase compared to October 2020. Year to date tonnage through October totaled 3,694,033 short tons, a 45% increase compared to the same period in 2020. Camden steels cargoes increased by 91.9% compared to October 2020. Overall breakbulk cargo has increased 143% October 2021. YTD cocoa beans totaled 71,285 tons, a 77% increase compared to October 2020 YTD. October YTD plywood was 76% ahead of October 2020 YTD. Recycled metals increased 7% compared to 2020 YTD. Imported cement YTD increased 15.7% compared to 2020.

All SJPC terminals handled 14 ships in October 2021, compared to 20 ships in October 2020. On a YTD basis, the Port handled 181 ships, compared to 170 YTD 2020.

The Executive Director also updated the Board on the below topics as well:

COVID 19 Update

All Office and administrative staff returned to the office full time on November 29th.

We have no new cases to report, keeping the total cases to date at 32.

Approximately 81 employees have been vaccinated with at least one shot, which is 69 percent of our workforce. We continue to encourage employees to get vaccinated.

On Tuesday November 30th, we started weekly COVID Testing for all unvaccinated employees utilizing the services of the state authorized vender. Expenses associated with the testing are eligible for reimbursement from FEMA.

Temperature scans and other protocols continue at our terminals.

We have been advised that public meetings must continue to remain virtual until further notice.

Paulsboro Update

The Upriver Berth and Barge Berth are substantially complete with a few punch list items remaining.

EEW continues to make good progress on the first building and the foundation for the second building.

On November 8th, we met with EEW, Orsted and the GCIA to review the progress of the project, discuss Phase 2. A funding gap still exists for some phase 1 work and for Phase 2. EEW and Orsted are still in the process of obtaining estimates and quotes for some stages of the project. We are scheduled to meet again in January to review a refined budget estimate and discuss next steps.

Port of Salem

On November 9th, we attended and participated in a press event at the Port of Salem with Senator Menendez to announce SJPC's selection to receive an INRA Grant for infrastructure improvements at the Port of Salem. The event was well attended by represents from Salem City, Salem County, our customers, and Director Higgins.

The Salem Development Study is progressing, with the consultant team assessing potential cargo opportunities and layouts.

Winter Steel Meetings

We continue to meet with our customers to plan for the busy winter steel shipping season. We expect the strong volumes of steel to continue into spring and have been prepping our equipment and training staff to avoid any potential damage during cargo operations.

Our Snow equipment has also been prepped and serviced and is ready to go if needed.

New Jersey Debt Defeasance Fund

On November 30th, the Joint Budget Oversight Committee approved an appropriation of \$35 Million for the South Jersey Port Corporation for port upgrades and improvements at our terminal in Camden, Salem, and Paulsboro. We will have to enter into a Memorandum of Understanding with the state before the funds will be released. Authorization is being requested at the December 7th meeting.

ACTION ITEMS:

RESOLUTION 2021-12-0116: 2022 PILOT AGREEMENTS WITH CAMDEN COUNTY, CITY OF SALEM & CITY OF CAMDEN

REQUEST

Staff is requesting Board approval for the 2022 PILOT Agreements with the County of Camden, City of Salem, and the City of Camden.

BACKGROUND

The **Camden County 2022 calendar year PILOT agreement** is the same amount as last year's PILOT payment at \$419,000.00.

The **City of Salem 2022 calendar PILOT agreement** is the same amount as last year's PILOT payment at \$31,224.37.

The **City of Camden 2022 fiscal year PILOT agreement** is the same amount as last year's PILOT payment at \$4,000,000.00

A motion was made to approve Resolution 2021-12-0116 approval for the 2022 PILOT Agreements with the County of Camden, City of Salem, and the City of Camden.

Moved by:	C. Styles
Seconded by:	J. Maressa
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0117: 2022/2023 SALEM PORT AUTHORITY BUDGET

The 2022/2023 Salem Port Authority Budget is presented for approval. In summary, the proposed budget for 2022/2023 totals \$64,190.00 as compared to last year's total of \$63,179.00.

- Increase of \$597 to salaries and wages (2%)
- Increase of \$36 to social security/medicare expense
- Increase of \$15 to unemployment expense
- Increase of \$188 to health insurance
- Increase of \$175 to pension expense

The net effect is an increase to last year's budget in the amount of \$1,011.00 or 1.6% overall.

A motion was made to approve Resolution 2021-12-0117 to approve the Salem Port Authority 2022/2023 Budget as presented.

