



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
CAMDEN, NEW JERSEY
JULY 29, 2025
12:30 p.m.

Directors Present:	Joseph Maressa, Jr. Esq.	Chairman
	William Higgins	Vice Chairman
	Richard Alaimo	Chairman Emeritus 📧
	Robert Tighue	Director
	Jonathan Gershen	Director
	Sheila Roberts	Director
	Carl Styles	Director 📧
	Eric Martins	Director 📧
Directors Absent:	Chad Bruner	Director
	James MacFarlane	Director
	Robert DeAngelo	Director
In Attendance:	Jessica O'Connor	Governor's Authorities Unit
	Andrew Saporito	Executive Director & CEO
	Louis Lessig, Esq	Brown & Connery
	Jonathan Atwood	Acting Board Secretary, Chief of Staff
	August Knestaut	Dir. of L&R Affairs
	Kevin Duffy	COO
	Lisa McLaughlin	CFO / Treasurer
	Brendan Dugan	CCO
	Neil Grossman	Financial Advisor
	Chris Perks	Director of Engineering
	Richard Altomare	General Mgr. Security
	Vincent Antes	Sr. Adviser Engineering 📧
	George Englehardt	Facilities Engineer 📧
	Ben Martin	Marketing Intern
	Dan Bontempo	Stantec
	Dennis Culnan	Phoenix 📧

*Individuals listed in attendance may or may not have been in attendance during the entire Session but will be so noted in the text of the minutes.

The Acting Board Secretary opened the meeting at 12:30 p.m. with the following statement: Pursuant to the provisions of the Open Public Meetings Act, Chapter 231, Public laws of 1975, adequate notice of this meeting has been provided. On 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 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 2025. 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.**

The Acting Board Secretary was present at the meeting. The minutes have been prepared by the Board Secretary after watching the zoom video of the meeting.

PRESENTATION OF REGULAR MEETING MINUTES – JUNE 17, 2025

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on June 17, 2025, were presented for approval.

A motion was made to approve the June 17, 2025, Board of Directors Regular Open Session Meeting Minutes as presented.

Moved by:	J. Gershen
Seconded by:	R. Tighue
Abstain:	None
Voting against motion:	None

PRESENTATION OF CLOSED MEETING MINUTES – JUNE 17, 2025

The minutes for the South Jersey Port Corporation Board of Directors closed session meeting held on June 17, 2025, were presented for approval.

A motion was made to approve the June 17, 2025, Board of Directors Regular Closed Session Meeting Minutes as presented.

Moved by:	J. Gershen
Seconded by:	R. Tighue
Abstain:	None
Voting against motion:	None

PRESENTATION OF SPECIAL MEETING OPEN MINUTES – JUNE 26, 2025

The minutes for the South Jersey Port Corporation Board of Directors open session meeting held on June 26, 2025, were presented for approval.

A motion was made to approve the June 26, 2025, Board of Directors Regular Open Session Special Meeting Minutes as presented.

Moved by: J. Gerhsen
Seconded by: R. Tighue

Abstain: None
Voting against motion: None

OPERATING BILLS

The Operating Unpaid Bill list for the period 5/16/2025–6/30/2025 was presented for approval.

A motion was made to adopt Resolution 2025-07-0092 for the approval of the Operating Unpaid Bill list for the period 5/16/2025-6/30/2025.

Moved by: J. Gershen
Seconded by: R. Tighue

Voting for Motion: All
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 5/16/2025–6/30/2025 was presented for approval.

A motion was made to adopt Resolution 2025-07-0093 for the approval of the Advance Payment Bills for the period 5/16/2025-6/30/2025.

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

Abstain: None
Voting against motion: None

CREDIT LIST

The Credit List for the period ending June 30, 2025, was presented for approval.

A motion was made to adopt Resolution 2025-07-0094 for the approval of the Credit List for the period ending June 30, 2025.

Moved by: J. Gershen
Seconded by: R. Tighue

Voting for Motion: All
Voting against motion: None

CHANGE ORDERS- (THREE)

RESOLUTION 2025-07-0095: APPROVAL OF CHANGE ORDER NO. 1 FOR THE BROADWAY D BUILDING ROOF TO ON-BOARD ENGINEERING CORP

The design services for the D Building Roof Replacement at the Broadway Terminal was awarded to On-Board Engineering Corp., in December of 2024 by SJPC Board Resolution Number 2024-12-0150 in the amount of \$49,600.

The scope of work for this project included inspection and design to replace the existing deteriorated roof system on the D Building including associated drainage elements such as the gutters and downspouts. The west side of the building has two roof ladders for walking up the steep portion of the roof. A new roof stair at one location will be installed as part of the project scope of work.

