

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
January 7, 2010

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Special Counsel: R. Helstoski, Esq., R. Conte, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:58 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Meeting	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Wilson to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Fletcher and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to close the meeting for public comment. Motion passed unanimously.	Motion carried.
Approval of Minutes	Motion was made by Commissioner Visotcky and seconded by Commissioner Wilson to approve the Minutes of the following meetings: December 3, 2009 – Regular Meeting December 3, 20089– Work Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky – aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Reolutions #10-01 through
#10-09

Chairman O'Malley gave a brief overview of the Resolutions on today's agenda. He noted that Resolutions #10-10 through #10-12 have been pulled.

Resolutions approved.

A motion was made by Commissioner Fletcher and seconded by Commissioner Wilson to approve the following Resolutions:

- #10-01 Payment of Bills
- #10-02 Authorize the Issuance of Subordinate Revenue Bonds (Yeshivat Noam)
- #10-03 Amend Contract w/Birdsall Serv. Group – Prelim. Environ. Assess., Lyndhurst Prop. (BCC)
- #10-04 Adoption – BCIA Gen. Budget – 2009
- #10-05 Adoption – BCIA Overpeck Landfill. Budget. – 2009
- #10-06 Adoption – BCIA BRMC Budget – 2009
- #10-07 Adoption – BCIA BEC Budget – 2009
- #10-08 Change Order No. 1 – BEC Barn Renovation, Addition (JG Drywall)
- #10-09 Rejection of Bids – BRMC Bldg 3 Roof Replacement

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Next Meeting

The next meeting will be Thursday, February 4, 2010 at 5:30 p.m. in the Room 460-Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to adjourn the meeting at 6:10 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
January 7, 2010**

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

Meeting Called to Order

The meeting was called to order at 5:50 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

Bernadette Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

Freeholder Chairman James Carroll introduced himself as our new BCIA Freeholder Liaison. Further, he advised that he met with the BCIA Executive Director to discuss the possibility of entering into a financing program County-wide for the purpose of promoting a solar energy initiative. Citigroup, a possible funding sources, and DMR Architects are the principals involved in the program. The County's municipalities and school boards could utilize the BCIA's triple A rating to secure an attractive financing rate, as well as derive tax benefits/credits offered in connection with solar energy. Chairman O'Malley asked Liaison Carroll to arrange for a presentation of the program to our Board of Commissioners.

As there were no other questions, Chairman O'Malley asked for a motion to close the meeting for public comment.

Close to Public

Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- Surveillance for H1N1 virus (Swine Flu) continues– since 4/25/09, BRMC has been working closely with the NJDOH in monitoring and reporting of ED activity. The Hospital continues to vaccinate its employees, patients and residents for the seasonal flu and H1N1. As requested, BRMC has returned 1500 doses to the Bergen County Department of Health to be reallocated for vaccination of pregnant woman and young children. The hospital will be holding two vaccine clinics for the community on Saturday, January 23 from 9AM -1PM & Tuesday, January 26 from 4PM to 8PM.
- CMS Plan of Correction – the requested additional information regarding dialysis infection control practices was on August 14, 2009. No response has been received regarding acceptance of the POC. This CMS survey was conducted in October, 2008. During the December 1 & 2nd visit by the DOH, the team leader did acknowledge that the re-survey is still an outstanding item and that the DOH needs to provide CMS with some additional information before the POC can be considered reviewed. It will then be the decision of CMS to either accept the plan or re-survey.
- LTC – December 28, 2009 – The DOH called and requested 2 weeks of staffing schedules in response to a complaint that they received. BRMC supplied the requested information and have not received a response.
- LTC – December 31, 2009 – a LTC resident assaulted a CNA. Bergen County Police were called and arrested the resident. The DOH was notified. The resident has been discharged from LTC.

Clinical Services:

- Unit D1 – the forensic unit –Building 14 – has relocated to its former location in Building 11. Since BRMC uses that area for admitted BHS patients awaiting bed assignment, the hospital is readying an alternate space to accommodate the ED peak census times if needed.

