



SOUTH JERSEY PORT CORPORATION
OFFICIAL BOARD OF DIRECTORS MEETING MINUTES
BROADWAY TERMINAL
CAMDEN, NEW JERSEY
June 16, 2015
12:30 p.m.

Directors Present:	Richard Alaimo	Chairman
	Christopher Chianese	State Treas. Designee
	Robert DeAngelo	Director
	Jonathan Gershen	Director ☎
	Eric Martins	Director ☎
	Craig Remington	Director
	Sheila Roberts	Director
Directors Absent:	Chad Bruner	Director
	Joseph Maressa, Jr.	Director
	Carl Styles	Director
In Attendance:	Mike Collins	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
	George Englehardt	Facilities Engineer
	Neil Grossman	Financial Advisor - GBA
	Dennis Culnan	Marketing Consultant – PS&AC
	Darryl Eng	AECOM
	Mario Christina	GCIA
	Phil Girandola	AECOM
	Christopher Lawrence	CH2MHill
	Francesco Carantani	Essroc - Italcementi Group
	Francois Perrin	Essroc - Italcementi Group

☎- indicates teleconference
*An attached sign-in list may
contain 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 5, 2015 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 2015, indicating the time and place to the following newspapers: Courier-Post, Gloucester County Times and the 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 2015. The meeting schedule was also placed of the Port Corporation's website at www.southjerseyport.com.

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

[PRESENTATION OF REGULAR MEETING MINUTES - April 28, 2015](#)

The minutes for the South Jersey Port Corporation Board of Directors held on April 28, 2015 were presented for approval.

A motion was made to approve the April 28, 2015 Board of Directors Regular Meeting Minutes as presented.

Moved by:	C. Chianese
Seconded by:	R. DeAngelo
Voting for motion:	All
Voting against motion:	None
Abstaining:	E. Martins
	S. Roberts

[PRESENTATION OF CLOSED MEETING MINUTES – April 28, 2015](#)

The minutes for the South Jersey Port Corporation Board of Directors closed meeting session held on April 28, 2015 were presented for approval.

A motion was made to approve the April 28, 2015 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:	C. Chianese
Seconded by:	R. DeAngelo
Voting for motion:	All
Voting against motion:	None
Abstaining:	E. Martins
	S. Roberts

OPERATING BILLS

The Operating Unpaid Bill list for the period 4/6/2015 to 6/3/2015 was presented for approval.

A motion was made to adopt Resolution 2015-6-0047 for the approval of the Operating Unpaid Bill list for the period 4/6/2015 to 6/3/2015.

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

Voting for motion: All
Voting against motion: None

ADVANCE PAYMENT LIST

The Advance Payment Bill List for the period 4/6/2015 to 6/3/2015 was presented for approval.

A motion was made to adopt Resolution 2015-6-0048 for the approval of the Advance Payment Bills for the period 4/6/2015 to 6/3/2015.

Moved by: R. DeAngelo
Seconded by: C. Remington

Voting for motion: All
Voting against motion: None

CREDIT LIST

The Credit List for the period ended June 16, 2015, containing two (4) credits for a total amount of \$5,667.95 was presented for approval.

A motion was made to adopt Resolution 2015-6-0049 for the approval of the Credit List for the period ended June 16, 2015 in the amount of \$5,667.95.

Moved by: C. Remington
Seconded by: R. DeAngelo

Voting for motion: All
Voting against motion: None

CONSTRUCTION FUND REQUISITIONS

Staff presented six (6) construction fund requisitions for the period ending June 16, 2015. Invoice #1 is a TIGER III grant payment to Conrail in the amount of \$897,494.65. Invoices #2 through #6 total \$500,160.26.

A motion was made to adopt Resolution 2015-6-0050 for the approval of the Construction Fund Requisitions totaling \$1,397,654.91 as presented.

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

Voting for motion: All
Voting against motion: None

TREASURER'S REPORT

The Treasurer, Mr. Bruno Cellucci, presented the Treasurer's Report. He presented the report for the period ending April 30, 2015. He reported that the net income before interest, depreciation and amortization totaling \$150,743 versus the budgeted amount of \$240,207. This is a deviation is (\$89,463) below budget. For the year-to-date, net income before interest, depreciation and amortization is \$1,418,425. This is \$457,599 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.

