



UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 1-2021
Adoption Date: January 13, 2021

No Sufficiency of Funds Required Edie Taylor
Form and Legality David Minichello

APPROVING THE PUBLIC SESSION MEETING MINUTES OF DECEMBER 2, 2020

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 Clerk of 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 Project Manager of the Authority has prepared regular minutes of its December 2, 2020 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 session minutes of December 2, 2020 are hereby approved and released in accordance with law.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Commissioner	Motion	Second	Yes/Aye	No-Nay	Abstain	Absent
David Barnett		✓	✓			
Steve Hockaday			✓			
Christopher Kolibas					✓	
Debra Marshall			✓			
Andrea Mojica			✓			
Ahmed Shehata			✓			
Scott Huff, Vice Chairman	✓		✓			
Sebastian D'Elia, Chairman			✓			

**Regular Monthly Meeting – Public Session Minutes
December 2, 2020**

The meeting was called to order at 5:00 p.m. by Chairman D’Elia via ZOOM Video Conferencing.

Notice of Compliance of the Open Public Meeting Act was read by Confidential Assistant Melanie Slowik

A roll call of Commissioners showed the following present: Commissioners Barnet, Hockaday, Marshall, Mojica, Shehata, Vice Chairman Huff and Chairman D’Elia. Due to the State of Emergency relating to the Covid-19 pandemic, all members participated via Zoom video conferencing.

The following Commissioners were absent: Commissioner Kolibas

Others present: Union County Project Manager Bibi Taylor, Administrative Analyst Mark Brink and Confidential Assistant Melanie Slowik all of the Authority’s staff; Freeholder Liaison Christopher Hudak; General Counsel, David Minchello of Rainone Coughlin Minchello, LLC

The Pledge of Allegiance was led by Chairman D’Elia

Communications

There were no Communications.

Public Comment

There were no members of the public present.

Report of the Project Manager

There was no report

Report of Committee, Staff and Counsel – Public Session I

Chairman D’Elia called for a motion to approve resolutions 89-2020 through 97-2020 as a consent agenda.

Resolutions are as follows:

89-2020 Approving the Public Session Meeting Minutes of November 4, 2020; **90-2020** Approving the Payment of Bills – Operating Expense; **91-2020** Approving the Payment of Bills – Capital Project Expenses; **92-2020** Authorizing the Union County Project Manager to request the Union County Improvement Authority be named as Redevelopment Entity by the City of Elizabeth for the Planning, Design and Construction of a New Union County Government Complex and to serve as the Redevelopment Entity for purposes of the project; **93-2020** Authorizing the execution of a Non-Fair and Open Professional Services Contract for the Renewable Energy Project to Pearlman and Miranda for Special Legal Services; **94-2020** Declaring the intent to reimburse expenditures for project costs related to the Bio-Solids Gasification Facility of Aries Linden, LLC from proceeds of Debt Obligation; **95-2020** Amending Resolution 68-2019 Approving a Shared Services Agreement with the Parking Authority of the City of Elizabeth in connection with the construction of office space located at 17 Caldwell Place, Elizabeth, NJ; **96-2020** Amending Resolution 69-2019 designating Netta Architects as the Redeveloper for 17 Caldwell Place, Elizabeth, NJ a property

owned and operated by the Parking Authority of the City of Elizabeth; **97-2020** Authorizing payment to Netta Architects, Redeveloper for 17 Caldwell Place, Elizabeth, NJ consistent with Resolution 96-2020 upon receipt of certification of project completion and final waiver of claims and liens and release of rights; **98-2020** authorizing payment for unused 2019 vacation leave up to 10 days for Union County Improvement Authority Staff. The motion was made by Commissioner Hockaday and seconded by Commissioner Barnett with all members present voting in the affirmative.

Unfinished Business

There was no unfinished business to discuss

New Business

Project Manager Taylor informed the Board that there is no new business, however there is a need to enter into Executive Session.

Report on Committees, Staff and Counsel Executive Session

The following statement was read by General Counsel Minchello

Resolution of the Union County Improvement Authority Board of Commissioners to Enter into Executive Session

Pursuant to Section 7B of the Open Public Meetings Act to discuss matters related to potential contract negotiations. Minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists. The public is excluded from said meeting and further notice is dispensed with, all in accordance with Section 8 and 4.A of the Open Public Meetings Act.

The motion to enter into executive session was made by Commissioner Mojica and seconded by Commissioner Hockaday with all members voting in the affirmative by roll call vote.

The Board entered into executive session at 5:07 p.m.

The board reconvened back into public session at 5:14 p.m.

There being no further business to discuss, Chairman D'Elia called for a motion to adjourn. The motion was made by Commissioner Hockaday and seconded by Commissioner Huff with all voting in favor by voice vote. The meeting adjourned at 5:15 p.m.

Respectfully submitted,

Bib Taylor
Project Manager

Sebastian D'Elia
Chairman

Steve Hockaday
Secretary