



**SOUTH JERSEY TRANSPORTATION AUTHORITY
BOARD OF COMMISSIONERS MEETING
MARCH 20, 2024**

This Board of Commissioners Monthly Meeting of the South Jersey Transportation Authority was held on March 20, 2024, with Chair Francis K. O’Connor calling the meeting to order at 9:00 a.m.

Present

- Chair Francis K. O’Connor (in person)
- Vice Chairman Christopher M. Milam (in person)
- Commissioner John F. Amodeo (teleconference)
- Commissioner Zoe Baldwin (in person)
- Deputy Commissioner Joseph Bertoni (in person)
- Commissioner Bryan J. Bush (teleconference)
- Commissioner Barbara Holcomb (in person)
- Commissioner C. Robert McDevitt (teleconference)
- Commissioner Joseph Ripa (teleconference)
- Thomas Holl, Governor’s Authorities Unit (in person)
- Commissioner Christina Fuentes, EDA Representative (teleconference)
- Christopher Scales, COS, NJDOT (in person)
- Stephen F. Dougherty, Executive Director (in person)
- Karen Davis, Chief Financial Officer/Treasurer (in person)
- David Zappariello, Chief of Staff (in person)
- Paul Heck, Chief Administrative Officer (in person)
- James G. Sullivan, Chief of Field Operations (in person)
- Cynthia Blasberg, Board Secretary (in person)
- Caroline Roseboro, Alternate Board Secretary (in person)
- Nicholas Sullivan, General Counsel (in person)

Absent

None

Statement of Public Notice

The meeting of the Board of Commissioners was opened advising the Commissioners and public that notice of the meeting was duly advertised in the Press of Atlantic City, the Camden Courier Post, and with the Secretary of the State of New Jersey as to the time and date of convening. Notice had also been posted at the Farley Service Plaza, the Atlantic City International Airport, and Blackwood Offices as prescribed by law.

The following members were in attendance.

Roll Call

Commissioner	Present	Absent
Chairman Francis K. O’Connor	X	
Commissioner John F. Amodeo	X	
Commissioner S. Zoe Baldwin	X	
Commissioner Bryan J. Bush	X	
Commissioner Barbara Holcomb	X	
Commissioner C. Robert McDevitt	X	
Vice Chairman Christopher M. Milam	X	
Commissioner Joseph Ripa	X	
Commissioner Christina Fuentes	X	

** Two (2) members of the public attended in person/Two members of the public called into the meeting.*

Approval of the Agenda

Chair O'Connor called for a motion to approve the March 20, 2024, agenda. Whereupon a motion was made by Commissioner Holcomb and seconded by Vice Chairman Milam approving said agenda. Chair O'Connor asked for questions on the motion. No questions were asked. A unanimous vote was taken approving and adopting the agenda. A copy of the agenda is attached hereto and made a permanent part of these official Authority minutes.

Approval of Meeting Minutes

Chair O'Connor called for a motion to approve the February 21, 2024, meeting minutes. Whereupon a motion was made by Commissioner Holcomb and seconded by Vice Chairman Milam approving said minutes. No questions were asked. All Commissioners in attendance voted affirmatively, approving, and adopting said minutes.

Executive Session

Chair O'Connor asked if an Executive Session was needed, Counsel responded, affirmatively. Mr. Dougherty presented Resolution 2024-29 to the Chair and Commissioners for the exclusion of the public from discussions related to a contractual matter specific to Outstanding Hospitality Management, LLC, a litigation matter specific to Estate of Khiev, et al. v. SJTA and personnel matters related to the Schedule "A" associated with Resolution 2024-18. Whereupon, the motion was made by Commissioner Holcomb and seconded by Vice Chairman Milam approving Resolution 2024-29. A unanimous vote was taken approving the resolution, adjourning the open portion of the meeting at 9:03 a.m. Chair O'Connor asked the call operator to place the public audience on hold while the Board conducted the Executive Session.

At the close of the Executive Session, Chair O'Connor asked for a motion to return to the open portion of the meeting. Whereupon, a motion was made by Vice Chairman Milam and seconded by Commissioner Baldwin. The open portion of the meeting reconvened at 9:22 a.m.

The call operator opened the meeting back up to the public portion of the meeting. Chair O'Connor then requested the Secretary call the roll.

