

SOUTH JERSEY PORT CORPORATION



BOARD OF DIRECTORS MEETING JUNE 17, 2025

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 December 3, 2024, 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 2025, 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 Director's Meetings for 2025. The meeting schedule was also placed on the Port Corporation's website at www.southjerseyport.com.

1. APPROVAL OF MINUTES

Regular Open Meeting April 29, 2025
Closed Session Meeting April 29, 2025
Regular Open Special Meeting May 8, 2025

2. APPROVAL OF OPERATING BILLS

RESOLUTION 2025-06-0077

3. APPROVAL OF ADVANCED PAYMENT BILL LIST

RESOLUTION 2025-06-0078

4. APPROVAL OF CREDITS

RESOLUTION 2025-06-0079

5. APPROVAL OF CHANGE ORDERS (ONE)

RESOLUTION 2025-06-0080: APPROVAL OF CHANGE ORDER NO. 3 TO PS&S, LLC FOR DRAINAGE AND PAVING OF THE PROPERTY AT 551 SOUTH 2ND STREET AT THE BALZANO TERMINAL



- 6. APPROVAL OF CONSTRUCTION FUND REQUISITIONS
RESOLUTION 2025-06-0081:**
- 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 2025-06-0082: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR SINKHOLE REPAIRS ON PIER 1 OF THE BROADWAY MARINE TERMINAL**
- B. RESOLUTION 2025-06-0083: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR RAIL TRACK INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS**
- C. RESOLUTION 2025-06-0084: RECONSTRUCTION OF THE RAIL TRACK AT THE BALZANO MARINE TERMINAL, CONTRACT AMENDMENT FOR URBAN ENGINEERS**
- D. RESOLUTION 2025-06-0085: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR HVAC SYSTEMS INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS**



E. RESOLUTION 2025-06-0086: APPROVAL TO ISSUE AN RFP FOR PURCHASE OF CARGO HANDLING EQUIPMENT AND TO AUTHORIZE EXECUTIVE DIRECTOR TO ENTER INTO GRANT AGREEMENT WITH NJDEP

F. RESOLUTION 2025-06-0087: APPROVAL TO ISSUE AN RFP FOR THE PURCHASE OF TWO ELECTRIC TOP LOADERS

G. RESOLUTION 2025-06-0088: APPROVAL TO PURCHASE ONE (1) 2025 HYSTER MODEL H360HD FORKLIFT

H. RESOLUTION 2025-06-0089: AUTHORIZING EXECUTIVE DIRECTOR/CEO TO EXECUTE NJDOT FY 2025 RAIL FREIGHT ASSISTANCE PROGRAM GRANT AGREEMENT

I. RESOLUTION 2025-06-0090: APPROVAL TO ISSUE AN RFP FOR PURCHASE OF EV FORKLIFT

11. SUPPLEMENTAL BOARD INFORMATION:

J. MARKETING COMMITTEE REPORT & PHOENIX/ARTLIP COMMUNICATIONS REPORT

K. PORT SECURITY UPDATE

L. PAULSBORO MARINE TERMINAL PROJECT UPDATES

PUBLIC SESSION FOR QUESTIONS / COMMENT

12. CLOSED SESSION AND/OR ADJOURNMENT



ACTION ITEM:

A. RESOLUTION 2025-06-0082: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR SINKHOLE REPAIRS ON PIER 1 OF THE BROADWAY MARINE TERMINAL

REQUEST

Staff is requesting Board approval to award a construction contract to Paving Plus to make sinkhole repairs to Pier 1 at the Broadway Marine Terminal.

BACKGROUND

Approval to advertise this work was granted by the board in Resolution Number 2024-12-0151. The design engineer was S.T. Hudson Engineers.

Plans and specifications were prepared and advertised in three local newspapers and posted on the SJPC website. A Prebid site visit was performed on May 15, 2025, with six (6) firms attending.

Bids were opened on Friday May 30, 2025. Four bids were received as follows:

Company	Bid Amount
Paving Plus Glassboro, NJ	\$254,000
South State Bridgeton, NJ	\$273,000
JPC Group Blackwood, NJ	\$397,000
D'Angelo Brothers Philadelphia, PA	\$401,500

RECOMMENDATION:

Staff is requesting Board approval to award a construction contract to Paving Plus of Glassboro, New Jersey, for sinkhole repairs to Pier 1 at the Broadway Marine Terminal, in the amount of \$ 254,000.



