



**SOUTH JERSEY PORT CORPORATION**  
**OFFICIAL BOARD OF DIRECTORS MEETING MINUTES**  
**CAMDEN, NEW JERSEY**  
**SEPTEMBER 26, 2022**  
**12:30 p.m.**

<b>Directors Present:</b>	Richard Alaimo	Chairman ☎
	Robert DeAngelo	Director
	Christopher Chianese	State Treasurer Designee
	Carl Styles	Director ☎
	William Higgins	Director
	Sheila Roberts	Director ☎
	Chad Bruner	Director ☎
<b>Directors Absent:</b>	Eric Martins	Director
	Jonathan Gershen	Director
	Joseph Maressa	Director
<b>In Attendance:</b>	Janice Venables	Governor's Authorities Unit
	Andrew Saporito	Executive Director & CEO
	Joseph Antinori	General Counsel
	Augustus Knestaut	Dor. Of L&R Affairs
	Victoria D'Amico	Board Secretary
	Kevin Duffy	Assistant ED/COO
	Lisa McLaughlin	CFO / Treasurer
	Jonathan Atwood	Chief of Staff
	Chris Perks	Director of Engineering
	Chuck O'Leary	Security Manager
	George Englehardt	Facilities Engineer ☎
	Dan Bontempo	Stantec
	Megan Rogers	Conner Strong
	Jillian Spencer	Conner Strong

**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](http://www.southjerseyport.com).

Roll call was taken and recorded. **PLEDGE OF ALLEGIANCE RECITED.**

#### **PRESENTATION OF REGULAR MEETING MINUTES – AUGUST 30, 2022**

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on August 30, 2022 were presented for approval.

*A motion was made to approve the August 30, 2022 Board of Directors Regular Open Session Meeting Minutes as presented.*

<b>Moved by:</b>	<b>S. Roberts</b>
<b>Seconded by:</b>	<b>R. D'Angelo</b>
<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

#### **PRESENTATION OF CLOSED MEETING MINUTES – AUGUST 30, 2022**

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on August 30, 2022 were presented for approval.

*A motion was made to approve the August 30, 2022 Board of Directors Regular Closed Session Meeting Minutes as presented.*

<b>Moved by:</b>	<b>S. Roberts</b>
<b>Seconded by:</b>	<b>R. D'Angelo</b>
<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

#### **OPERATING BILLS**

The Operating Unpaid Bill list for the period 8/13/2022–9/13/2022 was presented for approval.

*A motion was made to adopt Resolution 2022-09-0104 for the approval of the Operating Unpaid Bill list for the period 8/13/2022-9/13/2022.*

<b>Moved by:</b>	<b>C. Chianese</b>
<b>Seconded by:</b>	<b>S. Roberts</b>



Voting for motion: All  
Voting against motion: None

### ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 8/13/2022– 9/13/2022 was presented for approval.

*A motion was made to adopt Resolution 2022-09-0105 for the approval of the Advance Payment Bills for the period 8/13/2022- 9/13/2022.*

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

Voting for motion: All  
Voting against motion: None

### CREDIT LIST - NONE

### CHANGE ORDERS

#### **CHANGE ORDER #1 RESOLUTION NUMBER 2022-09-0106**

#### **Electrical Vehicle Charging Infrastructure Change Order No. 1 MJF Electrical Contracting**

By Resolution 2021-04-0053, the SJPC Board of Directors approved the award of a \$571,000 construction contract to install the required Electrical Charging infrastructure to serve the charging requirements of the initial 27 pieces of electric cargo handling equipment as funded by a NJDOT grant at both the Broadway and Balzano Terminals.

The work is currently proceeding at the Broadway Terminal Sub-Station to coincide for the initial equipment arrival which began earlier this month. Unfortunately, supply chain issues continue to delay the required electrical panels and associated equipment now anticipated for delivery by the end of December at the earliest.

