



ANNUAL REPORT

2022

THE AUTHORITY
OF CUMBERLAND
COUNTY, NJ



**THE
AUTHORITY**
Improving your Tomorrow.

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OUR MISSION



The Authority along with its Solid Waste Complex offers a wide range of innovative services to businesses and residents in South Jersey. From financing for large commercial operations to the micro-grid at our landfill, we're making a big impact.

The Authority continues to work on enhancing education, promoting innovative workforce development initiatives, foster shared services with other government entities, invest in new projects that broaden the structure of the economy, and develop partnerships with businesses and industries to leverage investment and increase employment.

Areas of concentration:

- **Landfill Management**
- **Construction Management Services**
- **Shared Services**
- **Downtown Redevelopment**
- **Alternate Energy**
- **Public Facilities**
- **Advocacy and Information**
- **Business Recruitment**

Pillars of our strategy:



Provide competitive economic infrastructure



Develop a stronger economy through quality jobs, skilled workforce, and new business creation



Be the best version ourselves. Enhance our communities & neighborhoods



Create and support an innovation culture



Lead with strong governance & management



ADMINISTRATION

GERARD VELAZQUEZ, III
PRESIDENT & CEO

MARY TRIBOLETTI
SENIOR VICE PRESIDENT,
FINANCE/CFO

ANTHONY RIVIERA
SOLID WASTE COMPLEX,
MANAGING DIRECTOR

BOARD OF COMMISSIONERS

GEORGE OLIVIO
CHAIR

ROBERT P. NEDOHON, JR.
TREASURER

ALBERT B. KELLY
VICE CHAIR

SHELLY SCHNEIDER
ASST. TREASURER

DALE K. JONES
SECRETARY

2022 REVIEW

On behalf of the Authority's Board and staff, we would like to thank the Cumberland County stakeholders, partners, constituents and leaders that have supported our efforts to improve the quality of life in Cumberland County over the past 10 years.

Our inaugural Annual Report is a compilation of success stories that are possible only through partnership and collaboration. In order to implement more than \$448.7 million in project development, and have an economic impact of more than \$907 million, an organization must have resilience and fortitude to push forward, regardless of the challenges.

While we continuously seek to improve and expand our impact, the gains accomplished to date are significant. The increases to our per capita income were the 6th highest in the state; along with a \$790 million year over year increase in the county's ratable base, \$2 billion in private investment during 2020-2022, 6 million square feet of development approvals and construction during 2020-2022, \$4.3 million in shared service savings, and the lowest unemployment levels in the past 10 years.

As the county's designated economic and redevelopment arm, our goal and responsibility is to facilitate growth and prosperity county-wide. Our relationships with county, regional, state, and federal partners allow us to continue to leverage resources and opportunities for Cumberland County. Our 2020-2030 Strategic Plan outlines the path that will continue to direct growth and sustainability

As we look forward to *improving your tomorrow*, The Authority will continue to nurture new relationships and opportunities that will enhance our environment, the business climate, and overall quality of life in Cumberland County.

