

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS ANNUAL MEETING APRIL 28, 2026

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 November 20, 2025, 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 2026, indicating the time and place to the County Clerks within the seven counties of the Port District and the Secretary of State. A legal notice was sent to the following newspapers: Courier-Post, South Jersey Times and the Burlington County Times.

In addition, the meeting schedule was posted at the Port Corporation's designated Bulletin Board at the main entrance to the Broadway Terminal, its official place for posting and maintaining a schedule of the monthly Board of Directors' Meetings for 2026. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. APPROVAL OF MINUTES

Regular Open Meeting March 31, 2026

Closed Session Meeting March 31, 2026

2. APPROVAL OF OPERATING BILLS

RESOLUTION 2026-04-0039

3. APPROVAL OF ADVANCED PAYMENT BILL LIST

RESOLUTION 2026-04-0040

4. APPROVAL OF CREDITS

RESOLUTION 2026-04-0041

5. APPROVAL OF CHANGE ORDERS (TWO)

**RESOLUTION 2026-04-0042: APPROVAL OF CHANGE ORDER NO. 3 TO
PENNONI ASSOCIATES SPRINKLERS REPLACEMENT PROGRAM AT
BROADWAY MARINE TERMINAL FOR ASBESTOS REMOVAL CONSULTING
FOR THE E BUILDING AT BROADWAY MARINE TERMINAL**



RESOLUTION 2026-04-0043: APPROVAL OF CHANGE ORDER NO. 3 TO KYLE CONTI CONSTRUCTION, LLC FOR REPAIRS TO CRANE RAIL CONCRETE SUPPORT BEAM, DRAINAGE AND OUTER DECK PAVING IMPROVEMENTS ON BERTH 4 AT BALZANO MARINE TERMINAL

- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS
RESOLUTION 2026-04-0044**
- 7. RECEIPT OF TREASURER'S REPORT**
- 8. RECEIPT OF COUNSEL'S REPORT**
- 9. RECEIPT OF EXECUTIVE DIRECTOR'S REPORT**
- 10. ADDITIONAL AGENDA ITEMS REQUIRING BOARD ACTION:**

ACTION ITEMS

- A. RESOLUTION 2026-04-0045: APPROVAL OF PRE-QUALIFIED ENGINEERING FIRMS FOR CIVIL, CONSTRUCTION MANAGEMENT, MARINE, GEO TECH, ELECTRICAL AND CERTIFIED DIVERS**
- B. RESOLUTION 2026-04-0046: APPROVAL TO RENEW THE CONTRACT FOR HIGH VOLTAGE SUBSTATION MAINTENANCE AND REPAIRS AT THE BROADWAY MARINE TERMINAL**
- C. RESOLUTION 2026-04-0047: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR ASBETOS REMOVAL FROM THE E BUILDING AT THE BROADWAY MARINE TERMINAL**
- D. RESOLUTION 2026-04-0048: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES**
- E. RESOLUTION 2026-04-0049: APPROVAL OF PERSONNEL HIRE**



11. SUPPLEMENTAL BOARD INFORMATION:

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

G. PORT SECURITY UPDATE

H. PAULSBORO MARINE TERMINAL PROJECT UPDATES

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2026-04-0045: APPROVAL OF PRE-QUALIFIED ENGINEERING FIRMS FOR CIVIL, CONSTRUCTION MANAGEMENT, MARINE, GEO TECH, ELECTRICAL AND CERTIFIED DIVERS

REQUEST

Staff is requesting Board approval to add firms to the pre-qualified engineers list for a term of three years beginning July 1, 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 who wish to be added to the prequalified list for the remaining term through an RFQ process. The end of the current three-year cycle ends on June 30, 2026, so this will be for the next three-year cycle.

Accordingly, Staff released a Request for Qualifications (RFQ) for Engineering Services for each of the categories of Civil Engineering, Construction Management, Marine Engineering, Geotechnical Services, Electrical Engineering and Certified Divers. The RFQ invited qualifications statements from interested firms in accordance with certain terms and conditions, in order for them to be considered pre-qualified for opportunities to submit cost proposals on upcoming projects.

We are beginning the first year of the three-year cycle, so this round of qualifications carries a term of three (3) years, commencing on July 1, 2026, and expiring on June 30, 2029.

The deadline to submit qualifications was on April 9, 2026, and there were eighty-three (83) qualifications packages submitted. See the complete list of qualified respondents attached.