The Port then investigated and found an alternative power source to temporarily charge these initially received units which will enable the charging of these vehicles until the ordered panels arrive. This alternative power source will also be used to permanently power the future electric rail car mover which was approved for advertisement by the Board at the August 2022 meeting (Resolution Number 2022-08-100).

The contractor submitted a change order request for \$16,650.00 to furnish and install this additional infrastructure. The change order has been reviewed by SJPC staff and the design engineer.

SJPC staff therefore requests Board Approval of Change Order Number 1 to MJF Electrical Contractors in the amount of \$16,650.00 bringing the total contract amount to \$587,650.00.

Original contract amount	\$ 571,000.00
Change Order Number 1	\$ 16,650.00
Adjusted Contract Amount	\$ 587,650.00

*A motion was made to adopt Resolution 2022-09-0106 for the approval of Change Order Number 1 to MJF Electrical Contractors in the amount of \$16,650.00 bringing the total contract amount to \$587,650.00.*

<b>Moved by:</b>	<b>S. Roberts</b>
<b>Seconded by:</b>	<b>C. Chianese</b>
<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

#### **CHANGE ORDER NO. 1**

**Resolution Number 2022-09-0107**

#### **BALZANO RAIL TRACK REHABILITATION CHANGE ORDER NUMBER 1 URBAN ENGINEERS**

The design services for the rehabilitation of the rail track network at the Balzano Terminal was awarded to Urban Engineers by Board Resolution 2020-12-0110 in the amount of \$249,000.

During the design phase addition work was required by Urban Engineers to address project changes including the following: modifications to the plans to break out the rail spur track work to A-Building creating an add / alternate for bidding with associated reconfiguration of the engineer's cost estimate, additional mobilization and site time for rail gate areas surveying, additional design to establish new rail gate post locations to ensure adequate clearances to realigned rail track, additional floor improvements in Shed 1, and time to respond to unanticipated amount of contractor RFIs during the bid period. Also, based on the complexities of construction associated with staging rail construction on the active port, additional design support efforts during construction are anticipated.

SJPC staff has reviewed the change order request and found the scope and amount to be justified. SJPC Staff is therefore recommending Board Approval of an amendment to the Urban Engineers contract in the amount of \$33,000, bringing the total contract total to \$282,000.



The Original Contract Amount	\$249,000
Change Order No. 1	<u>\$ 33,000</u>
Adjusted Contract Amount	\$282,000

*A motion was made to table Resolution 2022-09-0107*

<b>Moved by:</b>	<b>R. D'Angelo</b>
<b>Seconded by:</b>	<b>S. Roberts</b>

<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

**CHANGE ORDER NO.1  
RESOLUTION NUMBER 2022-09-0108**

**SHED 1 ROOF REPLACEMENT AT BALZANO TERMINAL  
CHANGE ORDER NUMBER 1  
REMINGTON & VERNICK ENGINEERS**

The design services for the Replacement of Shed 1 Roof at the Balzano Terminal was awarded to Remington & Vernick Engineers (RVE) by Board Resolution 2020-01-0008 on January 25, 2022, in the amount of \$58,450.

Construction plans and specifications were prepared for the replacement of the Shed 1 roof which was damaged in a prior year storm. The project was publicly advertised and four bids were received and opened on August 16, 2022.

The two lowest bidders' bids were found to be non-responsive for incomplete bid information, and the third bidder costs were much higher than the budget for the project. SJPC therefore plans to incorporate design changes, revise the bid documents, and to rebid the project.

Additional design scope and costs for the engineer include preparation of revised plans and specifications to include a ridge vent in lieu of fabricated vent structures, and the addition of staging requirements in an effort to reduce construction costs upon rebidding.

SJPC staff has reviewed the change order request and recommends Board Approval of an amendment to RVE's contract in the amount of \$5,900, bringing the total contract amount to \$64,350.

