

# **SOUTH JERSEY PORT CORPORATION**



## **BOARD OF DIRECTORS MEETING DECEMBER 9 , 2025**

### **THE CHAIRMAN COMMENCES MEETING WITH PLEDGE OF ALLEGIANCE AND ROLL CALL**

#### **OPEN PUBLIC MEETINGS ACT 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 Directors' Meetings for 2025. The meeting schedule was also placed on the Port Corporation's website at [www.southjerseyport.com](http://www.southjerseyport.com).

#### **1. APPROVAL OF MINUTES**

Regular Open Meeting October 28, 2025

Closed Session Meeting October 28, 2025

#### **2. APPROVAL OF OPERATING BILLS**

**RESOLUTION 2025-12-0157:**

#### **3. APPROVAL OF ADVANCED PAYMENT BILL LIST**

**RESOLUTION 2025-12-0158:**

#### **4. APPROVAL OF CREDITS**

**RESOLUTION 2025-12-0159:**

#### **5. APPROVAL OF CHANGE ORDERS (TWO )**

**RESOLUTION 2025-12-0160: APPROVAL OF CHANGE ORDER NO.  
4 - REPLACE DRY VALVE AND PIPING ANNUAL FIRE CODE  
INSPECTIONS AND REPAIRS TO HARRING FIRE PROTECTION**



**RESOLUTION 2025-12-0161: APPROVAL OF CHANGE ORDER NO. 2 TO THE SPRINKLERS REPLACEMENT PROGRAM AT BROADWAY MARINE TERMINAL TO PENNONI ASSOCIATES FOR THE SPRINKLERS DESIGN FOR THE Y-2 BUILDING AT BROADWAY MARINE TERMINAL**

- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS  
RESOLUTION 2025-12-0162:**
- 7. RECEIPT OF TREASURER’S REPORT**
- 8. RECEIPT OF COUNSEL’S REPORT**
- 9. RECEIPT OF EXECUTIVE DIRECTOR’S REPORT**
- 10. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:**

**ACTION ITEMS**

- A. RESOLUTION 2025-12-0163: APPROVAL TO AWARD A CONTRACT FOR ANNUAL ASPHALT PAVING REPAIR SERVICES AT THE BALZANO AND BROADWAY MARINE TERMINALS**
- B. RESOLUTION 2025-12-0164: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR FRONT STREET RAIL IMPROVEMENTS AT THE BALZANO MARINE TERMINAL**
- C. RESOLUTION 2025-12-0165: APPROVAL TO AWARD A CONTRACT FOR THE SERVICES OF A LICENSED SITE REMEDIATION PROFESSIONAL ON AN AS-NEEDED BASIS**
- D. RESOLUTION 2025-12-0166 APPROVAL TO RENEW THE CONTRACT FOR JANITORIAL SERVICES AT BALZANO AND BROADWAY TERMINALS**



- E. RESOLUTION 2025-12-0167: APPROVAL TO RENEW A CONTRACT FOR SANITARY SEWER INSPECTIONS, MAINTENANCE AND REPAIRS AT THE BALZANO AND BROADWAY MARINE TERMINALS**
- F. RESOLUTION 2025-12-0168: APPROVAL TO ADVERTISE FOR CONSTRUCTION OF A DRY-VALVE FIRE SPRINKLER SUPPRESSION SYSTEM IN THE DRS VEHICLE MAINTENANCE GARAGE AT THE BALZANO MARINE TERMINAL**
- G. RESOLUTION 2025-12-0169: APPROVAL TO ADVERTISE A CONTRACT FOR INSTALLATION OF NEW EV CHARGING ELECTRIC SUBSTATION INFRASTRUCTURE ON CLINTON STREET AT THE BALZANO MARINE TERMINAL**
- H. RESOLUTION 2025-12-0170: APPROVAL TO ADVERTISE FOR THE SERVICES OF AN ON-CALL ELECTRICAL ENGINEERING FIRM**
- I. RESOLUTION 2025-12-0171: APPROVAL TO EXTEND THE APPOINTMENTS AND AGREEMENTS OF FIRMS PROVIDING PROFESSIONAL SERVICES TO AND FOR THE SOUTH JERSEY PORT CORPORATION**
- J. RESOLUTION 2025-12-0172: APPROVAL TO EXECUTE THE 2026 TAX AGREEMENTS WITH THE COUNTY OF CAMDEN, CITY OF CAMDEN, CITY OF SALEM, BOROUGH OF PAULSBORO AND COUNTY OF GLOUCESTER**
- K. RESOLUTION 2025-12-0173: APPROVAL OF THE 2026 SALEM PORT AUTHORITY BUDGET**
- L. RESOLUTION 2025-12-0174: APPROVAL OF CENTRAL METALS LEASE RENEWAL**
- M. RESOLUTION 2025-12-0175: APPROVAL OF HARRY WILSON WELDING LEASE RENEWAL**



