



**SOUTH JERSEY PORT CORPORATION**  
**OFFICIAL BOARD OF DIRECTORS MEETING MINUTES**  
**BROADWAY TERMINAL**  
**CAMDEN, NEW JERSEY**  
**July 29, 2014**  
**12:30 p.m.**

|                           |                      |                                   |
|---------------------------|----------------------|-----------------------------------|
| <b>Directors Present:</b> | Richard Alaimo       | Chairman                          |
|                           | Christopher Chianese | State Treas. Designee             |
|                           | Chad Bruner          | Director ☎                        |
|                           | Robert DeAngelo      | Director                          |
|                           | Joseph Maressa, Jr.  | Director ☎                        |
|                           | Craig Remington      | Director                          |
|                           | Sheila Roberts       | Director                          |
| <b>Directors Absent:</b>  | Jonathan Gershen     | Director                          |
|                           | Eric Martins         | Director                          |
|                           | Carl Styles          | Director                          |
| <b>In Attendance:</b>     | Christopher Howard   | Governor's Authorities Unit       |
|                           | Raymond Zane, Esq.   | Gen. Counsel – Zane & Lozuke      |
|                           | Kevin Castagnola     | Executive Director & CEO          |
|                           | Jay Jones            | Dep. Exec. Dir. / Board Secretary |
|                           | Bruno Cellucci       | Treasurer                         |
|                           | Hank D'Andrea        | Facilities Engineer               |
|                           | Linda Artlip         | Marketing Consultant – PS&AC      |
|                           | Dennis Culnan        | Marketing Consultant – PS&AC      |
|                           | Neil Grossman        | Financial Advisor                 |
|                           | Marlin Peterson      | Gloucester County I.A.            |

☎- indicates teleconference  
*An attached sign-in list may list  
other attendees.*

**The Chairman 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 January 9, 2013 the 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 2014, indicating the time and place to the following newspapers:

- ❑ **Courier-Post**
- ❑ **Gloucester County Times**
- ❑ **Burlington County Times**

In addition, the meeting was posted at the Port Corporation's designated the Bulletin Board at its main entrance of the Broadway Terminal, its official place for posting and maintaining a schedule of the monthly Board of Director's Meetings for 2014. The meeting schedule was also placed of the Port Corporation's website at [www.southjerseyport.com](http://www.southjerseyport.com).

Roll call was taken and recorded. [PLEDGE OF ALLEGIANCE RECITED](#).

The Executive Director introduced Mr. Bruno Cellucci, SJPC's new Treasurer.

**[PRESENTATION OF REGULAR MEETING MINUTES - June 17, 2014](#)**

The minutes for the South Jersey Port Corporation Board of Directors regular session meeting held on June 17, 2014 were presented for approval.

*A motion was made to approve the June 17, 2014 Board of Directors Regular Meeting Minutes as presented.*

|                     |                    |
|---------------------|--------------------|
| <b>Moved by:</b>    | <b>R. DeAngelo</b> |
| <b>Seconded by:</b> | <b>S. Roberts</b>  |

|                               |             |
|-------------------------------|-------------|
| <b>Voting for motion:</b>     | <b>All</b>  |
| <b>Voting against motion:</b> | <b>None</b> |

**[PRESENTATION OF CLOSED MEETING MINUTES – June 17, 2014](#)**

The minutes for the South Jersey Port Corporation Board of Directors closed meeting session held on June 17, 2014 were presented for approval.

*A motion was made to approve the June 17, 2014 Board of Directors Closed meeting minutes as presented with the condition that any matters contained in the closed session minutes may be withheld and not disclosed to the public until the need for the closed session has passed.*

|                     |                    |
|---------------------|--------------------|
| <b>Moved by:</b>    | <b>R. DeAngelo</b> |
| <b>Seconded by:</b> | <b>S. Roberts</b>  |

**Voting for motion:** All  
**Voting against motion:** None

#### **PRESENTATION OF SPECIAL MEETING MINUTES - July 10, 2014**

The minutes for the South Jersey Port Corporation Board of Directors special teleconference regular session meeting held on July 10, 2014 were presented for approval.

