



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
MARCH 26, 2024
12:31 p.m.

| | | |
|---------------------------|----------------------|---|
| Directors Present: | Richard Alaimo | Chairman |
| | Christopher Chianese | State Treasurer Designee |
| | William Higgins | Director |
| | Joseph Maressa | Director |
| | Sheila Roberts | Director |
| | Carl Styles | Director |
| | Robert D'Angelo | Director |
| | James MacFarlane | Director |
| | Chad Bruner | Director |
| | | |
| Directors Absent: | Eric Martins | Director |
| | Jonathan Gershen | Director |
| | | |
| In Attendance: | Alexis Franklin | Governor's Authorities Unit |
| | Andrew Saporito | Executive Director & CEO |
| | Louis Lessig | General Counsel |
| | August Knestaut | Dir. of L&R Affairs |
| | Jonathan Atwood | Acting Board Secretary / Chief of Staff |
| | Lisa McLaughlin | CFO / Treasurer |
| | Neil Grossman | Financial Advisor |
| | Kevin Duffy | COO |
| | Brendan Dugan | CCO |
| | Chris Perks | Director of Engineering |
| | Richard Altomare | General Mgr. Security |
| | Dennis Culnan, Jr. | Phoenix Strategies |
| | Dan Bontempo | Stantec |

The Acting Board Secretary opened the meeting at 12:31 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 December 12, 2023, the Acting 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 2024, 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 2024. 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 – FEBRUARY 27, 2024

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on February 27, 2024, were presented for approval.

A motion was made to approve the February 27, 2024, Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by: J. Maressa
Seconded by: J. MacFarlane
Abstain:
Voting against motion: None

PRESENTATION OF CLOSED MEETING MINUTES FEBRUARY 27, 2024

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on February 27, 2024, were presented for approval.

A motion was made to approve the February 27, 2024, Board of Directors Regular Closed Session Meeting Minutes as presented.

Moved by: J. Maressa
Seconded by: J. MacFarlane
Abstain:
Voting against motion: None

OPERATING BILLS

The Operating Unpaid Bill list for the period 2/1/2024–2/29/2024 was presented for approval.

A motion was made to adopt Resolution 2024-03-0036 for the approval of the Operating Unpaid Bill list for the period 2/1/2024- 2/29/2024.

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

Abstain:
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 2/1/2024– 2/29/2024 was presented for approval.

A motion was made to adopt Resolution 2024-03-0037 for the approval of the Advance Payment Bills for the period 2/1/2024-2/29/2024.

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

Abstain: J. MacFarlane (Fazio Bros & DRS)
Voting against motion: None

CREDIT LIST

The Credit List for the period ending February 29, 2024, was presented for approval.

A motion was made to adopt Resolution 2024-03-0038 for the approval of the Credit List for the period ending February 29, 2024.

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

Abstain: J. MacFarlane
Voting against motion: None

CHANGE ORDERS- NONE

CONSTRUCTION FUND REQUISITIONS

Staff presented (19) advance construction fund requests in the amount of \$3,133,324.65 and (6) unpaid construction fund requisitions in the amount of \$45,171.04

A motion was made to adopt Resolution 2024-03-0039 to approve the Construction Fund List for the period ending February 29, 2024.

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

Abstain:
Voting against motion: None

TREASURER'S REPORT

For the month of February 2024, the SJPC had net income before non-operating interest expense and depreciation and amortization in the amount of \$6,312 which is under budget by \$3,496 for the month. Overall tonnage in February 2024 is higher than tonnage for February 2023. February performance was close to projected budget for the month.