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

Voting for motion: All
Voting against motion: None

COUNSEL'S REPORT

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

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported on port activity through May 2015. Cargo tonnage for May 2015 is 82% better than May 2014 at 255,264 s/tons. Total tonnage for the year-to-date through May 2015 is 1,129,038 s/tons. Cargo tonnage is 9% ahead of 2014. Import steel cargo tonnage is on pace to break last year's record mark. For YTD, steel tonnage is ahead of 2014 by 27%. Bulk is performing as anticipated, advancing considerably during May compared to May 2014.

The Holtec development at Broadway Terminal continues to advance. The reconfiguration of the terminal including relocating the terminal main gate is in full construction and the buildings have been cleared in order to delineate the Holtec leasehold from the restricted/secure areas of the terminal. At this stage, Holtec is planning a ground breaking event on July 1st, with the Lt. Governor Guadagno, Mayor Redd and other elected officials and key players. Details will be forthcoming.

SJPC is a partner for the Tall Ships Philadelphia/Camden event scheduled for June 25-28. We have made arrangements to provide our spud barge to be used as a tall ships dock, we have reposed the world's largest rubber duck at the Balzano Terminal and will provide dock area to launch the duck and we are accommodate WPVI Channel 6 to have camera locations at the Balzano and Broadway Terminals for the Parade of Ships on June 25th.

In the area of port technology, we are expending the use of the Pass & Stow cargo barcode tracking system deployed two years ago to additional steel customers. This system provides real time, web-based tracking of cargo from vessel to gate and has proven to be a successful tool for both our terminal management and the supply chain partners.

We are also planning an upgrade of our enterprise Port Management network system later in June which will implement additional features that will improve the efficiency of our ability to manage all aspects of ship and cargo activity and billing.

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

Moved by:	C. Remington
Seconded by:	R. DeAngelo
Voting for motion:	All
Voting against motion:	None

RESOLUTION 2015-6-0052: AWARD OF DEMAND DEPOSIT ACCOUNT SERVICES

Staff presented the results from the Request for Proposals for Demand Deposit Account Services. Proposals received on May 20, 2015. SJPC received one proposal from Investors Bank. Investors Bank is offering a demand-deposit account that would provide SJPC with daily liquidity, similar to NJCM. Investors Bank has paid-in capital well in excess of the minimum required for a bank that will hold SJPC assets. In addition, Investors Bank has agreed to fully collateralize the amounts deposited with a Letter of Credit from the Federal Home Loan Bank of New York. The format of the letter of credit will be the same as that used to collateralize demand deposit accounts held at Investors Bank by various State of NJ agencies.

The proposed Investors Bank account provides a competitive rate that is indexed to the Federal Funds rate minus 0.25%, with a minimum floor rate of 0.40%. The current MTD yield is 0.40%. The proposed deposit, including the letter of credit, have been reviewed and signed off on by SJPC Bond Counsel and SJPC's Financial Advisor. Implementation of this investment vehicle will generate additional passive income for the South Jersey Port Corporation at no additional risk. The proposal was reviewed by General Counsel and recommends the Board consider the proposal. Staff recommended the Board approve the transfer of investment funds currently with New Jersey Cash Management to an account with Investors Bank.

A motion was made to approve Resolution 2015-6-0052 awarding the Demand Deposit Account Services to Investors Banks as presented.

Moved by:	C, Remington
Seconded by:	S. Roberts
Voting for motion:	All
Voting against motion:	None
Abstaining:	R. Alaimo

RESOLUTION 2015-6-0053: HOLTEC DEVELOPMENT & BROADWAY TERMINAL REALIGNMENT – AUTHORIZATION TO PURSUE EMINENT DOMAIN FOR TERRACES PARCELS

Pursuant to the coordination with the City of Camden to acquire the area referred to as the Terraces, General Counsel requested a resolution of the South Jersey Port Corporation Board to approve exercising its Eminent Domain Power authorized by N.J.S.A. 12:11A-6(k) in order to take certain properties. A portion of the Terraces area will be leased to Holtec and included in the overall ground lease.

The properties are:

- 538 Woodland Avenue, Block 511, Lot 133
- 544 Gordon Terrace, Block 514, Lot 30
- 529 Lester Terrace, Block 511, Lot 90
- 537 Lester Terrace, Block 511, Lot 94

A motion was made to approve Resolution 2015-6-0053 authorize exercising Eminent Domain Power under N.J.S.A. 12:11-6(k) for four properties within the Terraces area for purpose of the Holtec Development and Broadway Terminal Realign in conjunction with the City of Camden.

