



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
AUGUST 30, 2022
12:30 p.m.

Directors Present:	Richard Alaimo	Chairman
	Joseph Maressa	Director ☎
	Robert DeAngelo	Director
	Christopher Chianese	State Treasurer Designee ☎
	Carl Styles	Director ☎
	William Higgins	Director
	Sheila Roberts	Director ☎
	Chad Bruner	Director ☎
Directors Absent:	Eric Martins	Director
	Jonathan Gershen	Director
In Attendance:	Janice Venables	Governor's Authorities Unit
	Andrew Saporito	Executive Director & CEO
	Jennifer Cordes, Esq.	Conflict Counsel
	Louis Lessig, Esq.	General Counsel
	Victoria D'Amico	Board Secretary
	Neil Grossman	Financial Advisor
	Kevin Duffy	Assistant ED/COO
	Brendan Dugan	Assistant ED/Dir Business Dev.
	Jonathan Atwood	Chief of Staff
	Chris Perks	Director of Engineering
	Chuck O'Leary	Security Manager
	George Englehardt	Facilities Engineer ☎
	Dennis Culnan, Jr.	Phoenix Strategies
	Dan Bontempo	Stantec
	Chuck O'Leary	Security Manager
	Anthony DePasquale	Hudson Engineers
	Harry Trump	Accounting Manager
	Patrick Boyle	Senior Purchasing Agent
	Athina Efelis	Billing Manager

The 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, 2022, the Board 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 2022, 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 2022. 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 – JULY 26, 2022

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on July 26, 2022 were presented for approval.

A motion was made to approve the July 26, 2022 Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by:	J. Maressa
Seconded by:	R. D'Angelo
Voting for motion:	All
Voting against motion:	None

OPERATING BILLS

The Operating Unpaid Bill list for the period 7/9/2022–8/12/2022 was presented for approval.

A motion was made to adopt Resolution 2022-08-0085 for the approval of the Operating Unpaid Bill list for the period 7/9/2022-8/12/2022.

Moved by:	R. D'Angelo
Seconded by:	W. Higgins
Voting for motion:	All
Voting against motion:	None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 7/9/2022– 8/12/2022 was presented for approval.

A motion was made to adopt Resolution 2022-08-0086 for the approval of the Advance Payment Bills for the period 7/9/2022- 8/12/2022.

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

Voting for motion: All
Voting against motion: None

CREDIT LIST - NONE

CHANGE ORDERS

RESOLUTION 2022-08-0087

E Building Catwalk Demolition at Broadway Terminal

Change Order No. 1

Marino General Contractors

On December 7, 2021, by Resolution 2021-12-0127, the SJPC Board approved the award of a construction contract to demolish the overhead catwalk on Building "E" at the Broadway Marine to Marino General Contractors in the amount of \$96,476.

During the course of the work, five (5) openings in the exterior brick wall were uncovered which required them to be closed.

The contractor submitted a change order request for costs to close up the openings that were discovered above the catwalk with galvanized metal panels and metal stud framing.

Their proposal was reviewed by the design engineer who recommended acceptance in the amount of \$3,945.00. Complete details are attached.

SJPC staff therefore requests Board Approval of Change Order Number 1 to Marino General Contractors in the amount of \$3,945.00, bringing the final contract amount to \$100,421.00.

The original Contract amount	\$ 96,476.00
Change Order Number 1	\$ 3,945.00
Adjusted Contract Amount	\$ 100,421.00

A motion was made to adopt Resolution 2022-08-0087 to approve Change Order Number 1 to Marino General Contractors in the amount of \$3,945.00, bringing the final contract amount to \$100,421.00.

Moved by: R. D'Angelo
Seconded by: W.Higgins

Voting for motion: All
Voting against motion: None

RESOLUTION 2022-08-0088**Replacement of Security Perimeter Protection at Balzano Terminal****Change Order No. 2****Fox Fence**

Replacement of the Security Perimeter Protection at Balzano Terminal was awarded to Fox Fence Enterprises, Inc., Clifton, NJ, in January 2022 by SJPC Resolution Number 2022-01-0005 in the amount of \$256,259.

The scope of the contract included replacement of the port security perimeter fence as designed by Remington & Vernick Engineers.

The double swing gate located at the south end on the terminal provides access for Georgia-Pacific to the SJPC berths for receipt of gypsum producing material by ship. This gate was not included at the time of contract design preparation. Upon recent inspection, the gates are badly bent out of alignment and the end posts exhibited significant cracks.