Roll Call

Commissioner	Present	Absent
Chairman Francis K. O'Connor	X	
Commissioner John F. Amodeo	X	
Commissioner S. Zoe Baldwin	X	
Commissioner Bryan J. Bush	X	
Commissioner Barbara Holcomb	X	
Commissioner C. Robert McDevitt	X	
Vice Chairman Christopher M. Milam	X	
Commissioner Joseph Ripa	X	
Commissioner Christina Fuentes	X	

Executive Report

Chair O'Connor asked for the presentation of the Executive Report. Mr. Dougherty presented the March 20, 2024, Executive Report. A copy of the Executive Report is attached hereto and made a permanent part of these official Authority minutes.

Committee Reports

Chair O'Connor asked Mr. Dougherty to present the Committee Reports. Mr. Dougherty reported all Committees met on March 6, 2024. During these meetings, briefings were provided on the resolutions being presented this morning as well as a Construction Cost Forecast update, and the OHM Agreement. Commissioners were also provided with the schedule of upcoming projects, the EO-8 Report and Airport statistics.

Public Response to Agenda Items

Chair O'Connor asked the public for comments on any of the agenda items. No comments were made.

Approval of Bills

Chair O'Connor asked Mr. Dougherty for the presentation of bills. Mr. Dougherty stated the bills had been sent to the Commissioners previously for their review and are being recommended for approval. Chair O'Connor called for a motion to approve the bill list. Whereupon the motion was made by Commissioner Baldwin and seconded by Commissioner McDevitt approving said bill list. Chair O'Connor asked the Commissioners for questions on the motion. Being none, Chair O'Connor requested the Secretary call the roll.

Roll Call

Commissioner	Motion	2nd	Yea	Nay	Abstain	Recused	Absent
Chairman Francis K. O'Connor			X				
Commissioner John F. Amodeo			X				
Commissioner Zoe Baldwin	X		X				
Commissioner Bryan J. Bush			X				
Commissioner Barbara Holcomb			X				
Commissioner C. Robert McDevitt		X	X				
*Vice Chairman Christopher M. Milam			X				
Commissioner Joseph Ripa			X				

**Vice Chairman Milam voted affirmatively with a comment for the record referring to recusal of bills related to the State Health Benefits Plan. No bills regarding this matter are included on the March 2024 bill list.*

Resolutions and Motions:

Chair O'Connor asked Mr. Dougherty to present the resolutions. Mr. Dougherty advised the Commissioners he would be presenting a total of twelve (12) resolutions for their consideration. Mr. Dougherty presented Resolutions 2024-17 through 2024-28. Chair O'Connor called for a motion to approve said resolutions. The motion as presented was moved by Commissioner Holcomb and seconded by Vice Chairman Milam, approving said resolutions. Chair O'Connor asked for questions or discussions on the motion. Chair O'Connor asked the Secretary to call the roll.

Roll Call

Commissioner	Motion	2nd	Yea	Nay	Abstain	Recused	Absent
Chairman Francis K. O'Connor			X				
Commissioner John F. Amodeo			X				
Commissioner Zoe Baldwin			X				
Commissioner Bryan J. Bush			X				
Commissioner Barbara Holcomb	X		X				
Commissioner C. Robert McDevitt			X				
Vice Chairman Christopher M. Milam		X	X				
Commissioner Joseph Ripa			X				

Copies of Resolutions 2024-17 through 2024-28 are attached hereto and made a permanent part of these official Authority minutes.

RESOLUTION 2024-17 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT TO TYLER TECHNOLOGIES, INC, FOR ENTERPRISE RESOURCE PLANNING SOFTWARE AND INTEGRATOR SERVICES (REISSUE)

On November 1, 2023, and November 2, 2023, the Authority publicly re-advertised a Request for Proposals ("RFP") for Enterprise Resource Planning Software and Integrator Services Reissue. On December 21, 2023, in response to said advertising, the Authority received Five (5) proposals. On March

6, 2024, the Consultant Selection Committee (“CSC”) meeting was held and based on the selection criteria outlined in the RFP, it was determined that Tyler Technologies, Inc. submitted the best proposal to the Authority and would best serve the interest of the Authority. The term of this Agreement shall be for the duration of the Implementation Phase of the project for the integration services. The Authority anticipates the software integration term not to exceed twenty-four (24) months. The term of the software maintenance and technical support contract is anticipated to be no less than three (3) years and no more than ten (10) years. The Director of Finance believes it to be in the best interest of the Authority and recommends awarding a contract with Tyler Technologies, Inc. for Enterprise Resource Planning Software and Integrator Services Reissue