Moved by: C. Chianese
Seconded by: S. Roberts

Voting for motion: All
Voting against motion: None

RESOLUTION 2015-6-0054 APPROVAL OF PARKING AGREEMENT WITH NJ BATTLESHIP MUSEUM AND MEMORIAL

Staff presented a request from the Home Port Alliance for the USS New Jersey, Inc. to renew the parking agreement for the area at the north end of the Balzano Marine Terminal along the Clinton Street Easement, near the location of the USS New Jersey, for approximately 40 parking spaces to be used for patrons. The area is also within the portion of the terminal that has been used seasonally by the Susquehanna Center for patron parking. The area is striped for parking. General Counsel has reviewed the original agreement.

TERM:	One (1) year – July 1, 2015 – June 30, 2016
AREA:	Open Space - 18,750 square feet (Balzano Terminal)
FEE:	\$2.00 per vehicle paid to SJPC on a monthly basis
INSURANCE:	Limits of not less than Two Million Dollars (\$2,000,000) for each occurrence and One Million Dollars (\$1,000,000) for injury to property. HPA to provide SJPC with Certificate of Insurance and owner named on COI. The HPA shall also purchase and maintain on behalf of the Owner and Its Agent(s) all risk insurance with respect to the parking area in a limit of not less than Five Hundred Thousand Dollars (\$500,000) to cover the value of fixtures, improvements and equipment located on the parking areas. The HPA shall also maintain vandalism, malicious mischief and special extended coverage insurance in an amount adequate to reasonably cover the cost of replacement of damaged property and equipment and shall further maintain automobile liability, workers' compensation and contractually assumed liability Insurance policies respecting its operations in the parking areas.
OPERATIONS:	HPA will provide SJPC with a detailed parking operation plan. HPA is responsible for all aspects of operating and securing the parking facility.

A motion was made to approve Resolution 2015-6-0054 to renew the parking agreement with the Home Port Alliance for the USS New Jersey Inc.

Moved by: C. Remington

Seconded by: C. Chianese

Voting for motion: All

Voting against motion: None

RESOLUTION 2015-6-0055: AWARD OF ENGINEERING SERVICES FOR H2 ROOF REPLACEMENT PROJECT

Per the Board's action, staff requested proposals from the pre-qualified Civil Engineers for services for the H2 Roof Replacement Project. An onsite, walk-thru was held on May 18, 2015.

The request is divided into the following phases:

Phase 1: Review Project Site (Ph #1)

Phase 2: Prepare Bid Documents and Assist with Review of Bids (Ph #2)

Phase 3: Construction Management (Ph #3)

The following engineering firms submitted quotes on May 27, 2015:

Engineer Firm	Ph #1/Visits	Ph #2/Visits	Ph #3/Visits	Total/Visits
JMT	\$8,500 / 1	\$23,500 / 3	\$5,500 / 10	\$37,500 / 13
Pennoni	\$5,350 / 2	\$11,690 / 3	\$12,380 / 9	\$29,420 / 14
AECOM	\$7,400 / 2	\$14,720 / 2	\$15,350 / 6	\$37,470 / 10
LSEA	\$3,500 / 2	\$24,000 / 3	\$8,000 / 8	\$35,500 / 13
HMM	\$7,500 / 2	\$11,700 / 2	\$13,300 / 14	\$32,500 / 18
T&M	\$6,600 / 3	\$11,400 / 4	\$21,900 / 30	\$39,900 / 37

The lowest responsive quote was submitted by Pennoni at a cost of \$29,420.00.

A motion was made to approve Resolution 2015-6-0055 awarding the engineering services of the H2 Roof Replacement Project to Pennoni in the amount of \$29,420.

Moved by: C. Chianese

Seconded by: R. DeAngelo

Voting for motion: All

Voting against motion: None

Abstaining: E. Martins

RESOLUTION 2015-6-0057: APPROVAL OF THE HOLTEC ENVIRONMENTAL PROTECTION AGREEMENT

Staff presented the Environmental Protection Agreement between Holtec International (Technology Center) and SJPC is presented for the Board's consideration regarding the Holtec Technology Center ground lease at the Broadway Terminal. The agreement has been reviewed by General Counsel.

A motion was made to approve Resolution 2015-6-0057 authorizing the execution of the Environmental Protection Agreement with Holtec.

Moved by: R. DeAngelo

Seconded by: S. Roberts

Voting for motion: All

Voting against motion: None

RESOLUTION 2015-6-0058: AWARD OF DATA CENTER COOLING SYSTEM PROJECT

Per the Boards action, staff released the Request for Proposals for the Data Center Cooling System. The vendor is to furnish all labor and equipment necessary for an air cooling and filter system for the Port Corporation's data center. A pre-bid meeting was held on Tuesday, June 2, 2015 at 10:00 a.m. Five vendors participate in the meeting and walk-thru.