The lower end of each roof ladder terminates at a platform with external stairs down to the ground. These external stairways have not been inspected in years and are not used. Staff currently access the D Building roof through an adjacent tenant space. There is currently no external means of egress from the roof to the ground.

This change order addresses the additional engineering services to perform a structural integrity inspection of the vertical stairways on the west side of the building. The survey report will determine what, if any, repairs or replacement might be necessary to maintain a safe exterior roof egress to the ground.

The Original Contract Amount	\$ 49,600.00
Change Order Number 1	<u>\$ 4,700.00</u>
Adjusted Contract Amount	\$ 54,300.00

A motion was made to approve Resolution 2025-07-0095 to approve Change Order Number 1 to On Board Engineering Corp. in the amount of \$4,700, bringing the total contract amount from \$49,600 to \$ 54,300.

Moved by: R. Tighue
Seconded by: W. Higgins

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-07-0096: APPROVAL OF CHANGE ORDER NO. 2 FOR THE HIGH MAST LIGHT TOWER REPAIRS AT BALZANO MARINE TERMINAL TO PKF-MARK III, INC.

The contract for High Mast Light Tower Repairs at the Balzano Terminal was awarded to the low bidder, PKF-Mark III, Inc., of Newton, PA in July of 2024 by SJPC Board Resolution Number 2024-07-0082 in the amount of \$834,300.00.

The scope of work for this project included implementing repairs to the light pole concrete foundation pedestals, and repairs of various components of 10 high mast towers lowering assemblies, all as determined during a condition survey performed by the design engineer, French & Parrello Associates.

The SJPC Board had previously approved one Change Order by Resolution Number 2025-01-0008.

Three of the towers required replacement of the entire lowering assembly. Six of the remaining towers were to have various components of the lowering system replaced. The parts were ordered as shown in the drawings, part numbers provided by the manufacturer Holophane during design. During construction, the contractor determined there were compatibility issues with the replacement parts. The manufacturer came to the site and determined the part specified could not be used to repair the lowering mechanisms. The solution was to purchase the full repair components kit including relamp the towers with high efficiency LED lights bringing the towers into current code compliance.

This change order addresses the increased costs to replace the full set of component lowering system parts on four more of the towers and install the high efficiency LED lamps. The contractor has included a credit from Holophane for incompatible parts and for the extra labor cost expended trouble shooting the problems. These costs are borne by the manufacturer.

The Original Contract Amount	\$ 834,300.00
Change Order Number 1	\$ 74,971.85
Change Order Number 2	\$ 84,666.76
Adjusted Contract Amount	\$ 993,938.61

A motion was made to approve Resolution 2025-07-0096 to approve Change Order Number 2 to PFK, Mark III, Inc. in the amount of \$84,666.76, bringing the total contract amount from \$909,271.85 to \$993,938.61.

Moved by: R. Tighue
Seconded by: J. Gershen

Voting for Motion:

Voting Against Motion: **W. Higgins**

RESOLUTION 2025-07-0097: APPROVAL OF CHANGE ORDER NO. 11 FOR THE RAIL REHABILITATION AT BALZANO MARINE TERMINAL TO TRACKS UNLIMITED LLC

The contract for Rail Track Rehabilitation at the Balzano Terminal was awarded to the low bidder, Tracks Unlimited, LLC, of Mountainside, NJ, in June 2023 by SJPC Board Resolution Number 2023-06-0052 in the amount of \$6,656,968.00.

The scope of work for this project included removal of existing rail track, excavation for the new track alignment and the associated rehabilitation of drainage system infrastructure in the vicinity of the new track alignment.

The SJPC Board had previously approved ten Change Orders by Resolution Numbers 2023-12-0110, 2024-01-0005, 2024-02-0026, 2024-04-0052, 2024-06-0072, 2024-07-0079, 2024-08-0101, 2024-09-0117, 2025-01-0006 and 2025-06-0091.

Recently the Board approved the Berth 3 deck strengthening in three cells to provide adequate support for the new rail track. These were thin slab areas in the concrete deck that require additional rebar and a thicker concrete slab to support the trains. During the final layout of the rail, it was determined that the rail alignment will cross one additional cell section of Berth 3. This cell will require the same deck strengthening that was approved in Change Order 10. This improvement will ensure the entire on-port rail network meets the specified design strength criteria and is fully compliant with Conrail loading standards. Additional reinforcement steel will be placed in the deck cell and the concrete slab will be thickened to adequately support future rail activity onto the berth.