Moved by: C. Styles
 Seconded by: J. Maressa

Voting for Motion: All
 Voting Against Motion: None

RESOLUTION 2021-12-0118: 2022 SJPC BOARD OF DIRECTORS MEETING SCHEDULE

DATE	MEETING	TIME
Tuesday, January 25, 2022	Regular	12:30 P.M.
Tuesday, February 22, 2022	Regular	12:30 P.M.
Tuesday, March 29, 2022	Regular	12:30 P.M.
Tuesday, April 26, 2022	Regular	12:30 P.M.
Tuesday, June 14, 2022	Regular	12:30 P.M.
Tuesday, July 26, 2022	Regular	12:30 P.M.
Tuesday, August 30, 2022	Regular	12:30 P.M.
Thursday, September 27, 2022	Regular	12:30 P.M.
Tuesday, October 25, 2022	Regular	12:30 P.M.
Tuesday, December 6, 2022	Regular	12:30 P.M.

A motion was made to approve Resolution 2021-12-0118 approval of the 2022 SJPC Board of Directors meeting schedule.

Moved by: C. Styles
 Seconded by: W. Higgins

Voting for Motion: All
 Voting Against Motion: None

RESOLUTION 2021-12-0119: 2022 SJPC HOLIDAY SCHEDULE

HOLIDAY	DATE
Martin Luther King Day	Monday, January 17, 2022
President's Day	Monday, February 21, 2022
Good Friday	Friday, April 15, 2022
Memorial Day	Monday, May 30, 2022
Juneteenth	Friday, June 17, 2022
Independence Day	Monday, July 4, 2022
Labor Day	Monday, September 5, 2022
Veteran's Day	Friday, November 11, 2022
Thanksgiving Day	Thursday, November 24, 2022

Day After Thanksgiving Day	Friday, November 25, 2022 *
Christmas Eve	Friday, December 23, 2022 *
Christmas Day	Monday, December 26, 2022 *

A motion was made to approve Resolution 2021-12-0119 to approve the 2022 SJPC Holiday Schedule

Moved by: S. Roberts
Seconded by: W. Higgins
Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0120: APPROVAL OF NON-REPRESENTED STAFF COMPENSATION ADJUSTMENTS

REQUEST

Staff is requesting Board approval for an annual compensation adjustment, in line with current SJPC Collective Bargaining Agreements (CBA), for non-represented staff.

BACKGROUND

In concert with all the Collective Bargaining Agreements (CBA) in effect at the South Jersey Port Corporation, staff is requesting Board consideration and approval of a 2% compensation adjustment for all non-represented employees effective January 1, 2022. This includes the Executive Director and CEO, the Assistant Executive Director/CFO, Assistant Executive Director/Director, Business Development, Assistant Executive Director/COO, Chief of Staff and External Affairs, Director of Engineering, Facilities Engineer, Security Manager and Senior Administrative Assistant.

A motion was made to approve Resolution 2021-12-0120 approval of the non-represented staff compensation adjustment recommendation.

Moved by: C. Styles
Seconded by: W. Higgins
Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0121: APPROVAL TO PURCHASE AND INSTALLATION OF NEW OVERHEAD DOOR IN E BUILDING

REQUEST

Staff requests Board approval for the purchase and installation of a new overhead door in E Building at the Balzano Marine Terminal.

BACKGROUND

The north-side of E-Building requires a new 30' 6" x 25' steel overhead door and operator. We have received a quotation from Merchantville Overhead Doors for this project through NJ Cooperative Purchase contract 21-GNSV1-01461 (T1343) in the current amount of \$80,502.22. Funding is available in the 2017A Capital Projects Account.

A motion was made to approve Resolution 2021-12-0121 approval for the purchase and installation of a new overhead in Balzano Marine Terminal's E Building.

Moved by:	S. Roberts
Seconded by:	W. Higgins
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0122: APPROVAL TO SIGN AND EXECUTE AGREEMENT WITH VERIZON WIRELESS**REQUEST**

Staff requests Board approval to authorize the Executive Director and CEO to sign and execute an agreement with Verizon Wireless.

BACKGROUND

Verizon Wireless is the SJPC provider of mobile services. Verizon Wireless has asked the Port to sign the attached agreement as a participating entity to ensure the continued ability to acquire wireless, data, voice, and accessories at very favorable rates.

General Counsel has reviewed the agreement, and spoken to Verizon Wireless' representatives, and has recommended that Staff draft a resolution authorizing the Executive Director to enter into said agreement.

A motion was made to approve Resolution 2021-12-0122 approval to authorize the Executive Director & CEO to sign the agreement with Verizon Wireless to acquire wireless goods and services for use in the business activities of the SJPC.