*A motion was made to approve the July 10, 2014 Board of Directors Regular Meeting Minutes as presented.*

**Moved by:** R. DeAngelo  
**Seconded by:** J. Maressa, Jr.

**Voting for motion:** All  
**Voting against motion:** None  
**Abstaining:** S. Roberts

#### **PRESENTATION OF CLOSED MEETING MINUTES – July 10, 2014**

The minutes for the South Jersey Port Corporation Board of Directors closed meeting session held on July 10, 2014 were presented for approval.

*A motion was made to approve the July 10, 2014 Board of Directors Closed meeting minutes as presented with the condition that any matters contained in the closed session minutes may be withheld and not disclosed to the public until the need for the closed session has passed.*

**Moved by:** J. Maressa, Jr.  
**Seconded by:** R. DeAngelo

**Voting for motion:** All  
**Voting against motion:** None  
**Abstaining:** S. Roberts

#### **OPERATING BILLS**

The Operating Unpaid Bill list for the period 6/5/2014 to 7/16/14 was presented for approval and the expense report for the Executive Director in the amount of \$911.10.

*A motion was made to adopt Resolution 2014-7-0061 for the approval of the Operating Unpaid Bill list for the period 6/5/14 to 7/16/14 and the expense report for the Executive Director in the amount of \$911.10.*

**Moved by:** J. Maressa, Jr.  
**Seconded by:** C. Chianese

**Voting for motion:** All  
**Voting against motion:** None

**ADVANCE PAYMENT LIST**

The Advance Payment Bill List for the period 6/5/2014 to 7/16/14 was presented for approval.

*A motion was made to adopt Resolution 2014-7-0062 for the approval of the Advance Payment Bills for the period 6/5/14 to 7/16/14 as presented.*

**Moved by:** R. DeAngelo  
**Seconded by:** C. Chianese

**Voting for motion:** All  
**Voting against motion:** None

**CREDIT LIST**

The Credit List containing five (5) credits in the amount of \$354.05 for the period ending July 29, 2014 was presented for approval.

*A motion was made to adopt Resolution 2014-7-0063 for the approval of the Credit List containing five credits for a total of \$354.05.*

**Moved by:** S. Roberts  
**Seconded by:** R. DeAngelo

**Voting for motion:** All  
**Voting against motion:** None

**CONSTRUCTION FUND REQUISITIONS**

Staff presented three (3) construction fund requisitions for the period ending July 29, 2014 in the amount of \$501,489.36. Invoice #1 is for the TIGER III grant and invoices #4 through #7 pertain to the Paulsboro Marine Terminal project.

*A motion was made to adopt Resolution 2014-7-0064 for the approval of the Construction Fund Requisitions totaling \$501,489.36 as presented.*

**Moved by:** R. DeAngelo  
**Seconded by:** C. Chianese

**Voting for motion:** All  
**Voting against motion:** None  
**Abstaining on #2 & #3:** C. Bruner

**TREASURER'S REPORT**

The Executive Director presented the Treasurer's Report. For the period ending June 30, 2014, he reported that the net income before interest, depreciation and amortization totaled \$259,996 versus the budgeted amount of \$189,664. For the year-to-date, the net income before interest, depreciation and amortization totaled \$2,339,586. This is a deviation of \$701,605 better than budget. The interest on investments and the accounts receivables reports were also presented.

*A motion was made to accept the Treasurer's Report as presented.*

|                               |                        |
|-------------------------------|------------------------|
| <b>Moved by:</b>              | <b>C. Chianese</b>     |
| <b>Seconded by:</b>           | <b>J. Maressa, Jr.</b> |
| <b>Voting for motion:</b>     | <b>All</b>             |
| <b>Voting against motion:</b> | <b>None</b>            |

### **COUNSEL'S REPORT**

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

### **EXECUTIVE DIRECTOR'S REPORT**

The Executive Director, Mr. Kevin Castagnola, presented the Executive Director's Report. The report highlighted cargo activity results for June 2014. Tonnage for the month of June increased 26% and for through the 2<sup>nd</sup> quarter of 2014, total tonnage is up 39% compared to the same period as 2013.

He discussed the recent press conferences SJPC hosted with Governor Christie on July 14, 2014 regarding the Holtec International development planned for the Broadway Terminal in Camden and the term sheet for Holt Logistics to become the first tenant at the new Paulsboro Marine Terminal. He mentioned we hosted a group for students from Cameroon for a meeting and tour of the SJPC facilities on the same day as the press events.