The Original Contract Amount	\$ 6,656,968.00
Change Order Number 1	\$ 150,799.00
Change Order Number 2	\$ 75,971.00
Change Order Number 3	\$ 25,859.00
Change Order Number 4	\$ 40,767.00
Change Order Number 5	\$ 176,156.60
Change Order Number 6	\$ 63,100.00
Change Order Number 7	\$ 109,311.34
Change Order Number 8	\$ 71,015.54
Change Order Number 9	\$ 225,000.00
Change Order Number 10	\$ 196,000.00
Change Order Number 11	\$ 65,000.00
Adjusted Contract Amount	\$ 7,855,947.48

A motion was made to approve Resolution 2025-07-0097 to approve Change Order Number 11 to Tracks Unlimited, LLC in the amount of \$65,000, bringing the total contract amount from \$7,790,947.48 to \$ 7,855,947.48.

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

Voting for Motion: All
Voting Against Motion: None

CONSTRUCTION FUND REQUISITIONS

Staff presented (27) advance construction fund requests in the amount of \$4,121,446.17 and (8) unpaid construction fund requisitions in the amount of \$45,708.80.

A motion was made to adopt Resolution 2025-07-0098 to approve the Construction Fund List for the period ending June 30, 2025.

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

Voting for Motion: All
Voting against motion: None

TREASURERS REPORT

For the month of May 2025, SJPC had net income in the amount of \$102,444 which is over budget by \$96,319 for the month. For the month of June 2025, SJPC had a net loss of \$235,259 which is under budget by \$245,192 for the month. Our (year-to-date) YTD net income remains positive as of June 30th at \$1,424,748. which is over budget by \$1,345,516. May revenue was up 3% as compared to April. However, the tonnage for June decreased as compared to May which resulted in 28% less revenue for June as compared to May.

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 June 2025 was 200,863s/tons: a 13.6% decrease compared to 232,360 s/tons in June 2024. All terminals combined handled a total of 120,052 s/tons of breakbulk cargo during June 2025; showing a 17.5% increase compared to June 2024. June 2025 bulk cargo activity for all terminals was 80,811s/tons: a 37.9% decrease from June 2024. Year to date tonnage for all terminals through June 2025 totaled 1,848,990 s/tons; representing a 6.2% increase when compared to 1,741,227 YTD June 2024.

CAMDEN TERMINALS ACTIVITY

Camden tonnage for June 2025 totaled 126,434 s/tons, a 38.8% decrease when compared to 206,637 s/tons in June 2024. Balzano Terminal tonnage for June 2025 was 76,247s/tons; a 34.2%

decrease compared to 115,956 s/tons in June 2024. Broadway Terminal tonnage for June 2025 at 50,187 s/tons showed a 44.7% decrease compared to 90,681 s/tons in June 2024.

Camden steel imports in June 2025 were 48,930 s/tons showing a 36.8% decrease from 77,397 s/tons in June 2024. There were 3,772 s/tons of wood products in June 2025 Showing a 74.4% decrease from 14,712 s/tons in June 2024.

Recycled metals exports were 31,730 s/tons in June 2025 compared to 39,163 s/tons in June 2024: representing a 19% decrease. June 2025 exports of Grancem totaled 16,397 s/tons compared to 20,545 s/tons in June 2024: representing a 20.2% decrease. June 2025 had 25,603 s/tons of furnace slag compared to 54,820 s/tons in June 2024: representing a 53.3% decrease. There was no cargo activity of Gypsum in June 2025 and June 2024.

PAULSBORO TERMINAL ACTIVITY

Paulsboro Marine Terminal handled 67,349 s/tons of steel cargo in June 2025, showing a 570.1% increase compared to June 2024. June 2025 YTD tonnage at 628,832 s/tons is 79.1% ahead of YTD June 2024. There were 6 lay berth vessel days for June 2025.

SALEM TERMINAL ACTIVITY

Export sand at 3,158 s/tons for June 2025 showed a 79.9% decrease compared to 15,673 s/tons in June 2024. Salem had its first shipment of aggregate stone at 3,922 s/tons in June 2025. YTD bulk cargo at 56,395 s/tons is a 44.5% decrease YTD 2024.

OTHER TERMINAL ACTIVITY

SJPC's marine terminals handled 19 ships in June 2025, compared with 20 in June 2024. The number of ship days (i.e., the number of days a ship is loading or unloading at its terminals) for June 2025 was 51, compared to 59 days in June 2024. June 2025 YTD ship days were 442, compared to 398 YTD 2024.

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

Summer Steel

Camden steel is showing strong numbers through June 2025, with a slight increase over the June 2024 numbers that were 49.7% ahead of June 2023. We are expecting steel to remain strong throughout the summer and fall as there have been many conversations with importers of coiled products that they are front-loading shipments in advance of deadlines on tariff exclusions.

With the tariffs we have also received many inquiries for bonded warehousing. Our first cargo shipment was placed in the bonded area at the end of June and is now currently full with bonded cargo.