**N. RESOLUTION 2025-12-0176: APPROVAL TO EXECUTE A LEASE AGREEMENT WITH THE TWO (2) ROOFTOP MOUNTED COMMUNITY SOLAR DEVELOPERS PREVIOUSLY SELECTED FOR BUILDINGS AT THE BALZANO AND BROADWAY MARINE TERMINALS**

**O. RESOLUTION 2025-12-0177: APPROVAL TO EXTEND THE ENGAGEMENT OF RAYMOND JAMES & CO. FOR THE PROVISION OF BOND UNDERWRITER SERVICES**

**11. SUPPLEMENTAL BOARD INFORMATION:**

**P. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**

**Q. PORT SECURITY UPDATE**

**R. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

**PUBLIC SESSION FOR QUESTIONS / COMMENT**

**12. CLOSED SESSION AND/OR ADJOURNMENT**



**ACTION ITEM:**

**A. RESOLUTION 2025-12-0163: APPROVAL TO AWARD A CONTRACT FOR ANNUAL ASPHALT PAVING REPAIR SERVICES AT THE BALZANO AND BROADWAY MARINE TERMINALS**

**REQUEST**

Staff is requesting Board approval to award a contract for Annual Asphalt Paving Repair Services at the Balzano and Broadway Marine Terminals for a one-year term with the option to renew for an additional two (2) one-year extensions.

**BACKGROUND**

Heavy and continuous tractor trailer and forklift traffic at the Balzano and Broadway Marine Terminals causes deterioration of the bituminous asphalt paving and creates safety issues. The SJPC therefore issues an invitation for bids and awards an annual on-call paving contract for these routine repairs.

The scope of work includes milling, placement of tack coat, paving base and top coarse hot mix asphalt material. Provisions for placement of DGA stone and the resetting of manholes and catch basins are also provided.

This contract will be issued effective January 1, 2026.

Pursuant to the Board Authorization: RESOLUTION 2025-08-0119, REQUESTING APPROVAL TO ISSUE AN RFP FOR ANNUAL ASPHALT PAVING REPAIR SERVICES AT THE BALZANO AND BROADWAY MARINE TERMINALS, an Invitation for Bidders (IFB) was advertised to solicit public bids.

The IFB was posted on the SJPC website and advertised in three papers. No addenda were issued. Three (3) bids were received on Thursday, November 13, 2025, as follows:

Bidder Name and Address	Bid Amount
Paving Plus, LLC Glassboro, NJ	\$ 365,990
Kyle Conti Construction, LLC Hillsborough, NJ	\$ 462,325
Landberg Construction LLC Dorothy, NJ	\$ 520,590



**RECOMMENDATION:**

Staff is recommending Board approval to award a contract to the low bidder, Paving Plus of Glassboro, NJ, in the Not to Exceed Bid Amount of \$365,990.



**ACTION ITEM:**

**B. RESOLUTION 2025-12-0164: APPROVAL TO AWARD A CONTRACT FOR DESIGN SERVICES FOR FRONT STREET RAIL IMPROVEMENTS AT THE BALZANO MARINE TERMINAL**

**REQUEST**

Staff is requesting Board Approval to award the design services contract for the Front Street Rail Improvements at the Balzano Marine Terminal

**BACKGROUND**

Rail on Front Street provides the main rail access to the Balzano Marine Terminal. This length of track is owned by Conrail but under a sidetrack agreement with the South Jersey Port Corporation, is to be maintained by the industry being served. Sections of the rail track have settled, switches have become difficult to operate, and a recent train derailment caused additional damage.