A proposal from Fox Fence was requested to replace the existing double swing chain link fence gate. The cost for this gate is reasonable and therefore SJPC requests Board Approval of Change Order Number 2 in the amount of \$5,260.

The Original Contract Amount	\$ 256,259
Previously Approved Change Orders	\$ 13,780
Change Order Number 2	\$ 5,260
Adjusted Contract Amount	\$ 275,299

A motion was made to adopt Resolution 2022-08-0088 to approve change order number 2 in the amount of \$5,260.

Moved by: R. D'Angelo
Seconded by: J. Maressa

Voting for motion: All
Voting against motion: None

RESOLUTION 2022-08-0089**Fire Sprinkler System Repairs at Balzano Terminal****Change Order No. 1****Harring Fire Protection Services Co.**

Fire Sprinkler System Repairs at Balzano Terminal was awarded to Harring Fire Protection Services Co., Williamstown, NJ, in December 2021 by SJPC Board Resolution Number 2021-12-0126 in the amount of \$157,800.00.

The scope of the contract included replacement of the outdoor sprinkler piping in the eaves of Balzano Marine Terminal Buildings A, B, and C back to the main service riser in each building, as designed by T&M Associates Engineers.

Since the time of award, SJPC staff determined that several rooms on the second floor of the A Building are not sprinkled as the result of past interior renovations, specifically the conference room, two offices, two storage closets, and two bathrooms. Staff recommends that we bring these spaces into compliance with the current fire codes.

Staff therefore requested Harring to provide a proposal for installing the required sprinklers in the second-floor rooms of A Building. The details are attached.

SJPC staff requests Board Approval of Change Order Number 1 in the amount of \$9,500.00, bringing the adjusted contract amount to \$167,300.00.

The Original Contract Amount	\$	157,800.00
Change Order No 1	\$	9,500.00
Adjusted Contract Amount	\$	167,300.00

A motion was made to adopt Resolution 2022-08-0089 to approve Change Order Number 1 in the amount of \$9,500.00, bringing the adjusted contract amount to \$167,300.00.

Moved by: R. D'Angelo
Seconded by: S. Roberts

Voting for motion: All
Voting against motion: None

RESOLUTION 2022-08-0090**Kocks Crane Modernization Project at Broadway Terminal****Change Order No. 1****Reading Crane and Engineering Company**

On February 25, 2020, by Resolution 2020-02-0019, the SJPC Board approved the award of an engineering and construction contract to completely modernize the controls system of the Kocks crane at the Balzano Marine Terminal in Camden, NJ, for a contract amount of \$1,434,795.00.

This change order addresses the rehabilitation of related power receptacles and associated electrical infrastructure utilized to power the crane and maintain critical crane functions while it is not running on its own diesel power.

The existing Berths 2 through 4 are outfitted with 18 power receptacles used to power critical crane functions while the crane is not being used for loading operations. These power receptacles have been repaired by SJPC maintenance staff countless times over the past 30 years, but currently, only the two southern most receptacles are providing power, which requires the crane to be brought back to the far south end of the berths whenever not in use.

It is the intent of the repair project to restore power to approximately 10 of the existing power receptacle locations. The scope of repair work is anticipated to include the replacement of the power receptacles, installation of new conduit, pulling of new cable back to the power panels, and replacement of any buried conduit that is damaged or blocked and therefore not able to facilitate the pulling of new cable. Receptacles to be abandoned will be removed and the conduit sealed.

In order to perform the design, the existing conditions need to be surveyed and verified. This study will determine the exact locations of conduits, pull boxes, and manholes running from the panels to the power centers, determine their condition for reuse, and result in an as-built drawing for the electrical systems, and a detailed report outlining the configurations of the existing circuits, their condition, the work required to make them functional again, the associated costs, along with cut sheets for required parts.

SJPC staff therefore requests Board Approval of Change Order Number 1 to the Reading Crane and Engineering contract to perform the study in the amount of \$17,500.00, bringing the total contract amount to \$ 1,452,295.00.

Original Contract Amount	\$	1,434,795.00
Change Order No 1	\$	17,500.00
Amended Contract Amount	\$	1,452,295.00

A motion was made to adopt Resolution 2022-08-0090 to approve Change Order Number 1 to the Reading Crane and Engineering contract to perform the study

in the amount of \$17,500.00, bringing the total contract amount to \$1,452,295.00.