The following proposals were received on Wednesday, June 10, 2015 at 10:00 a.m.

FIRM	QUOTE	MAINTENANCE CONTRACT
EACM Corp. Seabright, NJ	\$72,250.00	Not Submitted
Elliot-Lewis Philadelphia, PA	\$57,500.00	\$2,800.00/yr.

Staff recommends Board to award the project to Elliot-Lewis in the amount of \$57,500.00.

A motion was made to approve Resolution 2015-6-0058 to award the Data Center Cooling System Project to Elliot-Lewis in the amount of \$57,500 and the maintenance contract in the amount of \$2,800.

Moved by: C. Chianese

Seconded by: R. DeAngelo

Voting for motion: All

Voting against motion: None

RESOLUTION 2015-6-0059: SALEM FTZ REVENUE SHARING AGREEMENT

This action item was tabled.

INFORMATION ITEMS:**MARKETING REPORT - PHOENIX STRATEGIES / ARTLIP COMMUNICATIONS**

Mr. Dennis Culnan, presented the Marketing Report. He reported on the new Port-O-Call magazine production and the 2014 Annual Report development. He shared comments about his trip to the Breakbulk Europe Conference recently held in Antwerp and highly recommended SJPC participate as an exhibitor next year.

Mr. Jay Jones provided a quick update on the SJPC website development and displayed the development site.

The report was received and filed.

PORT SECURITY UPDATE

Mr. Jay Jones, Deputy Executive Director and Facility Security Officer presented the Port Security Update report.

U.S. COAST GUARD CHANGE OF COMMAND CEREMONY: The Executive Director and the Deputy Executive Director/FSO attended the U.S. Coast Guard Sector Delaware Bay Change of Command and Capt. Kathleen Moore's retirement ceremony on Friday, May 22, 2015. Captain Benjamin Cooper, who was serving as the Deputy Sector Commander, is now the Captain of the Port (COTP) for Sector Delaware Bay.

FIVE YEAR FACILITY SECURITY PLAN: SJPC requested and was granted a six month extension to June 2015 to submit a new, five-year, Facility Security Plan by the U.S. Coast Guard Sector Delaware Bay COTP. On May 13, 2015, SJPC's FSO submitted to the U.S. Coast Guard Sector Delaware Bay the five year Facility Security Plan which includes a previously submitted amendment, as well as a new Threat Assessment Report. Once approved by the local COPT, the FSP will be valid for five years from the date of approval.

REGIONAL RAIL RESPONSE CAMDEN TTX EXERCISE: SJPC participated in the Regional Rail Response Camden TTX Exercise held on May 21, 2015, hosted by the NJ Office of Homeland Security & Preparedness and Camden County. The is a no fault exercise examined procedures, resources and methods to prepare for, react to and recover from a freight train derailment involving Bakken Crude Oil. Participants (players, staff, and observers) included representatives from the First Responder Community, State, County and Local Offices of Emergency Management, NJ State Police, Department of Environmental Protection, Division of Fire Safety, Department of Transportation, freight railroad representatives, as well as many other private and public sector organizations.

USCG – SEAFARERS' ACCESS TO MARITIME FACILITIES: On May 27, 2015, the U.S. Coast Guard (CG) issued a Notice to reopen the public comment period for the Notice of Proposed Rulemaking (NPRM) entitled "Seafarers' Access to Maritime Facilities," which was published in the Federal Register on December 29, 2014. The NPRM proposed to require each owner or operator of a facility regulated by the CG to

implement a system that provides seafarers and other individuals with access between vessels moored at the facility and the facility gate, in a timely manner and at no cost to the seafarer or other individual.

As originally published, the comment period for the NPRM closed on February 27, 2015. Several members of the public requested additional time to comment on the NPRM, citing various timing constraints. In order to provide interested members of the public an additional opportunity to submit comments on the NPRM, the CG is reopening the public comment period for 60 days. The CG is particularly interested in comments on its estimate that there is a 10.3 percent non-compliance rate of facilities with respect to providing seafarers' access. In addition to comments on this topic, CG will consider all public comments on the NPRM received during the reopened comment period. It requests that you not re-submit comments already in the docket. Comments must be submitted before July 1, 2015.

The report was received and filed.

