

**UNION COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF THE MEETING OF**  
**DECEMBER 5, 2007**  
**1:00 PM**

Call to Order was made by Chairman Scutari at 1:07 PM

Pledge of Allegiance was lead by Chairman Scutari

Roll Call showed that Chairman Scutari, Vice Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee, and Commissioner Salerno. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 106 - 2007**

The Notice of Compliance with Open Public Meetings Act was read by Executive Director DeFilippo.

Chairman Scutari asked for a motion for approval of minutes for the November 7, 2007 meeting. On a motion made by Vice Chairman Miskiewicz and seconded by Commissioner Salerno roll call showed Chairman Scutari, Vice Chairman Miskiewicz, Commissioner D'Elia and Commissioner Salerno voted in the affirmative. Commissioner McGhee abstained. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

Chairman Scutari made a motion to appoint Vice-Chairman Miskiewicz as temporary treasurer for the meeting. Seconded by Commissioner McGhee; Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were absent.

Chairman Scutari asked if the Executive Director had her report. Executive Director DeFilippo stated that she did and began reading the resolutions.

**RESO 106 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING CHANGE ORDER NO. 1 IN CONNECTION WITH THE  
CONSTRUCTION OF A NEW CITY OF LINDEN FIRE STATION NO. 1  
LOCATED AT THE CORNER OF S. WOOD AVENUE, W. STIMPSON AVENUE  
AND W. MUNSELL AVENUE**

Commissioner asked if this resolution was just for signaling. Executive Director DeFilippo replied that it was.

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 107 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING CHANGE ORDER NO. 2 IN CONNECTION WITH THE  
CONSTRUCTION OF A NEW CITY OF LINDEN FIRE STATION NO. 2  
LOCATED AT 320 ST. GEORGES AVENUE**

Authority Counsel Gina Bilangi reminded the board that this resolution needed to be signed by all members

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 108 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
CONCERNING REVIEW OF FINDINGS AND RECOMMENDATIONS OF THE  
LOCAL FINANCE BOARD MADE AT A MEETING OF SAID BOARD ON  
SEPTEMBER 12, 2007 IN ACCORDANCE WITH N.J.S.A. 40A:5A-7 IN  
CONNECTION WITH THE LINDEN LIBRARY PROJECT**

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 109 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING ENGAGEMENT AND PAYMENT OF SUBCONTRACTOR  
PERSONNEL IN ACCORDANCE WITH THE CONSTRUCTION  
MANAGEMENT SERVICES AGREEMENT RELATING TO THE LINDEN  
LIBRARY PROJECT**

Executive Director DeFilippo stated that Harbor Consultants are the construction management firm on this project and are working on paring down the cost.

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

### **RESO 110 – 2007**

#### **RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPOINTING THE FIRM OF HARBOR CONSULTANTS INC. TO PERFORM ENGINEERING SERVICES IN CONNECTION WITH A GOLF PROJECT PROPOSED AT THE COUNTY-OWNED GALLOPING HILL GOLF COURSE IN THE TOWNSHIP OF UNION/BOROUGH OF KENILWORTH**

Executive Director stated that this is a new project and that it is a PGA golf course. She also stated that the County of Union has funded \$100,000.00 into development on this project.

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

### **RESO 111 - 2007**

#### **RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING CONTRACT AMENDMENT REQUESTS FROM PMK GROUP RELATED TO THE WORK WITHIN THE ST. GEORGES AVENUE REDEVELOPMENT AREA IN CONNECTION WITH THE MORNING STAR REDEVELOPMENT PROJECT**

Commissioner D'Elia asked if this was an environmental assessment. Executive Director DeFilippo replied that it was.

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 112 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY APPROVING CONSTRUCTION CHANGE DIRECTIVE NO. 9 AND CHANGE ORDERS 52 THROUGH 62 TO THE CONTRACT WITH TERMINAL CONSTRUCTION CORPORATION FOR CONSTRUCTION SERVICES IN CONNECTION WITH THE UNION COUNTY COLLEGE ELIZABETH CAMPUS EXPANSION PROJECT**

Executive Director DeFilippo stated that this sum was \$171,000.00 to remove the dirt which was not contaminated and classifies as historic fill. Commissioner McGhee inquired if this had been anticipated. Executive Director stated that it had been.

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D’Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 113 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY CONDITIONALLY DESIGNATING A REDEVELOPER FOR THE TEPPERS TRACT REDEVELOPMENT FOR THE TEPPERS TRACT REDEVELOPMENT AREA AND AUTHORIZING THE PREPARATION OF A REDEVELOPER’S AGREEMENT**

Executive Director DeFilippo stated that Hartz Stone is the developer on this project. They came recommended from the Authority’s client the City of Plainfield and upon the client’s recommendation and our own research on the developer’s competence; the Authority will take the client’s recommendation.

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D’Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 114 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT AMONG THE AUTHORITY, THE CITY OF PLAINFIELD AND HEARTSTONE**

**DEVELOPMENT, LLC FOR THE TEPPERS TRACT REDEVELOPMENT AREA  
IN THE CITY OF PLAINFIELD**

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

Chairman Scutari stated that Resolution 117 should be voted on before Resolutions 115, 116 and 118 because they needed Executive Decision.

**RESO 117 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
APPOINTING A PROJECT TEAM IN CONNECTION WITH THE OAKWOOD  
APARTMENT COMPLEX PROJECT FINANCING**

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner Salerno; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

Chairman Scutari suggested the meeting adjourn to Executive Session to discuss Resolutions 115, 116 and 118 at 1:18pm. Vice-Chairman Miskiewicz made a motion to adjourn to Executive Session which was seconded by Commissioner McGhee. Chairman Scutari, Vice-Chairman Miskiewicz, Secretary Boright, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

Executive Session Adjourned at 1:29pm.

**RESO 115 - 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
ACCEPTING, WITH REGRET, THE RESIGNATION OF ROBERT K.  
JOHNSON**

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D'Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 116 – 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY THE  
HIRING OF RON ZUBER AS PROJECT DIRECTOR**

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D’Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

**RESO 118 - 2007**

**RESOLUTION OF THE UNION COUNTY IMPROVEMENT AUTHORITY  
APPROVING AN AGREEMENT FOR THE POSITION OF EXECUTIVE  
DIRECTOR AND AUTHORIZING EXECUTION THEREOF**

On a motion made Vice-Chairman Miskiewicz and seconded by Commissioner McGhee; roll call showed Chairman Scutari, Vice-Chairman Miskiewicz, Commissioner D’Elia, Commissioner McGhee and Commissioner Salerno voted in the affirmative. Secretary Boright, Treasurer Rountree, Commissioner Hines and Commissioner Vollero were not present.

Finance and Budget