COUNSEL'S REPORT

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

EXECUTIVE DIRECTORS REPORT

The Executive Director & CEO for the South Jersey Port Corporation reports cargo tonnage for February 2024 was 376,122 s/tons: a 60% increase compared to February 2023. All terminals combined handled a total of 167,126 s/tons of breakbulk cargo during February 2024; showing an 89.5% increase compared to February 2023. February 2024 bulk cargo activity for all terminals was 208,996 s/tons: a 41.8% increase from February 2023. Year to date tonnage for all terminals through February 2024 totaled 624,952 s/tons; representing a 13% increase when compared to the same period in 2023. Significantly, February 2024 tonnage was the highest February tonnage since 2019.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for February 2024 totaled 290,873 s/tons. This is a 34.5% increase when compared to February 2023. YTD Camden tonnage was 465,519 s/tons compared 449,811 s/tons YTD February 2023: representing a 3.5% increase. Balzano Terminal tonnage for February 2024 was 212,052 s/tons; a 58% increase compared to February 2023, and showing a 5% increase YTD. Broadway Terminal tonnage for February 2024 at 78,821 s/tons showed a 3% decrease compared to February 2023 and YTD tonnage showing no percentage change from February 2023.

Camden steel imports in February 2024 showed a 40% increase over February 2023 and a 30.2% increase YTD. There were 7,515 s/tons of wood products in February 2024 compared to no cargo activity YTD February 2023. There was no cocoa bean activity in February 2024 compared to 8,361 s/tons in February 2023. YTD cocoa bean activity at 8,528 s/tons shows a 45.5% decrease compared to YTD February 2023.

Exports of recycled metals in February 2024 were 65,012 s/tons; a 4.1% increase compared to February 2023 but show a 5.4% decrease YTD. February 2024 export of Grancem totaled 16,695 s/tons compared to 15,814 s/tons in February 2023. February YTD Grancem at 33,114 s/tons represents an increase of 22.9% YTD February 2023. February 2024 cement imports were 54,611 s/tons compared to 54,947 s/tons in February 2023. February YTD cement at 107,192 s/tons was 1% behind YTD February 2023. There was 58,238 s/tons of Gypsum in February 2024 compared to no cargo activity February 2023. February YTD Gypsum at 58,238 s/tons was just ahead of the 58,160 s/tons YTD February 2023.

PAULSBORO TERMINAL ACTIVITY

Paulsboro Marine Terminal handled 70,809 s/tons of steel cargo in February 2024 compared to 4,720 s/tons in February 2023 representing a 1400% increase. February YTD tonnage at 131,615 s/tons is 96% ahead of YTD February 2023.

SALEM TERMINAL ACTIVITY

Export sand at 14,440 s/tons for February 2024 showed a 2% increase compared to February 2023. YTD sand at 27,818 s/tons is a 23% decrease from YTD 2023.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 24 ships in February 2024, compared with 15 in February 2023. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for February 2024 was 45, compared to 31 days in February 2023. February 2024 YTD ship days were 136, compared to 103 YTD 2023.

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

AAPA Legislative Conference

From March 18-21st, Jonathan Atwood and I attended the AAPA's Legislative Summit in Washington, DC. The conference featured speakers and topics pertinent to the maritime industry, including Rear Admiral Ann Phillips, the current MARAD Administrator, EPA Deputy Administrator Janet McCabe, updates on planned federal grant programs, as well as updates on offshore wind and port security. Jonathan participated in AAPA's Day on The Hill on March 21st and visited with members of congress to promote key issues impacting ports. Approximately two hundred port executives from sixty ports participated in last week's events.

New Cargo Opportunities

Our Business Development staff are currently in discussions with two new bulk shippers who could be bringing substantial tonnage to the port. They are also speaking to new customers who are interested in applying for FTZ status.

Camden's first shipment of Southeast Asian plywood in two years arrived at Broadway Terminal, totaling approx. 9,000 crates.

Brazilian steel producer CSN has confirmed its first shipment of approx. 17,000 metric tons of steel coils to Balzano Terminal in mid-April, which could be the first of several shipments extending through the Spring and Summer.

Collective Bargaining Agreements Negotiations

Negotiations continue with Teamsters Local 169 representing our security guards. We are scheduled to meet again on March 27th.

