



**SOUTH JERSEY TRANSPORTATION AUTHORITY
BOARD OF COMMISSIONERS MEETING
OCTOBER 16, 2024
AGENDA
Revised**

The, October 16, 2024, Board of Commissioners Meeting will be held at **9:00 a.m. at the Atlantic City International Airport Conference Room located at One Amelia Earhart Boulevard in Egg Harbor Township, New Jersey 08024**. Members of the public may attend this meeting in person or if desired have the opportunity to participate telephonically by dialing: 1 (800) 346-7359 access code: 492851.

1. Statement of Public Notice
2. Roll Call
3. Approval of the October 16, 2024, Agenda
4. Approval of the September 17, 2024, Meeting Minutes
5. Executive Session
6. Roll Call upon return to Open Session
7. Executive Report
8. Committee Reports
9. Public Response to Agenda Items
10. Resolutions and Motions

RESOLUTIONS TO BE PRESENTED

RESOLUTION 2024-109 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING CERTAIN PERSONNEL ACTIONS

Pursuant to the Authority By-Laws, the Personnel Committee shall advise the Board on issues related to organization structure, equal employment opportunity, labor negotiations, employment practices and personnel actions affecting an individual's employment status or compensation. This resolution seeks Board approval for personnel actions as specified in the "Schedule A" attached to this resolution.

RESOLUTION 2024-110 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT DEE-EN ELECTRICAL CONTRACTING INC. OF LINDEN, NEW JERSEY FOR THE ATLANTIC CITY INTERNATIONAL AIRPORT (ACY) AIRFIELD EMERGENCY GENERATOR REPLACEMENT PROJECT

On August 14th and August 15th, 2024, the Authority publicly advertised for bids for the Atlantic City International Airport (ACY) Airfield Emergency Generator Replacement Project. This project includes but is not limited to the replacement of the existing Airfield Electrical 400kW diesel generator with a new Natural Gas Engine Generator fueled by a Natural Gas Utility Company service. On September 13th, 2024, four (4) bids were received, opened, and tabulated. DEE-En Electrical Contracting Inc. of Linden, New Jersey was deemed to have submitted the lowest responsible bid in an amount not to exceed \$640,000.00. The Acting Director of Engineering believes it to be in the best interest of the Authority and recommends entering into a contract with DEE-En Electrical Contracting Inc. of Linden, New Jersey in an amount not to exceed \$640,000.00, for the Atlantic City International Airport (ACY) Airfield Emergency Generator Replacement Project.

RESOLUTION 2024-111 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT TO MICHAEL BAKER INTERNATIONAL, LLC OF HAMILTON, NEW JERSEY FOR PROFESSIONAL SERVICES FOR THE ENGINEERING AND DESIGN OF PROPOSED ATLANTIC CITY INTERNATIONAL AIRPORT (ACY) TAXIWAY "R"

On May 21st, 2024, and May 22nd, 2024, the Authority advertised a Request for Proposals for Professional Services for the Engineering and Design of Proposed Atlantic City International Airport (ACY) Taxiway “R”. In response to said advertising, five (5) proposals were received by the Authority on June 18th, 2024. On July 8th, 2024, the Consultant Selection Committee (“CSC”) reviewed and ranked the Proposals to determine if same met all the requirements of the specifications and instructions to proposers. Based on the CSC’s review, the firm of Michael Baker International, Inc., of Hamilton, New Jersey was deemed to have submitted the most technically qualified proposal. The Authority reached out to Michael Baker International, LLC to request a cost proposal for said project. On August 27, 2024, a final cost proposal was submitted by Michael Baker International, Inc. in an amount not to exceed \$2,550,000.00. The Acting Director of Engineering reviewed the final proposal and found it to be fair and reasonable and recommends awarding a contract to the firm of Michael Baker International, Inc., for Engineering and Design of Proposed Atlantic City International Airport (ACY) Taxiway “R in an amount not to exceed \$2,550,000.00. The award of said contract is contingent upon grant funding from the Federal Aviation Administration’s (FAA) Airport Improvement Program (AIP).