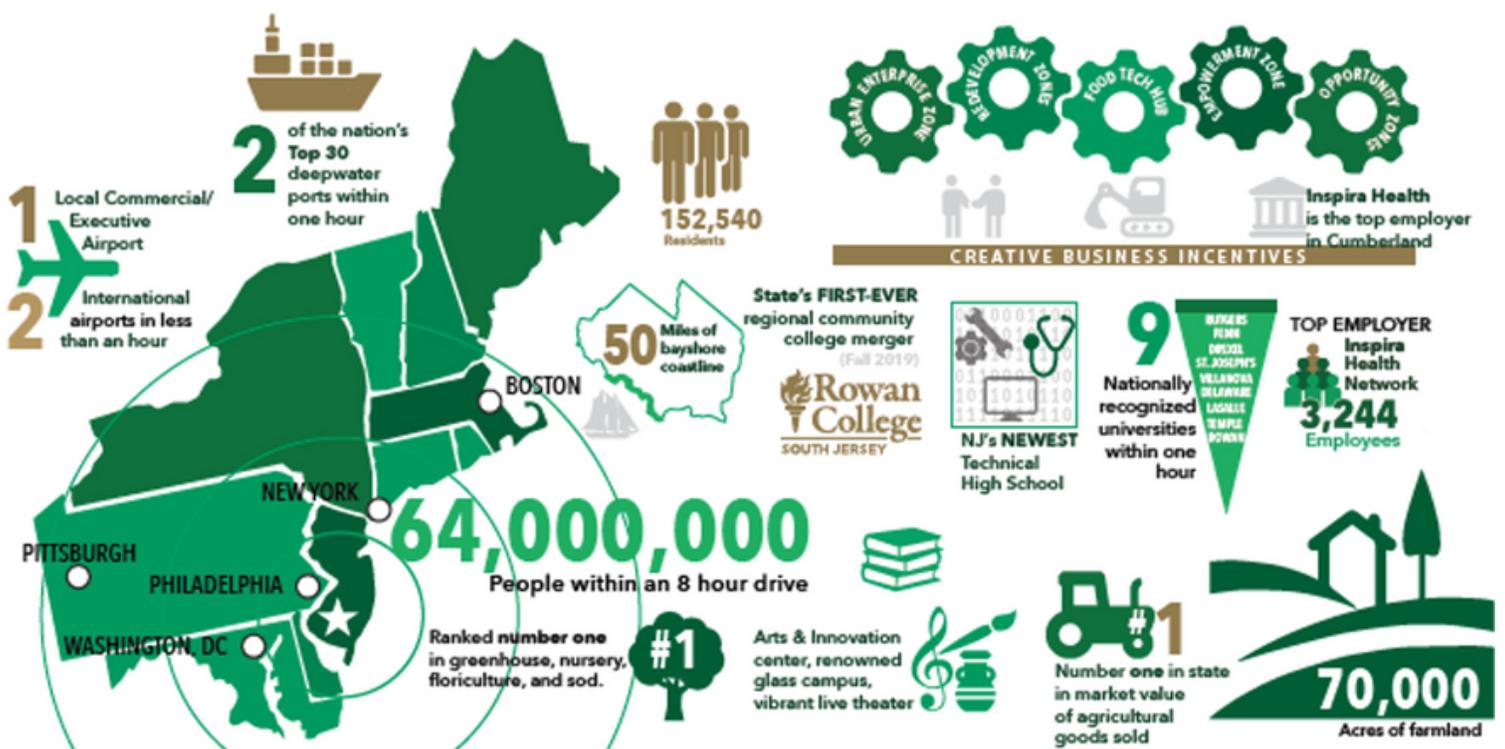
Gerard Velazquez, III
President/CEO



WHY CUMBERLAND COUNTY?

Cumberland County is a dynamic and diverse region in southern New Jersey with a strong industrial heritage. In both private and public sectors, the county has provided the land, infrastructure, utilities, and financial resources to develop job-producing facilities across every sector. As a progressive and business-friendly region, Cumberland County welcomes new businesses and supports those already established. The county is enriched by national and international firms that have found the county a viable location for production, distribution, and expansion.

Cumberland County has a number of key assets upon which to build. Our county has the most productive agricultural sector in the state and it's strategic location is in a workday's drive of 64 million people. It has a burgeoning *meds and eds* economic sector and significant investments have been made in new educational assets and partnerships.



ECONOMIC DEVELOPMENT



\$907 Million Economic Impact



\$4.3 Million Shared Service Savings



Over 6,000 Local Jobs Created

As the designated economic development and redevelopment entity, The Authority has the expertise in place to support its county's business' needs. The Authority provides financing, technical assistance, workforce development, pre-development, and construction management process to help successfully advise business decisions. The Authority is the one-stop business services center, which has guided the county through the Covid-19 recovery process and facilitates long-term investments.

Since 2015, the Authority has been a catalyst in the funding and development of 54 projects, representing a total investment of \$448.7 million. These projects have created over 6,000 full and part-time jobs and have had an overall economic impact of \$907 million throughout our region. By providing shared services across the county, The Authority saves the county and local taxpayers \$4.3 million annually.