RESOLUTION 2024-18 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 2024-19 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE ENTRY INTO AN OUT-OF-HOME ADVERTISING DEVELOPMENT AND MANAGEMENT AGREEMENT(S) WITH GARDEN STATE OUTDOOR, LLC, OF ATLANTIC CITY, NEW JERSEY

The Authority actively manages its Out-of-Home Advertising Program to maximize annual revenues and increase long-term asset value. The Authority publicly advertised a Request for Proposals (“RFP”), for Out-of-Home Advertising Development and Management on August 16th and August 17th, 2023. In response to said RFP, Garden State Outdoor, LLC of Atlantic City New Jersey submitted the sole proposal on September 6th, 2023. The Authority’s Consultant Selection Committee met on September 13, 2023, and concluded that Garden State Outdoor, LLC, met the requirements of the RFP. Commissioners of the Authority authorized negotiations of said agreement, with Garden State Outdoor, LLC, of Atlantic City, New Jersey for the Out-of-Home Advertising Development and Management via resolution 2023-104. The Authority and Garden State Outdoor, LLC have agreed to terms for the development of a new digital and static billboard structure at Berlin Cross Keys Road North of Wilby Road and new digital and static billboard at AC Convention Center at Milepost 0.0 at Baltic Avenue, in a similar form as to the Out-of-home Advertising Development and Management Agreement attached hereto as Exhibit “A” (“Lease Agreement”). The Authority believes it to be in its best interest and in the interest of the users of the Expressway to enter into the Lease Agreement with Garden State Outdoor, LLC.

RESOLUTION 2024-20 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT TO VOLAIRE AVIATION, INC. OF FISHERS, INDIANA, FOR AIR SERVICE DEVELOPMENT CONSULTING SERVICES

On January 10th and January 11th, 2024, the Authority advertised a Request for Proposals (“RFP”) for Air Service Development Consulting Services. The purpose of this RFP is to solicit and obtain proposals from firms to provide air service consulting services on a retainer basis and/or on a project basis. In response to said RFP, three (3) proposals were received by the Authority and opened on January 31, 2024, to determine if same met all the requirement of the RFP. On February 6, 2024, the Authority’s Consultant Selection Committee met to review the proposal and determined that Volaire Aviation, Inc of Fishers, Indiana, to have met the criteria as outlined in the request for proposal. The Authority desires to award a contract to Volaire Aviation, Inc of Fishers, Indiana for the provision of Air Service Development Consulting Services for a term of one (1) year with two (2) one-year renewal options that can be executed by agreement only.

RESOLUTION 2024-21 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING AWARD OF A CONTRACT TO WASTE MANAGEMENT OF NEW JERSEY, INC. OF EWING, NEW JERSEY FOR REFUSE REMOVAL SERVICES AT VARIOUS SOUTH JERSEY TRANSPORTATION AUTHORITY LOCATIONS

On January 18, 2024 and January 19, 2024, the Authority publicly advertised for bids for Refuse Removal Services at Various South Jersey Transportation Authority Locations, including the Farley Service Plaza, Elwood, New Jersey; East Maintenance yard at milepost 5.8 westbound, Atlantic City Expressway; West Maintenance yard at milepost 39.0 eastbound, Atlantic City Expressway; Central Maintenance yard at 100 Trooper Lane, Hammonton, NJ and Atlantic City International Airport, Egg Harbor Township, New Jersey. In response to said advertising, one (1) bid was received, opened and tabulated by the Authority on February 8, 2024. Waste Management of New Jersey, Inc. of Ewing, New Jersey was deemed the sole responsive, responsible bidder for Refuse Removal Services at Various South Jersey Transportation Authority Locations as outlined on Exhibit "A" attached hereto. The Director of Operations believes it to be in the best interest of the Authority and recommends authorization a contract with Waste Management of New Jersey, Inc. of Ewing, New Jersey for Refuse Removal Services at Various South Jersey Transportation Authority Locations, in accordance with each bid outlined on Exhibit "A", for a period of two (2) years beginning on or about May 1, 2024, to April 30, 2026.