Moved by: W. Higgins
Seconded by: R. D'Angelo

Voting for motion: All
Voting against motion: None

CONSTRUCTION FUND REQUISITIONS

Staff presented (9) advance construction fund requests in the amount of \$435,402.19 and (1) unpaid construction fund requisitions in the amount of \$6,572.75

A motion was made to adopt Resolution 2022-08-0091 to approve the Construction Fund List for the period ending August 30, 2022.

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

Voting for motion: All
Voting against motion: None

TREASURER'S REPORT

For the month of July 2022, the SJPC generated net income before non-operating interest expense and depreciation and amortization in the amount of \$65,586.00, which is under budget by \$4,593.00 for the month. Our year-to-date net income as of July 31st is \$1,267,416.00 which is over budget by \$776,162.00.

Please be aware that we added \$49,818.26 in deferred revenue in July and our balance has increased to \$539,096.43 in deferred revenue. Fuel expenses continue to be high at \$302,619.00 YTD, compared to 177,138.00 YTD last year, which is an increase of 125,481.00. Despite these increasing expenses, we continue to maintain a positive position.

COUNSEL'S REPORT

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

EXECUTIVE DIRECTOR'S REPORT

Total cargo tonnage in July was 328,144 s/tons: a 6% decrease over July 2021.. YTD tonnage through July totaled 2,039,843 s/tons; representing a 24% decrease compared to the same period in 2021.

Camden Steel imports in July 2022 showed a 23.3% decrease over July 2021 and a July YTD increase of 17.6% compared to 2021.

There were 11,320 tons of plywood imports in July 2022 compared to 23,642 tons in July 2021. July YTD plywood tonnage was 60,114 tons which is 52.6% behind YTD 2021

There was no cocoa bean activity in July 2022 or July 2021. YTD cocoa bean imports totaled 38,376 tons which is a 46.2% decrease versus YTD 2021.

Bulk activity for July was 203,954 s/tons; a 128% increase from July 2021. YTD bulk reached 1,068,109 s/tons; a 3% increase versus YTD 2021.

Exports of recycled metals in July was 105,253 s/tons; a 1684.3% increase compared to July 2021. YTD recycled metals increased 8.2% compared to 2021. July Cement increased 1.5% YTD. Grancem increased 53.4% for July 2022 and a 18.5% increase YTD. Sand volumes increased 24.4%. There was no Gypsum activity in 2022 YTD compared to 57,873 s/tons YTD 2021.

SJPC handled 21 ships in July 2022 compared to 16 in July 2021. YTD the port handled 141 ships, compared to 127 in July 2021 YTD. July 2022 ship days were 551, compared to 587 in 2021.

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

COVID 19 Update

Effective September 1, 2022, all state testing requirements for unvaccinated employees will be rescinded.

We have 2 new cases to report at this time, raising the total numbers of employees infected to 59. Approximately 87 employees have been vaccinated with at least one shot, which is 74 percent of our workforce. We continue to encourage employees to get vaccinated.

This will be our last COVID Update.

Paulsboro Update

EEW continues to make good progress on Phase one of its project. The Circular Weld building is almost complete. The Paint and Blast 1 building roof and siding is almost complete. Both buildings are scheduled to be operational by the end of 2022. Site improvements adjacent to the two buildings is nearing completion in advance of paving this summer.

The permit from the Army Corps for the south barge berth dolphins and dredging has been approved and the contractor is preparing to mobilize to start the required in-water work.

We continue to work with the GCIA and Jacobs to reconcile project funding and remaining work.

We will be scheduling an additional tour in September for any Board members who still wants to visit Paulsboro.

Federal Funding

The final version of the Appropriations bill included Community Project Funding for SJPC totaling \$750,000 to be used for the stabilization of Berth 1 at the Balzano Marine Terminal. This Congressionally Directed Spending was part of a package submitted by Congressman Norcross. We appreciate the efforts taken by the Congressman to support our port facilities.

Electric Yard Tractor

The Port received its first piece of equipment on Thursday August 11. Eight 10,000-pound forklifts are scheduled to be delivered in September and an additional 10,000-pound machine is due in October. Sixteen additional pieces of equipment will be delivered into next spring as our green fleet continues to grow. Work continues to progress on the installation of electric charging stations.