SHARED SERVICE GAINS/BENEFITS

Small Business Assistance

\$782,931 distributed;
80 businesses assisted

Two-Thirds of those helped were minority or women-owned businesses

Economic Development: Admin,

Marketing, Public Relations/Conference, Real Estate Shared- Marketing County General properties for revenue production or sale

Cumberland County College Economic and Redevelopment initiatives

County Contribution Capital Project Funding

Rental Savings/Lease Properties Equipment Financing Program

Fleet Maintenance

Facilities Management and Custodial Services

Deerfield Host Community Benefit E-Waste

Health Department Contribution Household Hazardous Waste

Trash Removal/Direct Building/ Rental/E-Waste/Single Stream Curbside Vineland, Millville, Bridgeton

78-80 Atlantic Street Parking Lot Car & Truck Wash

Construction Management Single Stream Recycling

Roadside Clean-Up



IMPROVING YOUR TOMORROW

These are current projects that were completed/undergoing completion or pending within the 2021-2022 years in order to lead economic development for the county, encourage innovation within businesses, and improve your tomorrow. Together, these public projects accounted for \$169 million in investment, over 2,169 new full-time or part-time jobs, and an estimated \$291 million in economic impact. This impact is further detailed in The Authority's Updated Impact Analysis Report.



Rowan Medicine Facility



Salem County Courthouse



Millville Public Library Expansion



Cumberland County Clerk's Office



Food Specialization -Simulate Fit Out



Food Specialization -CHANK'S Fit Out

- Building #3 Renovation at the Cumberland Family Shelter
- Bridgeton Fire Station
- CCTEC Engineering School Renovation
- Cumberland County Recovery Center (72 North Pearl Street)
- Cumberland County Sheriff's Armory
- NJ State Police Barracks
- RCSJ FPAC Nursing Labs
- RCSJ Alampi Science Center HVAC Upgrades
- Solid Waste Facility- Side Slope Upgrades
- Vineland BOE HVAC Upgrades
- Lebanon Road Solar Project
- Solid Waste Complex Storage Facilities

- 2745 S. Delsea Drive
- 4H Center Building Renovations
- Shared Services
- Master Plan for County Fairgrounds , and for County-Wide Recreation, Tourism, & Cultural Heritage Facilities
- Broadband Expansion- Cumberland & Salem Counties
- Salem County Correction Facility Renovations
- Salem County Department of Health Vaccination/Testing Building
- Salem County Child Advocacy Center
- Salem County OEM Storage Facility
- Cape May Library at the Historic Franklin Street School

ECONOMIC IMPACT

Recent trends have shown that Cumberland County has experienced a steady increase in economic activity and investment. The county's population has grown by more than 10% in the last 5 years, and unemployment is at an all-time low. The strong job market and increasing wages have translated to increased spending power, creating a ripple effect of economic impact.

The Authority's project investments has established significantly large impacts on the county. There has been 6 million square feet approved for private investment, with a total investment of \$1.34 billion thus far. The creation of jobs has also helped to aid in the unemployment rate that is even lower than before Covid's rise. Annual increases in per capita income for Cumberland County is number six in the state at approximately 8.5%.

Unemployment
Below Pre-
Covid Levels

Per Capita
Income
Increase: Top 6
in NJ at 8.5%
(Year over Year)

6 Million
Square Ft.
Approved or
Proposed

INCREASE IN COUNTY'S RATABLE BASE BY
\$790 MILLION (2021/2022)

SOLID WASTE & RECYCLING

For over 30 years, the Authority has handled Cumberland County's landfill needs with sound environmental practices and forward-thinking management. Ongoing projects are aimed at decreasing costs, protecting the environment, expanding shared service opportunities, and increasing energy sources for the region. The Authority also holds a partnership with ACUA, in which ACUA provides assistance in curbside collection for parts of Cumberland County.

220,627 TONS

(441.3 MILLION POUNDS)

OF WASTE TIPPED ON THE
LANDFILL AT THE SOLID
WASTE COMPLEX IN 2022

*Including Municipal Solid Waste,
Bulky Waste, Vegetative Waste,
Animal & Food Product Waste, Dry
Industrial Waste, and Asbestos*

