

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING JULY 29, 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 Director's Meetings for 2025. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. APPROVAL OF MINUTES

Regular Open Meeting June 17, 2025

Closed Session Meeting June 17, 2025

Regular Open Special Meeting June 26, 2025

2. APPROVAL OF OPERATING BILLS

RESOLUTION 2025-07-0092

3. APPROVAL OF ADVANCED PAYMENT BILL LIST

RESOLUTION 2025-07-0093

4. APPROVAL OF CREDITS

RESOLUTION 2025-07-0094

APPROVAL OF CHANGE ORDERS (THREE)

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



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

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

5. **APPROVAL OF CONSTRUCTION FUND REQUISITIONS
RESOLUTION 2025-07-0098:**
6. **RECEIPT OF TREASURER’S REPORT**
7. **RECEIPT OF COUNSEL’S REPORT**
8. **RECEIPT OF EXECUTIVE DIRECTOR’S REPORT**
10. **ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:**

ACTION ITEMS

- A. **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**
- B. **RESOLUTION 2025-07-0100: APPROVAL TO AWARD A CONTRACT FOR REPAIR OF THE BROADWAY CRANE CAVOTEC HIGH-VOLTAGE CABLE SPLAY SYSTEM**
- C. **RESOLUTION 2025-07-0101: APPROVAL OF PRE-QUALIFIED ENGINEERING FIRMS FOR CIVIL, CONSTRUCTION MANAGEMENT, MARINE, GEO TECH, AND CERTIFIED DIVERS**
- D. **RESOLUTION 2025-07-0102: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES FOR SOUTH FRONT STREET RAIL**



IMPROVEMENTS AT THE BALZANO MARINE TERMINAL

- E. 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**
- F. RESOLUTION 2025-07-0104: APPROVAL TO ISSUE AN RFP FOR DESIGN SERVICES TO RECONSTRUCT PIER 1 AT THE BROADWAY MARINE TERMINAL**
- G. RESOLUTION 2025-07-0105: APPROVAL OF LYONS & SONS LEASE AMENDMENTS**
- H. RESOLUTION 2025-07-0106: APPROVAL OF AMENDED TAX RESERVE CERTIFICATION LETTER**
- I. RESOLUTION 2025-07-0107: APPROVAL OF APPOINTMENT OF CONFLICT LEGAL COUNSEL FOR THE SOUTH JERSEY PORT CORPORATION AND EXECUTION OF PROFESSIONAL SERVICES AGREEMENT**

11. SUPPLEMENTAL BOARD INFORMATION:

- J. SUBORDINATED MARINE TERMINAL REVENUE BOND**
- K. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT**
- L. PORT SECURITY UPDATE**
- M. PAULSBORO MARINE TERMINAL PROJECT UPDATES**

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. 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

RECOMMENDATION:

Staff recommends award of a construction contract to the low bidder, Earle Asphalt of Farmingdale, NJ, in the amount of \$1,466,813.



ACTION ITEM:

B. 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.

RECOMMENDATION:

Staff recommends Board 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.



ACTION ITEM:

C. 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.

RECOMMENDATION:

Staff recommends that the Board 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.



ACTION ITEM:

D. 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.

RECOMMENDATION:

Staff recommends Board approval 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.



ACTION ITEM:

E. 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.

RECOMMENDATION:

Staff therefore requests Board approval to authorize the advertisement and issuance of a Request for Proposals for an electrical engineering firm to provide these services.



ACTION ITEM:

F. 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.

RECOMMENDATION:

Staff recommends Board approval 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.



ACTION ITEM:

G. 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.

RECOMMENDATION:

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



ACTION ITEM:

**H. 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.

RECOMMENDATION:

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



ACTION ITEM:

**I. 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.



RECOMMENDATION:

Staff recommends Board 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.



INFORMATION ITEM:

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,

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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)
Week of October 13, 2025	■ 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.



INFORMATION ITEM:

K. MARKETING REPORT:



INFORMATION ITEM:

L. SECURITY UPDATE:

- There were no significant security incidents reported at the Balzano Terminal since the last board meeting.
- On July 7th, there was a security breach at the Broadway Terminal.
 - USCG responded and issued a Facility Inspection Requirement with three (3) items that needed to be immediately corrected. They were:
 1. Failure of Facility to secure restricted area access points in accordance with the approved Facility Security Plan (FSP).
 2. Failure to ensure security staff have knowledge of relevant portions of the FSP (facility security staff did not secure outer gate as required in the approved FSP).
 3. Security systems and equipment must be in good working order and inspected, tested, calibrated, and maintained – Facility failed to have good working order cameras throughout facility.
 - As of July 17th, all deficiencies were corrected and reported to the USCG.
 - On July 11th, the USCG issued a Notice of Violation with a fine of \$4,500 for two violations
 1. Failure for facility owner to be in compliance with security requirements for restricted areas for MARSEC Level 1
 2. Failure to ensure facility personnel with security duties are qualified to perform specified duties
- No significant security issues to report pertaining to Paulsboro and Salem.
- On June 30th through July 1st, the annual port security audit was conducted by Seebold & Associates. No major issues were noted, and a thorough report was provided outlining the auditors' findings
- Attended last month's Camden Corporation Watch Meeting, which was held Camden County College
- Attended and completed Incident Command 300 and 400 training that was provided by Philadelphia's Office of Emergency Management.
- Continued to network with several stakeholders.



INFORMATION ITEM:

M. 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.

1. COUNSEL'S REPORT