



UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 62-2021
Adoption Date: May 12, 2021

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

APPROVING THE PUBLIC SESSION MEETING MINUTES OF APRIL 14, 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 April 14, 2021, 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 April 14, 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			✓			
Terri Hudak			✓			
Christopher Kolibas			✓			
Debra Marshall		✓	✓			
Andrea Mojica			✓			
Ahmed Shehata			✓			
Scott Huff, Vice Chairman			✓			
Sebastian D'Elia, Chairman			✓			

Regular Monthly Meeting – Public Session Minutes
April 14, 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, Kolibas, 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 Marshall

Others present: Union County Project Manager Bibi Taylor and Confidential Assistant Melanie Slowik 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 provided the Board with an update on the following Authority projects: Aries Linden – Bond Closing update; Oak Ridge Project – project update; New Union County Government Complex - went over resolutions on tonight’s agenda as they pertain to the project moving forward.

Report of Committee, Staff and Counsel – Public Session I

Commissioner Hockaday asked “why the management company didn’t renew? If they gave any explanation?” Project Manager Taylor responded to his inquiry.

Commissioner Hockaday asked “how long their contract was, was it a yearly contract or a multi-year?” Project Manager Taylor responded to his inquiry.

Chairman D’Elia thanked the Project Manager and General Counsel for their work.

Chairman D’Elia called for a motion to approve resolutions 54-2021 through 61-2021 as a consent agenda.

Resolutions are as follows:

54-2021 Approving the Public Session Meeting Minutes of March 10, 2021 and Special Meeting Minutes of March 26, 2021; **55-2021** Approving the Payment of Bills – Operating Expense; **56-2021** Approving the Payment of Bills – Capital Project Expenses; **57-2020** Authorizing approval of the first amendment to the memorandum of agreement with County of Union for the planning, design

and construction of a New Union County Government Complex within the City of Elizabeth; **58-2021** Authorizing competitive contracting process for property management services at the Gerald B. Green Plaza Building (200 West Second Street, Plainfield, New Jersey); **59-2021** Approving the form and authorizing the execution and delivery of a contract of purchase, County Guaranty Agreement, continuing disclosure agreement, ground lease and lease and agreement, all in connection with the issuance and sale of the Authority's County Guaranteed Lease Revenue Bonds, Series 2021 (Union County Administration Complex 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 authoring 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; **60-2021** Guaranteed Lease Revenue Bond Resolution- Union County Administration Complex Project; **61-2021** Authorizing the execution of the Redeveloper's Agreement between the Authority and Terminal Construction as redevelopers for the New Union County Government Complex.- The motion was made by Commissioner Barnett and seconded by Commissioner Mojica 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

Report on Committees, Staff and Counsel

There being no further business to discuss, Chairman D'Elia called for a motion to adjourn. The motion was made by Commissioner Shehata and seconded by Commissioner Hockaday with all voting in favor by voice vote. The meeting adjourned at 5:12 p.m.

Respectfully submitted,

Melanie Slowik
Confidential Assistant

Bibi Taylor
Project Manager

Sebastian D'Elia
Chairman

Steve Hockaday
Secretary