



UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 38-2021
Adoption Date: March 10, 2021

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

APPROVING THE PUBLIC SESSION MEETING MINUTES OF FEBRUARY 10, 2021 AND THE SPECIAL MEETING PUBLIC SESSION MINUTES OF FEBRUARY 25, 2021

WHEREAS, the Union County Improvement Authority (the "Authority") has been duly created by an Ordinance of the Board of Chosen 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 Confidential Assistant of the Authority has prepared regular minutes of its February 10, 2021 and February 25, 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 February 10, 2021 and the public session minutes of February 25, 2021 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			✓			

February 10, 2021
Reorganization Meeting – Public Session Minutes

The meeting was called to order at 5:00 p.m. by Union County Improvement Authority Project Manager Bibi Taylor 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 Barnett, 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.

Others present: Union County Project Manager Bibi Taylor, Confidential Assistant Melanie Slowik all of the Authority’s staff; Robert Charkowsky of the IT Department; General Counsel, David Minchello of Rainone Coughlin Minchello, LLC

The Pledge of Allegiance was led by UCIA Project Manager Taylor

Report of Committee, Staff and Counsel – Public Session I

Project Manager Taylor opened the floor for nominations of Chairperson of the Authority. Commissioner Huff nominated Commissioner D’Elia and was seconded by Commissioner Barnett. Seeing that there were no other nominations, Project Manager Taylor closed nominations and called for a vote to elect Commissioner D’Elia as Chairperson of the Authority for the period of February 10, 2021 through the next reorganization meeting in February 2022, with all members present voting in the affirmative, except Commissioner D’Elia who abstained.

Chairman D’Elia thanks the Commissioners for their vote of confidence and took over the meeting.

Chairman D’Elia opened the floor for nominations for the position of Vice Chairperson of the Authority. Commissioner Shehata nominated Commissioner Huff and was seconded by Commissioner Mojica. Seeing no other nominations, Chairman D’Elia closed the nominations and called for a vote on for the election of Commissioner Huff as Vice Chair of the Authority. All members present voted in the affirmative, except Commissioner Huff who abstained.

Chairman D’Elia asked for nominations for Secretary of the Authority. Chairman D’Elia nominated Commissioner Mojica and the nomination was seconded by Commissioner Barnett. Seeing no other nominations, Chairman D’Elia closed the nominations and called for a vote on for the election of Secretary of the Authority. All members present voted in the affirmative.

Chairman D’Elia opened the floor for nominations for the position of Treasurer. Commissioner Shehata nominated Commissioner Hockaday and the nomination was seconded by Commissioner Kolibas. Seeing no other nominations, Chairman D’Elia closed the nominations and called for a vote on for the election of Treasurer of the Authority. All members present voted in the affirmative.

Communications

There were no Communications per Project Manager Taylor

Public Comment

Brandon Bernier, Councilman Borough of Roselle, offer thanks to the Authority for taking on Borough of Roselle Library Project. Incredibly project with assistance of Authority able to match state grant. Looking forward to working together.

Jean Marie Ryan, Director of The Roselle Public Library, wanted to also say thank you to the commissioners for their support.

Report of Project Manager

UC Government Complex is well underway. First presentation under “Round 2” was conducted today with presentations continuing into Friday. The Committee will be evaluating all of the presentations and looks to provide a report to the UCIA by February 24th, with a Special Meeting to follow to approve a proposer to serve as the Redeveloper.

Actively pursuing a partnership with Borough of Roselle and the Library Board with the Borough of Roselle to expedite the renovation and expansion with the library. Local Finance Board approved application with positive findings. All guarantees and debt services are to be born to the Borough of Roselle. Great partnership to help a neighboring town.

Chairman D’Elia called for a motion to approve resolutions 18-2021 through 36-2021 as a consent agenda.

Resolutions are as follows:

18-2021 Approving the Public Session Meeting Minutes of January 13, 2021; **19-2021** Approving the Payment of Bills – Operating Expense; **20-2021** Approving the Payment of Bills – Capital Project Expenses; **21-2020** Adopting a list of firms qualified to perform various services for the Authority pursuant to a Request for Qualifications process; **22-2021** Appointing Rainone, Coughlin & Minchello, LLC as General Counsel to the Authority; **23-2021** Appointing Gibbons, PC as Bond Counsel to the Authority; **24-2021** Appointing Suplee, Clooney & Company for Auditor Services to the Authority; **25-2021** Appointing Acrisure for Insurance Brokerage Services to the Authority; **26-2021** Designating the Authority’s Official Newspaper as The Local Source Newspaper and The Star Ledger; **27-2021** Designating certain financial institutions as Official Depositories for the monies of the Authority in accordance with N.J.S.A. 40A:5-14 for the year 2021; **28-2021** Authorizing a list of signatories for the Authority; **29-2021** Establishing the Annual Meeting Schedule for the period of March 2021 through February 2022; **30-2021** Authorizing a contract Amendment to Netta Architects for Construction Administrative Services for the Oak Ridge Park Project through turnover/occupancy, punch list and closeout documentation; **31-2021** Determining the successful respondent to the Renewable Energy Consulting Services Request for Qualifications in connection with the Authority’s Renewable Energy Program and authorizing the execution of a Services Contract with the respondent for the Renewable Energy Consulting Services; **32-2021** County Guaranteed Lease Revenue Bond – Union County Family Court Building Project; **33-2021** Approving the form and authorizing the execution and delivery of a contract of purchase, County Guaranty Agreement, Continuing Disclosure Agreement, all in connection with the issuance and sale of the Authority’s County Guaranteed Lease Revenue Refunding Bonds, series 2021 (UCFCH); approving the distribution thereof and further authorizing the execution of a final official statement in connection therewith; appointing a trustee, bond registrar and paying agent; and authorizing the authorized officers of the Authority to do all other things deemed necessary or advisable in connection with the issuance, sale and delivery of such bonds; **34-2021** Borough Guaranteed Lease Revenue Bond (Roselle Library Building Project); **35-2021** Approving the form and authorizing the execution and delivery of a contract of purchase, Borough Guaranty Agreement, Continuing Disclosure Agreement, Ground Lease and Lease and Agreement, all in connection with the issuance and sale of the Authority’s Borough Guaranteed Lease Revenue Bonds, series 2021 (Roselle Library Building Project); approving the form of a preliminary official statement, approving the distribution thereof and further authorizing the execution of a final official statement in connection therewith; appointing a trustee, bond registrar and paying agent; and authorizing the authorized officers of the Authority to do all other things deemed

necessary or advisable in connection with the issuance, sale and delivery of such bonds; **36-2021**
Authorizing the adoption of the Annual Budget for the fiscal year January 1, 2021 to December 31, 2021.

The motion was made by Commissioner Mojica and seconded by Commissioner Hockaday 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. - *Pending Litigation*

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 4A of the Open Public Meetings Act.

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

The Board entered into executive session at 5:19 p.m.

The board reconvened back into public session at 5:30 p.m.

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 Hockaday with all voting in favor by voice vote. The meeting adjourned at 5:31 p.m.

Respectfully submitted,

Melanie Slowik
Confidential Assistant

Bibi Taylor
Project Manager

Sebastian D'Elia
Chairman

Steve Hockaday
Secretary

**Special Meeting – Public Session Minutes
February 25, 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 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: Commissioner Barnett

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

Members of the Public- Heather Cahill of Ernest Bock; Brian Senyk with Donald Denello of Terminal Construction; Joseph Venezia of Colliers Engineering; Mark Lescavage of Maser Consulting; Paul Swartz of USA Architects;

The Pledge of Allegiance was led by Chairman D’Elia

Communications

Project Manager - Evaluation report was submitted to the Board regarding The Union County Government Complex

Public Comment

County Manager Ed Oatman – Thanked Ms. Taylor and her team for their hard work and the Board’s support.

Heather Cahill- No response to comment

Brian Senyk with Donald Denello – Present to listen to meeting.

Joseph Venezia- Attending only to listen to meeting.

Mark Lescavage- No comment, curious about resolution.

Paul Swartz- Will there be a public opening of how the evaluation was completed? In terms of the scoring system.

General Counsel responded that the process is now complete with regards to scoring. If there are any request to see the scoring that can be done in writing.

Report of the Project Manager

Ms. Taylor thanked the members of the Project Team. The report details went through to create a fair and competitive process. Through two rounds of evaluation; Round one received five (5) respondents and then narrowed those respondents down three (3) and those three are whom we evaluated for round

two. As a result of the evaluation combined between rounds 1 and 2, pleased to recommend resolution 37-2021.

Chairman D’Elia thanked the team who worked on and served on the committee.

Report of Committee, Staff and Counsel – Public Session I

Chairman D’Elia called for a motion to approve resolution 37-2021 Authorizing the selection of a Redeveloper for the planning, design and construction of a New Union County Government Complex. The motion was made by Commissioner Hockaday and seconded by Commissioner Kolibas with all members present voting in the affirmative.

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 Hockaday and seconded by Commissioner Mojica with all members present voting in favor by voice vote. The meeting adjourned at 5:11 p.m.

Respectfully submitted,

Melanie Slowik
Confidential Assistant

Bibi Taylor
Project Manager

Sebastian D’Elia
Chairman

Steve Hockaday
Secretary