Compliance Report

Fred Tomkins advised that as you can see on today's Agenda, the 2009 Budget has been approved by the State and will be adopted this evening. The State had some issues with the revenue items which caused the delay.

Mr. Tomkins advised that the Compliance Committee of the COB will be starting up again. The first meeting will be on the 20th of this month. Chairman O'Malley advised that Commissioner

Wilson will be attending, but the Chairman invited all the Commissioners to attend if they are available.

Chairman O'Malley asked Mr. Tomkins about the BCIA 2010 Budget. Mr. Tomkins advised that we will have something by the next meeting.

Urban Heath Report

Dr. Breyer mentioned that at our last meeting there was mention of a LTC staffing issue that was to be discussed at the subcommittee level. This issue was in fact discussed and resolved at the subcommittee level with no need to be addressed to the full Board this evening.

Issues from the COB – Assistant to the Executive Director

Assistant to the Executive Director Mauro Raguseo advised that the hospital has given us their five (5) year plan for capital projects. Year One being \$15 million through Year Five being \$25 million, for a total exceeding \$100 million. General Counsel John Shahdanian and Mr. Raguseo will be visiting the sites for review and necessity. They will be meeting with the Freeholder Board at the end of the month with their recommendations.

Chairperson's Report

Chairman O'Malley advised that he has spoken to the County Executive regarding some utility bills for Overpeck and the Equestrian Center which have been forwarded to the Parks Department for handling. General Counsel Shahdanian advised that he, Mr. Hynes and Mr. Raguseo have already met with the Director of Parks to resolve this issue.

Executive Director's Report

No issues at this time.

Adjournment

There being no further business, motion was made by Commissioner Wilson and seconded by Commissioner Corcoran to close the Work Session at 6:08 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

MINUTES
January 13, 2010

Present: Commissioner R. O'Malley, P. Wilson, L. Visotcky, K. Corcoran
 BCIA Staff: E. Hynes, B. Losito, G. Velazquez, M. Heluk
 General Counsel: J. Shahdanian, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 10:00 a.m. by Chairman O'Malley.	
Proof of Notice of Special Meeting	B. Losito read the Notice of Special Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Absent Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Visotcky to open the meeting for public comment with regard to today's agenda. Motion was seconded by Commissioner Wilson and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.	Motion carried.
Closed Session	Chairman O'Malley advised that we need to discuss a matter involving potential litigation Re-entered Special Meeting at 10:20 a.m.	

There being no further business, Motion was made by Commissioner Wilson and seconded by Commissioner Corcoran to adjourn the meeting at 10:21 a.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
 Hackensack, New Jersey**
 REGULAR MEETING

**MINUTES
 February 3, 2010**

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky, K. Corcoran
 BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez, M. Heluk
 General Counsel: J. Shahdanian, Esq.
 Special Counsel: J. Rizzi, Esq.
 Compliance Officer: F. Tomkins
 Urban Health Institute: Dr. P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 6:13 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Meeting	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Wilson to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously.	Motion carried.
	Chairman O'Malley advised that this is our reorganization meeting whereby officers are to be appointed.	Motion carried.
	Motion was made by Commissioner Wilson and seconded by Commissioner Fletcher to nominate Ronald O'Malley as Chairman. A roll call resulted as follows: Commissioner Corcoran – Aye Commissioner Fletcher - Aye Commissioner Visotcky – Aye Commissioner Wilson – Aye	

Motion was made by Chairman O'Malley and seconded by Commissioner Fletcher to nominate Philip Wilson as Vice Chairman.

Motion carried

A roll call resulted as follows:

Commissioner Corcoran – Aye
Commissioner Fletcher - Aye
Commissioner Visotcky – Aye
Chairman O'Malley – Aye

Close to Public Comment

As there were no comments from the public, Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.

Motion carried.

Approval of Minutes

Motion was made by Commissioner Corcoran and seconded by Commissioner Wilson to approve the Minutes of the following meetings:

January 7, 2010 – Regular Meeting
January 7, 2010 – Work Session
January 7, 2010 – Closed Session

Minutes approved.