Kock's Crane Project Update

The slew bearing and planetary gear have been replaced on the Broadway crane, and it is now back in service. The forestay pins and boom hinges on the Balzano crane are in the process of being replaced.

Terminal Improvement Projects

Improvement Projects currently in construction are as follows:

Balzano Rail Replacement

Tracks Unlimited has completed all deck reconstruction and the setting the last segment of the rail on the deck. They have begun excavation on the inland side of the crossing frog to tie into the previously constructed rails which will complete the three-year project.

Balzano A & B Buildings Scuppers Replacement

Kupex has removed all scuppers and downspouts from both the A and B buildings. They have tied in all of the new scuppers and downspouts on the A building and are now tying in the new scuppers and downspouts of the B building.

Balzano Berth 4 Paving and Crane Rail Repairs

Kyle Conti completed one test pit along Berth 4 on July 9th. They are scheduled to come back August 4th to begin removal of the pavement and rail along Berth 4.

Balzano Annual Maintenance Paving

Paving Plus is scheduled to begin the week of July 28th.

Broadway Pier 1 Seawall Repairs

PKF Mark III has cleaned and prepped the H-Steel Piles in section A prior to making repairs and encasing. They have begun installing the bottom shear stud brackets, and next will install the top shear stud brackets.

Broadway Rail Extension

RCCSJ is scheduled to return to address punch list items. They will also tie in their paving on the north side of the track to the Z Building and the Heidelberg gate.

Broadway D and E Building Sprinkler Replacements

The sprinkler systems replacement is complete in the D Building, and Haring is now mobilizing into the E building under their second contract.

Broadway Pier 1 Sinkhole Repairs

Paving plus is preparing their schedule in coordination with SJPC operations to begin this work.

Aluchem Property Purchase

After closing on the Aluchem property in Salem, NJ on June 27th, our Maintenance Division mobilized to secure the property, remove graffiti from the exterior of one of the buildings and to address landscaping issues that required attention. We are currently working on placing new signage at both locations and developing maintenance routines until construction starts on the site.

We are waiting for MARAD and National Marine Fisheries to complete their environmental review so that we can have Hudson complete the final design which would allow us to go out to bid for terminal improvement project.

NJ Alliance For Action Award

Our *Camden Marine Terminals Rail Freight Modernization Program* will be recognized at the NJ Alliance For Action's 12th Annual Distinguished Engineering Awards event on July 30th. The annual event recognizes exceptional engineering projects throughout the state of New Jersey.

New Jersey Freight Advisory Committee

Jonathan Atwood presented an update on the Port during the summer meeting of the New Jersey Freight Advisory Committee, alongside representatives from Port Authority of New York/New Jersey, NJDOT, and the US Maritime Administration.

EEW Paulsboro

While EEW is in the process of finding a new use for its Paulsboro Plant, it has decided to remove the monopile manufacturing equipment and ship it to plants in Europe and South Korea. Paulsboro Waterfront Development is exploring potential cargo opportunities if EEW does not extend its sublease which expires in early 2027.

Sen. Kim Paulsboro Tour

U.S. Senator Andy Kim toured the Paulsboro Marine Terminal and EEW facilities on Saturday. Staff provided the Senator with an overview of Port operations at all four marine terminals and discussed the challenges currently facing the maritime industry.

Events Attended:

American Waterway Operators Atlantic Region Roundtable, Staten Island NY

Customer Visits:

Mitsui

Advanced International Freight

We also welcomed ADO Mining and Medcem to our terminal. Both visits resulted from meetings at our booth at the Breakbulk Europe conference in Rotterdam.

Tours:

Rowan University CREATES

DRS Intern

ACTION ITEMS:

RESOLUTION 2025-07-0099: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR THE REPLACEMENT OF UNDERGROUND FIRE MAINS AT PIER 5, BROADWAY MARINE TERMINAL, CAMDEN, NEW JERSEY

REQUEST

Staff is requesting Board approval to award a construction contract for the replacement of the underground fire main piping system at Pier 5 on the Broadway Marine Terminal.

BACKGROUND

Pursuant to Board Resolution 2024-07-0091, bid documents were prepared by Remington & Vernick Engineers for the replacement of the fire main piping system at Pier 5 on the Broadway Marine Terminal.

The scope includes the demolition of portions of the original cast-iron system from the early 20th century and replacement with new ductile iron pipe, along with valves, fire hydrants, and other components, to provide fire suppression water to the three

refrigerated warehouses at Pier 5.

The project was posted on the SJPC website and advertised in three newspapers. Additionally, ten qualified bidders were notified directly via email.

The Prebid site visit was held on June 19, 2025, with representatives of five (5) construction firms attending. Three addenda were issued. Bids were publicly opened on July 10, 2025. Three (3) bids were received.