The Original Contract Amount	\$ 58,450
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Change Order No. 1	\$ 5,900
Adjusted Contract Amount	\$ 64,350

*A motion was made to adopt Resolution 2022-09-0108 for the approval of an amendment to RVE's contract in the amount of \$5,900, bringing the total contract amount to \$64,350.*

Moved by:	R. D'Angelo
Seconded by:	C. Styles

Voting for motion:	All
Voting against motion:	None

**CHANGE ORDER****RESOLUTION NUMBER 2022-09-0109****REPLACEMENT OF PERIMETER SECURITY AT BALZANO TERMINAL****CHANGE ORDER NUMBER 1****REMINGTON & VERNICK ENGINEERS**

The design services for the Replacement of Perimeter Security at the Balzano Terminal was awarded to Remington & Vernick Engineers (RVE) by Board Resolution 2020-08-0075 on August 25, 2020, in the amount of \$99,187.59.

Construction plans and specifications were prepared for the installation of a concrete barrier wall on a section of port perimeter property adjacent to the EMR tenant space.

The project was publicly advertised, and seven bids were received and opened on July 6, 2022. All of the bids exceeded the budget for the project, therefore, SJPC plans to rebid the project with design changes in order to reduce the construction cost.

RVE is being requested to redesign this section of perimeter security protection with an 8' high fabric fence and barb wire meeting Coast Guard regulations. The design engineer's additional scope and costs include preparation of new bid documents, plans and specifications, cost estimating, and responses to RFI's during the bid period and assistance during bid evaluations.

RVE has submitted a change order request which has been evaluated by SJPC staff who is recommending Board Approval of an amendment to RVE's contract in the amount of \$15,470, bringing the total contract amount to \$114,657.59.

The Original Contract Amount	\$ 99,187.59
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Change Order No. 1	\$ 15,470.00
Adjusted Contract Amount	\$114,657.59

*A motion was made to adopt Resolution 2022-09-0109 for the approval of an amendment to RVE's contract in the amount of \$15,470, bringing the total contract amount to \$114,657.59.*

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

Voting for motion:	All
Voting against motion:	None

**CHANGE ORDER  
RESOLUTION NUMBER 2022-09-0110**

**HIGH MAST LIGHTING TOWERS REPAIRS  
AT BALZANO AND BROADWAY TERMINALS  
CHANGE ORDER NUMBER 1  
FRENCH & PARRELLO ASSOCIATES**

The design services for the inspection and design for repairs of the High Mast Lighting at the Balzano and Broadway Marine Terminals was awarded to French & Parrello Associates by Board Resolution 2021-03-0029 on March 30, 2021, in the amount of \$53,905.

Construction plans and specifications were prepared for the repairs and relamping of high mast light towers at the Balzano and Broadway Marine Terminals. The engineer's construction cost estimate is \$800,000.

The SJPC then applied for a federal port security grant for 2022 but was unsuccessful in securing an award in the recently announced round. Therefore, SJPC staff has decided to split the project into two contracts.

The structural integrity tower repairs work will be packaged separately from the subsequent LED relamping work. The design engineer's additional scope and costs include preparation of revised bid documents, plans and specifications for two contracts and associated technical support during construction.

SJPC staff has reviewed the associated change order request and is recommending Board Approval of an amendment to the French & Parrello Associates contract in the amount of \$8,500 bringing the total contract amount to \$64,405.

Original contract amount	\$ 53,905.00
Change Order Number 1	\$ 8,500.00
Adjusted Contract Amount	\$ 62,405.00

*A motion was made to adopt Resolution 2022-09-0110 for the approval of an amendment to the French & Parello Associates contract in the amount of \$8,500 bringing the total contract amount to \$64,405.*

<b>Moved by:</b>	<b>S. Roberts</b>
<b>Seconded by:</b>	<b>R. D'Angelo</b>
<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

### **CONSTRUCTION FUND REQUISITIONS**

Staff presented (17) advance construction fund requests in the amount of \$1,034,519.13 and (0) unpaid construction fund requisitions

*A motion was made to adopt Resolution 2022-09-0111 to approve the Construction Fund List for the period ending September 26, 2022.*

<b>Moved by:</b>	<b>R. D'Angelo</b>
<b>Seconded by:</b>	<b>C. Styles</b>
<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

### **TREASURER'S REPORT**

For the month of August 2022, the SJPC generated net income before non-operating interest expense and depreciation and amortization in the amount of \$119,587, which is over budget by \$49,408 for the month. Our (year-to-date) YTD net income as of August 31<sup>st</sup> is \$1,387,004 which is over budget by \$825,570.