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, and in March of 2025, SJPC was notified of a grant award in the amount of \$3,393,000.

The scope of work includes replacing approximately 2,100 linear feet of rail and 3 switches between the Clinton Street rail gate at the north end of the port, down to the rail switch located approximately 100' south of the EMR scrapyard entrance at the south end of the port. Associated drainage and pavement restoration work will be included in this project.

Pursuant to the Board Authorization: RESOLUTION 2025-07-0102, REQUESTING APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FRONT STREET RAIL IMPROVEMENTS AT BALZANO MARINE TERMINAL, a Request for Proposals was prepared and issued to our list of 29 prequalified civil engineering design firms.

A non-mandatory site visit was held on Wednesday, October 29, 2025, with six (6) firms in attendance. One addendum was issued. On Tuesday, November 18, 2025, two proposals were received that met the requirements of the RFP:

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An interview was held with the firm with the best value proposal to confirm their understanding of the scope of the project and to their capabilities to perform.

Proposer Name and Address	Proposed Fee
Pennoni Associates, Inc. Camden, NJ	\$ 405,060
Urban Engineers, Inc Cherry Hill, NJ	\$ 491,527

**RECOMMENDATION:**

Staff therefore recommends Board Approval to award a design services contract for the Front Street Rail Improvements at the Balzano Marine Terminal to Pennoni Associates, Camden, NJ, in the not to exceed amount of \$405,059.87.





**ACTION ITEM:**

**C. RESOLUTION 2025-12-0165: APPROVAL TO AWARD A CONTRACT FOR THE SERVICES OF A LICENSED SITE REMEDIATION PROFESSIONAL ON AN AS-NEEDED BASIS**

**REQUEST**

Staff is requesting Board Approval to award a contract to GEI Consultants of Mt. Laurel, New Jersey, to provide Licensed Site Remediation Professional (LRSP) services for all SJPC owned properties on an as-needed basis.

**BACKGROUND**

Pursuant to the Board's authorization in Resolution 2025-08-0119, an RFP was issued to the SJPC list of pre-qualified engineering firms, soliciting the services of a licensed site remediation professional (LRSP) on properties of the South Jersey Port Corporation on an as-needed, task order basis. The contract term is for one year with two one-year renewal options at the discretion of the SJPC. The contract amount is not-to-exceed \$50,000 per year.

An RFP was prepared and distributed to our list of pre-qualified civil engineering firms. The following six prequalified civil engineering firms submitted proposals on Thursday, November 13, 2025.

French and Parello	Camden, NJ
GEI	Mount Laurel, NJ
MidAtlantic	Mount Laurel, NJ
Pennoni	Haddon Heights, NJ
RVE	Cherry Hill, NJ
VHB	Manasquan, NJ

The proposals were reviewed by a selection committee of SJPC staff, and ranked based on LSRP qualifications, firm experience, and proposed hourly rates. It was determined that the proposal submitted by GEI Consultants of Mt. Laurel, NJ, was the best value and met all requirements of the RFP.



**RECOMMENDATION:**

Staff therefore recommends Board Approval to award a contract to GEI Consultants of Mt. Laurel, New Jersey, to provide Licensed Site Remediation Professional (LRSP) services for one year with two one-year options in the amount of \$50,000 per year.



**ACTION ITEM:**

**D. RESOLUTION 2025-12-0166: 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 three years of this contract.

The SJPC intends to issue another contract for another year (2026), with the SJPC Board's option for two one-year renewals after that. The contract amount for one year under the terms of the state contract would remain as originally budgeted at \$ 79,460.00.

**RECOMMENDATION:**

Staff is requesting Board approval to renew the New Jersey Statewide contract for janitorial services with ACCSES NJ / CNS Services for another year (2026), with the SJPC Board's option for two one-year renewals after that, in the not-to-exceed amount of \$79,460.00.



**ACTION ITEM:**

**E. RESOLUTION 2025-12-0167: APPROVAL TO RENEW A CONTRACT FOR SANITARY SEWER INSPECTIONS, MAINTENANCE AND REPAIRS AT THE BALZANO AND BROADWAY MARINE TERMINALS**

**REQUEST**

Staff are requesting Board Authorization to renew a contract to perform inspections, maintenance and repair services for sanitary sewer pump stations at the Balzano and Broadway Marine Terminals.