A roll call resulted as follows:

Commissioner Corcoran – Aye
Commissioner Fletcher - Aye
Commissioner Visotcky – Aye
Commissioner Wilson - Aye
Chairman O'Malley – Aye

Motion was made by Commissioner Corcoran and seconded by Commissioner Wilson to approve the Minutes of the following meetings:

January 13, 2010 – Special Meeting
January 13, 2010 – Closed Session

Minutes approved.

A roll call resulted as follows:

Commissioner Corcoran – Aye
Commissioner Fletcher - Aye
Commissioner Visotcky – Aye
Commissioner Fletcher - Abstain
Chairman O'Malley – Aye

Resolutions #10-10 thru
#10-22, #10-24 thru #10-26,
#10-28 thru #10-35, #10-39
thru #10-40

Chairman O'Malley gave a brief overview of the
Resolutions on today's agenda.

Resolutions approved.

A motion was made by Commissioner Fletcher and
seconded by Commissioner Visotcky to approve
the following Resolutions:

- #10-10 Payment of Bills
- #10-11 Award Contract – CFO
- #10-12 Cash Management Plan
- #10-13 Official Newspapers
- #10-14 Award Contract – General Counsel
- #10-15 Award Contract – Auditor
- #10-16 Auth. BCIA to Execute Contract with PSE&G for
Energy Audit
- #10-17 Award Contract – Auditor/Contract
Compliance
- #10-18 Authorize Issuance of RFQs
- #10-19 Award Contract – Special Legal Counsel,
BRMC
- #10-20 Affiliation Agreement – Bergen Co., BCIA
& BC-EDC
- #10-21 Petty Cash Fund – Custodian
- #10-22 Appointment – Assistant Secretaries
- #10-24 Award Contract – Governmental Relations
Consultant
- #10-25 Award Contract – Public Relations
Consultant
- #10-26 Award Contract – Graphic Design
Consultant
- #10-28 Award Contract – Special Litigation
Counsel
- #10-29 Award Contract – Bond Counsel (Wilentz
Goldman & Spitzer)(Park Ridge BOE)
- #10-30 Award Contract – Fin. Advisor (Capital
Financial Advisors)(Park Ridge BOE)
- #10-31 Application to LFB (Park Ridge BOE)
- #10-32 Amendment of PMK Contract – Site Oper.
Management for Area III
- #10-33 Amend Contract – Birdsall Services Grp.
Preliminary Environ. Assess, Lyndhurst
Property (BCC)
- #10-34 Auth. Issuance of Guar. Revenue Bonds,
Series 2010 (East Ruth.)
- #10-35 Extension of Term of Employment Assistant to t
to the Exec. Director
- #10-39 Auth. Util. State Contract Vendors-Telecom
Equipment @ BEC
- #10-40 Award Contract – Website Maint. Services

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Resolution #10-23

#10-23 Award Contract – Special Legal
Counsel, BRMC

Resolution approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – abstain
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – nay
Chairman O'Malley – aye

Resolutions #10-27, #10-36
Thru #10-38

#10-27 Award Contract – Special Legal
Counsel, General Services
#10-36 Award Contract – Special Counsel
#10-37 Award Contract – Special Counsel
#10-38 Award Contract – Special Counsel

Resolution approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – abstain

Next Meeting

The next meeting will be Thursday, March 11,
2010 at 5:30 p.m. in the Room 460-Learning
Center, 4th Floor, ONE Bergen County Plaza,
Hackensack, New Jersey.

Adjournment

There being no further business, Motion was
made by Commissioner Visotcky and
seconded by Commissioner Fletcher to
adjourn the meeting at 6:30 p.m. Motion
carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
February 3, 2010**

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

Meeting Called to Order

The meeting was called to order at 4:30 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

Bernadette Losito read the Proof of Public Meeting Notice.

Closed Session:

General Counsel Shahdanian advised that there was a need to go into Closed Session concerning a matter involving possible litigation. Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to go into Closed Session.

