



UNION COUNTY IMPROVEMENT AUTHORITY

Resolution No. 81-2021
Adoption Date: August 4, 2021

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

APPROVING THE PUBLIC SESSION MEETING MINUTES OF JULY 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 July 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 July 14, 2021 are hereby approved and released in accordance with law.

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

I hereby certify that this is a true and correct copy of the original document of the Union County Improvement Authority
Certified by: Michelle Jones
Date: 8/10/2021

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

Regular Monthly Meeting – Public Session Minutes
July 14, 2021

The meeting was called to order at 5:02 p.m. by Chairman Kolibas 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 (*joined meeting at 5:10*) Hudak, Marshall, Mojica, Vice Chairman Huff and Chairman Kolibas. 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 Shehata

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 Kolibas

Communications

There were no communications

Report of the Project Manager

Project Manager Taylor provided the Board with new of a new project underway upon the Board's approval - the Borough of Fanwood Public Works Facility Project; update on Oak Ridge Park Project- now completed; Renewable Energy being brought in house; additionally, there is a need for Executive session – General Counsel will provide further details upon executive session

Public Comment

Members of the public present: Carolyn Brink, Fanwood, NJ – No comment

Report of Committee, Staff and Counsel – Public Session I

Chairman Kolibas called for a motion to approve resolutions **73-2021** through **80-2021** as a consent agenda.

Resolutions are as follows:

73-2021 Approving the Public Session Meeting Minutes of June 9, 2021; **74-2021** Approving the Payment of Bills – Operating Expense; **75-2021** Approving the Payment of Bills – Capital Project Expenses; **76-2021** Borough guaranteed lease revenue bond- Fanwood Public Works Facility Project; **77-2021** Approving contract addendum to extend Property Management Services Agreement for an additional month for Property Management Services at Gerald B. Green Plaza; **78-2021** Authorizing award of contract to Samuel T. Allen, III to provide Property Management Services at Assemblyman Gerald B. Green Plaza Building, 200 West 2nd Street, Plainfield, NJ; **79-2021** Amending Cash Management Plan; **80-2021** Authorizing the execution of a use of facility contract between the UCIA and PSE&G; - The motion was made by Commissioner Barnett and seconded by Vice Chairman Huff with all members present voting in the affirmative.

Unfinished Business

Project Manager Taylor- Need to enter into Executive Session – Pending Litigation

General Counsel read the Notice of Compliance to enter into Executive Session – Pending Litigation:
DOBCO vs. UCIA & Jimenez vs. UCIA

Motion to enter into Executive Session was made by Commissioner Mojica and seconded by Barnett with all members present voting in the affirmative.

Entered into Executive Session at 5:08

Returned from Executive Session at 5:24

New Business

There was no new business to discuss

Report on Committees, Staff and Counsel

There being no further business to discuss, Chairman Kolibas called for a motion to adjourn. The motion was made by Vice Chairman Huff and seconded by Commissioner Hockaday with all voting in favor by voice vote. The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Melanie Slowik
Confidential Assistant

Bibi Taylor
Project Manager

Christopher Kolibas
Chairman

Steve Hockaday
Secretary