**BACKGROUND**

Sanitary sewage flows for the Balzano Marine Terminal are collected at five (5) canned grinder pump stations where the raw sewage is pumped via small diameter pressure sanitary sewer lines to the City of Camden sewage collection system in the surrounding streets.

At the Broadway Terminal, four (4) SJPC operated grinder pump stations and small diameter lines discharge to a common 10 horsepower duplex pump station which then pumps to the City's gravity lines in South Broadway. The nine (9) grinder type sanitary sewage pump stations at the two Camden terminals were installed in 1987.

Competitive publicly advertised bids resulted in a contract to perform biannual inspections, preventive maintenance, and repair services as needed for all ten of the sanitary pump stations.

Board Resolution Number 2024-08-0120 awarded the contract to Municipal Maintenance Company of Cinnaminson, New Jersey in their low bid amount of \$39,100.

The initial term was for a period of one (1) year and may be renewed for an additional (2) one-year terms, subject to the approval of the SJPC Board. This is the end of the first year.

**RECOMMENDATION:**

Therefore, Staff is requesting Board approval to renew the contract to perform inspections, maintenance, and repair services for all sanitary sewer pump stations at the Balzano and Broadway Marine Terminals for the second year option, with Municipal Maintenance Company from Cinnaminson, New Jersey, in their original bid amount of \$39,100.



**ACTION ITEM:**

**F. RESOLUTION 2025-12-0168: APPROVAL TO ADVERTISE FOR CONSTRUCTION OF A DRY-VALVE FIRE SPRINKLER SUPPRESSION SYSTEM IN THE DRS VEHICLE MAINTENANCE GARAGE AT THE BALZANO MARINE TERMINAL**

**REQUEST**

Staff is requesting Board Approval to advertise for the construction of a new fire sprinkler suppression system in the DRS Garage at the Balzano Marine Terminal in Camden, New Jersey.

**BACKGROUND**

The DRS Garage building is a 9,000 square feet garage structure leased by our stevedore to perform maintenance on its fleet of yard handling equipment and other vehicles. The building was purchased by the SJPC from the City of Camden (2019) and is not outfitted with a fire sprinkler suppression system. Because all port owned buildings are subject to the NJ DCA Bureau of Fire Safety for conformance to the applicable building and regulatory codes, installation of a fire sprinkler suppression system is necessary.

The system has been designed in accordance with Board Approval Resolution 2024-09-0106 which awarded a Fire Sprinkler System Design Services agreement to Remington and Vernick Engineers.

**RECOMMENDATION:**

Staff is therefore requesting Board approval to advertise for a contract for the construction of a dry-valve fire sprinkler suppression system in the DRS vehicle maintenance garage at the Balzano Marine Terminal.



**ACTION ITEM:**

**G. RESOLUTION 2025-12-0169: APPROVAL TO ADVERTISE  
A CONTRACT FOR INSTALLATION OF NEW EV  
CHARGING ELECTRIC SUBSTATION  
INFRASTRUCTURE ON CLINTON STREET AT THE  
BALZANO MARINE TERMINAL**

**REQUEST**

Staff is requesting Board Approval to advertise for the installation of new EV charging electric substation infrastructure on Clinton Street at the Balzano Marine Terminal in Camden, New Jersey.

**BACKGROUND**

The SJPC is adding six (6) electric vehicle chargers for all electric pickups and a van, and two (2) electric vehicle chargers for two new all electric top picks on Clinton Street at the Balzano Marine Terminal in Camden.

This construction contract would be for the installation of the infrastructure to supply those chargers, including a new transformer (from PSE&G), new CT cabinet, disconnects, panel boxes, conduit, cabling, and concrete pads.

Plans and specifications were prepared by ST Hudson Engineers.

**RECOMMENDATION:**

Staff is therefore requesting Board approval to advertise a contract for the installation of new EV charging electric substation infrastructure on Clinton Street at the Balzano Marine Terminal in Camden, New Jersey.



**ACTION ITEM:**

**H. RESOLUTION 2025-12-0170: APPROVAL TO ADVERTISE FOR THE SERVICES OF AN ON-CALL ELECTRICAL ENGINEERING FIRM**

**REQUEST**

Staff is requesting Board approval to issue a publicly advertised Request for Proposals for Electrical Engineering Services on an on-call and as needed basis for the Balzano and Broadway Marine Terminals.