Moved by: S. Roberts
Seconded by: J. Maressa

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0123: APPROVAL TO PURCHASE SKIDLOADER ATTACHMENTS

REQUEST

Board approval is hereby requested to purchase Skid Loader Attachments for recently purchased Skid Loaders.

BACKGROUND

SJPC staff has received a quotation for one (1) 84" Standard Duty Pick-Up Broom and two (2) 78" Construction Grapple Buckets through New Jersey State Cooperative Purchasing contract A76907 for the total amount of \$17,591.55. These attachments will supplement the recently purchased two (2) New Holland L328 Skid Loaders.

A motion was made to approve Resolution 2021-12-0123 to purchase from NJ Cooperative Purchasing Contract A76907 Skid Loader Attachments in the amount of \$17,591.55.

Moved by: S. Roberts
Seconded by: J. Maressa

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0124: APPROVAL OF CHAMPION SERVICE, INC. LEASE RENEWAL

Request

Staff is requesting Board approval to renew the Champion lease for one year commencing on February 1, 2022.

Background

Champion Service, Inc. is a trucking company headquartered in Marlton, NJ. SJPC leases to Champion approximately 3 acres of open area and approximately 16,000 square feet of a maintenance garage building on South 2nd Street in Camden NJ. Until now, SJPC's lease with Champion has been for one-year terms for the garage and month to-month for the open space. Rent on both the open space and garage premises have escalated annually by CPI.

Requested Lease Renewal Terms

- One year renewal at annual lease revenue of \$120,108

A motion was made to approve Resolution 2021-12-0124 approval to accordingly renew the lease with Champion.

Moved by: W. Higgins
Seconded by: S. Roberts

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0125: APPROVAL OF HARRY WILSON WELDING LEASE RENEWAL

REQUEST

Staff is requesting Board approval to renew the Harry Wilson Welding lease for a one-year term, commencing on February 1, 2022.

BACKGROUND

Harry Wilson Welding has requested a one (1) year lease renewal for a small storage shed located at the Broadway Terminal. A 5% CPI increase will be applied to the new monthly billing rate of \$51.45, resulting in annual revenue of \$617.40. The new one-year lease will commence on February 1, 2022.

A motion was made to approve Resolution 2021-12-0125 to renew the Harry Wilson Welding lease for a one-year term, commencing on February 1, 2022.

Moved by: J. Maressa
Seconded by: S. Roberts

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0126: APPROVAL TO AWARD CONSTRUCTION RFP FOR THE REMAINING BALZANO MARINE TERMINAL FIRE SPRINKLER BUILDING EAVES REMEDIATION

REQUEST

Staff is requesting Board approval to award the construction RFP for the remaining Balzano Terminal fire sprinkler system building eaves piping remediation to Harring Fire Protection Services Co.

BACKGROUND

Pursuant to the Board's authorization, an engineering design RFP was prepared by T&M Associates that entails the design for remedial piping repairs to various building' eaves within the fire sprinkler systems of the Balzano Terminal and their respective and associated dry-valve system equipment.

This action is in response to the Port's receipt of numerous DCA citations due to the noted operational deficiencies and Fire Code violations throughout the complex. The primary cause is related to age and the subsequent component corrosion within the systems.

A pre-bid site tour was conducted on October 26th, 2021, with one contractor attending.

One Bid was received from Harring Fire Protection Services Co., which completely satisfied the Bid and Project criteria.

A motion was made to approve Resolution 2021-12-0126 approval to award the construction RFP for the remaining Balzano Terminal fire sprinkler system building eaves remediation project to Harring Fire Protection Services Co. in the Lump Sum Bid amount of \$157,800.00.

Moved by:	W. Higgins
Seconded by:	J. Maressa

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0127: APPROVAL TO AWARD THE BID AND CONSTRUCTION RFP FOR THE CATWALK DEMOLITION AND SIDING REPLACEMENT OF BUILDING "E" AT THE BROADWAY TERMINAL

Request

Staff is requesting Board approval to Award a construction RFP to demolish the overhead catwalk on Building "E" at the Broadway Marine Terminal that is now considered derelict and presents an overhead safety hazard.

Background

The walkway located on the west side of Building "E," a 147,000 square foot warehouse, is approximately 8 feet wide by 400 feet long and 30 feet above grade. The walkway is

assumed to be 3"x 8"x 8' creosote-treated timber supported by a steel frame attached to the building columns and exterior wall.

Additionally, an approximately 2,100 square foot section of siding on the building's southwest upper corner needs to be replaced. The work to be performed includes furnishing all labor, equipment, tools, services, and materials to complete the construction, facade remediation, and installation, as described.