Bidder	Amount
Earle Asphalt Company Farmingdale, NJ	\$1,466,813
Gemini General Contracting Blackwood, NJ	\$1,715,309
Bond Civil & Utility Constr. Medford, MA	\$1,892,842

A motion was made to approve Resolution 2025-07-0099 to award a construction contract to the low bidder, Earle Asphalt of Farmingdale, NJ, in the amount of \$1,466,813.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-07-0100: APPROVAL TO AWARD A CONTRACT FOR REPAIR OF THE BROADWAY CRANE CAVOTEC HIGH-VOLTAGE CABLE SPLAY SYSTEM

REQUEST

Staff requests Board approval to repair the damaged high-voltage Cavotec cable splay system as originally designed and installed for the Broadway Kocks Crane.

BACKGROUND

The Kocks Crane at the Broadway Marine Terminal utilizes a proprietary Cavotec cable splay system that operates in synchronization with a variable frequency drive-controlled high-voltage cable reel.

This system enables the simultaneous lateral movement of the crane for high voltage cable distribution, retrieval, and protection against damage, as well as protection during crane movement along the entire Pier 1-A face against associated exposed cable electrocution hazards for dock workers.

A significant amount of damage was reported to a substantial area of the embedded cable tray and the protective belt covering. This damage was the result of forklift activity, and the severely damaged area has been temporarily cordoned off to protect the dock workers during periods of ship unloading activities. Repairs are needed for continued safe operation.

A proposal was requested from Cavotec for the repairs and component replacements necessary to restore this system to its original state, ensuring continued safe operation. The cost of their proposal is \$ 267,749. Staff has scrutinized the scope and extent of the cost proposal.

The Cavotec system is a patented, proprietary installation, and Cavotec USA, Inc. is the sole source supplier for parts, warranty, and repair authorizations. Documentation was sourced in support of this situation and vetted by staff. Legal counsel has reviewed and acknowledged.

A motion was made to approve Resolution 2025-07-0100 approval to enter a contract with Cavotec USA, Inc. to perform the required repairs and replacements to the high-voltage cable splay system for \$267,749.

Moved by:	R. Tighue
Seconded by:	W. Higgins

Voting for Motion:	All
Voting Against Motion:	None

**RESOLUTION 2025-07-0101: APPROVAL OF PRE-QUALIFIED
ENGINEERING FIRMS FOR CIVIL, CONSTRUCTION MANAGEMENT,
MARINE, GEO TECH, AND CERTIFIED DIVERS**

REQUEST

Staff requests Board approval to add firms to the pre-qualified engineers list for a one-year term expiring on June 30, 2026.

BACKGROUND

The SJPC prequalifies Professional Engineering and related service firms on a three-year cycle. Each year during the three-year term, the Board considers engineering firms that wish to be added to the prequalified list for the remaining term through an RFQ process.

Accordingly, Staff released a Request for Qualifications (RFQ) for engineering services in the categories of Civil Engineering, Construction Management, Marine Engineering, Geotechnical Services, and Certified Divers. The RFQ invites qualification statements from interested firms in accordance with specific terms and conditions, allowing them to be considered pre-qualified for opportunities to submit cost proposals for upcoming projects.

We are in the third year of a cycle that began in 2023. This specific prequalification term will therefore be for one (1) year, commencing on July 1, 2025, and expiring on June 30, 2026.

The deadline to submit qualifications was June 12, 2025, and four qualification packages were received across the four categories. (See attached Summary List).

Category	2023	2024	2025
Civil	25	5	0
Construction Management	22	4	0
Marine Engineering	15	3	1
Geo Technical Engineering	13	1	1
Certified Divers	8	2	2
Number of Submissions	83	15	4

The Review Committee has reviewed the submissions.

A motion was made to approve Resolution 2025-07-0101 for the Board to add these four firms to the pre-qualified engineering list in their respective categories for a term of one year, expiring on June 30, 2026.

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

Voting for Motion: All
Voting Against Motion: None

RESOLUTION 2025-07-0102: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR SOUTH FRONT STREET RAIL IMPROVEMENTS AT THE BALZANO MARINE TERMINAL

REQUEST

Staff requests Board approval to issue a Request For Proposal (RFP) to the list of pre-qualified civil engineering firms to perform design and construction services for the South Front Street rail improvements at the Balzano Marine Terminal.

BACKGROUND

In October 2024, the South Jersey Port Corporation submitted a grant application to the New Jersey Department of Transportation's (NJDOT's) FY 2025 Rail Freight Assistance Program (RFAP) for the Port's "Phase 3 Rail System Improvements" project at the Balzano Marine Terminal. In March of 2025, SJPC was notified of a \$3,393,000 grant award.