ACTION ITEM:

B. RESOLUTION 2025-06-0083: APPROVAL TO AWARD A CONSTRUCTION CONTRACT FOR RAIL TRACK INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS

REQUEST

Staff is requesting Board approval to award a contract for rail track inspection services, preventative maintenance, and emergency repairs at the Camden Marine Terminals for a one (1) year period with options to renew for up to two (2) one-year extensions.

BACKGROUND

Although Conrail inspects and maintains the rail network to the Camden ports, sections of rail track located immediately adjacent to and outside the port defined in a sidetrack agreement fall outside of Conrail's responsibility. Conrail has advised that SJPC is now responsible for the sidetrack rail is to be inspected and maintained to Federal Railroad Administration Class 1 Track Standards as covered by the Conrail / SJPC sidetrack agreement.

Pursuant to the Board Authorization: RESOLUTION 2025-02-0028 REQUESTING APPROVAL TO ISSUE AN INVITATION FOR BIDS - RAIL TRACK INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS, an Invitation for Bidders (IFB) was prepared and advertised to solicit public bids.

The IFB was posted on the SJPC website, advertised in three papers, and 4 firms identified by Conrail were notified directly of the opportunity. A Prebid meeting was held on Thursday, May 1, 2025, with two contractors in attendance. No addenda were issued, and four bids were received on Thursday, May 22, 2025, as follows:

SOUTH JERSEY PORT CORPORATION
Board of Directors Meeting – June 17, 2025



Contractor	Amount
Railroad Construction Company, Inc Patterson, NJ	\$77,000
Rhinehart Railroad Construction, Inc Fallston, MD	\$86,630
Railroad Construction Company of South Jersey, Inc. Paulsboro, NJ	\$82,900
Railpod, Inc. Boston, MA	\$123,000

Legal review confirmed that the bid met all the requirements of the IFB.

RECOMMENDATION:

Staff is recommending Board approval to award a contract for the rail track inspections, preventative maintenance, and emergency repairs at the Camden Marine Terminals to the low bidder, Railroad Construction Company, Inc., of Paterson, New Jersey, in the Lump Sum Amount of \$77,000 for a one (1) year period, with the option to renew for up to two (2) one-year extensions at the initial bid amount.



ACTION ITEM:

C. RESOLUTION 2025-06-0084: RECONSTRUCTION OF THE RAIL TRACK AT THE BALZANO MARINE TERMINAL, CONTRACT AMENDMENT FOR URBAN ENGINEERS

REQUEST

SJPC staff is requesting Board approval for an amendment to the Urban Engineers contract to address construction complexities with the installation of the crossing frog rail components and transition from land to berth structure as the construction work progresses.

BACKGROUND

Urban Engineers was awarded a contract for design services to rehabilitate the rail track and associated underground drainage systems impacted by the new rail alignment at the Balzano Marine Terminal at the December 2020 board meeting by Board Resolution 2020-12-0110 in the amount of \$249,000. In December of 2022, Urban Engineers received a contract amendment for \$55,500 by Board Resolution 2022-12-0141, to redesign the project due to bids received above the budget. A construction contract within budget was subsequently awarded to Tracks Unlimited, LLC.

In December of 2023, Urban Engineers was provided a contract amendment for \$71,100 by Board Resolution 2023-12-0141 to address a significant amount of submittal review and RFI resolution work to address issues with long lead materials and numerous undocumented underground drainage infrastructure conflicts during the first two years of the construction.

In July of 2024, Urban Engineers received a contract amendment for \$48,000 by Board Resolution 2024-07-0090 to address a continuous series of unforeseen underground conditions associated with the replacement of drainage systems.

Urban Engineers has been requested to continue providing further increased services during construction to include the expenditure of additional research and design effort relative to the detailing of selective demolition at the approach to, and on, the pile supported deck of Berth 3. This location is where the existing crane rail grade beam and the railroad sidetrack crossing intersect.

A contributing factor to the necessity of some of this additional work was the lack of record drawings relative to the construction of Berth 3. During demolition it was revealed that the deck was not constructed in accordance with the plans which resulted in a localized collapse. This additional engineering work addresses those issues.

SOUTH JERSEY PORT CORPORATION

Board of Directors Meeting – June 17, 2025



This project is partially funded in the amount of \$6,010,650 by a NJDOT Rail Freight Assistance Program grant from FY 2020.

RECOMMENDATION:

Staff is requesting Board Approval to amend Urban Engineers' contract in the amount of \$22,900 to address additional engineering services as required for the Rail Reconstruction Project at the Balzano Terminal. The total engineering fees would be adjusted to \$446,500.