<u>Category</u>	<u>Qualified</u>
Civil Engineering	23
Construction Management	18
Marine Engineering	14
Certified Divers	10
Geotechnical Engineering	8
Electrical Engineering	6

The SJPC engineering department staff have reviewed the submissions.



RECOMMENDATION:

Staff recommend that the Board add these firms to the pre-qualified engineering list in their respective categories for a term of three years beginning July 1, 2026.



ACTION ITEM:

B. RESOLUTION 2026-04-0046: APPROVAL TO RENEW THE CONTRACT FOR HIGH VOLTAGE SUBSTATION MAINTENANCE AND REPAIRS AT THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to renew the contract for the maintenance and repairs of the Broadway Main Electrical Substation.

BACKGROUND

Pursuant to Board Resolution Number 2025-04-0055, the authorization to advertise, bid documents were prepared for this work. Competitive proposals were received and the contract was awarded to the low bidder, North Central Electric, Inc., of Langhorne, PA by Board Resolution Number 2025-04-0064, in the amount of \$95,200.

After the 2025 scheduled maintenance service, this contract continued for one year of on-call services, with the SJPC's option to renew for a second one-year term. This Resolution will extend the contract term from May 21, 2026, to May 20, 2027, under the same terms and conditions as the original contract. This resolution also replenishes the Owner's Allowance for maintenance, repairs, and emergency work in the amount of \$50,000.

RECOMMENDATION:

Staff is requesting Board authorization to renew the contract with North Central Electric of Langhorne, PA in the amount of \$50,000 for high voltage electrical maintenance, repairs, and emergency services at the Broadway Main Electrical Substation.



ACTION ITEM:

C. RESOLUTION 2026-04-0047: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR ASBETOS REMOVAL FROM THE E BUILDING AT THE BROADWAY MARINE TERMINAL

REQUEST

Board approval is requested to issue an invitation for public bids to perform asbestos removal services on E Building at the Broadway Martine Terminal.

BACKGROUND

SJPC is replacing the sprinkler systems in the E Building.

At the regular March 19th job progress meeting, the sprinkler contractor raised their concern that they had seen potentially asbestos containing materials in their work areas, specifically the West Mezzanine, West Attic, and the East Mezzanine. We therefore asked the design engineer, Pennoni, to perform some qualitative sampling, which they did on March 24th. Unfortunately, in addition to expected locations (pipe wraps, roofing materials, etc.), those results came back positive in several unexpected locations, specifically in the dust and debris on the floors of some work areas.

Staff then requested additional quantitative samples which were taken on April 6 and 10th. Pennoni used those results to map out the areas that need remediation in order for the contractor to work safely and have prepared bid documents for competitive bids for a licensed asbestos removal contractor.

The SJPC intends to publicly advertise plans and specifications for competitive bids from asbestos removal contractors for the E Building work.

RECOMMENDATION:

Staff requests Board approval to publicly advertise an asbestos removal contract for the E Building at the Broadway Marine Terminal.



ACTION ITEM:

D. RESOLUTION 2026-04-0048: APPROVAL OF ANNUAL SCI SUPPORT FOR SERVICES

REQUEST

Staff requests Board approval of the Port's annual contribution to the Seaman's Church Institute.

BACKGROUND

The Seamen's Church Institute (SCI) provides services to seafarers who visit the ports along the Delaware River, including SJPC's facilities. SCI visits every ship that calls both the Balzano Marine Terminal and the Broadway Terminal. Those services include hospitality, transportation, telephone, computer, spiritual, and many other necessary and vital services. SCI has requested \$10,000 for services rendered at our terminals.

The payment will be funded through the Operations account.

RECOMMENDATION:

Staff recommends Board approval to pay Seaman's Church Institute \$10,000.



ACTION ITEM:

E. RESOLUTION 2026-04-0049: APPROVAL OF PERSONNEL HIRE

REQUEST

Staff is requesting Board approval to hire a Marketing and Administrative Intern.

BACKGROUND

Staff is seeking Board approval to hire a Marketing and Administrative Intern, with a wage range of \$22-\$24/hour, depending on their college year. The intern would work on projects relating to marketing and business development, operations, human resources, and logistics.

RECOMMENDATION:

Staff recommends Board approval to hire a Marketing and Administrative Intern.



INFORMATION ITEM:

F. MARKETING REPORT:



INFORMATION ITEM:

G. SECURITY UPDATE:



INFORMATION ITEM:

H. 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