15,280 TONS

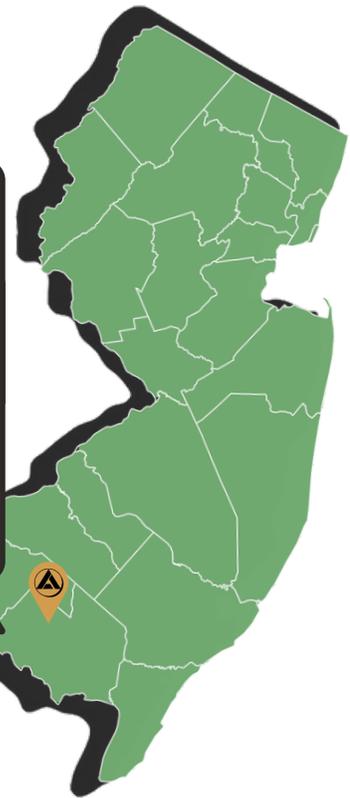
(30.6 MILLION POUNDS)

RECYCLED IN 2022

2023 Cumberland County Disposal Fees:

- **Type 10: \$79.50 per ton**
 - Municipal Solid Waste
- **Type 13: \$90.60 per ton**
 - Bulky Waste

*The Cumberland County Waste Disposal Fee remains one of the lowest in the State *



HOUSEHOLD HAZARDOUS WASTE & DOCUMENT SHREDDING

Household hazardous waste is toxic, flammable, corrosive, or reactive material that must be disposed of properly to ensure a clean environment and to avoid illnesses. Hazardous waste should only be disposed at Household Hazardous Waste & Document Shredding events. Document shredding is important for personal records and financial documents that should be destroyed appropriately to prevent identity theft. Each year, The Authority hosts three Household Hazardous Waste & Document Shredding Events.

2022 HOUSEHOLD HAZARDOUS WASTE EVENT TOTALS

24.5 TONS
(49,000 POUNDS)
OF HAZARDOUS
WASTE
COLLECTED

17.7 TONS
(35,400 POUNDS)
OF ELECTRONIC
WASTE COLLECTED

**2,529
GALLONS**
OF OIL/ANTIFREEZE
COLLECTED

19.37 TONS
(38,740 POUNDS)
OF DOCUMENTS
SHREDDED

1,881
CUMBERLAND
COUNTY RESIDENTS
ATTENDED





ENVIRONMENTAL IMPACT

LANDFILL GAS TO ENERGY

The Authority's Energy Hub converts methane gas captured from the landfill into energy to power all the facilities at the Solid Waste Complex. Utilizing the methane gas to generate energy instead of venting it into the atmosphere helps to reduce hazardous air pollution and greenhouse gases. Leachate, which is liquid that collects at the bottom of the landfill, is captured and treated to eliminate pollutants. Solids remaining after treatment are returned to the landfill to further breakdown and generate methane.