The Hudson Engineer's estimate to complete this work is approximately \$95,000.00; Funding is available for this project in the 2017A capital projects account.

A project on-site Pre-Bid and walk down meeting was held at the Broadway Terminal: 2500 South Broadway, Camden, NJ 08104 on Thursday, November 4, 2021.

Seven (7) contractors were in attendance:

Levy Construction
AP Construction
L.J. Paoletta Construction Inc.
Dandrea Construction
Ocean Construction
Thomas Lindstrom Co.
Haines and Kibblehouse

The following Bids were received on November 23, 2021:

Bidder Name and Address	Amount
Marino General Contractors 989 s. Main St. Williamstown, NJ 08094	\$96,476.00
D'Andrea Construction PO Box 13 Berlin, NJ 08009	\$249,000.00
Ocean Construction 822 Glassboro Rd. Williamstown, NJ 08094	\$280,250.00

A motion was made to approve Resolution 2021-12-0127 Based on the technical review by Hudson Engineers, the engineer of record, and the legal review and acceptance by General Counsel, Staff is recommending Board approval to

award the Building “E” Catwalk and Siding Replacement RFP to Marino General Contractors in the Lump Sum amount of \$96,476.

Moved by: S. Roberts
Seconded by: C. Styles

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2021-12-0128: APPROVAL TO AWARD CONSTRUCTION RFP FOR THE EMERGENCY SINKHOLE REPAIRS AT PIER 5

Request

Staff is requesting Board Approval to award the construction RFP for the emergency sinkhole repairs at Pier 5 to Mount Construction Inc.

Background

Pursuant to the Board’s approval to issue an emergency construction RFP based on the following engineer’s site evaluation and report:

It was 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.”

Construction RFP was prepared and dully advertised advising of a Pre-Bid meeting and site tour scheduled for November 8th, 2021.

The following nine (9) Construction Firms were in attendance:

C. Abbonizio Contractors Inc
Sponge-Jet, Inc.
Commerce Construction
JPC Group
Atlantic Subsea
AP Construction
Eastern Atlantic States
A P Construction
Seward Marine Corporation

On November 23, 2021, the following bids were received:

Bidder Name and Address	Amount
Mount Construction Inc. 427 S. White Horse Pike Berlin, NJ 08009	\$520,511.00
Atlantic Subsea, Inc 108 Ferry Rd Bridgeport, NJ 08014	\$563,190.00
Commerce Construction Corp 603 Heron Dr Bridgeport, NJ 08014	\$1,697,350.00

A motion was made to approve Resolution 2021-12-0128 Based on the technical review by MidAtlantic Engineers, the engineer of record, and the legal review and acceptance by General Counsel, Staff is recommending Board Approval to award the Pier 5 emergency sink holes repair Bid to Mount Construction Inc. in the lump sum amount of \$520,511.

Moved by: C. Styles
 Seconded by: J. Maressa
 Voting for Motion: All
 Voting Against Motion: None

RESOLUTION 2021-12-0129: APPROVAL TO REQUEST SUBMISSIONS OF PREQUALIFIED ENGINEERS FOR MARINE, CIVIL, CONSTRUCTION MANAGEMENT, GEO-TECH, & CERTIFIED DIVERS

Request

Staff is requesting Board Approval to request Qualifications (RFQ) for Engineering

Services for each of the categories of Civil Engineer; Certified Diver; Construction Management; Geo-technical Services; and Marine Engineer.

Background

The RFQ will request 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.

Each year during the initial and maximum three-year term, the Board will consider adding additional engineering firms to the qualified list for the remaining Two (2) or One (1) year terms through the RFQ process.

This solicitation carries a term of one (1) year, commencing on March 1, 2022, and expiring on February 28, 2023.

A motion was made to approve Resolution 2021-12-0129 approval to commence the annual solicitation process for qualified engineering firms to the categories of Civil Engineer; Certified Diver; Construction Management; Geo-technical Services; and Marine Engineer disciplines.

Moved by:	W. Higgins
Seconded by:	J. Maressa

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0130: BOARD APPROVAL TO RECIND AWARDED “I” BUILDING ROOFING CONTRACTOR BID; BOARD APPROVAL TO APPROACH AND AWARD THE NEXT LOWEST BIDDER

Request

Staff is requesting Board approval to rescind the “I” Building Roofing Contractor RFP, previously awarded to MAK Group, due to the contractor’s failure to comply with the bid requirements and instead award the RFP to DDS Services, Inc., the next lowest bidder.

