

# UNION COUNTY IMPROVEMENT AUTHORITY

1499 US Highway One, North, 3<sup>rd</sup> Floor  
 Rahway, New Jersey, 07065  
 www.ucimprovementauthority.org  
 (732) 382-9400 (732) 382-5862 fax

Resolution No. 54-2015

Date: August 5, 2015

## RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPROVING THE PUBLIC AND EXECUTIVE SESSION MEETING MINUTES OF JULY 8, 2015

APPROVED AS TO FORM:  
 Lisa M. da Silva, RMC  
 Clerk of the Authority

APPROVED AS TO SUFFICIENCY OF FUNDS  
 YES  NO  NONE REQUIRED  
 UNION COUNTY IMPROVEMENT AUTHORITY

*Lisa M. da Silva*

*M. C. B. [Signature]*

	PRESENT	ABSENT	AYE	NAY	ABSTAIN	MOTION	SECOND
<i>Bornstad</i>	✓		✓				
<i>D'Elia</i>	✓		✓				✓
<i>Hines</i>	✓				✓		
<i>Hockaday</i>	✓		✓				
<i>Salerno, Secretary</i>	✓		✓			✓	
<i>Tomko, Treasurer</i>		✓					
<i>Vollero</i>	✓				✓		
<i>Rountree, Vice Chair</i>		✓					
<i>Scutari, Chairman</i>	✓		✓				

Resolution No. 48-2015

Date: July 8, 2015

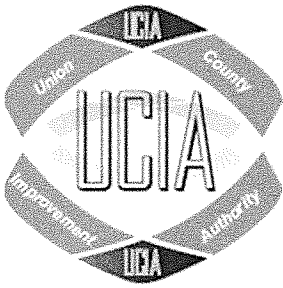
**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE PUBLIC AND EXECUTIVE SESSION MEETING  
MINUTES OF JULY 8, 2015**

**WHEREAS**, the Union County Improvement Authority (the "Authority") has been duly created by an Ordinance of the Board of Chosen Freeholders of the County of Union, New Jersey), as a public body and corporate and politic of the State of New Jersey pursuant to and in accordance with the County Improvement Authorities Law, N.J.S.A. 40:37A-44, *et seq.*; and

**WHEREAS**, the Authority, pursuant to its By-Laws, shall prepare and retain minutes of its meetings, including its Regular Meetings, and also prepare and retain minutes of any Executive Sessions that occur during a meeting; and

**WHEREAS**, The Authority has prepared regular and executive session minutes of its July 8, 2015 meeting, and has presented the minutes to the Commissioners for review;

**NOW, THEREFORE, BE IT RESOLVED** by the Union County Improvement Authority that the public and executive session minutes of July 8, 2015 are hereby approved and released for publication in accordance with law.



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July 8, 2015  
Special Public Meeting 5:00 p.m.

Chairman Scutari called the meeting to order at 5:02 pm in the meeting room of the Union County Improvement Authority, 1499 US Highway One, North, Rahway New Jersey.

Notice of Compliance of the Open Public Meetings Act was read by Clerk da Silva.

A roll call of Commissioners showed the following present: Commissioners Bornstad, D'Elia, Hockaday, Salerno, and Chairman Scutari

Commissioners absent: Commissioners Hines, Tomko, Vollero and Rountree  
(*Commissioner Rountree arrives at 5:06pm*)

Others present: Executive Director Daniel P. Sullivan, Linda Stender, Mark Brink of the Authority's staff; Jonathan Williams, Esq., Ryan Scerbo, Esq., and John Palumbo, Esq. of DeCotiis Fitzpatrick & Cole; Robert Pasqual of Pinnacle Construction and Development; Nicholas Netta of Netta Architects; Jim Napolitano and Ted Domuracki of Mast Construction; Freeholder Liaison Christopher Hudak; and Lisa M. da Silva, Clerk of the Authority.

Chairman Scutari led the Pledge of Allegiance.

## Communications

There were no communications.

## Public Comment:

There was no public comments.

## Report of Executive Director

Report of Committees, Staff and Counsel Public Session I  
Resolutions/Consent Agenda

Commissioner Salerno made a motion to approve resolution 48-2015, approval of public session minutes dated June 3, 2015 and June 17, 2015. The motion was seconded by Commissioner Bornstad with all members present voting in favor by roll call vote.