Board returned to meeting at 5:02 p.m. Motion was made by Commissioner Visotcky and seconded by Commissioner Wilson to return to Work Session.

Presentation – Proposed Countywide Solar Program conducted by Tim Egan of Citi Corp. The program would be a partnership between Citi Corp. and Green Economics Inc., which will provide a mechanism to Bergen County and County public entities to generate low cost electricity through solar power. The BCIA would finance the installation and use of solar panels to generate electricity through tax exempt bonds backed by the County's AAA rating. This financing would allow Federal and State subsidies. In turn, participating municipalities would contract with the BCIA to buy the generated electricity from the BCIA. This Program will provide income to the BCIA as well as provide for reduced power costs to municipalities.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, HPAE Union Representative, requested that since minutes at the COB Meeting are being taken, that members of the BCIA Board of Commissioners should get copies of minutes in order for there to be no redundancies. Mr. Peck mentioned that staffing was short around the holidays. He proposed that the hospital was short staffed because BRMC has an over reliance on agency staffing. The shifts which were short were not offered to permanent nursing staff. At the Chairman's request, Mr. Peck informed the Board that moving forward he would put his comments in writing.

Mr. Peck informed the Board about the recent patient assault of a CNA nurse. Also, Mr. Peck spoke about LTC patients becoming younger because once a bed is available the hospital fills that spot with whomever can fill the bed quickly without trying to secure Bergen County residents needs.

Further Mr. Peck advised that the County Police were called by the Hospital for an incident at the facility. The union feels that unsafe patient/employee incidents are underreported so the union was contemplating calling the County Police when such situations arise.

Further, Mr. Peck advised that his union would like the Contract Compliance Committee to look into any contracts the hospital enters into, not just the hospital's compliance with its Contract with the County of Bergen.

Further, Mr. Peck informed the Board that Epicare has been contracted to handle staff education at the BRMC. The union preferred that BRMC would have continued its permanent in-house handling of education. However, the union is happy that there is continuing education offered to its staff.

Further, Mr. Peck advised that the Mental Health Committee met concerning the transitional behavior unit. The Joint Commission had reported that this unit had failed. However, it has now reopened. As a result, a problem arises as to where these patients are going to be housed.

As there were no other questions, Chairman O'Malley asked for a motion to close the meeting for public comment.

Close to Public

Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- Surveillance for H1N1 virus (Swine Flu) continues– since 4/25/09, BRMC has been working closely with the NJDOH in monitoring and reporting of ED activity. The hospital continues to vaccinate their employees, patients and residents for the seasonal flu and H1N1. In addition, BRMC held two vaccine clinics for the community on Saturday, January 23 & Tuesday, January 26 and vaccinated approximately 100 people.
- CMS Plan of Correction – decision by CMS still pending.
- Laboratory – the final Measure of Success submission to the Joint Commission was completed on February 3rd.
- BHS – CCIS survey (Children’s Unit – FG) was conducted by the Division of Child Behavioral Health Services on 1/29/10. No deficiencies identified.
- LTC – On January 20th, the DOH visited on two complaints, one was the issue reported by BRMC of the resident assaulting a staff member and the other was an anonymous complaint regarding falls.
- LTC – The Ombudsman visited as follow up to a complaint regarding staffing to the DOH on December 27. No issues were identified.

Clinical Services:

- Unit D1 – The hospital management anticipated returning to Unit D1 in Building 14 on February 8, 2010. However, although the security system work is completed, there is education and training of staff that must be completed prior to the move. The re-location move is now scheduled for February 16th.

Compliance Report

Fred Tomkins advised that we did have Contract Compliance meeting this month. There is nothing to bring back to the full board as of yet, but he suspects there will be some issues in the future.

Mr. Tomkins advised that we will be meeting in the next week or so to go over the BCIA 2010 Budget. We should have something ready for our March meeting.

Commissioner Wilson advised that he had the opportunity to attend the Contract Compliance meeting and will attend as many as possible in the future.