EEW Paulsboro

Negotiations to replace Orsted as a financial backer of EEW's Paulsboro project continues. Completion of the negotiations will allow EEW to continue to move forward with the construction of Phase 2 of its manufacturing project. The new partner would take the place of Orsted, who pulled out of their planned NJ Offshore Wind Projects.

New Electric Equipment

The installation of electric vehicle charging infrastructure is complete at both terminals, and PSE&G is scheduled to energize the new charging equipment, which will put six new 36,000-pound electric forklifts into service at Balzano.

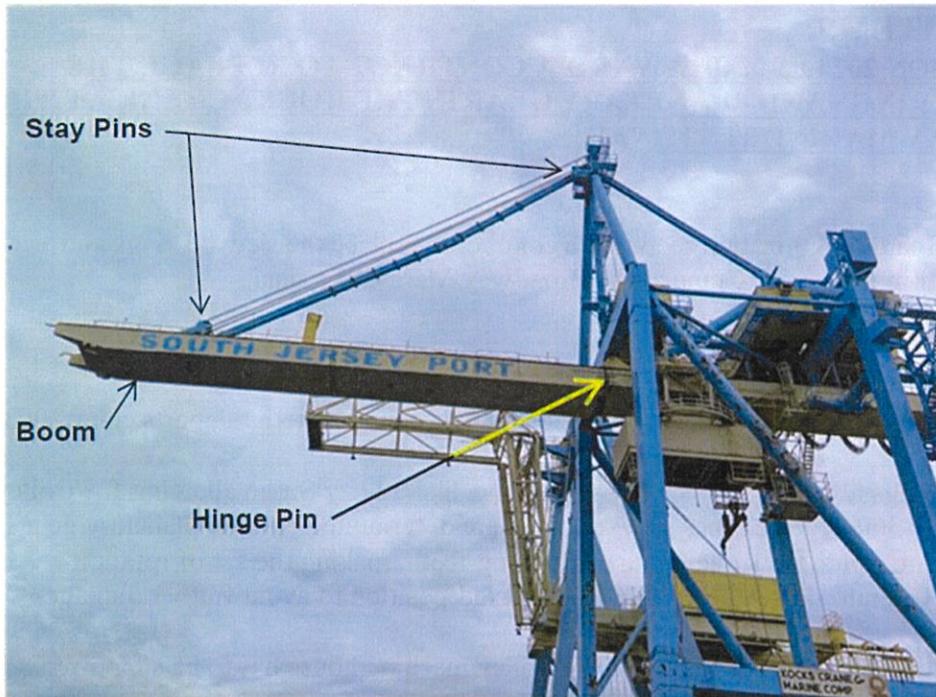
PEOSHA Training

Franco Nestore, Assistant Terminal Superintendent and Safety Manger attended OSHA's 2060 Training course conducted by OTI (OSHA Training Institute). The Primary focus was on OSHA 1917 Maritime – 1918 Longshoring and our participation in this program will allow us to strengthen and grow our safety program at SJPC. The class consisted of 34 OSHA & PEOSH team members from around the US, along with Mr. Nestore and Dave Gabriel (DRS Safety Officer). South Jersey Port Corporation hosted the training, and the attendees were divided into three groups who inspected both the Balzano and Broadway Terminals during vessel operations. The inspections did identify some deficiencies which we are correcting.

Balzano Kocks Crane Number 1

Upper and lower boom stay pins and boom hinge pin repairs.

Over the past few weeks, operator safety inspections have revealed movement in the upper and lower boom stay pins. Ultrasonic testing was performed to determine the integrity of the stay pins themselves, which indicated that they were intact. Attention then turned to the shims and bushings where the pins are mounted in the crane. The boom's hinge pin, sleeves, and bushings are also being evaluated. Throughout the process, the manufacturer is being consulted, as they are the sole source for the replacement parts. It is likely that some type of repairs will be needed to these elements of the crane. SJPC staff is working to develop a scope of work and a budget for these repairs.