Original Contract	\$ 249,000
Amendment No 1	\$ 55,500
Amendment No 2	\$ 71,100
Amendment No 3	\$ 48,000
Amendment No 4	\$ 22,900
<u>Amended Contract Total</u>	<u>\$ 446,500</u>



ACTION ITEM:

D. RESOLUTION 2025-06-0085: APPROVAL TO ISSUE AN INVITATION FOR BIDS FOR HVAC SYSTEMS INSPECTION SERVICES, PREVENTATIVE MAINTENANCE, AND EMERGENCY REPAIRS AT THE CAMDEN MARINE TERMINALS

REQUEST

Staff is requesting Board approval to issue an IFB for public bids to perform inspection, preventative maintenance, and emergency repair services for HVAC systems at the Camden Marine Terminals for a one (1) year period, with up to two (2) one-year extensions.

BACKGROUND

There are over thirty (30) pieces of HVAC equipment at the two Camden Marine Terminals.

An equipment nameplate inventory revealed that most of these units were installed at the same time 15 years ago. They are getting old. All units regardless of age require periodic inspection, preventive maintenance, and repairs.

Emergency repairs are occasionally needed because when the units go down, employees are left without heat or air conditioning, and a timely response is warranted.

RECOMMENDATION:

Staff requests Board approval to publicly advertise for a services contract to perform periodic inspections, preventative maintenance, and emergency repair services for HVAC systems at the Camden Marine Terminals for a one (1) year period, with up to two (2) one-year extensions.



ACTION ITEM:

E. RESOLUTION 2025-06-0086: APPROVAL TO ISSUE AN RFP FOR PURCHASE OF CARGO HANDLING EQUIPMENT AND TO AUTHORIZE EXECUTIVE DIRECTOR TO ENTER INTO GRANT AGREEMENT WITH NJDEP

REQUEST

Staff is requesting Board approval to issue an RFP, or direct purchase of 13 electric forklifts through a State-approved co-op, pending final award of a Volkswagen Environmental Mitigation Trust grant from the New Jersey Department of Environmental Protection (NJDEP). Staff is also requesting Board approval for the Executive Director to enter into a grant agreement with NJDEP.

BACKGROUND

SJPC submitted an application to NJDEP through the Volkswagen Environmental Mitigation Trust for 13 pieces of electric cargo handling equipment.

On February 6, 2023, New Jersey adopted the Mobile Cargo Handling Equipment at Ports and Intermodal Rail Yards rule. This rule requires that beginning on March 1, 2025, all “new cargo handling equipment,” defined as any mobile off-road, self-propelled vehicle, or equipment with a diesel-fueled CI engine used at a port or intermodal rail yard to lift or move container, bulk, or liquid cargo carried by ship, train, or another vehicle, or used to perform maintenance and repair activities that are routinely scheduled or that are due to predictable process upsets, brought into a regulated facility must have either a Tier 4 Final off-road engine, or an on-road engine meeting the 2010 or newer on-road emission standards.

This grant will enable SJPC to comply with the first phase of these regulations.

Staff is requesting Board approval to issue an RFP or directly purchase from a State-approved co-op for the acquisition and installation of these vehicles and their accompanying charging stations.

Additionally, before SJPC can make any purchases, the Port has to enter into a grant agreement with NJDEP. Therefore, staff is requesting the Board to authorize the Executive Director to enter into that agreement.

SOUTH JERSEY PORT CORPORATION

Board of Directors Meeting – June 17, 2025



RECOMMENDATION:

Staff recommends Board approval to issue an RFP, or directly purchase from a State-approved co-op, for the acquisition and installation of 13 electric cargo handling vehicles and to authorize the Executive Director to enter into a grant agreement with NJDEP.



ACTION ITEM:

F. RESOLUTION 2025-06-0087: APPROVAL TO ISSUE AN RFP FOR THE PURCHASE OF TWO ELECTRIC TOP LOADERS

REQUEST

Staff requests Board approval to issue an RFP for the purchase of two electric top loaders funded through a DVRPC/NJDOT grant.

BACKGROUND

The SJPC applied to the NJDOT through the Delaware Valley Regional Planning Commission (DVRPC) for grant funding under their Carbon Reduction Program. This new federal-aid funding category was established under the Infrastructure Investment and Jobs Act (Public Law 117-58, aka the Bipartisan Infrastructure Law), and provides funding for projects that will reduce transportation emissions.

