



# UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 18-2021  
Adoption Date February 10, 2021

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

## APPROVING THE PUBLIC SESSION MEETING MINUTES OF JANUARY 13, 2021

**WHEREAS**, the Union County Improvement Authority (the "Authority") has been duly created by an Ordinance of the Union County Board of County Commissioners 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 Project Manager 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 has prepared regular minutes of its January 13, 2021 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 January 13, 2021 are hereby approved and released for publication 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**  
**January 13, 2021**

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, Kolibas, 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: No commissioners were absent.

Others present: Union County Project Manager Bibi Taylor, and Confidential Assistant Melanie Slowik all of the Authority’s staff; Robert Charkowsky – Union County IT Department; 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**

Project Manager Taylor wished everyone a Happy New Year and thank everyone for being in attendance this evening. With the pandemic still raging on, the Board will continue with remote meetings until further notice by the Chair of when in person meetings will resume. Ms. Taylor briefly listed items that are presented on tonight’s agenda.

Chairman D’Elia notified the Board anticipates remaining in Executive Session for approximately fifteen minutes and will reconvene the public portion of the agenda at the conclusion of Executive Session to take action on the agenda presented and may add on addition resolution for consideration.

**Report of Committee, Staff and Counsel – Public Session I**

The following statement was read by Project Manager Taylor.

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

*The Board of Commissioners of the Union County Improvement Authority will be entering Executive Session pursuant to section 7B of the Open Public Meetings Act to discuss matters related to pending litigation*

1) *Cummings vs. UCLA*

*Whereas 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 sections 8 and 4A of the Open Public Meetings Act.*

The motion to enter into Executive Session was made by Commissioner Shehata and seconded by Commissioner Hockaday with all members present 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 5:18 p.m.

Report of Committees, Staff and Counsel – Public Session II

Chairman D’Elia requested Ms. Slowik to note as a result of the discussion in Executive Session, the Board is adding Resolution 13-2021, to approve a Settlement Agreement for Cummings vs. UCIA.

Chairman D’Elia called for a motion to approve resolutions 1-2021 through 13-2021 as a consent agenda.

Resolutions are as follows:

**1-2021** Approving the Public Session Meeting Minutes of December 2,2020; **2-2021** Approving the Payment of Bills – Operating Expense; **3-2021** Approving the Payment of Bills – Capital Project Expenses; **4-2021** Prescribing late approval of budget; **5-2021** Approving temporary appropriations; **6-2021** Authorizing the approval of the Annual Budget for the Fiscal Year January 1, 2021 to December 31, 2021; **7-2021** Authorizing Contract Amendment No. 2 to Pinnacle Consulting for the final extension of Construction Management Services – Oak Ridge Park Project; **8-2021** Authorizing Shared Services Agreement between the Borough of Roselle & the UCIA – Provision of services in connection with the renovation and expansion of the Borough of Roselle existing Library; **9-2021** Authorizing preparation and submission of the Local Finance Board Application – Roselle Library Building Project; **10-2021** Amendment of the Lease Purchase Agreement in connection with the UCIA’s General Obligation Lease Revenue Refunding Bonds, Series 2015A- Juvenile Detention Center Facility Project; **11-2021** Approving an amendment to the Employee Handbook; **12-2021** Approving annual salaries for employees; **13-2021** Authorizing settlement in an amount not to exceed \$220,000.00 in the matter of Cumming Management Group, Inc. v. Union County Improvement Authority. The motion was made by Vice Chairman Huff and seconded by Commissioner Barnett with all members present voting in the affirmative, except for Commissioner Kolibas who abstained from Resolution 2-2021.

Unfinished Business

There was no unfinished business to discuss

New Business

There was no new business to discuss

There being no further business to discuss, Chairman D'Elia called for a motion to adjourn. The motion was made by Commissioner Barnett and seconded by Commissioner Shehata with all voting in favor by voice vote. The meeting adjourned at 5:24 p.m.

Respectfully submitted,

Bibi Taylor  
Project Manager

Sebastian D'Elia  
Chairman

Steve Hockaday  
Secretary