Please note that we recognized \$19,984 from deferred revenue into income in August. Our deferred revenue balance has decreased to \$519,113. Fuel expenses continue to be high at \$364,042 YTD, compared to 196,554 YTD last year, which is an increase of \$164,488. 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 August was 229,991 s/tons; a 54% decrease over August 2021. YTD tonnage through August totaled 2,269,833 s/tons; representing a 28% decrease compared to the same period in 2021.

Camden Steel imports in August 2022 showed a 37.5% decrease over August 2021 and a YTD increase of 19.6% compared to 2021.

There were 9,549 tons of plywood imports in August 2022 compared to 53,726 tons in August 2021. August YTD plywood tonnage was 69,663 tons which is 61.4% behind YTD 2021

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

Bulk activity for August was 162,984 s/tons; a 23% decrease from August 2021. YTD bulk reached 1,231,093 s/tons; a 1.4% increase versus YTD 2021.

Exports of recycled metals in August was 59,483 s/tons; a 27.6% decrease compared to August 2021. YTD recycled metals increased 2.3% compared to 2021. August Cement decreased 5.4% YTD. Grancem decreased 4.7% for August 2022 with a 14% increase YTD. Sand volumes increased 17.8%. There was no Gypsum activity in 2022 YTD compared to 57,873 s/tons YTD 2021.

SJPC handled 24 ships in August 2022 compared to 23 in August 2021. YTD the port handled 165 ships, compared to 150 in August 2021 YTD. August 2022 YTD ship days were 613, compared to 692 in 2021.

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

**Paulsboro Update**

EEW is installing equipment in the Circular Weld building and continues to work on the interior of the Paint and Blast 1 building. Both buildings are scheduled to be operational by the end of 2022. Paving and site work also continue.

EEW is scheduled to start receiving monopile sections in late November.

The permit from the Army Corps for the south barge berth dolphins and dredging has been fully executed and the contractor is starting the required in-water work.

We hosted NJ Alliance for Action on a tour of EEW and Paulsboro on September 7<sup>th</sup>.

We met with the Mayor of Paulsboro on September 13<sup>th</sup> to discuss Pilots and other matters related to the Paulsboro Project.

**Master Plan Study**

On Tuesday September 13, Martin Associates and their sub,Hatch kicked off the master plan study with an introductory meeting to SJPC staff outlining the approach they plan to take to develop the master plan for our Camden Terminals.

We look forward to working with them and will keep the Board updated as the study and plan develop.

#### **Electric Yard Equipment**

On September 8<sup>th</sup>, the port received \$4.9 million from NJ DEP which is 75% of the grant we received for the purchase of new electric yard equipment. This will enable us to draw down on the funds as equipment is delivered. Work continues to progress on the installation of electric charging stations. Our new electric yard hustler is available for inspection before and after the Board meeting.

#### **Marketing, Customer Relations and Outreach**

Over the past month we hosted customers and visitors from Norfolk Southern, Champion Trucking, and Halo Woods. Brendan visited the FTZ site at the Millville airport. He also attended the Int'l Commerce Club of NJ Meeting and the NY, NJ Port Industry Conference Day. Jonathan Atwood made a presentation on port projects at the September Alliance for Action Session in Galloway NJ.