The scope of this project is to replace two Tier 0 (Pre-1998) diesel top loaders with two new electric-powered top loaders. Replacing these top loaders with electric vehicles will significantly reduce emissions associated with diesel engines, thereby improving air quality. The estimated costs to purchase, deliver, install, and assemble these vehicles are \$4,000,000. The local match would be 20%.

At their meeting on April 9, the DVRPC's Regional Technical Committee voted to amend the FY2024 Transportation Improvement Plan (TIP) for New Jersey to include a Carbon Reduction Program line item for the grant to the SJPC. The DVRPC full board voted for the action at their regular meeting on April 25, 2024.

RECOMMENDATION:

Staff recommends Board approval to issue an RFP for the purchase of two electric top loaders funded through a DVRPC/NJDOT grant.



ACTION ITEM:

G. RESOLUTION 2025-06-0088: APPROVAL TO PURCHASE ONE (1) 2025 HYSTER MODEL H360HD FORKLIFT

REQUEST

Staff is requesting Board approval to purchase one (1) 2025 Hyster Model H360HD Forklift.

BACKGROUND

The forklift will replace a unit that is currently being rented monthly. The new forklift will have a tier 4 diesel engine as required by the NJDEP for cargo handling equipment and provide us with a machine that can be utilized at either Balzano or Broadway Marine Terminals. We currently only have charging capability for 36,000-pound machines at the Balzano Marie Terminal.

Staff received a quote for one (1) 2025 Hyster Model H360HD Forklift from Eastern Lift Truck utilizing Sourcewell Contract 053024-HYS in the amount of \$259,679. Delivery of the new forklift will be approximately two weeks after the order is placed, eliminating the monthly rental cost.

RECOMMENDATION:

Staff are therefore recommending Board approval to purchase one (1) 2025 Hyster Model H360HD Forklift in the amount of \$259,679 utilizing Sourcewell Contract 053024-HYS.



ACTION ITEM:

H. RESOLUTION 2025-06-0089: AUTHORIZING EXECUTIVE DIRECTOR/CEO TO EXECUTE NJDOT FY 2025 RAIL FREIGHT ASSISTANCE PROGRAM GRANT AGREEMENT

REQUEST

Staff requests the Board to authorize the Executive Director/CEO to execute the NJDOT FY 2025 Rail Freight Assistance Program (RFAP) grant agreement.

BACKGROUND

South Jersey Port Corporation has been awarded a grant of \$3,393,000 from the New Jersey Department of Transportation's (NJDOT's) FY 2025 Rail Freight Assistance Program (RFAP) for the Port's "Phase 3 Rail System Improvements" project at the Balzano Marine Terminal. The grant will enable SJPC to replace the rail along Front Street.

RECOMMENDATION:

Staff recommends Board approval to authorize the Executive Director/CEO to execute the NJDOT FY 2025 Rail Freight Assistance Program (RFAP) grant agreement.



ACTION ITEM:

I. RESOLUTION 2025-06-0090: APPROVAL TO ISSUE AN RFP FOR PURCHASE OF EV FORKLIFT

REQUEST

Staff requests Board approval to purchase one 36,000-pound electric forklift from Eastern Lift Truck per the 2024 Diesel Emission Reduction Act (DERA) grant award from the USEPA.

BACKGROUND

SJPC was awarded a 2024 DERA grant for the acquisition of one Hyster 36,000-pound electric forklift from USEPA. The price from Eastern Lift Truck through their Sourcewell Contract 053024-HYS is \$588,371. EPA has awarded the Port \$228,037. to use towards the purchase. SJPC would be responsible for the remaining balance of approximately \$360,334.

Staff is requesting Board approval to issue an RFP for the purchase and installation of this equipment and the accompanying charging station.

RECOMMENDATION:

Staff recommends Board approval to purchase one Hyster 36,000-pound electric forklift from Eastern Lift Truck for \$588,371.



INFORMATION ITEM:

J. MARKETING REPORT:



INFORMATION ITEM:

K. SECURITY UPDATE:

- There were no significant security incidents to report since the last board meeting.
- No significant security issues to report pertaining to Paulsboro and Salem.
- Attended this month's Camden Corporation Watch Meeting, which was held at the Battleship New Jersey.
- Collaborated with NJOHSP to conduct a Security Assessment of the Balzano Marine Terminal
- Attended the CISA's Cybersecurity Workshop with a few members of SJPC.
- Continued to network with several stakeholders.



INFORMATION ITEM:

L. 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