The scope of work includes replacing approximately 2,100 linear feet of rail and three switches between the Clinton Street rail gate at the north end of the terminal, down to the rail switch located just south of the EMR scrapyard entrance at the south end of the port. Associated drainage and pavement restoration work is included.

A motion was made to approve Resolution 2025-07-0102 to approve to issue a RFP to our list of pre-qualified civil engineering firms to perform design and construction phase services for the South Front Street Rail Track Improvements at the Balzano Marine Terminal.

Moved by: W. Higgins

Seconded by: S. Roberts

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2025-07-0103: APPROVAL TO ISSUE AN RFP FOR AN ELECTRICAL ENGINEERING FIRM FOR THE UPGRADE OF ELECTRICAL INFRASTRUCTURE AT THE BALZANO MARINE TERMINAL

REQUEST

Staff is requesting Board approval to advertise an RFP for an Electrical Engineering Firm for upgrades to the electrical infrastructure at the Balzano Marine Terminal.

BACKGROUND

The SJPC needs upgrades and improvements to the electrical power supply infrastructure at the Balzano Marine Terminal.

Over the past five years, South Jersey Port has invested in over 30 electric-powered cargo handling machines, with additional EV equipment to come in the next five years, including two new electric-powered cranes.

The Balzano Terminal is currently supplied by nine (9) separate PSE&G primary voltage electrical service supply feeders with another one currently in design. These nine metered services are at their capacity and are incapable of meeting the Port's projected demand and supply requirements. These projected demand increases include two new electric cranes, and significant expansion of the electric vehicle charging infrastructure.

This will likely entail the construction of a new 26 kv high voltage main substation with a 5 kv distribution system, similar to Broadway.

A motion was made to approve Resolution 2025-07-0103 to authorize the advertisement and issuance of a Request for Proposals for an electrical engineering firm to provide these services.

Moved by: S. Roberts

Seconded by: R. Tighue

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2025-07-0104: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO RECONSTRUCT PIER 1 AT THE BROADWAY MARINE TERMINAL**REQUEST**

Staff requests Board approval to issue a Request For Proposal (RFP) to the list of prequalified marine engineering firms to perform design and construction phase services for the reconstruction of Pier 1 at the Broadway Marine Terminal.

BACKGROUND

Pier 1 is a 700-foot-long low-level timber wharf originally constructed in 1913 and subsequently widened 11 feet in 1942. This marine structure has undergone rehabilitation at various times throughout its lifespan (1986, 1988, 1998, and 2002). The latest condition survey of Pier 1 was conducted in 2021, and the overall condition of the structure was rated as serious due to moderate to heavy deterioration of timber decking and piles.

Over the years, supplemental H-piles have been driven at the face of the wharf at many locations where timber piles have been damaged or severely deteriorated. Due to the advanced deterioration of the front few rows of wood piles in Pier 1, dredging at the face of the pier cannot be performed to the current 30' required depth, thereby impacting the ability of vessels to pull up against the pier structure. This condition impacts the ability of SJPC to attract additional business opportunities.

This project will reconstruct the outer portion of the pier, allowing for the deepening of Pier 1, as well as strengthening areas of the low-level platform that have not previously been repaired.

A motion was made to approve Resolution 2025-07-0104 to issue an RFP to our list of pre-qualified marine engineering firms to perform design and construction phase services for the reconstruction of Pier 1 at the Broadway Marine Terminal.

Moved by:	J. Gershen
Seconded by:	R. Tighue

Voting for Motion:	All
Voting Against Motion:	None

RESOLUTION 2025-07-0105: APPROVAL OF LYONS AND SONS LEASE AMENDMENTS**REQUEST**

Staff is requesting Board approval to amend the leases with Lyons & Sons in order to provide for the surrender of the F1 and F2 storage warehouses to SJPC.

BACKGROUND

Lyons and Sons leases approximately 254,000 square feet of warehouse space from SJPC for the purpose of cocoa bean storage adjacent to Balzano Terminal in Buildings H1-H2, F1, and F2, in lease agreements dating from 2004, which with extension options terminate July 31, 2035. One lease includes Buildings H1, H2, and F1, and the second lease includes Building F2. Each of the F Buildings is 30,000 square feet in space, for a total of 60,000 square feet. These two buildings are vacant due to a several year downturn in the Cocoa market, and the lease restricts the buildings' use to cocoa and coffee bean storage.

SJPC for its part has demand for the handling of commodities such as steel coils, plywood, and other commodities that require indoor storage. In addition, SJPC has the experienced labor force, industry contacts, and heavier handling equipment required to meet customers' safety and handling needs, and SJPC therefore would have flexibility and control in operating the warehouses.