Balzano Marine Terminal
Kocks Crane Number 1

Ed Bell retirement

South Jersey Port Corporation's longest tenured employee, Ed Bell retired on March 1st after achieving 60 years of public service with the port. Eddie's tenure predates the establishment of the current Port Corporation. We will honor Eddie with a luncheon on April 3rd.

Other Events Attended by Staff

- Spirit of the Port Luncheon
- Job Fair CCTS- Pennsauken Campus
- Rowan University Industry Day

Visitors Hosted

- Nippon Steel
- Tata Steel
- Summit Global
- Prime Charter
- OSHA Training
- Banker Steel

ACTION ITEMS:

RESOLUTION 2024-03-0040: AWARD A CONTRACT TO REPLACE THE SLEW BEARINGS AND PLANETARY GEAR IN THE KOCKS CRANE AT THE BROADWAY MARINE TERMINAL

REQUEST

Requesting Board authorization to award a contract to replace the slew bearings and planetary gear in the Kocks Crane at the Broadway Marine Terminal.

BACKGROUND

This crane was installed at Pier 1A for the cement plant bulk material imports circa 2003.

The slew bearings above the trolley house function like a Lazy Susan allowing the trolley house to rotate 360 degrees. These slew bearings are deteriorated and the planetary gear which is used to rotate the trolley house is missing teeth, making the act of rotation problematic. Operators have been using it in a fixed position to avoid further damage.

To make repairs, the whole structure of the trolley machine house has to be supported with controlled lifting and lowering, in order to make space for replacing the slewing bearings and planetary gear.

Because this crane is mission critical to the unloading of bulk materials for our cement plant tenant, SJPC staff sought pricing on replacement of the deteriorated parts.

We solicited quotes from four qualified vendors, the original equipment manufacturer, Kocks Kranbau, Germany, and three US firms, Reading Crane, Kone Crane, and ZPMC.

All three US firms indicated that it would be virtually impossible to source the parts anywhere except from the OEM. They would have to be custom made and could not be warrantied. Therefore, we considered the new parts to be a sole source procurement.

We then solicited quotes for the installation. Kone and ZPMC did not submit a quote.

| | <u>Bidder</u> | <u>Parts</u> | <u>Labor</u> | <u>Total</u> |
|--------------------|---------------|--------------|--------------|--------------|
| Kocks Kranbau GmbH | | \$58,104 | \$ 81,400 | \$139,504 |
| Reading Crane | | | \$ 215,550 | |

A motion was made to approve Resolution 2024-03-0040 to issue a purchase order to the low bidder, Kocks Kranbau GmbH, Bremen, Germany in the amount of \$139,504 for supply and replacement of the slew bearings and planetary gear at the Broadway Marine Terminal.

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

RESOLUTION 2024-03-0041: APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS TO PROFESSIONAL FIRMS FOR CIVIL ENGINEERING, CERTIFIED DIVERS, CONSTRUCTION MANAGEMENT, GEOTECHNICAL AND MARINE ENGINEERING SERVICES

REQUEST

Staff is requesting Board approval to issue a Request for Qualifications (RFQ) to professional firms for Civil Engineering, Certified Divers, Construction Management, Geotechnical, and Marine Engineering Services.

BACKGROUND

The RFQ seeks 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.

The prequalification process operates over a three-year cycle. We are in the second year of the cycle which began in 2023. This advertisement will give new firms the opportunity to become prequalified for the remaining two years of the cycle.

This specific prequalification term will therefore be for two (2) years, commencing on July 1, 2024, and expiring on June 30, 2026.

A motion was made to approve Resolution 2024-03-0041 to issue a Request for Qualifications (RFQ) to professional firms for Civil Engineering, Certified Divers, Construction Management, Geotechnical, and Marine Engineering Services.

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

RESOLUTION 2024-02-0042: APPROVAL TO ISSUE A REQUEST FOR BIDS FOR DESIGN BUILD SERVICES TO CONSTRUCT A RAIL TRACK EXTENSION AT BROADWAY MARINE TERMINAL, CAMDEN, NJ

REQUEST

Staff is requesting Board approval to issue a design-build Request for Bids for construction of a rail track extension at the Broadway Marine Terminal, Camden, NJ.