Urban Health Report

Dr. Breyer mentioned that utilization is still strong. Outpatients have increased. Our staffing spot checker did send a memo concerning staffing to the subcommittee which will be discussed at that level. However, staffing compliance is within the State standards.

Issues from the COB – Deputy Executive Director

The Deputy Executive Director Mauro Raguseo advised that the hospital presented to us its five (5) year plan for capital projects. Year One of the Plan is projected at \$15 million through Year Five which is projected at \$25 million, for a total exceeding \$100 million. In the last few weeks, the contract compliance committee and several of our attorneys have been reviewing the plan. RSC Architects is preparing a complete analysis. Once we have reviewed the analysis, we will share our recommendations with the Board prior to asking the Freeholders for funding. Some of the projects are critical. We will also rely on the final results of the PSE&G energy audit.

Also, next week we will be opening bids for BRMC Building 3 Roof Replacement and Building 14 Shower Projects. Finally, at the COB Meeting, union representative, Mr. Peck, brought up some concerns regarding management at the hospital. The COB Board asked the union representative to put his concerns regarding patient safety in writing.

Executive Director's Report

Our AAA rating is only possible because of the Freeholders approve each project. We now have a bipartisan Freeholder Board. However, at the recent Freeholders Meeting, the Board unanimously approved the BCIA two bond projects on its Agenda. These BCIA projects were the East Rutherford police station and BCCAP for Headstart.

Adjournment

There being no further business, motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the Work Session at 6:12 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

MINUTES
March 4, 2010

Present: Commissioner R. O'Malley, P. Wilson, L. Visotcky, K. Corcoran
 BCIA Staff: E. Hynes, B. Losito, M. Raguseo, G. Velazquez, M. Heluk
 Special Counsel: P. Sangillo, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 9.32 a.m. by Vice-Chairman Wilson.	
Proof of Notice of Special Mtg.	B. Losito read the Notice of Special Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Absent Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.	Motion carried.
Resolutions #10-41, #10-42	Vice-Chairman Wilson asked and Mauro Raguseo gave a brief overview of the Resolutions on today's agenda. A motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to approve the following Resolutions: #10-41 Award Contract – BRMC Building 3, Roof Replacement Project (Patwood Roofing)	Resolutions approved.

#10-42 Award Contract – BRMC Emergent
Replacement of Cooling Tower

A Roll Call vote resulted as follows:

Motion carried.

Commissioner Corcoran – aye
Commissioner Fletcher – absent
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

There being no further business, Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to adjourn the meeting at 9:41 a.m. Motion carried unanimously.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
March 11, 2010

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky,
BCIA Staff: E. Hynes, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Special Counsel: J. Rizzi, Esq.
Urban Health Institute: Dr. P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:50 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Meeting	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Absent Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Wilson to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously. Jeff Peck asked for an explanation as to Resolution 10-47 Rejection of Bids – Building 14 Showers. General Counsel Shahdanian advised that the project as previously bid exceeded the BCIA's budgeted cap. The BCIA will be re-bidding the project with alternative scenarios in the next week or two. The BCIA is hopeful that the bids will come in within our budgeted price range.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.	Motion carried

Approval of Minutes

Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to approve the Minutes of the following meetings:

February 3, 2010 – Regular Meeting
February 3, 2010 – Work Session

A roll call resulted as follows:

Commissioner Fletcher - Aye
Commissioner Visotcky – Aye
Commissioner Wilson - Aye
Chairman O'Malley – Aye

Resolutions #10-43 thru #10-56

Chairman O'Malley gave a brief overview of the Resolutions on today's agenda.