Marketing and Customer Relations

Over the past month we hosted customers and visitors from Halo Woods, Ferroletto Steel and Banker Steel.

We also met with Terminal Shipping and Clipper Line to discuss shipping volume for the third and fourth quarter of 2022.

Staff Acknowledgments

Doug Miller, our Terminal Superintendent was featured in the Maritime Exchange summer issue of the Beacon as an Unsung Hero. Please join us in congratulating him for all of his achievements.

ACTION ITEMS:**RESOLUTION 2022-08-0092: APPROVAL TO PURCHASE MODULAR RESTROOMS AT THE BALZANO MARINE TERMINAL, CAMDEN NJ****REQUEST**

Approval is requested to purchase a modular restroom structure to replace the existing unit located in Shed 2 at the Balzano Terminal, Camden, NJ.

BACKGROUND

The existing men / women's modular unit in Shed 2 is deteriorated and requires frequent repairs to maintain operating toilets and sinks. These restroom facilities are used by port field personnel as well as materials transport truckers.

SJPC staff has prepared the design criteria and engaged the services of Boxx Modular, a manufacturer of modular buildings, for a pricing proposal and preliminary floor plan design. The removal of the existing restrooms and installation of the new unit will be performed by SJPC maintenance staff. Boxx Modular will manufacture and deliver the modular unit to the port.

We have received a quotation from Boxx Modular for this project through the TIPS National Cooperative Purchase contract #200902 (SJPC member number 966276) in the

amount of \$ 85,508.00. Funds are being provided through the 2017A Capital Projects account.

A motion was made to approve Resolution 2022-08-0092 to purchase replacement restrooms at the Balzano Marine Terminal for the amount of \$ 85,508.00.

Moved by: R. D'Angelo

Seconded by: W. Higgins

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2022-08-0093: APPROVAL TO EXECUTE ONE-YEAR RENEWAL OPTION FOR TRASH REMOVAL CONTRACT AT BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Staff is requesting Board approval to execute the option to extend the existing Trash Removal Contract for the first of the two additional one-year options with Green Guys Recycling in Deptford, NJ. This contract extension will be for one year starting October 1, 2022.

BACKGROUND

Pursuant to RESOLUTION 2021-08-0081 TRASH REMOVAL CONTRACT, Green Guys Recycling of Deptford, NJ, was awarded the contract on September 16, 2021 for trash removal at the Balzano and Broadway Marine Terminals. The contractor has been performing trash removal at for a one-year period. The contract included two one-year options to extend the trash removal services at the discretion of the SJPC. Based on their good performance, staff are recommending that the first of the two one-year renewal options be executed at this time. 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. Rates proposed in the initial bid proposal remain the same in the renewal period.

Contractor	Rates
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/monthly Extra pick-ups: \$32.00 per 4 yd.

A motion was made to approve Resolution 2022-08-0093 to execute the first one-year option for continued trash removal services at Balzano and Broadway Marine Terminals to Green Guys Recycling of Deptford, NJ.

Moved by:	W. Higgins
Seconded by:	J. Maressa
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2022-08-0094: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO EXTEND RAIL TRACK AT BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to issue an RFP to the list of prequalified civil engineering firms to perform design services to extend the existing rail track at the Broadway Marine Terminal in Camden, NJ.

BACKGROUND

South Jersey Port Corporation has been awarded a grant of \$1,108,254.17 from the New Jersey Department of Transportation's (NJDOT's) FY 2022 Rail Freight Assistance Program (RFAP) for the Port's "Rail Integration Project." The grant will enable SJPC to purchase an electric rail car mover, two mobile rail loading docks, and extend the existing rail at the Broadway Marine Terminal. The scope of track work includes design for installation of approximately 300' of new rail, adjacent pavement restoration, and installation of the end of rail track bumper.

This RFP is for engineering design of the rail extension portion of the project.

A motion was made to approve Resolution 2022-08-0094 to issue a request for proposals to perform design services for the extension of rail track at the Broadway Marine Terminal.

Moved by:	S. Roberts
Seconded by:	R. D'Angelo
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2022-08-0095: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE PERFORMANCE OF MAINTENANCE DREDGING AT THE BALZANO AND BROADWAY MARINE TERMINALS

REQUEST

Pursuant to the Board Authorization: RESOLUTION 2022-02-0021 APPROVAL TO ADVERTISE CONSTRUCTION BIDS FOR MAINTENANCE DREDGING AT BALZANO AND BROADWAY TERMINALS, an Invitation for Bidders was advertised for the solicitation of public bids to perform maintenance dredging and disposal of the dredged material.