Lyons and Sons would continue to lease the H1 and H2 buildings, consisting of the remaining 194,000 square feet in the lease at the current annual rental of \$800,958. The tonnage guarantee in the amended lease would be adjusted in recognition of the reduced square footage leased to Lyons. SJPC would gain an additional 60,000 square feet of cargo storage capacity afforded by Lyon's surrender of the F1 and F2 warehouses

A motion was made to approve Resolution 2025-07-0105 to approve to amend the two leases with Lyons & Sons in order to provide for the surrender of the F1 and F2 storage warehouse.

Moved by: S. Roberts

Seconded by: J. Gershen

Voting for Motion: All

Voting Against Motion: None

RESOLUTION 2025-07-0106: APPROVAL OF AMENDED TAX RESERVE CERTIFICATION LETTER

REQUEST

Staff is requesting Board approval of the Amended Tax Reserve Certification Letter to Governor Murphy.

BACKGROUND

The Original Letter to the Governor for the Debt Service Reserve and Tax Reserve Fund Requirements needs to be amended for additional PILOT amounts due to Salem County. On June 27, 2025, the Port purchased properties in Salem County. The additional properties have half year (July-December 2025) taxes of \$84,703.

This is amending its original certification from October 29, 2025, pursuant to statutory mandate to fund the Property Tax Reserve Fund for Salem County PILOT of \$31,224.37 to include the additional amount of \$84,703. for the property purchases, thereby making the PILOT amount to Salem County \$115,927.37.

This revises our original total request for all PILOT payments due to municipalities and counties from \$5,142,415 to **\$5,227,118**. This amount is required to be appropriated by the State of New Jersey to fund the Property Tax Reserve Fund for the Corporation's FY2025 tax payment obligations, which consist of payment in lieu of tax (PILOT) payments to the Local Governments.

A motion was made to approve Resolution 2025-07-0106 to approve of the Amended Tax Reserve Certification Letter to Governor Murphy.

Moved by: S. Roberts
Seconded by: D. Alaimo

Voting For Motion: All
Voting Against Motion: None

RESOLUTION 2025-07-0107: APPROVAL OF APPOINTMENT OF CONFLICT LEGAL COUNSEL FOR THE SOUTH JERSEY PORT CORPORATION AND EXECUTION OF PROFESSIONAL SERVICES AGREEMENT

REQUEST:

Staff requests Board approval to appoint individuals/firms to provide the following professional services to and for the South Jersey Port Corporation ("SJPC"), as follows: Conflict Legal Counsel Services; and, to enter into a Professional Services Agreement with said professional services individual/firm, as recommend by the SJPC Board Review Committee to provide Conflict Legal Counsel Services.

BACKGROUND:

Staff publicly advertised and released a Request for Proposals for the Professional Service category of Conflict Legal Counsel Services (SJPC RFP-25-69R-CC) (hereinafter the "RFP"), as authorized by the Board in Resolution 2025-02-0037, and proposals in response thereto were received and opened on June 5, 2025.

SJPC's Board Review Committee has completed a review of the two (2) Proposals that were submitted regarding the provision of Conflict Legal Counsel Services to and for SJPC, and based upon those reviews, the following recommendation is being made by the SJPC Board Review Committee:

Recommendation: That Sills Cummis and Gross, P.C. with offices at The Legal Center, One Riverfront Plaza, Newark, NJ 07102, be

appointed as Conflict Legal Counsel to and for the SJPC based upon their Proposal dated June 3, 2025, submitted in response to the RFP.

The foregoing SJPC Board Review Committee recommendation for appointment of Sills Cummis and Gross, P.C., to serve as Conflict Legal Counsel to and for the SJPC, if made by the Board, would be contingent upon final legal review of the successful Proposal, and the entry into a Professional Services Agreement with the successful proposer receiving the appointment in a form satisfactory to SJPC's Director of Legal and Regulatory Affairs.

A motion was made to approve Resolution 2025-07-0107 for approval to make the following professional services appointment of Conflict Legal Counsel for the SJPC, inclusive of the entry into a Professional Services Agreement to memorialize the said appointment, as follows: Sills Cummis and Gross, P.C. for a term of one (1) year as Conflict Legal Counsel with two (2) additional one-year SJPC renewal options, and until their successor has been appointed and duly qualified. The Professional Services Agreement with Sills Cummis and Gross, P.C., for their appointment to serve as Conflict Legal Counsel to and for the SJPC shall be in a form prepared and approved by the SJPC Director of Legal and Regulatory Affairs.