**BACKGROUND**

Portions of the electrical distribution systems at both of the Port's Camden, New Jersey facilities are antiquated, capacity deficient, and in some cases out of code and therefore inadequate to meet growing electrical demands.

Any repairs, alterations, or replacements of this existing electrical infrastructure require permits from the New Jersey Department of Community Affairs Construction Code office, based on engineered plans and specifications, prepared by a licensed professional engineer specializing in electric power.

**RECOMMENDATION:**

Staff therefore requests Board approval to issue a publicly advertised Request for Proposals for Electrical Engineering Services on an on-call and as needed basis for the Balzano and Broadway Marine Terminals.



**ACTION ITEM:**

**I. RESOLUTION 2025-12-0171: APPROVAL TO EXTEND THE APPOINTMENTS AND AGREEMENTS OF FIRMS PROVIDING PROFESSIONAL SERVICES TO AND FOR THE SOUTH JERSEY PORT CORPORATION**

**REQUEST**

Staff requests Board approval to extend for one (1) year the professional services contracts for those individuals/firms previously appointed to provide the following professional services to and for the South Jersey Port Corporation (“SJPC”), as follows: Bond Counsel, Financial Advisor, General Legal Counsel, Grant Writing & Administrative Services, Health and Insurance Broker Services, Labor Counsel, Maritime Counsel, and Marketing Consultant; by exercising the second and final renewal option in each of their respective professional services agreements with the SJPC.

**BACKGROUND**

Staff publicly advertised and released a Request for Proposals (“RFPs”) for the above professional service categories with Proposals opened on October 31, November 1, and November 2, 2023. Based upon the Proposals received by SJPC for the said professional services categories, SJPC awarded contracts in Resolution 2024-01-0015, and extended each of those contracts for a second year through the exercise by SJPC of the first of the two (2) options to extend contained in each of same in Resolution 2024-12-0156, as follows:

- 1. Wilentz, Goldman and Spitzer -- Bond Counsel.**
- 2. G.B. Associates -- Financial Advisor.**
- 3. Brown and Connery, LLP -- General Legal Counsel.**
- 4. Triad Associates -- Grant Writing, Management, and Administrative Services.**
- 5. Connor, Strong and Buckelew -- Health and Insurance Broker Services.**
- 6. Brown and Connery, LLP -- Labor Counsel.**
- 7. Mattioni, Ltd. -- Maritime Counsel.**
- 8. Phoenix Strategies, Inc. -- Marketing Consultant.**

Each of the professional services contracts awarded, as set forth above, were for one (1) year, but with two (2) one-year options for SJPC to extend each and/or all of same upon the same terms and conditions. The anniversary dates of the first extend term of each of the professional services appointments, per each contract, is upcoming in January 2026. As such, if the said contracts are to be extended for the second and final of the two (2) one-





year options to extend, the SJPC must exercise the option prior to the expiration of the previously extended term of the contracts.

Each of the afore-said professionals previously appointed by the Board have, and continue to, perform satisfactorily, so that renewal of each of their professional services contracts for an additional one-year period upon the same terms and conditions will be beneficial to, and cost effective for, the SJPC. The SJPC continues to require, and have a need for, the professional services being provided by each of the afore-mentioned professionals.

**RECOMMENDATION:**

Staff recommends Board approval exercise the final option in each of the agreements, and thereby, extend for an additional and final one-year term, the following professional services appointments, inclusive of each of their respective Professional Services Agreements with the SJPC upon the same terms and conditions of each of same, as follows:

**Wilentz, Goldman & Spitzer -- Bond Counsel.**

**G.B. Associates -- Financial Advisor.**

**Brown and Connery, LLP -- General Legal Counsel.**

**Triad Associates -- Grant Writing, Management, and Administrative Services.**

**Conner Strong & Buckelew -- Health and Insurance Broker Services.**

**Brown and Connery, LLP -- Labor Counsel.**

**Mattioni Ltd. -- Maritime Counsel.**

**Phoenix Strategies, Inc. -- Marketing Consultant.**

All the above professional service providers shall be given written notice of the one-year renewal/extension in the form approved by the SJPC Director of Legal and Regulatory Affairs, as provided in each agreement.