RESOLUTION 2024-22 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING AWARD OF A CONTRACT TO BRIAN HOSKINS FORD OF COATESVILLE, PENNSYLVANIA FOR THE PURCHASE AND DELIVERY OF 2024 OR CURRENT PRODUCTION YEAR EMERGENCY SERVICE PATROL VEHICLE WITH UTILITY BODY AND MESSAGE BOARD

On January 25, 2024, and January 26, 2024, the Authority publicly advertised for bids for the Purchase and Delivery of 2024 or Current Production Year Emergency Service Patrol Vehicle with Utility Body and Message Board. On February 14, 2024, three (3) bids were received, opened, and tabulated. Brian Hoskins Ford of Coatsville, Pennsylvania was deemed the lowest, responsive, responsible bidder in an amount not to exceed \$127,150.00 per unit. The Director of Operations recommends the Authority enter into a contract with Brian Hoskins Ford for the Purchase and Delivery of one (1) 2024 or Current Production Year Emergency Service Patrol Vehicle with Utility Body and Message Board in an amount not to exceed \$127,150.00.

RESOLUTION 2024-23 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING AWARD OF A CONTRACT TO PACIFICO FORD, INC. OF PHILADELPHIA, PENNSYLVANIA FOR THE PURCHASE AND DELIVERY OF 2024 OR CURRENT PRODUCTION YEAR FORD F-450 REGULAR CAB 4X2 (2WD) OR APPROVED EQUIVALENT

On January 25, 2024, and January 26, 2024, the Authority publicly advertised for bids for the Purchase and Delivery of 2024 or Current Production Year Ford F-450 Regular Cab 4X2 (2WD) or approved equivalent. On February 14, 2024, three (3) bids were received, opened, and tabulated. Pacifico Ford, Inc. of Philadelphia, Pennsylvania was deemed the lowest, responsive, responsible bidder in an amount not to exceed \$130,000.00 per unit. The Authority reserves the right to order (2) 2024 or Current Production Year Ford F-450 Regular Cab 4X2 (2WD) or approved equivalent, as specified in the bid and based on the availability of funds. The Director of Operations recommends the Authority enter into a contract with Pacifico Ford, Inc. for the Purchase and Delivery of two (2) 2024 or Current Production Year Ford F-450 Regular Cab 4X2 (2WD) or approved equivalent in an amount not to exceed \$260,000.00.

RESOLUTION 2024-24 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY SUPPORTING CERTAIN SPECIAL EVENTS AND APPROVING THE USE OF PORTIONS OF THE ATLANTIC CITY EXPRESSWAY

DelMoPRO, LLC in conjunction with the American Cancer Society and USA Triathlon has contacted the Authority with requests to utilize portions of the Atlantic City Expressway in support of certain events as follows: The American Cancer Society 52nd Annual Bike-A-Thon on Sunday, June 2, 2024, the 14th Annual Atlantic City Triathlon on Saturday, August 3, 2024, and the Inaugural USA Triathlon Nationals Atlantic City on September 14th and 15th, 2024. It is anticipated that these events will assist in promoting a positive image and showcase the region's many tourist attractions, bringing Atlantic City and its surroundings a healthful, non-gaming, family-friendly event. The Executive Director believes it is in the best interests of the Authority and the region as a whole to approve the use of portions of the Atlantic City Expressway as indicated above.

RESOLUTION 2024-25 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY TERMINATING THE FIFTH AMENDMENT TO THE AIRPORT LEASE AND CONCESSION AGREEMENT WITH OUTSTANDING HOSPITALITY MANAGEMENT, A LIMITED LIABILITY COMPANY