BACKGROUND

Dredging was last completed at the Port of Camden marine terminals in January of 2019, and since then, gradual sedimentation has resulted in the need for dredging which is becoming critical for the berthing of the approximately 140 ships which visit the terminals each year.

Accordingly, soundings were performed in January 2022, and it was determined that a total of approximately 65,000 cy of material will be removed from the two marine terminals and disposed of at an upland facility.

A pre-bid meeting was held on August 3, 2022, with four (4) contractors in attendance. The bids were received on August 18, 2022. A single bid was received from Weeks Marine, Inc., from Covington, LA, with a local office in Camden, NJ, in the amount of \$ 3,167,270.00.

A motion was made to approve Resolution 2022-08-0095 to award a construction contract for maintenance dredging of the Balzano and Broadway Terminals in Camden to Weeks Marine, Inc. in the Lump Sum Bid Amount of \$ 3,167,270.00.

Moved by:
Seconded by:

W. Higgins
R. D'Angelo

Voting for Motion:
Voting Against Motion:

All
None

RESOLUTION 2022-08-0096: APPROVAL TO IMPLEMENT A STORAGE CONGESTION FEE ON IMPORTED PLYWOOD AND STEEL

REQUEST

Staff is requesting Board approval to implement a storage congestion fee on imported plywood and steel coils in order to encourage warehouse inventory turnover at SJPC's Broadway and Balzano Terminals.

BACKGROUND

SJPC's Camden terminals are two of the primary marine gateways in the US for imported plywood and steel coils and have an excellent reputation for efficient handling and warehousing these commodities, which are sensitive to the elements and require indoor storage. SJPC is continuing to experience strong demand for accepting plywood and steel ships, but largely due to SJPC's comparatively very liberal tariff storage escalation rates, many plywood crates and steel coils tend to sit in the terminal warehouses longer than should be expected before the importers arrange truck pickups for delivery to manufacturing and construction sites. This situation causes SJPC to delay additional ship calls due to lack of warehouse capacity, which combined with low storage rates, causes SJPC to lose potential revenue. SJPC has reviewed storage fees at several competitive ports, which definitely supports monthly escalations to a storage fee of approximately \$0.88 per 100 lbs. per month for plywood and \$0.74 per 100 lbs. for steel, at the 4-month threshold, with incremental escalations thereafter. Upon board approval, staff's intent would be to append this congestion fee to the Camden Terminal Tariff 300 as soon as possible, to remain in place through the end of 2022, at which point SJPC would anticipate including a general storage rate tariff update as part of a comprehensive update to SJPC's Camden Terminal Tariff 300.

Requested Storage Congestion Fee Structure for Plywood

TIME ON PORT	CURRENT MONTHLY SJPC STORAGE RATE	CONGESTION FEE	COMBINED MONTHLY STORAGE RATE TOTAL
2 Months	\$0.22 per 100 lbs. (\$4.85 mt)	\$0.30 per 100 lbs. (\$6.61 mt)	\$0.52 per 100 lbs. (\$11.46 mt)
3 Months	\$0.28 per 100 lbs. (\$6.17 mt)	\$0.45 per 100 lbs. (\$9.92 mt)	\$0.73 per 100 lbs. (\$16.09 mt)
4 months	\$0.28 per 100 lbs. (\$6.17 mt)	\$0.60 per 100 lbs. (\$13.22 mt)	\$0.88 per 100 lbs. (\$19.40 mt)
5 months	\$0.28 per 100 lbs. (\$6.17 mt)	\$0.70 per 100 lbs. (\$15.43 mt)	\$0.98 per 100 lbs. (\$21.60 mt)
6 months	\$0.33 per 100 lbs. (\$7.27 mt)	\$0.80 per 100 lbs. (\$17.63 mt)	\$1.13 per 100 lbs. (\$24.91 mt)