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

Voting for Motion: All
Voting Against Motion: None

INFORMATION ITEMS:

J. SUBORDINATED MARINE TERMINAL REVENUE BOND

Given the South Jersey Port Corporation's ("SJPC") lack of capital project funding beyond 2025, and the need to plan for and establish a new five-year capital plan to effectively maintain and improve SJPC infrastructure and assets, staff intends to proceed to engage Wilentz, Goldman and Spitzer, SJPC's bond counsel, and Raymond James & Co., SJPC's bond underwriter, to draft and issue a Subordinated Marine Terminal Revenue Bond in the range of \$135,000,000 to \$170,000,000 in order to finance SJPC's 2026-2030 Capital Plan. This "Capital Plan" shall include, but not be limited to, the following: (i) improvements to or for the benefit of the Broadway and Balzano Terminals, including but not limited to maintenance dredging, environmental remediation projects, capital maintenance and upgrading of existing facilities including reconstruction and deepening of berths at the Balzano and Broadway Marine Terminals and the repair and replacement of fire suppression systems and underground utilities, upgrades to existing buildings, demolition of buildings and construction new buildings, purchase of new electric cargo handling equipment and installation of electrical infrastructure to support

the equipment; (ii) infrastructure improvements at the Port of Salem; (iii) studies and planning for new port facilities within the port district; and, (iv) future strategic property acquisitions, as may be modified in a Series Certificate.

This action will allow SJPC to remain competitive by and through the updating and modernization of its facilities and terminals to accommodate customer demands for modern cargo handling facilities capable of handling additional cargo volumes projected to increase over the next five (5) years. Part of the modernization will include improvements to SJPC's berths to allow for multiple large size vessels at both the Balzano and Broadway Marine Terminals. This action will also provide the funding necessary to continue the SJPC's ongoing upgrade of its cargo handling equipment, including the replacement and electrification of two (2) cranes at the Balzano Marine Terminal to comply with recently enacted cargo handling equipment regulations issued by NJDEP.

The timeline for bond preparation and issuance, as presented by the SJPC's Financial Adviser, is as follows:

TENTATIVE TIMETABLE FOR THE SOUTH JERSEY PORT CORPORATION \$ _____ SUBORDINATED MARINE TERMINAL REVENUE BONDS, SERIES 2025	
July 29, 2025	Board Meeting Agenda Information Item: Summary of proposed bond issue, upcoming steps.
August 26, 2025	Board Meeting Agenda Item: Approval of Supplemental Bond Resolution (to be drafted by Bond Counsel and Financial Advisor, in conjunction with SJPC staff)
Week of September 29, 2025	First Draft of Preliminary Official Statement (Bond Counsel, Financial Advisor, SJPC Staff, Underwriter)

TENTATIVE TIMETABLE FOR THE SOUTH JERSEY PORT CORPORATION \$ _____ SUBORDINATED MARINE TERMINAL REVENUE BONDS, SERIES 2025	
Week of October 13, 2025	<ul style="list-style-type: none"> ■ Second Draft of Preliminary Official Statement ■ Call/meeting with rating agencies, bond insurers
December 9, 2025	Pricing of Bonds (Underwriter, Financial Advisor, CFO/ED) Board Meeting Agenda Item: Approval of final pricing terms
Prior to December 31, 2025	Closing on Bonds

NOTES

- 1) The schedule can be accelerated considerably (by several weeks) if either:
 - The Supplemental Resolution delegates the CFO/ED (or other SJPC official) to sign off on the terms (rates and fees) for the pricing of the Bonds, OR
 - A special meeting is held in November, on a date to be determined, in conjunction with the pricing of the Bonds.
- 2) There are additional items that will be added to the schedule (development of material for rating agencies and insurers, potential TEFRA hearings) that will (or may) be added; none of these would be expected to alter the closing date.
- 3) In addition to new-money bonds, the SJPC can (under current market conditions) achieve savings through a refunding of the 2016 S-1 Bonds; these savings can be realized as either lower debt service or by generating additional funds for capital without increasing debt service.

MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

The report was received and filed.

PORT SECURITY UPDATE

Richard Altomare presented his report to the Board. 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.

A motion was made to adjourn the Regular Open Meeting at 1:47p.m.

Moved by:	S. Roberts
Seconded by:	J. Gershen
Voting for Motion:	All
Voting Against Motion:	None

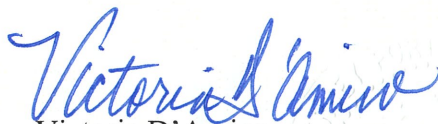
Following closed session, the Regular Session was reopened at 2:06 pm.

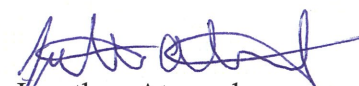
Moved by:	R. Tighue
Seconded by:	J. Gershen
Voting for Motion:	All
Voting Against Motion:	None

A motion was made to adjourn the Regular Open Meeting at 2:06pm

Moved by:	R. Tighue
Seconded by:	J. Gershen
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, July 29, 2025.


Victoria D'Amico
Board Secretary


Jonathan Atwood
Acting Board Secretary