



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
SPECIAL MEETING
MAY 8, 2025
10:30 a.m.

Directors Present:	Joseph Maressa	Chairman 🗳️
	Robert Tighue	State Treasurer Designee 🗳️
	Sheila Roberts	Director 🗳️
	Robert DeAngelo	Director 🗳️
	Jonathan Gershen	Director 🗳️
	Richard Alaimo	Director 🗳️
	William Higgins	Vice Chairman 🗳️
	Carl Styles	Director 🗳️
	Chad Bruner	Director 🗳️
Directors Absent:	James MacFarlane	Director
	Eric Martins	Director
In Attendance:	Michael Eleneski	Governor's Authorities Unit 🗳️
	Andrew Saporito	Executive Director & CEO 🗳️
	August Knestaut	Dir. of L&R Affairs 🗳️
	Jonathan Atwood	Chief of Staff 🗳️
	Victoria D'Amico	Board Secretary 🗳️
	Lisa McLaughlin	CFO / Treasurer 🗳️
	Neil Grossman	Financial Advisor 🗳️
	Kevin Duffy	COO 🗳️
	Chris Perks	Director of Engineering 🗳️
	Lou Lessig	Brown & Connery 🗳️

The Board Secretary opened the meeting at 10:30 a.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 special meeting has been provided to the public. On December 3, 2024, 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 2025, 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 for this Special meeting was sent to the following newspapers for this Special Meeting: Courier-Post, South Jersey Times and the Burlington County Times.

In addition, the Special meeting notice 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 2025. The Special meeting was also placed on the Port Corporation's website at www.southjerseyport.com.

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

ACTION ITEMS:**RESOLUTION 2025-05-0074: APPROVAL TO SELECT A ROOFTOP MOUNTED COMMUNITY SOLAR DEVELOPER AT THREE BUILDINGS****REQUEST**

Staff is requesting Board approval to select a rooftop mounted community solar developer for three buildings.

BACKGROUND

Pursuant to Resolution 2025-04-0054, approval to publicly advertise for competitive proposals for a rooftop mounted community solar developer, an RFP was prepared seeking proposals for the D Building at Balzano, the I Building, and the Z Building at Broadway.

The RFP was posted on the SJPC website, advertised in three papers, and six (6) solar developer firms were notified of the opportunity. A Prebid meeting was held on Thursday, April 17, 2025, with two (2) developers in attendance. Two (2) addenda were issued, and two (2) proposals were received on Friday, May 2, 2025, as follows:

Luminace					
No.	Building	Base Year	20 Years	Comm Fee	Total Proposal
1	D Building	\$ 62,038	\$1,507,360	\$107,175	\$ 1,614,535
2	"I" Building	\$ 54,124	\$1,315,071	\$ 51,000	\$ 1,366,071
3	Z Building	\$ 50,475	\$1,226,410	\$ 74,100	\$ 1,300,510
	Total 3				\$ 4,281,116
Solar Landscape					
No.	Building	Base Year	20 Years	Comm Fee	Total Proposal
1	D Building	\$ 78,624	\$1,572,480	\$ 78,624	\$ 1,651,104
2	"I" Building	\$ 41,740	\$ 834,600	\$ 41,740	\$ 876,340
3	Z Building	\$ 35,657	\$ 773,136	\$ 55,224	\$ 828,360
	Total 3				\$ 3,355,804

A motion was made to approve Resolution 2025-05-0074 to authorize to select two firms for rooftop solar development under the New Jersey Community Solar Energy Program. Luminace from New York, NY, for the "I" and Z Buildings, and Solar Landscape from Asbury Park, NJ for the D Building. The selected firms can then apply to the NJ BPU for project approval in a competitive process. If selected, then the issue would be brought back to the SJPC Board, and contract(s) would be entered to lease the roofs.

Moved by:

R. DeAngelo

Seconded by:

S. Roberts

Voting for Motion:

All

Voting against motion:

None

RESOLUTION 2025-05-0075: APPROVAL TO AWARD A SERVICES CONTRACT FOR FACILITY SECURITY AUDITOR

REQUEST

Staff is requesting Board approval to award a service contract for an independent security audit of port security at the South Jersey Port Corporation's ("SJPC") Balzano and Broadway Marine Terminals.

BACKGROUND

The challenge for most Marine Terminals is to remain in compliance with annual security requirements. The complex requirements mandated by 33 CFR 105.205 Facility Security Officer; and CFR 105.415 Amendment and Audit establishes a baseline security profile for SJPC's facilities. Failure to comply with these requirements may severely impact SJPC's ability to continue regular operations. Penalties for failure to comply with the requirements

range from warnings to monetary penalties to as much as \$35,486 per violation. Accordingly, in order to remain in compliance with all applicable security requirements governing Marine Terminals, it with a firm/entity that is experienced in, and provides, port security services including security audits.

Pursuant to Board Authorization: RESOLUTION 2025-02-0036: APPROVAL TO ADVERTISE FOR FACILITY SECURITY AUDITOR, a Request for Proposals (RFP) was advertised soliciting public bids for a Facility Security Auditor. The initial term is for a period of two (2) years and may be renewed for one (1) additional year, subject to the approval of the SJPC board.