+\$0.10 per month thereafter

Requested Storage Congestion Fee Structure for Steel Coils

TIME ON PORT	CURRENT MONTHLY SJPC STORAGE RATE	CONGESTION FEE	COMBINED MONTHLY STORAGE RATE TOTAL
2 Months	\$0.11 per 100 lbs. (\$2.42 mt)	\$0.30 per 100 lbs. (\$6.61 mt)	\$0.41 per 100 lbs. (\$9.04 mt)
3 Months	\$0.14 per 100 lbs. (\$3.09 mt)	\$0.45 per 100 lbs. (\$9.92 mt)	\$0.59 per 100 lbs. (\$13.00 mt)
4 months	\$0.14 per 100 lbs. (\$3.09 mt)	\$0.60 per 100 lbs. (\$13.22 mt)	\$0.74 per 100 lbs. (\$16.31 mt)
5 months	\$0.14 per 100 lbs. (\$3.09 mt)	\$0.70 per 100 lbs. (\$15.43 mt)	\$0.84 per 100 lbs. (\$18.51 mt)
6 months	\$0.17 per 100 lbs. (\$3.75 mt)	\$0.80 per 100 lbs. (\$17.63 mt)	\$0.97 per 100 lbs. (\$21.38 mt)

+\$0.10 per month thereafter

A motion was made to approve Resolution 2022-08-0096 to implement a storage congestion fee on imported plywood and steel coils in order to encourage warehouse inventory turnover at SJPC's Broadway and Balzano Terminals.

Moved by:	R. D'Angelo
Seconded by:	S. Roberts
Voting for Motion:	All
Voting Against Motion:	None

**RESOLUTION 2022-08-0097: APPROVAL FOR EXECUTIONS OF
MEMORANDA OF SUBLEASE AND TERMINATIONS OF MEMORANDA OF
SUBLEASE AT PAULSBORO**

REQUEST

Staff is requesting Board approval to approve executions of Memoranda of Sublease and Terminations of Memoranda of Sublease at Paulsboro.

BACKGROUND

EEW American Offshore Structures is currently subleasing a portion of the Paulsboro Marine Terminal, on which they are constructing a monopile manufacturing facility for New Jersey's offshore wind turbine installations. In order to obtain financing to complete the monopile manufacturing facility, EEW is requesting memoranda of leases from each lease party for the sequence of leases in place at Paulsboro as a requirement for recording purposes to satisfy EEW's lender title company requirements. In order to assist this effort, SJPC would execute a Memorandum of Sublease for each of the Paulsboro sublease agreements it is a party to, which is then recorded against title. In addition to executing each Memorandum of Sublease, Conflict Counsel is also recommending execution of a corresponding Termination of Memorandum of Sublease, to be held in escrow for expediency purposes in the event of termination of any of the leases, so that title can be cleared without issue. The specific documents for which a Memorandum of Sublease and a Termination of Memorandum of Sublease are being requested are the following:

- January 16, 2006 Lease between Borough of Paulsboro and SJPC
- August 1, 2009 Port Essex Project Site Ground Lease, as amended, between Borough of Paulsboro and SJPC
- November 6, 2014 Paulsboro Marine Terminal Lease between SJPC and Camden Waterfront Development, as assigned to Paulsboro Waterfront Development, and as amended

Counsel would review each Memorandum of Sublease and Termination of Memorandum of Sublease prior to execution.

A motion was made to table Resolution 2022-08-0097

Moved by:	R. D'Angelo
Seconded by:	W. Higgins
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2022-08-0098: APPROVAL FOR EXECUTION OF CONSENT TO AMENDMENT TO PAULSBORO MARINE TERMINAL SUBLEASE

REQUEST

Staff is requesting Board approval to authorize SJPC'S Executive Director and CEO to execute a Consent to an Amendment of the Sublease between Paulsboro Waterfront Development and EEW American Offshore Structures, subject to Legal Counsel review.

BACKGROUND

On January 11, 2021, SJPC's Executive Director and CEO executed a Consent to Sublease with Paulsboro Waterfront Development (PWD) as Sublandlord, and EEW American Offshore Structures (EEW) as Subtenant, wherein PWD subleased approximately 70 acres of the Paulsboro Marine Terminal (PMT) to EEW for construction of its monopile manufacturing facility. The sublease provided for temporary use of a portion of PWD premises until such time as the Clorox site was ready for occupancy and use by EEW, at which time an amendment to the sublease would be executed to commemorate the addition of the Clorox site to the EEW sublease premises and the return of the other acreage to PWD's premises. In anticipation of PWD and EEW executing this amendment to the sublease, SJPC should be prepared to execute a consent to the sublease amendment.