PAULSBORO MARINE TERMINAL PROJECT UPDATE

The Monthly Project Report for March 2015 was presented. Mr. Daryl Eng with AECOM provided additional updates on the Paulsboro Marine Terminal project and provided a slide show of photos highlighting the current construction activities. He reported that 363 piles have been installed, the pile cut off process is ongoing and when pile driving resumes on July 1st, there are 464 piles to drive which is expected to take 2-3 months.

PMT-Construction Management – Change in Service No. 05 AECOM: The GCIA approved Change in Service No. 5 for AECOM to perform construction management services through a third party consulting engineering advisory service. There is need for third party analysis regarding damaged piles discovered in the Wharf construction project which Weeks Marine is claiming design issues as the cause. This change order is increasing AECOM's contract amount in an amount not to exceed \$15,000.

PMT-008 Wharf Construction – Change Order No. 01 Weeks Marine: A credit to the owner for \$888,408.34 for insurance credit through the Owner-controlled Insurance Program (OCIP).

PMT-008 Wharf Construction – Change Order No. 02R1 Weeks Marine: The contract calls for 20 "pile driving analysis" tests on piles already identified. The change order will allow the engineer (CMT) to test up to 20 additional piles believed to show unusual behavior during driving to verify the pile meets the driving criteria. The amount of the change order is up to \$326,568.90 depending on how many additional tests piles are conducted.

PMT-008 Wharf Construction – Change Order No. 03 Weeks Marine: The contract calls for 76 foot piles specified to be used as batter piles. In certain areas, the 76 foot piles are driving below the specified elevation causing those piles to be extended. The change order will call for 79 foot piles in these areas to avoid the need to extend the shorter piles. Using 79 foot piles is less expensive than extending the shorter piles. The amount of the change order is \$11,584.65.

Original Agreement Amount:	\$46,558,765.00
Net change by previously authorized Change Orders	-255,254.79
Contract Sum prior to this Change Order	\$46,291,925.56
Contract Sum change by this Change Order	\$11,584.65
New Contract Sum including CO #5	\$46,303,510.21

Mr. Christopher Lawrence with CH2MHill discussed the following:

PMT-013, Stage 1 Rail & East Parcel Development: Bids for the Paulsboro Marine Terminal Project PMT-013, Stage 1 Rail & East Parcel Development, were received at the offices of the GCIA on June 4, 2015 at 11:00AM.

At that time, bids were open and read. Bids were received from the following firms:

Bidder (GC)	Non-Contingent Total	Contingent Total	Base Bid	Add Alt 1	Revised Base if AA1 accepted
AP Construction, Blackwood, NJ	\$14,126,800.00	\$2,175,000.00	\$ 16,301,800.00	\$ 700,000.00	\$17,001,800.00
Railworks, North Jackson, OH	\$14,779,250.00	\$2,469,615.00	\$ 17,248,865.00	\$(78,000.00)	\$17,170,865.00
RE Pierson, Pilesgrove, NJ	\$13,691,420.00	\$2,422,947.50	\$ 16,114,367.50	\$485,000.00	\$ 16,599,367.50
RCC South, Paulsboro, NJ	\$15,407,350.00	\$2,969,350.00	\$ 18,376,700.00	\$462,000.00	\$18,838,700.00
Kyle Conti, Hillsborough, NJ	\$12,672,527.00	\$2,105,250.00	\$ 14,777,777.00	\$ 483,000.00	\$15,260,777.00

Engineers				\$	
Estimate	\$13,970,038.00	\$2,880,730.00	\$16,850,768.00	-	\$16,850,768.00

At the time of the opening, the apparent low bidder was identified as Kyle Conti Construction. RE Pierson Construction and A.P. Construction were identified as the apparent second and third low bidders, respectively. The recommendation is that the costs proposed by Conti for major rail, civil, and earthwork components are reasonable in comparison to those received from the other bidders. Conti was observed to be conforming and responsive on all submission requirements and no reasons were identified to prevent award of the contract to Kyle Conti Construction, LLC. The alternate 1 for steel piles will not be necessary.

The report was received and filed.

INDUSTRIAL SIDETRACK PROJECT – BROADWAY TERMINAL

As a result of the Holtec development at the Broadway Terminal, the main rail spur into the terminal must be relocated from the southeast boundary to the north end of the facility. Funding for the project has been secured through a NJDOT grant. T&M Associates have prepared the bid specifications and package. The schedule for the public offering, award of contract and project schedule is accelerated to meet the overall Holtec development schedule. A special teleconference SJPC Board meeting may be necessary on or about July 15th.