SJPC participated in the Cocoa Merchant's Association's Logistic Conference held in Philadelphia. SJPC was represented and staff member, Mr. Jay Jones, participated on a Security and Logistics panel during the conference meetings.

*A motion was made to accept the Executive Director's Report as presented.*

|                               |                    |
|-------------------------------|--------------------|
| <b>Moved by:</b>              | <b>C. Chianese</b> |
| <b>Seconded by:</b>           | <b>R. DeAngelo</b> |
| <b>Voting for motion:</b>     | <b>All</b>         |
| <b>Voting against motion:</b> | <b>None</b>        |

### **ACTION ITEMS**

**The following action items were considered:**

### **RESOLUTION 2014-7-0048: AWARD OF CONTRACT FOR REPOWER AND RETROFIT FORKLIFTS PROJECT**

Staff presented a recommendation to award a contract for the equipment repower and retrofit program. Pursuant to the Board's action at the April 29, 2014 meeting, the staff readvertised the Request for Sealed Bids for the equipment repower and retrofit program for certain cargo moving equipment, supported through a federal EPA grant. A legal notice was posted on May 20, 21, and 22, 2014. A mandatory Pre-Bid Conference will be held on Friday, May 23, 2014. The sealed bids were due on June 12, 2014 by 10:00 a.m. EST. At the June 17, 2014 SJPC Board meeting, the staff presented the bid results, but recommended tabling any consideration to award the contract until General Counsel could conducted a review of the apparent lowest qualified bidder. General Counsel is now advising that they are satisfied Melton Sales and Service are qualified and can be awarded the contract.

The following two bids were received on June 12, 2014:

| UNIT  | VENDOR: MELTON<br>BID * | VENDOR: JOHNSON/TOWERS<br>BID ** |
|-------|-------------------------|----------------------------------|
| 39412 | \$77,933.97             | \$97,305.00                      |
| 3947  | \$73,078.43             | No Bid                           |
| 30130 | \$77,729.65             | \$97,452.00                      |
| 0354  | \$119,391.31            | \$136,947.00                     |
| 39614 | \$74,875.16             | No Bid                           |
| 39723 | \$79,933.97             | \$101,083.00                     |
| 3948  | \$69,130.07             | No Bid                           |
| 39410 | \$69,130.07             | No Bid                           |
| B904  | No Bid                  | No Bid                           |
| 30542 | \$73,130.07             | No Bid                           |

*A motion was made to approve Resolution 2014-7-0048 to award the contract for the Repower and Retrofit Forklifts Project to Melton Sales and Service in the amount of \$714,332.70.*

**Moved by:** C. Chianese  
**Seconded by:** R. DeAngelo

**Voting for motion:** All  
**Voting against motion:** None

**RESOLUTION 2014-7-0065: AWARD OF CONTRACT FOR WEBSITE REDEVELOPMENT AND WEB SUPPORT SERVICES**

Staff presented the results for the Request for Proposals for Website Redesign and Web Support Services. The specifications call for a complete re-design and development of the SJPC website and includes in this request monthly management services for site maintenance and hosting of this site as well as providing a content management system. The RFP established in the request the respondents to be a professional full-service vendor with proven experience, preferably with other governmental and/or maritime industry entities. The deadline for proposals was July 9, 2014.

The evaluation committee was comprised of SJPC staff and SJPC's marketing consultant, Phoenix Strategies/Artlip Communication. The major evaluation factors for this request include technical capabilities (project approach and methodology), past performance (qualifications and experience) and cost/price. Each criteria was scored and the committee's scores were tallied to determine a recommendation. Technical capabilities are of paramount consideration in the award of the contract. Both past performance and cost/price are also important to the overall contract award decision. Vendors were advised that the award will be made to that vendor whose proposal provides the combination of features that offers the greatest overall value to the SJPC. The SJPC evaluated the quality of the vendor's past performance based on information obtained from references provided by the vendor, as well as other relevant past performance information obtained from URLs provided by the vendor, and other sources known to the SJPC. The following proposals were received:

| Firm                                           | Development               | Maintenance                           | Hosting                         | Total Score |
|------------------------------------------------|---------------------------|---------------------------------------|---------------------------------|-------------|
| Stokes Creative Group, Inc.,<br>Vincentown, NJ | \$37,000.00               | 30 hours Per Year Included            | Hosting provided                | 155         |
| CivicLive,<br>Toronto, Canada                  | \$31,000.00               | \$5,000 annually *                    | *                               | 149         |
| CivicPlus,<br>Manhattan, Kansas                | \$20,878.00               | \$9,652 annually                      | \$4,039 annually                | 144         |
| Webmechanics/Galiana,<br>New York, New York    | Incomplete<br>\$19,678.00 | \$900 monthly                         | \$60 - \$300 monthly            | 143         |
| Concilio Labs,<br>McLean, Virginia             | \$50,573.00               | \$7,398 annually                      | \$7,500 annually                | 131         |
| Civica Software,<br>Newport Beach, California  | \$55,980.00               | \$4,910 annually                      | \$4,800 annually                | 116         |
| Interpersonal Frequency,<br>New York, New York | \$83,928.00               | 1 hour per month * (\$150<br>per hr.) | \$6,000 annually *              | 98          |
| Blenderbox,<br>Brooklyn, New York              | Incomplete<br>\$94,800.00 |                                       |                                 | 95          |
| Ivyserve Web Solutions,<br>Miramar, Florida    | \$63,155.39               | \$340 - \$1,200 monthly               | \$10,000 - \$25,000<br>annually | 67          |

The evaluation committee recommends the Board awarding the contract for Website Redesign and Support Services to Stokes Creative Group, Inc. at a cost of \$37,000.

***A motion was made to approve Resolution 2014-7-0065 award the contract for Website Redevelopment and Web Support Services to Stokes Creative Group.***

**Moved by:** C. Chianese  
**Seconded by:** R. DeAngelo

**Voting for motion:** All  
**Voting against motion:** None

#### **RESOLUTION 2014-7-0066: AWARD OF CONTRACT FOR TRASH REMOVAL SERVICES**

Staff presented the results from the request for bids for the trash removal services for both marine terminals. Estimated volumes are twenty five (25) 40 cubic yard containers per month and up to three (3) cubic yard containers to be emptied twice per week. The contract is for one year starting September 1, 2014 with two (2) one year options. Several vendors inquired for specifications, but only one bid was received. Waste Management is the incumbent vendor and provides outstanding service. The new rates are a 5% increase

| CONTRACTOR       | Cost<br>Per 40 Yard | Cost<br>Per 3 Yard |
|------------------|---------------------|--------------------|
| Waste Management | \$648.50            | \$21.88            |

*A motion was made to approve Resolution 2014-7-0066 awarding the contract for trash removal services to Waste Management.*

**Moved by:** C. Chianese  
**Seconded by:** R. DeAngelo

**Voting for motion:** All  
**Voting against motion:** None

**RESOLUTION 2014-7-0067: ACCEPTANCE OF LEASE RENEWAL OPTION FOR NATIONAL DOCK**

Staff presented the request from National Dock notifying SJPC of their desire to exercise the first of two, five (5) year lease options for the Salem Terminal. The initial term of the lease expires on August 31, 2014. The current monthly rental rate of \$5,000 will be increased per the CPI to \$5,100.00 per month with a CPI adjustment applied annually during the five year term commencing on September 1, 2014.

*A motion was made to approve Resolution 2014-7-00676 accepting National Dock's exercising the first of two five (5) years lease options for the Salem Terminal commencing September 1, 2014.*

**Moved by:** J. Maressa, Jr.  
**Seconded by:** C. Chianese

**Voting for motion:** All  
**Voting against motion:** None

**RESOLUTION 2014-7-0068: AUTHORIZATION TO RELEASE A REQUEST FOR PROPOSALS FOR DATA CENTER HVAC SYSTEM**

Staff is requested authorization to release a Request for Proposals for a Data Center HVAC System. The current A/C system is inadequate to maintain the necessary environment for temperature and humidity for the SJPC servers and has been failing. The A/C system also shuts off when the facility experiences any power outage and does not restart automatically when electrical power is restored.

The specifications will use the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) Technical Committee set of guidelines for optimal temperature and humidity set points for the data center. These guidelines specify both a required and allowable range of temperature and humidity.