### **ACTION ITEMS:**

#### **RESOLUTION 2022-09-0112: APPROVAL TO PURCHASE A WHEEL LOADER THROUGH A LEASE-TO-OWN AGREEMENT**

##### **REQUEST**

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

##### **BACKGROUND**

SJPC is currently a member of the New Jersey Start Purchasing Cooperative and has received a quotation for a John Deere 524 PWheel Loader through NJ Cooperative Purchasing contract #T3057 with a 60-month lease to own option. The contract price for the loader is \$193,711.00. The state contract vender is Jesco, Inc. The unit is available for immediate delivery due to a cancelled order.

The new loader will replace a 1985 Clark 175c loader which the port acquired in 2005 and is currently out of service due to transmission issues. Over the past 17 years, the port has spent a significant amount of money in ongoing repairs and maintenance of the loader. Given the age of this piece of equipment, the cost to maintain it, it is prudent to replace it. Additionally, there are pending NJDEP regulations requiring Marine Terminals to replace older non-tier-4 equipment by the December 31, 2025. The new regulations are scheduled to be implemented at the end of this year.

The quotation received with under the state contract pricing is for a \$3,677.79 monthly lease payment with a \$1 purchase option at the end of the 60-month lease period.



*A motion was made to approve Resolution 2022-09-0112 to purchase (1) Wheel Loader through a 60-month lease-to-own agreement from the NJ Start Cooperative Purchasing contract.*

**Moved by:** C. Chianese

**Seconded by:** C. Styles

**Voting for Motion:** All

**Voting Against Motion:** None

**RESOLUTION 2022-09-0113: AUTHORIZING EXECUTIVE DIRECTOR/CEO TO EXECUTE 2021 MARINE HIGHWAY GRANT AGREEMENT AND TO ISSUE REQUEST FOR BID TO PURCHASE TWO REACH STACKERS**

**REQUEST**

Staff is requesting the Board authorize the Executive Director/CEO to execute the USDOT FY 2021 American Marine Highway grant agreement and to issue a request for bids to purchase two low-emission reach stackers.

**BACKGROUND**

South Jersey Port Corporation has been awarded a \$1,010,800 grant from the US Department of Transportation (USDOT)'s American Marine Highway grant. The grant will enable SJPC to purchase two American-made, low-emission reach stackers. Replacing two outdated and outmoded top picks, these fully mobile reach stackers will be utilized Terminal-wide. Their primary purpose will be to support vessel-to-rail and rail-to-vessel transfer of loaded and unloaded shipping containers.

*A motion was made to approve Resolution 2022-09-0113 to authorize the Executive Director/CEO to execute the USDOT FY 2021 American Marine Highway grant agreement and to issue a request for bids to purchase two low-emission reach stackers.*

**Moved by:** S. Roberts

**Seconded by:** C. Chianese

**Voting for Motion:** All

**Voting Against Motion:** None

**RESOLUTION 2022-09-0114: APPROVAL TO EXECUTE A MONTH-TO-MONTH LEASE AGREEMENT WITH LYONS & SONS, INC.****REQUEST**

Staff is requesting Board approval to execute a month-to-month lease agreement with Lyons & Sons, Inc.

**BACKGROUND**

Lyons & Sons, formerly Camden International Commodities Terminal, has been leasing several warehouse buildings from SJPC used to import and store cocoa beans on and adjacent to Balzano Terminal since 2004, totaling 254,400 square feet. In addition, in 2021 they had rented an approx. 21,200 square foot warehouse, currently unused, on a month-to-month basis at the site leased by John Lawrie at 1535 Broadway, Camden. Lyons & Sons discontinued that month-to-month lease, but now wish to renew it for cocoa bean storage.