The Authority entered into a Concession Agreement dated July 9, 2018, with a commencement date of July 19, 2018, with Outstanding Hospitality Management, a limited liability company (“OHM”) along with an Amendment to Airport Lease and Concession Agreement dated April 28, 2020 (collectively the “Concession Agreement”) to provide the Airport and its facilities high quality and reasonably priced food and beverage services to the traveling public within the terminal at the Airport. The Authority and OHM entered into four prior amendments to the Concession Agreement due to the COVID-19 pandemic. Pursuant to the Concession Agreement, OHM retained the Right of First Refusal for a certain portion of space in the Airport Terminal (“FIS Space”). On March 9, 2022, the Airport Director served a letter to OHM informing OHM that the Airport was seeking to issue a Request for Proposals for the FIS Space for food and beverage, specialty and/or entertainment services for Airport patrons. On April 3, 2022, OHM responded exercising its Right of First Refusal pursuant to the Concession Agreement for FIS Space. OHM has agreed to provide the food and beverage, specialty, and/or entertainment services required by the Authority which were going to be included in the Request for Proposals. Pursuant to Resolution 2022-62, the Authority entered into the Fifth Amendment to the Concession Agreement for the FIS Space (the “Fifth Amendment”). On or about January 18, 2024, the Authority submitted a Default Letter to OHM informing OHM that it was in default of its requirements under the Fifth Amendment because OHM had failed to notify the Airport of the construction schedule and construction milestones and failed to construct and open the food and beverage concession services in the FIS Space. Following communication with OHM and OHM failing to remedy the defaults under the Fifth Amendment, on March 5, 2024, the Authority submitted a letter to OHM terminating the Fifth Amendment. The Airport Director finds that terminating the Fifth Amendment to the Concession Agreement will be beneficial for the Authority, the Airport, and Airport patrons, and will permit the Airport to seek proposals from interested concessionaires for the FIS Space at the Airport.

RESOLUTION 2024-26 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING A THIRD 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 2016-61, 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. The Airport and TBI seek to enter into a Third Amendment to the Agreement to amend certain portions of the Agreement and the Second Amendment to the Agreement. The Airport Director believes it is in the best interest of the Authority to authorize the Third Amendment to the Agreement in a similar form as attached hereto as Exhibit A.

RESOLUTION 2024-27 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY FOR THE SUBMISSION OF AN APPLICATION AND THE RECEIPT OF FUNDING FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY ASSISTANCE TO FIREFIGHTER GRANT PROGRAM AT THE ATLANTIC CITY INTERNATIONAL AIRPORT

Pursuant to Section 7(r) of the Act, the Authority has the power to apply for, receive and accept from any federal agency, any bi-State agency or the State or subdivision thereof, grants for or in aid of the planning or acquisition of any project and to receive and accept aid or contributions from any other public or private source, of either money, property, labor or other things of value, to be held, used and applied only for the purposes for which those grants and contributions may be made. The Authority will apply for the

Assistance for Firefighter Grant Program through the Federal Emergency Management Agency (the “Grant”). As part of the Grant, fire departments are permitted to use funding from the Grant to help cover costs associated with the purchase of firefighter equipment and protective items. The approval of Grant applications is reviewed and based on certain criteria and if the Authority’s application for the Grant is approved, the Grant is repaid on a reimbursement basis. It is the recommendation of the Airport Director to apply and receive funding from the Federal Emergency Management Agency for the Grant for the fire department at the Airport.

RESOLUTION 2024-28 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE PARKING AUTHORITY OF THE CITY OF CAMDEN FOR THE PROVISION OF TRANSPORTATION SERVICES

The Parking Authority of the City of Camden (“Parking Authority”) has contacted the Authority for the use of on demand shuttles services during events at the Freedom Mortgage Pavilion. The Parking Authority of the City of Camden has agreed to provide two weeks’ notice for service, communication all relevant special event information and provide the appropriate contacts for the Authority to operate efficiently and effectively. The Parking Authority agreed the fee due and owing will start at \$55.00 per vehicle per hour, based on a portal-to-portal calculation, and increase \$5.00 each calendar year. The term of this agreement will be May 1, 2024, through April 30, 2027.

Petitions or Communications, Unfinished Business and New Business

Chair O’Connor asked if there were any petitions or communications, unfinished or new business. Mr. Dougherty responded, all petitions and communications were mailed prior to the meeting. There was no new business to discuss.

General Comment

Chair O’Connor asked the public for any general comments. Whereas the Operator instructed the public to enter the queue for any public for General Comments. No comments by the public were made.

Adjournment

There being no further business, Chair O’Connor announced the next meeting will be held on Wednesday, April 17, 2024, at 9:00 a.m.

Chair O’Connor called for a motion to adjourn the meeting. Whereupon the motion was made by Vice Chairman Milam and seconded by Commissioner Holcomb to adjourn the meeting. A unanimous voice vote was taken adjourning the meeting at 9:33 a.m.

Submitted by: *Cynthia A. Blasberg*

Cynthia A. Blasberg, Board Secretary

Note: An Executive Session was held during this meeting.