**Recommended Temperature Ranges:**

- Low-end temperature 64.4°F (18°C)
- High-end temperature 80.6°F (27°C)
- Low-end moisture 40% relative humidity and 41.9°F (5.5°C) dew point
- High-end moisture 60% relative humidity and 59°F (15°C) dew point



Other aspects of the requirement will include installing the necessary exhaust, filtering, proper air flow through the sever racks, and power redundancy. The results of the RFP will be presented to the Board for consideration.

***A motion was made to approve Resolution 2014-7-0068 authorizing the release of the Request for Proposals for Data Center HVAC System.***

**Moved by:** R. DeAngelo  
**Seconded by:** C. Chianese

**Voting for motion:** All  
**Voting against motion:** None

**RESOLUTION 2014-7-0069: PAULSBORO MARINE TERMINAL – 1<sup>st</sup> AMENDMENT TO GROUND LEASE ACKNOWLEDGEMENT AND AGREEMENT FOR CONVEYANCE OF RESERVED PARCEL FROM BP FOR LOOP RAIL TRACK**

For approximately 2/3<sup>rd</sup> of the Paulsboro Marine Terminal footprint, the SJPC has a sublease agreement with the Borough of Paulsboro, which is virtually identical to a ground lease agreement between BP and the Borough of Paulsboro. This First Amendment to the Ground Lease (and ultimately to the Sublease between the Borough of Paulsboro and the SJPC) is required for BP to transfer approximately 1.65 acres of land to the SJPC for terminal operations – notably rail car moves to the wharf. At the time of the ground lease and redevelopment agreement negotiations, BP had ‘reserved’ these parcels for its ongoing ground water treatment plant operations (GWTP). The land to be transferred is located between the GWTP and the under construction esplanade.

Exhibit A shows the acreage to be transferred and the proposed rail track alignment, which continues north to the wharf. Exhibit B shows a series of new fence and gates, Exhibit C indicates a culvert and Exhibit D depicts 4 locations where additional measures are required to bridge existing remediation systems, all of which the SJPC via GCIA must provide as part of the amendment. The cost of which is part of contract PMT-010, which is funded by 2009 Series P Bonds. Exhibit E shows where BP staff has alternative access locations in case rail cars block the GWTPs main gate area and BP staff must leave the GWTP due to emergency or similar incidence. Lastly, Exhibit F provides for a series of protocols and procedures during simultaneous SJPC Terminal and BP/GWTP operations. The classifications deal with emergency and non-emergency situations. In short, BP staff must have 24 hour, 7-day per week access to the GWTP, which will almost always require access via the GWTP entrance gate. In some situations, PMT operations will require rail cars to access the wharf and could block the primary GWTP access gate. In these situations, BP staff understands that compliance with MTSA security provisions must be maintained at all times. The protocols and procedures are intended to educate all involved.

Staff requests Board approval for the Executive Director and SJPC legal counsel to finalize and execute (1) the Acknowledgement and Agreement page of the First Amendment to Ground Lease (by and between BP and the Borough of Paulsboro and (2) finalize and execute a First Amendment to Sublease Agreement (by and between the Borough of Paulsboro and SJPC).

***A motion was made to approve Resolution 2014-7-0069 authorizing the Executive Director and General Counsel to finalize and execute the Acknowledgement and Agreement page of the First Amendment to Ground***

*Lease by and between BP and the Borough of Paulsboro and finalize and execute a First Amendment to Sublease Agreement (by and between the Borough of Paulsboro and SJPC).*

|                               |                     |
|-------------------------------|---------------------|
| <b>Moved by:</b>              | <b>C. Remington</b> |
| <b>Seconded by:</b>           | <b>C. Styles</b>    |
| <b>Voting for motion:</b>     | <b>All</b>          |
| <b>Voting against motion:</b> | <b>None</b>         |
| <b>Abstaining:</b>            | <b>C. Bruner</b>    |

### INFORMATION ITEMS

#### MARKETING REPORT - PHOENIX STRATEGIES / ARTLIP COMMUNICATIONS

Ms. Linda Artlip presented the Marketing Report. She advised they have been working with Mr. Jones to finalize the Port-O-Call magazine which is now at the printers, updating marketing brochures and assisting with putting together the items to support the SJPC's anticipation at the Breakbulk conference as an exhibitor in Sept./Oct. They have also assisted with the review and scoring the Web Redevelopment proposals and will aid staff when the vendor begins the work.

