

**SOUTH JERSEY TRANSPORTATION AUTHORITY**  
**BOARD OF COMMISSIONERS MEETING**  
**AUGUST 18, 2021**  
**AGENDA**  
**Revised 8/18/21**

The August 18, 2021 Board of Commissioners Annual Reorganization Meeting will be held at 9:00 a.m. via Teleconference. Opportunity for public participation by telephone will be available by dialing: 1 (800) 346-7359 access code: 492851.

1. Statement of Public Notice
2. Roll Call
3. Approval of the August 18, 2021 Agenda
4. Approval of the July 21, 2021 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. Presentation and Approval of Bills
11. Resolutions and Motions

**RESOLUTIONS TO BE PRESENTED**

**RESOLUTION 2021-100 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN JEMAL'S ATLANTIC CITY L.L.C. AND SOUTH JERSEY TRANSPORTATION AUTHORITY FOR THE LEASING OF OFFICE SPACE AT THE NEW YORK AVENUE PARKING GARAGE, SUITE 105, LOCATED AT 17-29 SOUTH NEW YORK AVENUE, ATLANTIC CITY, NEW JERSEY**

The Authority's responsibilities are those assumed with the acquisition of Atlantic City Transportation Authority including operation of the New York Avenue Parking Garage and related office and commercial space as designated as Block 147, Lot 1 on the tax map of the City of Atlantic City, Atlantic County, New Jersey (the "Property"). N.J.S.A. 27:25A-7(1) permits the Authority to "acquire, lease as lessee or lessor, own, rent, use hold and dispose of real property and personal property or any interest therein, in the exercise of its powers and the performance of its duties under this act. On March 17, 2021, the Authority adopted resolution 2021-16 authorizing the sale of the Property by public auction. The Authority held a public auction on June 3, 2021. Six parties were actively involved in the bidding for the sale of the Property after publication of a formal advertisement, by two insertions, in the appropriate newspaper and in the time and manner required by the Local Land and Buildings Law. Upon review the bids submitted by Douglas Development Corporation of Washington, D.C., the Authority determined that the same satisfied the minimum bid required and met all of the terms and conditions of the sale as set forth in the Advertisement of Sale and Bid Package. Douglas Development Corporation's bid for the Property was accepted by the Authority. The Property was sold to an assignee of Douglas Development Corporation, to wit: Jemal's Atlantic City, LLC. The Authority, prior to the sale of the Property, occupied a portion of the commercial space located in the Property. The Authority wishes to continue to occupy space in the Property, although less space than was occupied prior to the sale. The Authority and Jemal's Atlantic City, LLC desire to enter into a lease whereby the SJTA will rent certain space in the Property. The Authority wishes to rent Suite 105 located at 27-29 South New York Ave. located in the Property ("Leasehold"). Jemal's Atlantic City, LLC wishes to rent to the Authority the Leasehold. The term for the Leasehold will be two (2) years; the base rent for the first year will be \$48,000.00; the base rent for the second year will be \$49,440.00.

**RESOLUTION 2021-101 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 2021-103 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT TO SOUTH STATE, INC. OF BRIDGETON, NEW JERSEY FOR THE ATLANTIC CITY EXPRESSWAY CONNECTOR, ROUTE 30, ROUTE 87 & ROUTE 187 RESURFACING PROGRAM**

On June 30<sup>th</sup> and July 1<sup>st</sup>, 2021, the Authority publicly advertised for bids for the Atlantic City Expressway Connector, Route 30, Route 87, and Route 187 Resurfacing Program. Work for this project consists of furnishing all labor, equipment, and materials and performing all work required to resurface the roadways including shoulders. Work includes the installation of ADA curb ramps, concrete curb replacement and roadway striping. There are two (2) base bids each defined as follows: Base Bid 1: All the roadways indicated on the project plans; Base Bid 2: All the roadways indicated on the project plans except for the following: Ramp E - East and West, North Carolina Avenue, and Ramp F. The Authority's selection of the Base Bid is contingent upon available funds. On July 20, 2021, three (3) bids were received, opened, and tabulated. Following a review of the bids, the Authority deemed that the Base Bid No.1, of which limits are indicated above, represented the best value for the Authority. South State, Inc. of Bridgeton, New Jersey was deemed to have submitted the lowest responsible bid for the desired Base Bid No. 1 in an amount not to exceed \$5,096,296.30. The Director of Engineering/Chief Engineer believes it to be in the best interest of the Authority and recommends entering into a contract with South State, Inc. of Bridgeton, New Jersey, for the Atlantic City Expressway Connector, Route 30, Route 87 and Route 187 Resurfacing Program, Base Bid No. 1, in an amount not to exceed \$5,096,296.30

**RESOLUTION 2021-104 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT TO THE AMBIENT GROUP LLC OF WILLIAMSTOWN, NEW JERSEY FOR THE GRASSLAND CONSERVATION AND MANAGEMENT AREA (GCMA) BUILDING DEMOLITION PROJECT**

On June 30, 2021, and July 1, 2021, the Authority publicly advertised for bids for the Grassland Conservation and Management Area (GCMA) Building Demolition Project. Work for this project furnishing all labor, equipment, and materials and performing all work required to demolish eight (8) buildings and other miscellaneous structures as shown and described in the Project Drawings and Technical Specifications. On July 20, 2021, one (1) bid was received, opened, and tabulated. The Ambient Group LLC of Williamstown, New Jersey was deemed to have submitted the sole responsible bid in and amount not to exceed \$356,400.00. The Director of Engineering/Chief Engineer believes it to be in the best interest of the Authority and recommends entering into a contract with The Ambient Group LLC of Williamstown, New Jersey, for the Grassland Conservation and Management Area (GCMA) Building Demolition Project in an amount not to exceed \$356,400.00.