Commissioner Salerno made a motion to approve resolution 49-2015, approval of a bill list and the release of vouchers for processing and payment, subject to certification that sufficient funds are available. The motion was seconded by Commissioners Hockaday and approved by all members present by roll call vote.

*Commissioner Rountree arrived at 5:06 p.m.*

Mr. Sullivan introduces resolution 50-2015, approving a change order to the contract with Mar-Bridge Enterprises, Inc., for the Union County College, Cranford Campus Student Services Building. Robert Pasqual of Pinnacle Construction and Development explained that the resolution was requesting an extension of time with the contractor due to the weather delays over the winter season. Mr. Pasqual also gave an overview of the construction timeline moving forward. Commissioner Salerno made a motion to approve resolution 50-2015. The motion was seconded by Commissioner D'Elia and approved by all members present by roll call vote.

Report of Committees, Staff and Counsel – Executive Session.

The following statement was read by Clerk da Silva.

*WHEREAS, the Open Public Meeting Act, N.J.S.A 10:4-6 et seq., permits the exclusion of the public from a public body meeting in certain circumstances; and*

*WHEREAS, the Union County Improvement Authority Board of Commissioners is of the opinion that such circumstances presently exist; and*

*WHEREAS, the Board of Commissioners wishes to discuss the following issues:*

- 1) Contracts and matters covered by Attorney Client Privilege: Union County Family Courthouse/Zurich*
- 2) Contracts and Matters covered by Attorney Client privilege: Borough of Roselle/Roselle Board of Education Lease agreement update*

*WHEREAS, minutes will be kept of the executive session and once the matter(s) above no longer require confidentiality, the minutes, or appropriate portions thereof, of the executive session will be made available to the public; and*

*WHEREAS, the public is not being informed that the Authority may take official action at the conclusion of executive session.*

*NOW THEREFORE BE IT RESOLVED by Union County Improvement Authority Board of Commissioners that the public be excluded from this meeting.*

Commissioner Bornstad made a motion to go into executive session. The motion was seconded by Commissioners Hockaday and approved by all by roll call vote. The board convened into executive session at 5:11 pm.

Commissioner Hockaday made a motion to return to public session. The motion was seconded by Commissioner Bornstad with all voting in favor by roll call vote. The board returned to public session at 5:52 p.m.

Commissioner Rountree made a motion to approve resolution 51-2015 *(as amended)*, authorizing the executive director, at his discretion to execute a takeover agreement with Zurich Fidelity and Deposit Company of Maryland, and Zurich American Insurance Company for the construction of the new Union County Family Court building at Cherry Street, Elizabeth, NJ. Commissioner D'Elia seconded the motion and was approved by all members present by roll call vote.

Commissioner Hockaday made a motion to approve resolution 52-2015 *(as amended)*, accepting Netta's Architect's proposal to generate a stone panel expert report in connection with the construction of the new Union County Family Court Building at Cherry Street, Elizabeth, NJ. The motion was approved by Commissioner Rountree and was approved by all members present by roll call vote.

Commissioner Bornstad made a motion to approve resolution 53-2015 *(as amended)* authorizing the executive director to identify a firm to assess the extents of the Authority's damages resulting from the contractor's failure to perform in connection with the construction of the new Union County Family Court Building at Cherry Street, Elizabeth, NJ 07065. The motion was seconded by Commissioner D'Elia and approved by all members present by roll call vote.

#### Unfinished Business

Commissioner Bornstad stated the By-Laws Committee is expected to present the by-laws amendments at an upcoming meeting.

Mr. Sullivan updated the commissioners on the Oak Wood Plaza project. He stated the Local Finance Board approve the Authority's application for the additional \$2.2 million in additional funding for the project.

UCIA Special meeting  
7/8/2015  
Public Session


New Business

There was no new business to discuss.

There being no further business to discuss, Commissioner Salerno, made a motion to adjourn. The motion was seconded by Commission Hockaday and approved by voice vote.

The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

  
Lisa M. da Silva  
Clerk of the Authority

Anthony Scutari  
Chairman

John Salerno  
Secretary