RESOLUTION 2024-112 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY TO ENTER INTO THE FIRST AMENDMENT OF THE GROUND SUB-LEASE AGREEMENT WITH ALTERUM, LLC FOR THE DEVELOPMENT OF AERONAUTICAL FACILITIES

Pursuant to Resolution 2022-139 the Authority entered into a Ground Sub-Lease Agreement for the Development of Aeronautical Facilities at the Atlantic City International Airport (the “Agreement”) with Alterum, LLC, a subsidiary of OST, Inc./Converge, (“Developer”), where the Developer proposed to finance, design, construct and operate aeronautical facilities on a 20-acre parcel of property at the Airport (the “Project”). As part of the development of the Project, the Authority and the Developer have engaged in ongoing discussions for the Developer’s use of additional 243,250 square feet of property on the existing vehicle overflow parking lot. The Authority and the Developer seek to amend Section 4.3 of the Agreement to require all engineering drawings to be completed within one year and the construction of the Project to be completed within two years of the effective date of the Amendment. Additional terms and conditions for the First Amendment to the Agreement are set forth on Exhibit A, attached to this Resolution. The Director of the Airport believes that the proposed Project would foster economic development in the area, would generate additional revenue for the Airport and would be in the best interests of the Authority and the public that it serves and recommends entering into the First Amendment to the Agreement.

RESOLUTION 2024-113 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY TO ENTER INTO THE FIRST AMENDMENT OF THE LEASE AGREEMENT WITH JB AIR, LLC AT THE ATLANTIC CITY INTERNATIONAL AIRPORT FOR THE DEVELOPMENT OF TEMPORARY AND LONG-TERM HANGAR, AIRCRAFT FUELING FACILITIES AND ASSOCIATED SUPPORT STRUCTURES

JB Air, LLC (“JB Air”) is a limited liability company in the State of New Jersey, that proposed a project for development of a new aircraft hangar, general aviation terminal, fuel facility and FBO on the property owned by the Authority at the airport (the “Project”). Pursuant to Resolution 2017-113 the Authority Board of Commissioners approved the Project and authorized the Authority to negotiate and enter into a lease with JB Air for the Project. On January 6, 2021, the Authority and JB Air entered into a Lease Agreement (“Lease”) setting the rights, duties, and obligations of the Parties to each with respect to the Leased Premises (as defined in the Lease) and the Project. The property has not been developed to date and the Authority and JB Air seek to amend the Lease to suspend or otherwise hold the terms of the Lease in abeyance for period of time to explore the potential development of the Leased Premises by one of the other tenants of the Authority at the Airport. In the event the Authority agrees to terms with another tenant for the possession and development of the Leased Premises, JB Air consents and agrees to such possession and development of the Leased Premises. Additional terms and conditions for the First Amendment to the Agreement are set forth on Exhibit A, attached to this Resolution. The Director of the Airport believes that the proposed amendment would be in the best interests of the Authority and the public that it serves and recommends entering into the First Amendment to the Lease.

RESOLUTION 2024-114 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING A SECOND AMENDMENT TO THE LAND LEASE AGREEMENT WITH SIGNATURE FLIGHT SUPPORT FOR THE DEVELOPMENT OF A HANGAR AT THE ATLANTIC CITY INTERNATIONAL AIRPORT

Resolution 2022-22 authorized the Authority to negotiate and execute a Land Lease Agreement with Signature Flight Support (“Signature”). Signature, a corporation authorized to conduct business in the State of New Jersey, has exercised its contractual right of first refusal and proposes to finance, design, construct and operate an aircraft hangar, office space, and employee parking on property owned by the Authority at the Airport that is developable property (the “Project”). The Project would include the development of a permanent aircraft hangar, office space, and employee parking on an approximately 1.2 acres of land parcel at the Airport. In addition to the above, Signature would also be responsible for all applicable fees and costs for the use of Airport facilities. On January 30, 2023, the Authority and Signature entered into the First Amendment of the Agreement to provide an extension for Signature to receive permitting approvals and complete construction. The Authority and Signature seek to enter into the Second Amendment of the Agreement to provide for an additional extension for Signature to receive permitting approvals and complete construction. The Director of the Airport believes that the proposed Project would foster economic development in the area, would generate additional revenue for the Airport and would be in the best interests of the Authority and the public that it serves.

RESOLUTION 2024-115 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING A FOURTH AMENDMENT TO THE AIRPORT MANAGEMENT/OPERATIONS & AIRFIELD LIGHTING SYSTEMS MAINTENANCE SERVICES AGREEMENT WITH TBI AIRPORT MANAGEMENT, INC.