BACKGROUND

South Jersey Port Corporation was awarded a grant for \$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 would 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 electric rail car mover and loading docks were publicly advertised and the two loading ramps were procured. To accommodate tenant’s heavier loads, SJPC requested a grant amendment to procure a larger rail car mover. The NJDOT FY2022 grant amount was subsequently increased in August of 2023 to \$1,525,860 thus providing SJPC funding to cover the increase in costs for the larger rail mover, as well as the rail track extension construction. The rail car mover was purchased and delivered in January 2024, while the rail track extension design and construction remain to be performed.

The scope of this project is to replace and extend approximately 400 feet of rail at the Broadway terminal in order to accommodate more rail cars for loading.

A motion was made to approve Resolution 2024-03-0042 to publicly advertise a request for bids to design-build a rail track extension at the Broadway Terminal.

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| Moved by: | S. Roberts |
| Seconded by: | C. Styles |
| Voting for Motion: | All |
| Voting Against Motion: | None |

RESOLUTION 2024-03-0043: APPROVAL TO ADVERTISE FOR STORM DRAINAGE SYSTEM CLEANING SERVICES AT THE CAMDEN MARINE TERMINALS

REQUEST

Staff is requesting Board approval to advertise for drain cleaning services at the Balzano and Broadway Marine Terminals for period of one year with an option for two, one-year extensions.

BACKGROUND

Routine operations at the port result in the accumulation of debris and sediment on paved and nonpaved surfaces that ultimately wash into the storm drainage system during rain events and during tidal flooding resulting in ponding water in localized areas of the port. Since our NJDEP permit addresses the responsibility for storm water management, it is imperative that drainage system components are maintained in operable condition to perform their function. Routine cleaning and maintenance of manholes and catch basins is required to maintain surface water drainage and reduce the potential for flooding. There are more than 200 drainage structures on the two Camden terminals.

This contract will require the drainage system cleaning services on a call-in basis with a spending limit not to exceed \$75,000 per year and an option to renew for two additional one-year periods at the same budget amount. An additional \$15,000 contingency per year is requested for disposal of any recovered materials that may test hazardous requiring controlled transportation and disposal at approved landfill facilities for such materials.

A motion was made to approve Resolution 2024-03-0043 to advertise for drainage system cleaning services at the Balzano and Broadway Marine Terminals on a call-in basis with a spending limit not to exceed \$75,000 per year, plus an additional \$15,000 contingency, with an option to renew for two additional one-year periods at the same budget amount.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-03-0044: APPROVAL TO RENEW THE CONTRACT FOR JANITORIAL SERVICES AT BALZANO AND BROADWAY TERMINALS

REQUEST

Staff is requesting Board approval to renew the New Jersey statewide contract for janitorial services with ACCSES NJ / CNS Services for the Balzano and Broadway Marine terminals.

BACKGROUND

By Board Resolution 2023-01-0007, a contract for janitorial services was awarded under New Jersey State Method of Operations Number T1480, Contract Number A77110, which is held by ACCSES NJ CNA Services from Trenton, New Jersey.

The term of that resolution and contract provided for one year with the SJPC Board’s option for two one-year renewals. The contract amount for one year under the terms of the state contract was \$ 79,460.00.

The vendor has performed well during the first year of the contract.

A motion was made to approve Resolution 2024-03-0044 to renew the New Jersey Statewide contract for janitorial services with ACCSES NJ / CNS Services for the second option year as provided in the original resolution and contract, in the not-to-exceed amount of \$79,460.00.

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

RESOLUTION 2024-03-0045: APPROVAL TO PUBLICLY ADVERTISE FOR THE REPLACEMENT OF AN OVERHEAD DOOR ON BUILDING E AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board Authorization for the competitive bid advertisement for a contractor to furnish and install an overhead door on Building E at the Balzano Marine Terminal.