A motion was made to table Resolution 2022-08-0098

Moved by:	R. D'Angelo
Seconded by:	W. Higgins
Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2022-08-0099: APPROVAL TO ISSUE AN RFP TO PURCHASE TWO MOBILE RAIL LOADING DOCKS**REQUEST**

Staff is requesting Board approval to issue a request for bids to purchase two mobile rail loading docks.

BACKGROUND

South Jersey Port Corporation has been awarded a grant of \$1,108,254.17 from the New Jersey Department of Transportation's (NJDOT's) FY 2022 Rail Freight Assistance Program (RFAP) for the Port's "Rail Integration Project." The grant will enable SJPC to purchase an electric rail car mover, two mobile rail loading docks, and extend the existing rail at the Broadway Marine Terminal.

A motion was made to approve Resolution 2022-08-0099 to issue a request for bids to purchase two mobile rail loading docks.

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

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2022-08-0100: APPROVAL TO ISSUE RFP TO PURCHASE AN ELECTRIC RAIL CAR MOVER**REQUEST**

Staff is requesting Board approval to issue a request for bids to purchase an electric rail car mover.

BACKGROUND

South Jersey Port Corporation has been awarded a grant of \$1,108,254.17 from the New Jersey Department of Transportation's (NJDOT's) FY 2022 Rail Freight Assistance Program (RFAP) for the Port's "Rail Integration Project." The grant will enable SJPC to purchase an electric rail car mover, two mobile rail loading docks, and extend the existing rail at the Broadway Marine Terminal.

A motion was made to approve Resolution 2022-08-0100 to issue a request for bids to purchase an electric rail car mover.

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

Voting for Motion:	All
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Voting Against Motion: **None**

RESOLUTION 2022-08-0101: APPROVAL TO ISSUE RFP TO DISPOSE OF SPUD BARGE

REQUEST

Staff is requesting Board approval to issue a request for bids to dispose of the spud barge.

BACKGROUND

SJPC purchased the spud barge that has been docked along Berth 1 in 1990 for \$24,000. The spud barge, which is 275' x 60', has not been used over the last several years, and no longer floats or functions on its own, which is further damaging the spuds holding the barge in place.

A motion was made to approve Resolution 2022-08-0101 to issue a request for bids to dispose of the spud barge.

Moved by:	R. D'Angelo
Seconded by:	W. Higgins
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 if there were any discussions for closed session. There were closed sessions items to be discussed. The Chairman asked for a motion to adjourn the regular open meeting.

A motion was made to adjourn the Regular Open Meeting

Moved by:	R. D'Angelo
Seconded by:	W. Higgins
Voting for motion:	All
Voting against motion:	None

At 1:42 p.m. the regular open session was adjourned.

Following closed session, the Regular Session was reopened at 1:54 p.m.

**RESOLUTION 2022-08-0102: CONSIDERATION OF CANDIDATE FOR
EMPLOYMENT FOR THE POSITION OF CHIEF FINANCIAL
OFFICER/TREASURER**

REQUEST

Staff is requesting Board approval of Lisa McLaughlin, for the position of Chief Financial Officer/Treasurer.

The position has a starting salary of \$130,000.

A motion was made to approve Resolution 2022-08-0102 to consider and approve the employment of Lisa McLaughlin, for the position of Chief Financial Officer/Treasurer at a starting salary of \$130,000.

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

**RESOLUTION 2022-08-0103: CONSIDERATION OF CANDIDATE FOR
EMPLOYMENT FOR THE POSITION OF DIRECTOR, LEGAL AND
REGULATORY AFFAIRS**

REQUEST

Staff is requesting Board approval of Augustus E. "Gus" Knestaut, Esquire, for the position of Director, Legal and Regulatory Affairs.

The position has a starting salary of \$130,000.

A motion was made to approve Resolution 2022-08-0103 to consider and approve the employment of Augustus E. Knestaut for the position of Director, Legal and Regulatory Affairs at a starting salary of \$130,000.

Moved by: R. D'Angelo
Seconded by: W. Higgins

Voting for Motion: All
Voting Against Motion: None

A motion was made to adjourn the Regular Open Meeting at 2:00 p.m.

Moved by: R. D'Angelo
Seconded by: William 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, August 30, 2022.



Victoria D'Amico
Board Secretary