On February 11, 2016, and February 12, 2016, the Authority publicly advertised for Request for Proposals for the Management/Operations & Airfield Lighting Systems Maintenance Services at the Atlantic City International Airport. Pursuant to Resolution 2016-62, the Authority was authorized to enter into an Airport Management/Operations & Airfield Lighting Systems Maintenance Services Agreement (the “Agreement”) with TBI Airport Management, Inc. (“TBI”). Pursuant to Resolution 2021-66, the Authority and TBI entered into the Second Amendment to the Agreement with TBI to (1) extend the term of the Agreement for a single period of five (5) years; (2) to amend certain portions of Article 3 and Article 5 of the Agreement to reflect the roles and responsibilities of TBI regarding marketing and air service development; and (3) to incorporate the sum payable to TBI for TBI’s marketing and air service development responsibility. Subsequently pursuant to Resolution 2024-26, the Airport and TBI entered into a Third Amendment to the Agreement to amend certain portions of the Agreement and the Second Amendment to the Agreement. The Authority and TBI seek to enter into a Fourth Amendment of the Agreement to amend Articles 3 and 4. The Airport Director believes it is in the best interest of the Authority to authorize the Fourth Amendment to the Agreement in a similar form as attached hereto as Exhibit A.

RESOLUTION 2024-116 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE EXTENSION OF A CONTRACTS FOR THE PURCHASE AND DELIVERY LIGHT DUTY PARTS AND ACCESSORIES FOR VEHICLES AND EQUIPMENT 14,999 GVWR OR LESS TO AUTO & TRUCK PARTS OF DEPTFORD OF SEWELL, NEW JERSEY AND VAL-U AUTO PARTS, LLC OF EGG HARBOR CITY, NEW JERSEY

On October 5th and October 6th, 2023, the Authority publicly advertised a Request for Bids for the Purchase and Delivery Light Duty Parts and Accessories for Vehicles and Equipment 14,999 GVWR or Less. This Bid provides multiple Authority locations with Original Equipment Manufacturer (“OEM”) and/or non-OEM parts in order to accommodate varying needs. On October 24th, 2023, two (2) bids were received. Both vendors, Auto & Truck Parts of Deptford of Sewell, New Jersey and Val-U Auto Parts LLC of Egg Harbor City, New Jersey were deemed to have submitted responsible, responsive bids. The Authority, via Resolution 2023-111, authorized price agreements with Auto & Truck Parts and Val-U Auto Parts LLC for the Purchase and Delivery Light Duty Parts and Accessories for Vehicles and

Equipment 14,999 GVWR or Less, for a term of one (1) year, with two (2) one-year extensions at the same percentages, agreeable by both parties. As the initial term of the price agreements are set to expire on or about December 10th, 2024, the Authority desires to extend the agreements for the first, one (1) year renewal option.

RESOLUTION 2024-117 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE EXTENSION OF CONTRACTS FOR THE PURCHASE AND DELIVERY HEAVY DUTY PARTS AND ACCESSORIES FOR VEHICLES AND EQUIPMENT 15,000 GVWR OR GREATER TO AUTO & TRUCK PARTS OF DEPTFORD OF SEWELL, NEW JERSEY AND VAL-U AUTO PARTS, LLC OF EGG HARBOR CITY, NEW JERSEY

On October 5th and October 6th, 2023, the Authority publicly advertised a Request for Bids for the Purchase and Delivery Heavy Duty Parts and Accessories for Vehicles and Equipment 15,000 GVWR or Greater. This Bid provides multiple Authority locations with Original Equipment Manufacturer (“OEM”) and/or non-OEM parts in order to accommodate varying needs. On October 24th, 2023, three (3) bids were received. Auto & Truck Parts of Deptford of Sewell, New Jersey and Val-U Auto Parts LLC of Egg Harbor City, New Jersey were deemed to have submitted responsible, responsive bids. The Authority, via Resolution 2023-112, authorized price agreements with Auto & Truck Parts and Val-U Auto Parts LLC for the Purchase and Delivery Heavy Duty Parts and Accessories for Vehicles and Equipment 15,000 GVWR or Greater, for a term of one (1) year, with two (2) one-year extensions at the same percentages, agreeable by both parties. As the initial term of the price agreements are set to expire on or about December 10th, 2024, the Authority desires to extend the agreements for the first, one (1) year renewal option.