BACKGROUND

The overhead door in the Southwest quadrant of Building E at the Balzano Marine terminal is no longer operable and cannot be repaired. This is the primary door for the backhauling of steel coils cargo into this building.

The scope of work is to supply and install a new replacement galvanized steel door in the 30-foot-wide by 25-foot-high opening, along with an electric motor and controller.

The estimated cost is around \$80,000.

A motion was made to approve Resolution 2024-03-0045 for the competitive bid advertisement for a contractor to furnish and install an overhead door on Building E at the Balzano Marine Terminal.

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| Moved by: | C. Styles |
| Seconded by: | R. D’Angelo |
| Voting for Motion: | All |
| Voting Against Motion: | None |

RESOLUTION 2024-03-0046: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES TO REHABILITATE THE STAIRS IN THE D BUILDING AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board Approval to award the design services contract for the rehabilitation of the D Building stairs at the Broadway Marine Terminal to On-Board Engineering of East Windsor, New Jersey in the amount of \$15,200.

BACKGROUND

The D Building at Broadway Marine Terminal is part of the original New York Shipyard originally built circa 1900. There is a set of wooden stairs rising from the center of the building up to the “Mold Loft”. In addition to their age, these stairs have been damaged and repaired by SJPC maintenance personnel within the past 10 years.

Normally, there is no reason to access the Mold Loft, however, two upcoming projects, the fire sprinkler systems replacement and the roofing replacement, would benefit by having these stairs rehabilitated in order to provide access for contractor and port employees, and building code inspectors during construction of those projects.

SJPC staff prepared and issued a Request for Proposals to our list of prequalified civil engineering design firms (25 firms), to perform the necessary field investigation and design services required to rehabilitate the stairs.

A non-mandatory site visit was held on Thursday, February 22, 2024, with four (4) firms in attendance. The following four (4) proposals were received on September 21, 2023:

| Proposer Name and Address | Proposed Fee |
|---|--------------|
| On - Board Engineering Corp. 50 Millstone Road East Windsor, NJ 08520 | \$15,200 |
| T&M Associates 200 Century Parkway, Suite B Mount Laurel, NJ 08054 | \$16,400 |
| PS&S 1415 Route 70 East, Suite 305 Cherry Hill, NJ 08003 | \$16,500 |
| RVE 2059 Springdale Road Cherry Hill, NJ 08003 | \$17,600 |

Proposals were reviewed by SJPC staff, and it was determined that On-Board Engineering of East Windsor, New Jersey was the lowest responsive bidder. Their proposal for the amount of \$15,200 was deemed the best value and met all the requirements of the RFP. General Counsel review indicated that the bid proposal is in proper legal form.

A motion was made to approve Resolution 2024-03-0046 to award the design services contract for the rehabilitation of the D Building stairs at the Broadway Marine Terminal to On-Board Engineering of East Windsor, New Jersey in the amount of \$15,200.

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

Abstain:
Voting Against Motion: None

RESOLUTION 2024-03-0047: APPROVAL OF INDUSTRIAL COMMERCIAL CLEANING GROUP MONTH-TO-MONTH LEASE

REQUEST

Staff is requesting Board approval for a new month-to-month lease agreement with Industrial Commercial Cleaning Group, Inc. in a form acceptable to, and approved by, SJPC counsel.

BACKGROUND

Industrial Commercial Cleaning Group, Inc. (“ICCG”) of Voorhees NJ had been leasing approximately 4,500 square feet of indoor storage space on a month-to-month basis since January 1, 2015, at the Broadway Terminal. ICCG uses the leased space for storage of cleaning supplies and equipment used by them as part of their business operations. The monthly rent for 2024 under ICCG’s prior lease agreement was going to be \$1,641. However, on January 23, 2024, SJPC sent the ICCG a notice of termination, as they were four (4) months in arrears on the rent from 2023 into 2024. The said prior lease then was terminated based upon this notice as January 29, 2024, and ICCG’s access to their lease premises was locked. ICCG has subsequently communicated their desire to continue their lease and has brought their rental arrears payments fully up to date. In addition, the ICCG has also sent SJPC a check amounting to the equivalent of 2 months’ rent to serve as a security deposit under a new month-to-month lease agreement. ICCG has also updated the required insurance for the leased space and provided SJPC with a Certificate evidencing same. ICCG desires to continue leasing the 4,500 square feet of space at a month rental amount of \$1,641, and a CPI annual increase in the rent each one-year anniversary of the