**ACTION ITEM:**

**J. RESOLUTION 2025-12-0172: APPROVAL TO EXECUTE THE 2026 TAX AGREEMENTS WITH THE COUNTY OF CAMDEN, CITY OF CAMDEN, CITY OF SALEM, BOROUGH OF PAULSBORO AND COUNTY OF GLOUCESTER**

**REQUEST**

Staff is requesting Board approval for the Executive Director to execute the South Jersey Port Corporation's ("SJPC") Tax Agreements for calendar year 2026, with the County of Camden, City of Camden, City of Salem, Borough of Paulsboro, and County of Gloucester.

**BACKGROUND**

1. The County of Camden 2026 calendar year Tax Agreement's terms and conditions are the same as 2025's agreement. The payment to be made under the 2026 Tax Agreement is in the same amount as 2025's payment amount -- \$419,000.00.
2. The City of Camden 2026 calendar year Tax Agreement's terms and conditions are the same as 2025's agreement. The payment to be made under the 2026 Tax Agreement is in the same amount as 2025's payment amount -- \$4,000,000.00.
3. The City of Salem 2026 calendar year Tax Agreement's terms and conditions are the same as 2025's agreement. The payment to be made under the 2026 Tax Agreement is in the same amount as 2025's payment amount -- \$31,224, plus an additional amount for properties acquired by SJPC in Salem City in 2025 of \$191,106, for a total 2026 payment amount of \$222,330.
4. The Borough of Paulsboro 2026 calendar year Tax Agreement's terms and conditions are the same as those in the Tax Agreement whose term ended in 2025. The payment to be made under the 2026 Tax Agreement is in the same amount as the 2025 payment made under the now expired agreement -- \$500,000, plus an additional \$42,509 amount based upon escalators carried forward from the now expired agreement, for a total 2026 payment amount of \$542,509.
5. The County of Gloucester 2026 calendar year Tax Agreement's terms and conditions are the same those in the Tax Agreement whose term ended in 2025. The payment to be made under the 2026 Tax Agreement is in the same amount as the 2025 payment made



under the now expired agreement. The payment to be made under the 2026 Tax Agreement is in the same amount as 2025's payment amount -- \$150,000.

**RECOMMENDATION:**

Staff recommends Board approval for the Executive Director to execute the SJPC's Tax Agreements for calendar year 2026, with the County of Camden, City of Camden, City of Salem, Borough of Paulsboro, and County of Gloucester.



**ACTION ITEM:**

**K. RESOLUTION 2025-12-0173: APPROVAL OF THE 2026 SALEM PORT AUTHORITY BUDGET**

**REQUEST**

Staff is requesting Board approval of the Salem Port Authority's budget for the six- month period February 1, 2026-July 31, 2026. This request is also the last funding the South Jersey Port will have with the Salem Port Authority.

**BACKGROUND**

The proposed budget for the six month period February 1, 2026-July 31, 2026 is \$41,110. The approved budget for the previous full-year was \$75,468 The budget increase as compared to the prior full-year is based on the following factors:

- Increase of 3% to salaries and wages
- Increase of 3% to social security/medicare expense
- Increase of 2.3% to unemployment expense
- Increase of 36% to health insurance
- Decrease of 5% to pension expense
- Decrease of 1% for other expenses

The net effect is a 9% increase to last year's budget.

**RECOMMENDATION:**

Staff recommends Board approval of the last South Jersey Port funding for the Salem Port Authority Budget for the six- month period February 1, 2026-July 31, 2026 of \$41,110.



**ACTION ITEM:**

**L. RESOLUTION 2025-12-0174: APPROVAL OF CENTRAL METALS LEASE RENEWAL**

**REQUEST**

Staff is requesting Board approval to renew the Central Metals lease for a five-year term, commencing on February 1, 2026.

**BACKGROUND**

SJPC leases approximately 7,850 square feet of open area used for vehicle parking adjacent to Central Metals' headquarters at 1054 South 2<sup>nd</sup> Street in Camden NJ. Central Metals is engaged in the steel fabrication business, supplying commercial and industrial construction projects.