**Key Lease Terms**

- Month-to-month lease of an approximately 21,200 square foot warehouse
- Rental to commence subsequent to Board approval
- Initial rental @ \$7,426 per month (equivalent to \$4.20 per square foot per year)
- The monthly rental rate will increase by 3% in each subsequent 12-month period beyond the first 12 months if the monthly rental is extended.
- Either party can terminate the lease upon 30 days' notice
- Tenant accepts premises as is and is responsible for all maintenance
- Standard insurance provisions apply

*A motion was made to approve Resolution 2022-09-0114 execute a month-to-month lease with Lyons & Sons, Inc. for the 21,200 square foot warehouse at 1535 Broadway, Camden, NJ.*

**Moved by:**  
**Seconded by:**

**R. D'Angelo**  
**S. Roberts**

**Voting for Motion:**  
**Voting Against Motion:**

**All**  
**None**

**RESOLUTION 2022-09-0115: WORKERS' COMPENSATION & EMPLOYER'S LIABILITY RENEWAL (11/4/2022-2023)**

South Jersey Port Corporation's (SJPC) Workers' Compensation & Employer's Liability policy renews November 4, 2022. The incumbent carrier, New Jersey Manufacturers Insurance Company (NJM), has quoted a renewal cost, excluding any upfront dividend, of \$500,309, (estimated and subject to audit). While the overall estimated payroll



decreased very slightly (\$7,292,883 to \$7,262,129), the overall renewal cost increased this year over last year because of two factors. The first being the increase in SJPC's Experience Modification Factor from 0.876 to 1.063, as factored by the New Jersey Compensation Rating & Inspection Bureau. The second being the estimated payrolls increasing for the Building Operations classification as provided by the Port staff.

To offset some of this increase, NJM has increased the potential dividend from up to 15% to up to 20% of the total audited premium, excluding state surcharges. Typically, a dividend is paid out upon completion of a policy audit and is never guaranteed as dividends are subject to declaration by an insurance company's Board of Directors. As a show of continued good faith and for the fifth year in a row, NJM has again agreed to provide approximately 10% (\$47,109) of the overall potential 20% dividend upfront by lowering the premium installment payments made by SJPC. Additional details are provided in our proposal.

Upon factoring the policy cost of \$500,309 and up-front Dividend of \$47,109, the NJM Renewal Cost is \$453,200. This figure represents an increase of \$39,160 compared to last year's cost of \$414,040. As a result of Conner Strong & Buckelew's prior marketing efforts, combined with an increase in the potential dividend and a positive relationship between NJM's Claims Team and SJPC, Conner Strong & Buckelew recommends that SJPC renew with New Jersey Manufacturers Insurance Company at an estimated annual renewal cost of \$453,200.

*A motion was made to approve Resolution 2022-09-0115 to approve the recommendation from Conner Strong & Buckelew to approve the Workers' Compensation & Employer's Liability Policy renewal policy with New Jersey Manufacturers Insurance Company at a cost of \$453,200, effective November 4, 2022.*

Moved by: C. Styles  
Seconded by: C. Bruner

Voting for Motion: All  
Voting Against Motion: None

**RESOLUTION 2022-09-0116: 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 approve Resolution 2022-09-0116 to approve executions of Memoranda of Sublease and Terminations of Memoranda of Sublease at Paulsboro.*

<b>Moved by:</b>	<b>S. Roberts</b>
<b>Seconded by:</b>	<b>R. D'Angelo</b>

<b>Voting for Motion:</b>	<b>All</b>
<b>Voting Against Motion:</b>	<b>None</b>

**RESOLUTION 2022-09-0117: 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 approve Resolution 2022-09-0117 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.*

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

**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.

Directors Higgins announced the passing of Governor James Florio and requested a moment of silence in his honor.

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*

<b>Moved by:</b>	<b>R. D'Angelo</b>
<b>Seconded by:</b>	<b>S. Roberts</b>
<b>Voting for motion:</b>	<b>All</b>
<b>Voting against motion:</b>	<b>None</b>

At 1:30 p.m. the regular open session was adjourned.

Following closed session, the Regular Session was reopened at 1:43 p.m.

*A motion was made to adjourn the Regular Open Meeting at 1:43 p.m.*

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

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 Monday, September 26, 2022.

*Victoria D'Amico*

Victoria D'Amico  
Board Secretary