Background

As evidenced in the appended documentation, MAK Group failed to meet the bid requirements after being awarded the “I” Building Roofing Contractor RFP, despite repeated entreaties by the Port, General Counsel, and Hudson Engineering. The Contractor was dully advised, and in writing, of the necessary requirements and timeframe for receipt. The unilateral consensus is that the Port has "more than demonstrated" a willingness to cooperate by requesting these documents on numerous occasions, and with limited, bogus, or no response. To date the submittals are still not provided or the procedural compliance complete.

A motion was made to approve Resolution 2021-12-0130 At the recommendation of Hudson Engineers, the Engineer of Record, and Legal Counsel upon the circumstantial review of the evidential issues and lack of performance:

Staff is requesting Board approval to find the contractor in default of the agreed upon obligations of the bid requirements, and to dismiss the awarded contractor and to award the next lowest contractor bid by reason of default.

The next lowest bid was submitted by DDS Services, Inc, from Sewell, New Jersey, in the amount of \$702,252.00, an increase in cost of \$4,494.00, as received.

Moved by:	C. Styles
Seconded by:	J. Maressa
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0131: APPROVAL FOR THE PURCHASE AND INSTALLATION OF NETWORK CABLING AT THE FERRY TERMINAL OFFICE SPACE

REQUEST

Staff requests Board approval for the purchase and installation of network cabling at the newly leased office space at the Ferry Terminal Building.

BACKGROUND

Our Office Space at the Ferry Terminal Building requires materials and installation of network cabling for our information technology. We have received a quotation from New Jersey Business Systems through NJ Cooperative Purchase contracts T-0109 (Wireless) and T-2989 (Cabling) for this project in the amount of \$53,644.12. Funding will be from the 2017A Capital Projects Account.

A motion was made to approve Resolution 2021-12-0131 approval for the purchase and installation of network cabling for the Ferry Terminal Building office space in the amount of \$53,644.12.

Moved by:	S. Roberts
Seconded by:	W. Higgins
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0132: APPROVAL FOR THE PURCHASE AND DELIVERY OF OFFICE FURNITURE AT THE FERRY TERMINAL OFFICE SPACE**REQUEST**

Staff requests Board approval for the purchase and delivery of office furniture at the newly leased office space at the Ferry Terminal Building.

BACKGROUND

Our Office Space at the Ferry Terminal Building requires office furniture, including desk chairs, office side chairs, file cabinets, modular table and chairs for the conference/training room, tables and chairs for the kitchen, and a coat closet. We are able to purchase these items from Bellia Interiors Group through the NJ Cooperative Purchase contracts G-2004. The cost is estimated not to exceed \$50,000. Funding will be from the 2021 Operating Budget.

A motion was made to approve Resolution 2021-12-0132 approval for the purchase of office furniture for the Ferry Terminal Building office space in the not to exceed amount of \$50,000.

Moved by:	S. Roberts
Seconded by:	W. Higgins
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2021-12-0133: APPROVAL FOR EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH NJ TREASURY**Request**

Staff is requesting Board approval for the Executive Director to enter into a Memorandum of Understanding (MOU) with the NJ Department of the Treasury to receive \$35,000,000 for port upgrades and improvements.

Background

Governor Phil Murphy has submitted a list of capital projects to the Joint Budget Oversight Committee (JBOC), which is comprised of members of both the NJ Senate and General Assembly. Included on the list, and approved by JBOC, is \$35,000,000 allocated to South Jersey Port Corp for capital construction projects. As a condition of receipt of

those funds, the Port is required to enter into an MOU with Treasury regulating the use of funds.

A motion was made to approve Resolution 2021-12-0133 approval for the Executive Director to enter into an MOU with the NJ Department of Treasury.

Moved by: J. Maressa
Seconded by: S. Roberts

Voting for Motion: All
Voting Against Motion: None

INFORMATION ITEMS:

MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

The report was received and filed.

PORT SECURITY UPDATE

The report was received and filed.

PAULSBORO MARINE TERMINAL PROJECT UPDATE

The report was received and filed.

PUBLIC COMMENTS

The Chairman asked if there were any public comments.

Hearing none, the Chairman asked for a motion to adjourn the regular session meeting and enter into a second closed session.

A motion was made to adjourn the Regular Open Meeting.

Moved by: S. Roberts
Seconded by: C. Styles

Voting for motion: All
Voting against motion: None

At 1:43 p.m. the regular open session was adjourned.

Following closed session, the Regular Session was reopened at 1:14 p.m.

A motion was made to adjourn the Regular Open Meeting at 1:15 p.m.

Moved by: C. Styles
Seconded by: W. Higgins

Voting for motion: All
Voting against motion: None

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 Meeting held Tuesday, December 7, 2021.



Bruno Cellucci
Acting Board Secretary