

UNION COUNTY IMPROVEMENT AUTHORITY
MINUTES OF THE MEETING of
Wednesday, December 3rd, 2008

7:00 PM

Call to Order was made by Chairman Anthony Scutari at 7:07 PM.

Pledge of Allegiance was lead by Chairman Scutari.

The Notice of Compliance with the Open Public Meetings Act was read by Executive Director Charlotte DeFilippo.

Chairman Scutari asked for roll call. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Samuel McGhee and Commissioner Vollero were present, and Commissioner Sebastian D'Elia and Commissioner Linda Hines were absent.

Minutes for the November 5th, 2008 Meeting were not available, and will be presented for consideration at a subsequent meeting.

RESO 80-2008

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING CHANGE ORDER NO. 2 IN CONNECTION WITH THE
CONSTRUCTION OF A NEW CITY OF LINDEN FIRE STATION NO. 3
LOCATED AT 1201 EAST ELIZABETH AVENUE, LINDEN, NEW JERSEY**

Chairman Scutari asked for a motion for approval of Resolution 80-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia and Commissioner Linda Hines were absent.

RESO 81-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY REJECTING ALL BIDS AND AUTHORIZING NOTICE OF THE RE-BID OF A CONTRACT FOR THE CONSTRUCTION OF A NEW CITY OF LINDEN FIRE STATION NO. 3 LOCATED AT 1201 E. ELIZABETH AVENUE, LINDEN, NEW JERSEY

Executive Director Charlotte DeFilippo provided an explanation as to why a re-bid should be considered: the current bids received are over budget; and a re-bid should result in lower bids due to the economic climate, thus saving money.

Chairman Scutari asked for a motion for approval of Resolution 81-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia and Commissioner Linda Hines were absent.

RESO 82-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY CONDITIONALLY DESIGNATING A REDEVELOPER FOR THE TEPPERS II TRACT REDEVELOPMENT AREA AND AUTHORIZING THE PREPARATION OF A REDEVELOPER'S AGREEMENT

Commissioner Boright asked for an explanation regarding why Landmark Developers, LLC is being considered as the conditional developer. Jonathan Williams, Esq. of DeCotiis, Fitzpatrick, Cole & Wisler, LLP explained that pursuant to the Interlocal Agreement with the City of Plainfield for redevelopment matters like this, the City selects the developer and only after that happens does the UCIA designate that developer conditionally for the purposes of negotiating the terms of a redevelopment agreement.

Chairman Scutari asked for a motion for approval of Resolution 82-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia and Commissioner Linda Hines were absent.

Commissioner Linda Hines joined the meeting at 7:15pm.

RESO 83-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY REQUESTING THE CONSENT OF THE BOARD OF CHOSEN FREEHOLDERS OF THE COUNTY OF UNION TO THE AUTHORITY'S PROPOSED FINANCING OF A LOW AND MODERATE INCOME HOUSING PROJECT IN THE CITY OF ELIZABETH, COUNTY OF UNION (OAKWOOD PLAZA)

Executive Director Charlotte DeFilippo and Jonathan Williams, Esq. of DeCotiis, Fitzpatrick, Cole & Wisler, LLP provided background to this proposed project. A private developer will purchase this property, tear it down, and rebuild as low/moderate income housing. The purchase price is \$27,5M of which \$22M will be covered by HUD loan already in place. Elizabeth Mayor J. Christian Bollwage will be speaking in behalf of this project at the Union County Freeholder Meeting on this Thursday (12-04-09).

Chairman Scutari asked for a motion for approval of Resolution 83-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 84-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE MAKING OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J. S. A. 40:37A-54(I) AND N.J.S.A. 40A:5A-6 IN CONNECTION WITH THE AUTHORITY'S PROPOSED FINANCING OF A LOW AND MODERATE INCOME HOUSING PROJECT IN THE CITY OF ELIZABETH, COUNTY OF UNION (OAKWOOD PLAZA)

Chairman Scutari asked for a motion for approval of Resolution 84-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 85-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AWARDING A PROFESSIONAL SERVICES CONTRACT TO BSG-PMK GROUP, INC. FOR ENVIRONMENTAL CONSULTING SERVICES IN CONNECTION WITH THE ST. GEORGES AVENUE II REDEVELOPMENT AREA IN THE CITY OF LINDEN (MORNING STAR REDEVELOPMENT PROJECT)

Chairman Scutari asked for a motion for approval of Resolution 85-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 86-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HARBOR CONSULTANTS, INC. FOR A NEEDS ASSESSMENT, CONCEPT DESIGN AND SITE INVESTIGATION WORK IN CONNECTION WITH THE COUNTY ANIMAL SHELTER PROJECT

Executive Director Charlotte DeFilippo explained the need for this animal shelter - regarding saving towns money, as well as how the facility may function. An artist rendering of the animal shelter project was also discussed.

Chairman Scutari asked for a motion for approval of Resolution 86-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 87-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPROVING CONSTRUCTION CHANGE ORDERS 145 THROUGH 156 TO THE CONTRACT WITH TERMINAL CONSTRUCTION CORPORATION FOR CONSTRUCTION SERVICES IN CONNECTION WITH THE UNION COUNTY COLLEGE ELIZABETH CAMPUS EXPANSION PROJECT

Chairman Scutari asked for a motion for approval of Resolution 87-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner

Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 88-2008

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
CERTIFYING TO THE LOCAL FINANCE BOARD ITS COMPLIANCE
REGARDING ANNUAL AUDIT PURSUANT TO N.J.S.A. 40A:5A-17**

Chairman Scutari asked for a motion for approval of Resolution 88-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

Chairman Scutari asked for a motion to go into Executive Session at 7:40 PM for the purposes of discussing contract matters. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

Regular Session resumed at 7:54 PM.

RESO 89-2008

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AGREEMENT FOR THE POSITION OF EXECUTIVE
DIRECTOR AND AUTHORIZING EXECUTION THEREOF**

Chairman Scutari asked for a motion for approval of Resolution 89-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 90-2008

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY
ACCEPTING, WITH REGRET, THE REASSIGNMENT OF RON ZUBER**

Chairman Scutari asked for a motion for approval of Resolution 90-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

RESO 91-2008

RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF MARK W. BRINK AS PROJECT DIRECTOR

Chairman Scutari asked for a motion for approval of Resolution 91-2008. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

Finance and Budget

Treasurer Rountree made a motion to pay bills appearing on the Finance and Budget Bill Pay List as amended when funds were available to do so; the motion was seconded by Commissioner Vice Chairman Joseph Miskiewicz. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

Adjournment

Vice Chairman Miskiewicz made a motion to adjourn at 8:05 PM, the motion was seconded by Commissioner McGhee. Roll call showed Chairman Tony Scutari, Vice Chairman Joseph Miskiewicz, Secretary John Salerno, Treasurer Cherron Rountree, Commissioner Walter Boright, Commissioner Linda Hines, Commissioner Samuel McGhee and Commissioner Vollero were in the affirmative, and Commissioner Sebastian D'Elia was absent.

*** Matter to be considered and discussed in executive session as permitted by the exceptions to the Open Public Meetings Act as follows: Contract (C), Litigation (L), Personnel (P).**