**REQUESTED LEASE RENEWAL TERMS**

The following key terms would be incorporated into the requested lease renewal:

- Approximately 7,850 square feet of open area, with a 5-year lease term, from February 1, 2026 to January 31, 2031
- Lease Year 1 annual rent at \$7,850
- Rent to escalate annually by CPI-U in lease years 2 through 5

**RECOMMENDATION:**

Staff recommends Board approval to accordingly renew the lease with Central Metals for a five-year term, commencing on February 1, 2026.



**ACTION ITEM:**

**M. RESOLUTION 2025-12-0175: APPROVAL OF HARRY WILSON WELDING LEASE RENEWAL**

**REQUEST**

Staff is requesting Board approval to renew the Harry Wilson Welding lease for a one-year term, commencing on February 1, 2026

**BACKGROUND**

Harry Wilson Welding has requested a one (1) year lease renewal for a 100 square foot Storage shed located at the Broadway Terminal. A 3.2% CPI increase will be applied, resulting in annual revenue of \$748.49 The new one-year lease will commence on February 1, 2026.

**RECOMMENDATION:**

Staff recommends Board approval to renew the Harry Wilson Welding lease for a one-year term, commencing on February 1, 2026



**ACTION ITEM:**

**N. RESOLUTION 2025-12-0176: APPROVAL TO EXECUTE A LEASE AGREEMENT WITH THE TWO (2) ROOFTOP MOUNTED COMMUNITY SOLAR DEVELOPERS PREVIOUSLY SELECTED FOR BUILDINGS AT THE BALZANO AND BROADWAY MARINE TERMINALS**

**REQUEST**

Staff requests Board approval to execute a Lease Agreement with Solar Landscape Development, LLC (hereinafter “Solar”), as the previously approved rooftop mounted community solar developer for Building D at Balzano Marine Terminal (“Balzano”), and approval also to execute a Lease Agreement with Luminace (hereinafter “Luminace”), as the previously approved rooftop mounted community solar developer for Buildings I and Z at the Broadway Marine Terminal (“Broadway”).

**BACKGROUND**

Pursuant to Resolution 2025-04-0054, Board approval was given to publicly advertise for competitive proposals for a rooftop mounted community solar developer. An RFP was prepared based upon this approval seeking proposals from solar developers to lease the roof tops of D Building at Balzano, and the I and Z Buildings at Broadway, for purposes of development, construction, installation and operation of a solar facility on each said building through the New Jersey Board of Public Utilities’ Solar Programs (e.g. Community Solar) for purposes of generating and selling electricity to customers and subscribers. The RFP was posted on the South Jersey Port Corporation website and advertised in three (3) newspapers, 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:

<b>Luminace</b>					
<b>No.</b>	<b>Building</b>	<b>Base Year</b>	<b>20 Years</b>	<b>Comm Fee</b>	<b>Total Proposal</b>
1	D Building	\$ 62,038	\$1,507,360	\$107,175	\$ 1,614,535
2	"I" Building	\$ 54,124	\$1,315,071	\$ 51,000	<b>\$ 1,366,071</b>
3	Z Building	\$ 50,475	\$1,226,410	\$ 74,100	<b>\$ 1,300,510</b>
	Total 3				\$ 4,281,116
<b>Solar Landscape</b>					
<b>No.</b>	<b>Building</b>	<b>Base Year</b>	<b>20 Years</b>	<b>Comm Fee</b>	<b>Total Proposal</b>
1	D Building	\$ 78,624	\$1,572,480	\$ 78,624	<b>\$ 1,651,104</b>
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



Based upon the two (2) proposals received, the Board authorized in Resolution 2025-05-0774, the selection of Solar to lease, utilize and develop the rooftop of Building D at Balzano, and further authorized the selection of Luminace to lease, utilize and develop the roof top of Buildings I and Z at Broadway, for purposes of development, all for the development, construction, installation operation and repair and maintenance of rooftop solar systems for purposes generating and selling electricity under, and in accordance with, New Jersey's Community Solar Energy Program ("CSEP").