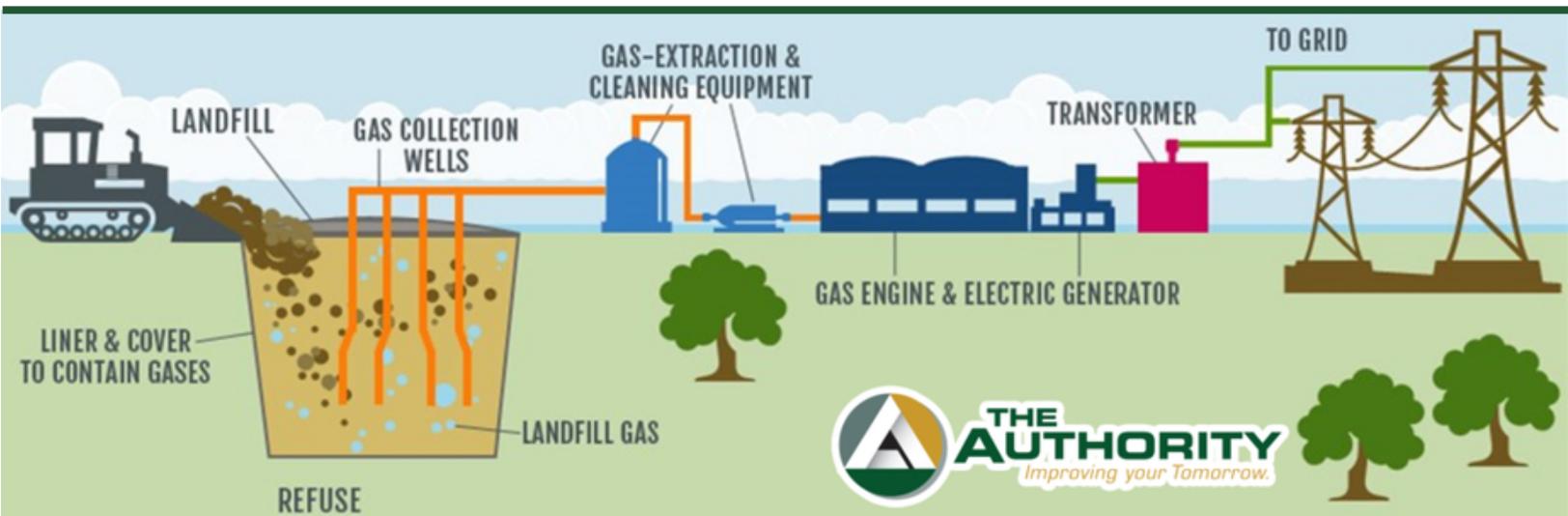


Evaporator & Concentrator



3 Landfill Gas Engines

- 25 trucks per week no longer hauling rejected water, which means 1 ton of truck emissions reduced every year.
- By evaporating leachate concentrate, The Authority eliminated GHG emissions and environmental risks associated with nearly 1,500 truckloads per year.
- Three generators are fueled by methane gas from the landfill and produce approximately 21.3 million kilowatt-hours each year—enough electricity to power 1,902 homes. The project reduces annual emissions by 15,000 tons of carbon dioxide.





ENVIRONMENTAL IMPACT

The Authority has also been creating a micro-grid for its operations as well as benefits for our community. Creating a micro-grid for sustainable energy is an important step towards a more sustainable future. Micro-grids are small-scale versions of traditional power grids, typically used to power a single area or community. A micro-grid is powered by green energy sources, such as solar. This means that it is able to generate clean, renewable energy, reducing the need for traditional fossil fuels.

SOLAR

The Authority has initiated a solar project that will provide a minimum estimated 27 MWdc of solar energy to the Micro-Grid in order to provide a greater amount of clean, efficient energy. This will create approximately 100 jobs, reduce carbon dioxide emissions, and lower the average cost of energy for the local community and municipalities.



COMPRESSED NATURAL GAS (CNG)

The Authority's Solid Waste Complex has an on-site public Compressed Natural Gas (CNG) fueling station. CNG emits 50 percent less carbon dioxide than coal when burned. This reduced 150 tons of carbon dioxide this year, which is equivalent of taking 29 vehicles off the road, or planting 7,000 trees!

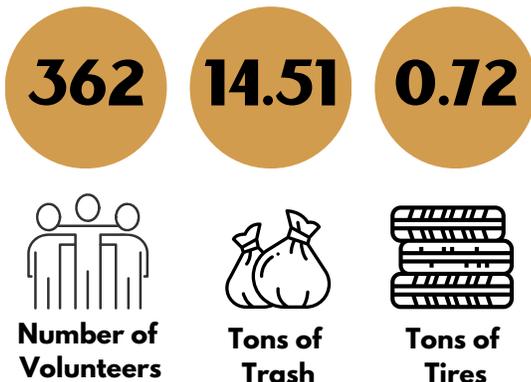


CLEAN COMMUNITIES

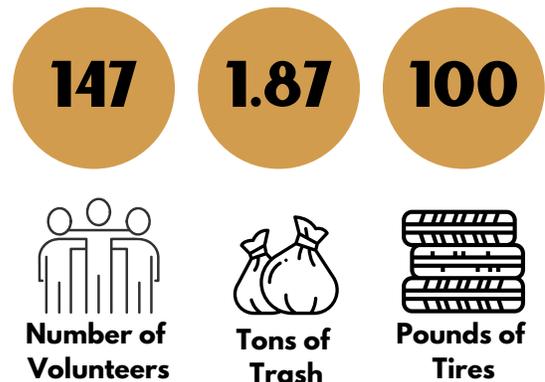


The Authority, through the Cumberland County Clean Communities Program, works diligently to keep the 540 miles of county roads and bridges under its jurisdiction litter-free. The Authority is committed to Cumberland County with a focus on innovative ways to engage volunteers who are willing to give their time to initiate or join in cleanup events on our roadways throughout our county. These cleanups help achieve a mutual goal of safe, attractive, and litter free roadways. They raise the public’s level of awareness about the alarming increase in the amount of roadside trash. The Authority provides gloves, trash bags, safety equipment, and pickup of collected trash to individuals, groups, and businesses who are diligent in regularly cleaning county roads. The Authority thanks them for doing their part in keeping Cumberland County clean and green.