The report was received and filed.

At this time, Director Remington arrived to the meeting.

#### PORT SECURITY UPDATE

Mr. Jay Jones, Deputy Executive Director/FSO presented the Port Security Update report.

**FEMA PREPAREDNESS & PROGRAM MANAGEMENT TECHNICAL ASSISTANCE PROGRAM:** SJPC was awarded three technical assistance grants through the NJ Office of Homeland Security & Preparedness (OHSP) for a FEMA Technical Assistance Grant. The U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), National Preparedness Directorate (NPD) and Grant Programs Directorate (GPD), Technical Assistance (TA) Program seeks to build and sustain capabilities through specific services and analytical capacities across two primary functional areas:

The FEMA Team arrived onsite and held a kickoff meeting with SJPC and our tenants and partners on Tuesday, May 20, 2014 laying out the planning objectives and assembling the stakeholder team for the Emergency Operations Plan and the Evacuation Plan development. The FEMA team returned for the week on Monday, June 2, 2014 and a EOP stakeholder meeting was held and various meetings and working sessions with SJPC and our tenants and partners were held in developing the draft EOP. The Evacuation Plan development will begin on Monday, June 9, 2014, with a stakeholder group kickoff meeting and then the FEMA team will work through developing the draft Evacuation Annex during the remainder of the week.

The stakeholder team was comprised of SJPC staff, Camden Iron & Metal, Delaware River Stevedores, Camden Waterfront Development (Holt), Joseph Oat Corporation,

Camden Yards Steel, Camden International Commodities Terminal, Susquehanna Center, Battleship NJ, City of Camden Office of Emergency Management, Camden County Office of Emergency Management, the City of Camden Fire Department, and NJ Office of Homeland Security and Preparedness.

The draft Emergency Operations Plan and Evacuation Plan was delivered to SJPC and we are going through modifications. Staff will finalize the documents for presentation to the SJPC Board of Directors for adoption and to authorize revision to standard lease agreements to require tenants to address and to follow the EOP. General Counsel will evaluate revising our standard lease agreement to include a provision for tenants about their responsibility to follow the SJPC EOP/EP. Following adoption, the plan will be distributed to SJPC tenants and partners for implementation. The EOP/EP will be evaluated annual for any potential revisions. The Continuity of Operations Planning will resume in the fall.

**FACILITY SECURITY PLAN – MTS/33CFR105:** Mr. Jones is preparing the updated Security/Threat Analysis, the CG-6025 Forms and an updated Facility Security Plan for August submission to the U.S. Coast Guard for the five year approval.

**15<sup>th</sup> BIENNIAL HARBOR SAFETY AND AREA MARITIME COMMITTEE CONFERENCE:** Mr. Jay Jones will be participating in the 15th Biennial Harbor Safety Committee and Area Maritime Security Committee Conference: *Partnering for Safe, Secure, and Resilient Port Operations* which will be conveniently held in Philadelphia this year on August 25-27, 2014. The conference will focus on best practices of Harbor Safety Committees (HSCs) and Area Maritime Security Committees (AMSCs) as well as new ideas and technology to address critical safety and security issues.

The report was received and filed.

#### **PAULSBORO MARINE TERMINAL PROJECT UPDATE**

The Paulsboro Marine Terminal Project report was presented by Mr. Marlin Peterson with the Gloucester County Improvement Authority. He also provided a PowerPoint Presentation during the meeting.

#### **CONSTRUCTION UPDATE**

PMT-003: The project is substantially complete. Work on remaining punch list items and project close-out continues.

PMT-005: The project is substantially complete.

PMT-006: Final survey has been received; project close-out continues.

PMT-007: The project is substantially complete. Two remaining monitoring wells will be lowered to final design height once the existing surcharge stockpile has been relocated as part of the PMT-009 project. This work has commenced and is scheduled through August 2014.

PMT-008TP: The project is substantially complete. Project close-out continues.