term. Accordingly, approval of the Board is being sought now to allow SJPC to enter into a new month-to-month lease agreement with ICCG, which new lease will include a two (2) month security deposit escrow, updated insurance, and annual CPI rental increases.

Requested changes to the new lease include:

- Security deposit equivalent to two (2) months' rent
- Proof of insurance coverage acceptable to SJPC
- Annual CPI rental increases

A motion was made to approve Resolution 2024-03-0047 for a new month-to-month lease with ICCG in a form acceptable to, and approved by, SJPC counsel.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2024-03-0048: APPROVAL FOR EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH GLOUCESTER TERMINALS LLC TO SUBMIT A JOINT APPLICATION TO THE EPA CLEAN PORTS PROGRAM

REQUEST

Staff is requesting Board Authorization for SJPC's Executive Director to enter into an agreement with Gloucester Terminals LLC to submit a joint grant application, along with Delaware River Stevedores (DRS), to the upcoming EPA Clean Ports Program for electric cargo handling equipment at SJPC's Camden terminals and hydrogen cargo handling equipment at the Paulsboro Marine Terminal.

BACKGROUND

In December 2022 New Jersey adopted the Mobile Cargo Handling Equipment at Ports and Intermodal Rail Yards rule requiring all such equipment to utilize, at a minimum, a Tier 4 diesel engine. As a result of this rule, SJPC and its stevedore, DRS, will have to replace several dozen pieces of equipment, including forklifts and cranes, and are choosing to replace the diesel equipment with electric equipment in Camden.

The Inflation Reduction Act of 2022 provides the Environmental Protection Agency (EPA) with \$3 billion to fund zero-emission port equipment and infrastructure as well as climate and air quality planning at U.S. ports.

In January, the Board gave approval for SJPC to enter into an agreement with DRS to submit a joint application for this grant program. We have since learned that Gloucester

Terminals LLC is also interested in making an application to replace diesel cargo handling equipment with hydrogen equipment at the Paulsboro Marine Terminal. SJPC, DRS, and Gloucester Terminals LLC intend to submit a joint application to EPA for federal funding for the replacement and upgrade of this equipment and the associated infrastructure costs in May.

A motion was made to approve Resolution 2024-03-0048 to for SJPC's Executive Director to enter into an agreement with Gloucester Terminals LLC to submit a joint grant application, along with Delaware River Stevedores (DRS), to the upcoming EPA Clean Ports Program for electric cargo handling equipment at SJPC's Camden terminals and hydrogen cargo handling equipment at the Paulsboro Marine Terminal

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

INFORMATION ITEMS:

MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

Sandi Kelly provided the marketing report to the board. The report was received and filed.

PORT SECURITY UPDATE

The report was received and filed.

PAULSBORO MARINE TERMINAL PROJECT UPDATE

Dan Bontempo of Stantec provided the PMT Report to the board. The report was received and filed.

PUBLIC COMMENTS

The Acting Chairman asked if there were any public comments.

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

A motion was made to adjourn the Regular Open Meeting at 1:14 p.m.

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

Following closed session, the Regular Session was reopened at 1:30 pm.

A motion was made to adjourn the Regular Open Meeting at 1:30 p.m.

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|-------------------------------|-------------------|
| Moved by: | W. Higgins |
| Seconded by: | J. Maressa |
| 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, March 26, 2024.


Jonathan Atwood
Acting Board Secretary