2022 TRASH HUNT RESULTS



2022 WATERWAYS CLEANUP RESULTS



49.75 TONS
(99,500 POUNDS)
OF LITTER CLEANED
IN 2022 THROUGH
THE CLEAN
COMMUNITIES
PROGRAM

COMMUNITY EDUCATION & SOCIAL OUTREACH



Eco Fair at Wheaton Arts



Millville National Night Out



Environmental Education Day at the Bridgeton Public Library



Deerfield Twp. Senior Center Visit



Deerfield Twp. School STEAM Night



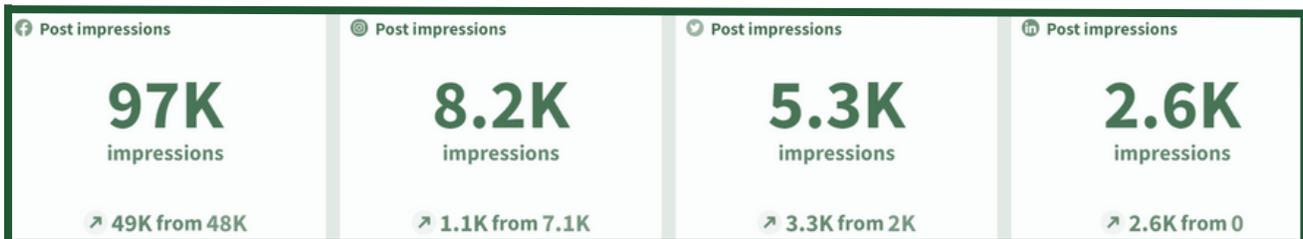
Robotecs Solid Waste Complex Tour



ACUA Earth Day

17,407 COMMUNITY MEMBERS REACHED THROUGH 25 EVENTS

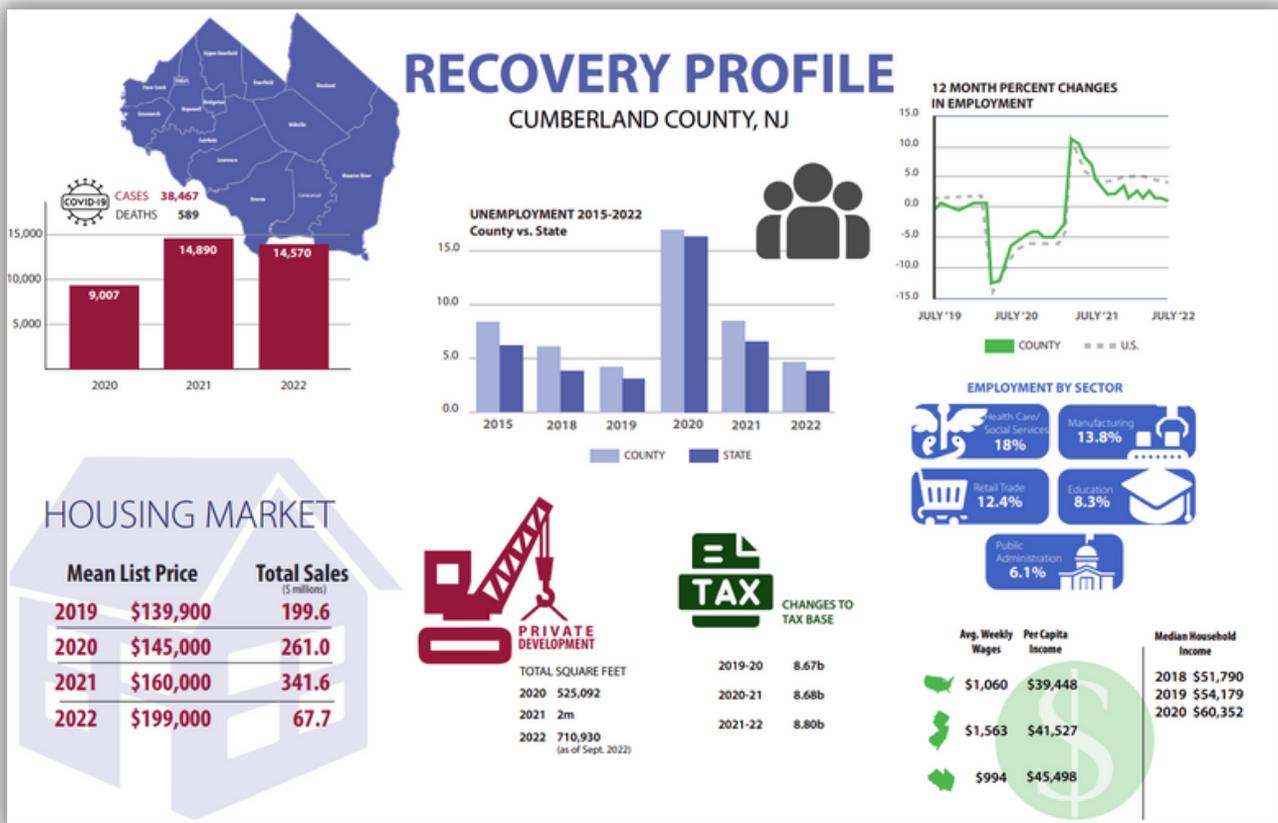
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PANDEMIC RECOVERY