RESOLUTION 2024-118 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING AN AGREEMENT WITH THE ATLANTIC CITY JITNEY ASSOCIATION FOR THE FEDERALLY FUNDED JITNEY PROJECT

The State of New Jersey has approved and allocated FHWA (Federal Highway Administration) funds (\$21,000,000.00) under the CMAQ (Congestion Mitigation Air Quality) program and the Authority has been designated by the State and NJ Transit to serve as the subrecipient of those FTA funds. The Authority will be utilizing those funds to procure jitneys (CNG or RNG) and issue the vehicles to the members of the Atlantic City Jitney Association. The Association has agreed to assist the Authority and act as the steward for the jitney owners to ensure federal and state compliance and service as our point of contact for each jitney owner. This agreement will ensure the Association, and their members are following the federal and state requirements, including, but not limited to, collecting, compiling and reporting ridership, vehicle maintenance, warranty, and accident information. The Association will assist during Authority inspections, training requirements, audits while ensuring each federally funded asset has a real time global positioning system and provide full access. The Association will submit all required documents to the Authority, including, but not limited to, ADA training and affidavit, federal regulations, lobbying, Equal Employment Opportunity, ethics, s-rides ready statistics and Title VI. The Authority and the Association will develop and implement a progressive violation guide for all jitney operators to enforce and ensure compliance throughout this project. The term of this agreement will be December 1, 2024, through December 31, 2031, or until vehicles reach disposition value as established by the FTA. FTA policy sets a disposition value of \$5,000.00.

RESOLUTION 2024-119 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING AN AGREEMENT WITH THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR THE PROVISION OF CERTAIN TRANSPORTATION SERVICES

The Camden County Improvement Authority has contacted the Authority for the use of on demand shuttles services for events and tours. The Camden County Improvement Authority has agreed to provide one weeks’ notice for service, communication all relevant special event information and provide the appropriate contacts for the Authority to operate efficiently and effectively. The Camden County Improvement Authority agreed the fee due, and owing will start at \$50.00 per vehicle per hour, based on a portal to portal calculation, and increase \$2.00 each calendar year. The term of this agreement will be December 1, 2024, through November 30, 2027.

RESOLUTION 2024-120 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING HEALTH REIMBURSEMENT ARRANGEMENT (HRA) FOR NJ DIRECT 20/35

The South Jersey Transportation Authority (the “Authority”) is authorized to offer health benefit coverage to all full-time employees. Via resolution 2024-02 Brown & Brown Metro, LLC of Linwood, NJ was awarded a contract for special broker for Health Reimbursement Arrangement (“HRA”) for the Authority. Brown & Brown Metro, LLC negotiated and recommends contracting with The EB Employee Solutions, LLC, dba The Difference Card, with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504, to provide HRA services for the period January 1, 2025, through December 31, 2025. It is the Authority’s intention to offer employees the opportunity to enroll in the NJ Direct 20/35 + Difference Card, with a fully funded Health Reimbursement Arrangement in the amount of \$14,720 for each employee regardless of level of coverage (Single, Member/Spouse, Parent/Child, Family) to be effective January 1, 2025. The Authority and the Unions are mutually desirous of maintaining high quality health and prescription benefits for employees while controlling rising health care premiums imposed by the State of New Jersey. The parties have engaged in collective bargaining to reach an Agreement to provide a new option for Health Reimbursement Arrangement benefit. The Authority will submit this request to the New Jersey Division of Pension and Benefits for approval to offer NJ Direct 20/35 + Difference Card, with a fully funded Health Reimbursement Arrangement in the amount of \$14,720. In order for employees to take advantage of this offer, with effective date of January 1, 2025, employees will need to change their benefit during open enrollment which occurs in October.

RESOLUTION 2024-121 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY APPROVING THE TERMS OF THE COLLECTIVE BARGAINING AGREEMENT WITH LOCAL 196, CHAPTER 2, I.F.P.T.E., AFL-CIO

Certain Authority employees are covered under the terms of a Collective Bargaining Agreement (the “Collective Bargaining Agreement”). The Authority has previously negotiated a Collective Bargaining Agreement with Local 196, Chapter 2, I.F.P.T.E., AFL-CIO (“Local 196, Chapter 2”) that expired on July 31, 2023. The Authority and Local 196, Chapter 2 have engaged in negotiations for a successor Collective Bargaining Agreement that would cover the period of August 1, 2023 through July 31, 2027. The Personnel Committee has been advised of the terms tentatively agreed to through such negotiations, outlined in the attached Memorandum of Agreement (“MOA”) entitled Exhibit “A”. The Chief Administrative Officer recommends approving the terms of the Collective Bargaining Agreement with Local 196, Chapter 2.

11. Petitions and Communications, Unfinished Business, New Business
12. General Comment
13. Time and Place of Next Meeting: The next regularly scheduled Board meeting will be held on **Wednesday, November 20, 2024, at 9:00 a.m.**

ADJOURNMENT