PMT-009: Select demolition, storm water pipe, sanitary sewer connections and electrical ductbank installation continue. Monitoring of surcharge indicates that primary settlement has abated. Fill material hauling is approximately 96% complete. Relocation of surcharge fill material hauling resumed in May 2014 and is likely to continue into August 2014. Additional importing of fill material is scheduled to resume in August 2014, with earthwork to complete in fall 2014. Substantial completion is targeted for November 2014.

**PMT-015: Woodland Habitat Mitigation**

The Woodland Habitat Mitigation contract with Turf Construction has been executed. Plantings in PA-1 (Little Mantua Creek location) are targeted for fall 2014 and for PA-2 (Mantua Creek location) in Spring 2014.

PMT-S02: Expanded perimeter landscaping and lawn maintenance, which includes the new linear esplanade areas and along the access road alignment commenced in June 2014 and will continue through years 2014 and 2015.

**Traffic Signal Warrant Study**

A kick-off meeting for the traffic signal warrant study with Shropshire Associates was held July 17, 2014. Initial findings are scheduled to be available in October 2014.

**PROCUREMENT UPDATE**

**PMT-008M: Modified Phase I Wharf Construction**

Following the SJPC's Special Board Meeting of July 10, 2014 and pending approval of the meeting minutes for the GCIA's Board Meeting of July 17, 2014, the Phase I Wharf contract will be awarded to Weeks Marine.

PMT-010: Terminal Civil Works. Based on available funding, the construction schedule and NJDEP utility connection approvals, the balance of phase I civil works has been rescheduled such that public advertisement is targeted for 4th quarter 2014. This contract is expected to follow after the completion of the PMT-009 fill material hauling activities.

PMT-013: Stage I (TIGER III) Upland Rail Works. Based upon USDOT's categorical exception (CE) for the rail portion of PMT's redevelopment program and completion of the PMT-009 fill material placement, public advertisement is targeted for late 4th quarter 2014.

PMT-014: Stage II (NJDOT) Upland Rail Works. Following execution of a NJDOT Rail Freight Assistance Grant agreement and completion of the PMT-009 fill material placement, public advertisement is planned for 1st quarter of 2015.

PMT-012: Esplanade and Kayak Launch. Based on available funding and construction schedule, public advertisement is slated for late 1st quarter 2015.

Refer to the enclosed Paulsboro Marine Terminal & Access Road and Bridge June 2014 Monthly Progress Reports, which include an Executive Summary, Critical Issues Identification, Construction Activities Update, OCIP, Project Budget Summary, Project Schedule, Construction Photographs and Submittal Logs for further details.

**ACCOUNTING RECONCILIATION**

A 1st Quarter 2014 accounting reconciliation meeting between representatives of the GCIA and SJPC was conducted June 13, 2014. Based on the results of this meeting, no outstanding or unresolved accounting issues have been identified. A 2nd quarter 2014 reconciliation meeting will be scheduled for August 2014.

The report was received and filed.

**ELECTRICAL POWER REVERSE AUCTION BIDDING**

Pursuant to the Board's action and authorization, staff and World Energy, have scheduled the reverse auction bidding for electric energy prices to be held on Tuesday, August 5, 2014. As is the nature of the reverse auction bids, the Executive Director has been given authorization to commit to a bid following consultation with the Chairman if the results are favorable. Any new rates will not be effective until 2015.

In 2012, SJPC conducted a reverse auction that will have saved approximately \$231,700 in energy costs through 2014. Eighteen companies participated in the electrical energy reverse auction bidding process hosted by World Energy that included an option for 10 percent of green renewable energy. Direct Energy Business with a \$0.0713 per kilowatt hour rate and 10% of the energy supply coming from green renewable sources won the auction. The new rate took effect on the first metering reading in January 2013.

**PUBLIC COMMENTS**

The Chairman asked if there were any public comments. Hearing none, he asked for a motion to adjourn the regular session meeting and enter closed session.

*A motion was made to adjourn the Regular Open Meeting.*

|                               |                    |
|-------------------------------|--------------------|
| <b>Moved by:</b>              | <b>S. Roberts</b>  |
| <b>Seconded by:</b>           | <b>R. DeAngelo</b> |
| <b>Voting for motion:</b>     | <b>All</b>         |
| <b>Voting against motion:</b> | <b>None</b>        |

At 1:17 p.m. the regular open session was adjourned.

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, 2014.

Jay Jones  
Board Secretary