The work being done by The Authority, investing in economic development and redevelopment and providing technical and shared service support for businesses and residents throughout the county has had increased importance in the face of a global pandemic and international economic downturns. Because the economic base of the county is focused on manufacturing and goods and not hospitality, Cumberland County's economic disruptions have been less severe than other areas of the state. The county's mix of industries and the investments by The Authority have resulted in stabilization of our economy and a strong recovery in the housing market, private investment, and our tax base. The following graphic displays many factors and categories that were effected by the global pandemic, and the recovery that each sector was able to achieve within the County thus far. These serve as indicators that display the overall economic recovery of Cumberland County from the pandemic.



In addition to project development and construction, The Authority has been integral in providing technical and financial support to the local small business sector. The Authority implemented a County Small Business Assistance Program, which provided 78 businesses with working capital grants. A total of over \$750,000 was provided to assist on small businesses in their recovery. The Authority has also provided a continuous flow of information to our business partners relative to state and federal funding opportunities. Seminars, webinars, and direct outreach to small businesses have enabled them to apply for N.J. Economic Development Authority, U.S. Small Business Administration, and other grant and loan opportunities.



ECONOMIC SECTORS

Cumberland County is home to a diverse range of economic sectors that help make the local economy more resilient. Some primary sectors of the economy in Cumberland County include agriculture, manufacturing, warehousing, retail, transportation, logistics, and hospitality.

Agriculture is an important part of the local economy, with many farms producing a variety of crops and livestock. These products are sold both locally and in other counties, providing an important source of revenue for the region.

Manufacturing is also a key part of the local economy, with many companies producing a variety of products. These range from food processing, to electronics, to automotive parts. The manufacturing sector also provides a wide range of jobs for local residents.

Warehousing, along with cold storage, also significantly serve our region as well as large parts of the United States.

Retail is another major economic sector in Cumberland County, with many stores and outlets selling a variety of goods and services. These range from local boutiques, to national chain stores, to online retailers.

Finally, the hospitality sector is also an important part of the local economy. This includes hotels, restaurants, and tourist attractions that help bring in visitors from outside the region. These businesses provide jobs for local residents, as well as generate income from visitors.

Overall, the combination of these primary sectors helps make the Cumberland County economy a vibrant, diverse, and resilient one, which is proven through our lessened impact of the Covid-19 pandemic.

NATIONALLY RECOGNIZED COMPANIES WITH CUMBERLAND PRESENCE

- COMAR
- CORNING
- OATLY
- DANONE



Manufacturing - 820,000 sf

ChemGlass, Comar, Espoma, Northeast Precast



Warehousing and Cold Storage

2.5 million sq feet approved or proposed since 2020



Beverage Industry- Dairy and non-dairy 150,000 sf

Danone, Cumberland Dairy, Oatly



ROVAGNATI'S FIRST U.S. FACILITY IN VINELAND





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