In order for Solar and Luminace to proceed with each's solar rooftop project utilizing SJPC's aforementioned buildings for their respective solar rooftop projects at Balzano and Broadway, the terms and conditions for such must be provided for in lease agreements with each. Accordingly, it is recommended that the Board approve the following: (1) A lease agreement with Solar for Building D's rooftop, and other associated areas of Balzano for its proposed solar project; and (2) A lease agreement with Luminace for Buildings I and Z's rooftops, and other associated areas of Broadway, for its proposed solar project. The lease agreements shall provide lease payments to SJPC based upon the proposals submitted by Solar and Luminace respectively; and further that all maintenance and repair responsibilities over the life of the leases be that of the said successful proposers. All forms of lease shall be subject to final review of, and approval by, SJPC's legal counsel.

**RECOMMENDATION:**

Staff recommends the Board grant approval to execute a Lease Agreement with Solar, as the previously approved rooftop mounted community solar developer for Building D at Balzano, and approval also to execute a Lease Agreement with Luminace, as the previously approved rooftop mounted community solar developer for Buildings I and Z at Broadway, all under the CSEP, subject to final review and approval by SJPC's legal counsel.





**ACTION ITEM:**

**O. RESOLUTION 2025-12-0177: APPROVAL TO EXTEND THE ENGAGEMENT OF RAYMOND JAMES & CO. FOR THE PROVISION OF BOND UNDERWRITER SERVICES**

**REQUEST**

Pursuant to South Jersey Port Corporation (“SJPC”) Board Resolution 2024-12-0155: APPROVAL OF SELECTION OF BOND UNDERWRITER SERVICES VENDOR (hereinafter the “Underwriting Resolution”), staff is requesting that the Board approve an extension for one (1) year of the award to, and engagement of, the selected bond underwriter, Raymond James & Co., for the provision of underwriting services under the same terms and conditions as previously approved in the Underwriting Resolution in conjunction with the contemplated issuance by SJPC of Marine Terminal Revenue Bonds (and, possibly, Marine Terminal Revenue Refunding Bonds) (hereinafter the “Bonds”) in 2026.

**BACKGROUND**

The Board previously awarded in accordance with the Underwriting Resolution, authorization for SJPC to retain and utilize Raymond James & Co. for underwriting services related to the contemplated issuance Bonds for a term of one-year at the December 10, 2024, regular Board meeting. At that time, SJPC had anticipated utilizing these underwriting services within the year. However, due to a longer than anticipated review process required to be able to place a Bond Resolution before the Board for consideration, SJPC has not yet commenced utilization of Raymond James & Co. for the provision of required and necessary underwriting services to issue Bonds. As such, staff seeks approval from the Board authorizing the renewal, and thereby the continued retention, of Raymond James & Co. for an additional term of one (1) year for the purpose of providing underwriting services to and for SJPC, as and when needed, to undertake the issuance of Bonds contemplated in 2026.

**RECOMMENDATION:**

Staff recommends Board approval of an extension for one (1) year of the award to, and engagement of, the selected bond underwriter, Raymond James & Co., for the provision of underwriting services under the same terms and conditions as previously approved in the Underwriting Resolution in conjunction with the contemplated issuance by SJPC of Bonds in 2026.



**INFORMATION ITEM:**

**P. MARKETING REPORT:**



**INFORMATION ITEM:**

**Q. SECURITY UPDATE:**



**INFORMATION ITEM:**

**R. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

The Paulsboro Marine Terminal Project updates are provided by the Gloucester County Improvement Authority.



## **MATTERS INVOLVING LITIGATION, PERSONNEL MATTERS & SPECIAL MATTERS**

The subject matter is covered by one or more of the following legal exemptions:

- Matters made confidential by state, federal law or rule by court.
- Disclosure would result in an unwarranted invasion of individual privacy, unless the person affected consents in writing.
- Disclosure would impair the body's right to receive federal or state funds.
- Collective bargaining.
- Lease or acquisition of property, setting of banking rates, investment of public funds if disclosure would harm the public interest.
- Investigations into violations of law.
- Strategies to protect public security.
- Pending, ongoing or anticipated litigation or contract negotiation, including attorney-client privilege. The threat of litigation must be more than theoretical for this exemption to apply.
- Personnel matters affecting employees of the public bodies, unless all parties request or consent to a public hearing. Prior to discussion of personnel, affected employees must be given notice, known as a Rice notice, which gives the employee the right to request a public hearing.
- Proceedings that could result in a suspension, civil penalty, or loss of a license or permit.

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### **1. COUNSEL'S REPORT**