**RESOLUTION 2021-105 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE, EXECUTE AND ACCEPT GRANTS AND RELATED DOCUMENTS WITH REGARDS TO THE TRANSPORTATION SECURITY ADMINISTRATION ON BEHALF OF THE AUTHORITY WITH RESPECT TO THE AUTHORITY'S AIRPORT DIVISION**

Pursuant to Section 7(r) of the Act, the Authority has the power, subject to approval by the Commissioners, 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 Transportation Security Administration ("TSA") has been delegated authority to award Federal financial assistance for airports. The Authority submits grant applications to the TSA for funding to perform necessary improvements and implement certain security measures and

does accept funding for same. It is the desire of the Board of Commissioners to authorize the Executive Director or his designee to accept grants from the TSA and execute related documents in connection with said grants on behalf of the South Jersey Transportation Authority.

**RESOLUTION 2021-106 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE ENTRANCE INTO AN AGREEMENT WITH CAMDEN COUNTY COLLEGE TO OPERATE A SHUTTLE SERVICE**

The Authority currently provides transportation services for Camden County College, (the "College") which is set to expire on August 31, 2021. Camden County College has requested continued transportation services connecting their Camden and Blackwood Campuses, for a term of three (3) academic years, or until the College provides formal notice of termination. The Authority will receive the following payments from the College for services provided during the 2021-2024 academic years (each academic year will be billed in nine (9) monthly installments): AY21/22 \$106,650.00 (\$11,850.00) per month; AY22/23 \$115,650.00 (\$12,850.00) per month and; AY23/24 \$124,650.00 (\$13,850.00) per month. The College may request additional transportation services from the Authority at a cost of \$50.00 per vehicle, per hour, calculating the hours of service on a portal-to-portal basis. The Director of Transportation Services believes it is in the best interest to the Authority to continue providing shuttle services to the College.

**RESOLUTION 2021-107 OF THE SOUTH JERSEY TRANSPORTATION AUTHORITY AUTHORIZING THE AWARD OF A CONTRACT TO SCALFO ELECTRIC, INC. OF VINELAND, NEW JERSEY FOR ATLANTIC CITY INTERNATIONAL AIRPORT (ACY) 2021 AIRFIELD ELECTRICAL UPGRADES PROJECT**

On March 31, 2021 and April 1, 2021, the Authority publicly advertised for bids for the Atlantic City International Airport (ACY) 2021 Airfield Electrical Upgrades Project. The scope of this project includes the demolition of a portion of the existing ADB CCR lineup and existing S-1 series cut-out arrangement, associated temporary/permanent wiring, conduit, power distribution and control wiring. The fabrication and installation of the replacement CCR lineup and S-1 cut-outs, including manual transfer switch, conduits, power wiring and associated control wiring. Integration of new CCR lineup to the ACY ALCMS systems. On April 20, 2021, the Authority received two (2) bids; however, due to low bidder failing to submit a complete bid and both bids exceeding the projected budget and estimate for the project, the Authority was forced to rebid the project, On June 2, 2021 and June 3, 2021, the Authority publicly re-advertised for bids for the Atlantic City International Airport (ACY) 2021 Airfield Electrical Upgrades Project Rebid. On June 29, 2021 four (4) bids were received, opened, and tabulated and subsequently rejected due to low bidder failing to submit a complete bid, and the remaining bids being well in excess of the Authority's estimate for the project. Pursuant to Section 8(a) of the Act, the Authority is required to publicly advertise for all contracts and agreements made pursuant to the Act to be awarded by the Authority only after public advertising. Pursuant to Section 8(b)(6) of the Act, the Authority the Authority may negotiate a contract without public bid or advertisement when the Authority has advertised for bids on two occasions and received no responsive bids and at that time, the contract may then be negotiated and awarded to any responsive contractor except that the terms, conditions, restrictions and specifications in the negotiated contract cannot be substantially different than those in the competitive bidding, The Authority negotiated with Scalfo Electric, Inc. of Vineland, New Jersey the result of which was a best and final offer of \$1,060,330.00 with no change in project scope. The Director of Engineering/Chief Engineer believes it to be in the best interest of the Authority and recommends entering into a contract with Scalfo Electric, Inc. of Vineland, New Jersey for the Atlantic City International Airport (ACY) 2021 Airfield Electrical Upgrades Project in an amount not to exceed \$1,060,330.00.

12. Petitions and Communications, Unfinished Business, New Business
13. General Comment
14. Time and Place of Next Meeting: The next regularly scheduled Board meeting will be held on **Wednesday, September 15, 2021 at 1:00 p.m. via teleconference.**

ADJOURNMENT