The RFP was posted on the SJPC website, advertised in three papers, and three firms were notified of the opportunity. One addendum was issued, and three bids were received on April 21, 2025. However, one bid did not meet the RFP's requirements. The qualifying bids are as follows:

Company	Amount Bid
Seebald & Associates Dewittville, NY *All fees are discounted 20% if paid in full for first 2 years. ^ Additional costs for travel (TBD) and - \$4,985 - to amend for an S&A-authored FSP \$8,735- to amend for a non-S&A-authored FSP	1 st year – \$14,875 * ^ 2 nd year – \$14,875 * ^ 3 rd year (optional) – \$14,875 * ^
HudsonAnalytix Cherry Hill, NJ	1 st year – \$89,450 2 nd year – \$43,350 3 rd year (optional) – \$49,120

A motion was made to approve Resolution 2025-05-0075 to award a one year contract to Seebald & Associates of Dewittville, NY, in the low bid amount of \$14,875 per year and potential additional costs, if needed, and payment up front to receive the 20% discount ($14,875 + 14,875 = 29,750 - 5,950 = 23,800$) plus travel and additional fees as needed for compliance.

Moved by:

S. Roberts

Seconded by:

C. Bruner

Voting for Motion:

All

Voting Against Motion:

None

RESOLUTION 2025-05-0076: APPROVAL OF BLUE MINERAL CORPORATION LEASE

REQUEST

The SJPC Board of Directors approved at their April 29, 2025, regular meeting, Board Resolution 2025-04-0071: APPROVAL OF BLUE MINT, LLC LEASE. Unfortunately, the name of the lessee was not correct, as the actual name of the lessee should have been, and is, Blue Mineral Corporation. Staff are requesting Board approval then to execute the three-year lease, as already approved in Resolution 2025-04-0071, with Blue Mineral Corporation.

BACKGROUND

Blue Mineral Corporation is an affiliated entity of Allied Salt, LLC of Princeton NJ. Allied Salt has been leasing the subject premises (1101 S. 2nd Street) from SJPC on a month-to-month basis from SJPC since November of 2023. Blue Mineral Corporation is under contract to supply retailers such as Home Depot with bagged salt. The month-to-month lease with Allied Salt would be terminated with 30-days' notice per provision of the current lease, upon which Blue Mineral Corporation would become the lessee, and would import salt to Camden, and bag, palletize and distribute the salt from the S. 2nd St. premises. Key provisions of the proposed lease include:

- **Premises/Space:** Approximately 2.5 acres of paved and fenced lot at 1101 S. 2nd street Camden NJ
- **Lease Term:** 3 years, commencing upon the first day of the first month following execution of the lease
- **Termination Rights:** 90 day written termination notice by either party
- **Permitted Uses:** Premises to be used for bulk salt storage and for bagging, packaging, palletizing, and distribution of packaged salt. No other uses allowed without prior written consent by landlord
- **Rental Fee:** Effective as of the first day of the first month following execution of the lease in 2025, the Lessee shall pay a monthly rental of \$12,037.00 (\$144,444.00 per year). Annual rent will increase by CPI-U starting on the first lease anniversary date in 2026, and then per each subsequent 12-month period.
- **Variable Fees:** Lessee is responsible for all fees, costs and expenses of any kind associated with supply of electric and natural gas at premises

- **Security Deposit:** Sum equivalent to 1 month's rent
- **Lessee Insurance:** \$2 million and \$4 million liability combined single limit for bodily injury liability and property damage liability
- **Lessee Maintenance Responsibility:** Lessee accepts premises as is. Lessee is responsible for keeping bulk material tarped and break-bulk material palletized. Lessee will be responsible for cost of compliance with all federal, state, or municipal regulations required for allowed storage area operations; Tenant shall comply with all laws and ordinances. Lessee will also be responsible for keeping the area free of dust and other pollutants.
- **Lessor Maintenance Responsibility:** Lessor has no obligation to make repairs or alterations. Lessor shall not furnish water for sanitary purposes to serve the premises
- **Assignment of Lease:** Lease assignment requires Lessor's written consent to occupy the premises in any other manner or any other purpose. Lessee cannot assign, mortgage, pledge or sublease without the Lessor's written consent.

A motion was made to approve Resolution 2025-05-0076 to approve to execute the three-year lease with the properly delineated lessee, Blue Mineral Corporation, for the 1101 South 2nd Street, Camden NJ premises, as previously approved in Board Resolution 2025-04-0071.

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

Voting for Motion:	All
Voting Against Motion:	None

PUBLIC COMMENTS


The Chairman asked if there were any public comments.

Hearing none, the Chairman asked for a motion to adjourn the regular session meeting.

A motion was made to adjourn the Regular Open Meeting at 11:06 a.m.

Moved by:	C. Styles
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 Special Meeting held Thursday, May 8, 2025.



Victoria D'Amico
Board Secretary