Final Bidding Schedule is as follows:

- Advertise for bids: June 8, 9 & 10
- Pre-Bid Meeting: June 18
- Last day for Questions: June 24
- Distribute Addendum: June 26
- Bid Opening: July 9
- Recommendation of Award: July 13
- Approval of Award by SJPC Board: Tentative Special Teleconference Board meeting on July 15th.
- Approval of SJPC Board Meeting Minutes by Governor's Office: (10 Days after SJPC Board Mtg minutes received in GAU)
- Award of Contract: TBD
- Pre-Construction Meeting: TBD

Description of the project: The proposed Conrail industrial sidetrack will service the South Jersey Port Corporation – Broadway Terminal from an existing track within Conrail's Bulson Street Yard north of the port property. The proposed industrial sidetrack begins at a new turnout (Sta. 0+0) just north of the Jefferson Street right of way and traverses the Bulson Street Yard in a southeasterly direction for approximately 1,300 linear feet where it will enter the South Jersey Port Property and crosses an existing asphalt driveway. The sidetrack then continues in a southerly direction within the port property for an additional 683 linear feet where it ties into the existing sidetrack. Continuing south along the existing track approximately 987 linear feet, the new sidetrack will then continue for approximately 780 linear feet within the proposed Holtec manufacturing building.

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.

Moved by:	C. Remington
Seconded by:	R. DeAngelo
Voting for motion:	All
Voting against motion:	None

At 1:04 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, June 16, 2015.

Jay Jones, Board Secretary

At 1:23 p.m. the regular open session was reopened following Executive (closed) session.

RESOLUTION 2015-6-0056: AWARD OF ENGINEERING SERVICES FOR SPRINKLER SYSTEM REPLACEMENT PROJECT

Per the Board's action, staff requested proposals from the pre-qualified Civil Engineers for services for the Sprinkler System Replacement Project. The staff contacted the Civil Engineers on our short list.

The request is divided into the following phases:

- Phase 1: Review Project Site (Ph #1)
- Phase 2: Prepare Bid Documents and Assist with Review of Bids (Ph #2)
- Phase 3: Construction Management (Ph #3)

There were seven firms that were interested and attended the walk thru that was held on May 18, 2015.

The following quotes were received:

Engineer Firm	Ph #1/Visits	Ph #2/Visits	Ph #3/Visits	Total/Visits
JMT	\$75,000 / 4	\$195,000 / 6	\$115,000 / 16	\$335,000 / 26
Pennoni	\$32,260 / 10	\$95,940 / 10	\$115,000 / 60	\$243,200 / 80
AECOM	\$84,600 / 15	\$180,700 / 4	\$55,100 / 16	\$320,560 / 31
LSEA	\$6,000 / 2	\$55,000 / 6	\$15,000 / 16	\$76,000 / 24
HMM	\$17,096 / 4	\$215,706 / 29	\$286,679 / 218	\$519,481 / 251

The lowest responsive quote was submitted by Pennoni at a cost of \$243,200.00.

A motion was made to approve Resolution 2015-6-0056 to award the Sprinkler System Replacement Project to Pennoni in the amount of \$243,200.

Moved by:	C. Remington
Seconded by:	S. Roberts
Voting for motion:	All
Voting against motion:	None
Abstaining:	E. Martins

RESOLUTION 2015-6-0051: APPROVAL OF HOLCIM/ESSROC ASSUMPTION AND ASSIGNMENT AGREEMENT

Holcim, formerly St. Lawrence Cement, a tenant at the Broadway Terminal, is required to sell their Camden facility due to Federal Trade Commission regulations regarding monopoly power. The new owner, Essroc - Italcementi Group, has been vetted by our financial advisor and the agreements for the transfer of the Holcim lease to Essroc has been prepared and reviewed by SJPC General Counsel in concert with Holcim and Essroc.

A motion was made to approve Resolution 2015-6-0051 to approve Assumption and Assignment Agreement with Holcim and Essroc as presented.

Moved by:	R. DeAngelo
Seconded by:	J. Gershen

Voting for motion:	All
Voting against motion:	None

The Chairman asked if there were any additional business. Hearing none, he asked for a motion to adjourn the regular session meeting.

A motion was made to adjourn the Regular Open Meeting.

Moved by:	J. Gershen
Seconded by:	E. Martins

Voting for motion:	All
Voting against motion:	None

At 1:34 p.m., the regular session meeting 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, June 16, 2015.

Jay Jones, Board Secretary