Resolutions approved

A motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to approve the following Resolutions:

- #10-43 Payment of Bills
- #10-44 Qualify Responses to RFQs
- #10-45 Amend Contract – Special Legal Counsel, BRMC
- #10-46 Auth. Application to LFB (2010 Pooled Bond Note)
- #10-47 Reject All Bids – BRM Building 14 Showers
- #10-48 Review of Findings and Recomm. Of LFB (Bergen Comm. College)
- #10-49 Issuance of RFQs
- #10-50 Auth. Issuance & Sale of County Guar. Rev. Bonds (BC CAP)
- #10-51 Award Contract – Bond Counsel (2010 Pooled Bond Deal)
- #10-52 Award Contract – Underwriter (2010 Pooled Bond Deal)
- #10-53 Award Contract – Financial Advisor (2010 Pooled Bond Deal)
- #10-54 Award Contract Bond Counsel (Solar Power Bond Deal)
- #10-55 Award Contract – Appraisal of Garfield Property i/c/w BC CAP
- #10-56 Auth. Application to LFB (Kean University)

A Roll Call vote resulted as follows:

Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Next Meeting

The next meeting will be Thursday, April 8, 2010 at 5:30 p.m. in the Room 460-Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to adjourn the meeting at 6:04 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
March 11, 2010**

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky,
BCIA Staff: E. Hynes, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Urban Health Institute: Dr. P. Breyer

Meeting Called to Order

The meeting was called to order at 4:30 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

Bernadette Losito read the Proof of Public Meeting Notice.

Closed Session:

General Counsel Shahdanian advised that there was a need to go into Closed Session concerning a matter involving possible litigation. Motion was made by Commissioner Fletcher and seconded by Commissioner Wilson to go into Closed Session.

Board returned to meeting at 5:30 p.m. Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to return to Work Session.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Wilson and seconded by Commissioner Fletcher to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, HPAE Union Representative, advised that he distributed to the Board a copy of HPAE Newsletter.

As there were no other questions, Chairman O'Malley asked for a motion to close the meeting for public comment.

Close to Public

Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- CMS Resurvey - conducted on March 3 and 4 by two DOH surveyors. The verbal exit report indicted that two conditions of participation should be cleared – Patient Rights and Medical Records. There were some findings under Nursing Services, specifically related to Hemodialysis, that require further review back in the office before a final decision can be made as to the status of that condition. During the two day survey, a lot of information was reviewed by the surveyors and they took copies back to the office. It is probable that they will request more information to be forwarded to them before they issue a final report. The surveyors stated the final report would not be issued for at least several weeks, due a backlog of work on their part.
- LTC – March 2 – a surveyor from the DOH visited on two complaints made by residents. There were no findings.
- LTC – March 3 – the surveyor from the DOH returned on a complaint related to staffing and resident falls. There were no findings.

Clinical Services:

- Unit D1 –re-occupied Unit D1 in Building 14 on February 11, 2010. BRMC uses the space on 11-4 as a transitional BHS unit for ED patients awaiting bed assignments.

Follow up from February Meeting:

- Pajama bottoms are available for patients. The Hospital advised that the same complaint was made several years ago, and in response, the laundry manager instituted a log system, where he documents the number of pairs that he distributes. Mrs. Mendelowitz advised that she reviewed that log book and pajamas have been routinely distributed to BHS units and signed for by the unit manager.

Compliance Report

No report at this time.

Urban Heath Report

Dr. Breyer mentioned that letters have been going back and forth about spot checks. The staffing levels have never gone below the Medicaid required staffing levels. Facility-wide nursing and therapy staffing levels also have been adequate in accordance with the Hospital/Union Contract. The Hospital's own staffing matrix provides more hours than the minimum levels required by the State.

Chairman's Report

Chairman O'Malley mentioned to Mrs. Mendelowitz that we had an incident concerning document retrieval this past month. General Counsel Shahdanian advised that the incident involved our inability to obtain several of the Hospital's audited financial statements in response to an OPRA Request from the Union. Our Compliance Officer, Fred Tomkins could not locate his copies and we merely requested courtesy copies from your counsel's office. This request was met with resistance from said Hospital's counsel. Our contract with the Hospital provides that we be provided with this information.

Executive Director's Report

No report at this time.

Adjournment

There being no further business, motion was made by Commissioner Visotcky and seconded by Commissioner Wilson to close the Work Session at 5:49 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
April 8, 2010

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, L. Visotcky, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Special Counsel: J. Rizzi, Esq., R. Conte, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 7:40 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously. Commissioner Wilson asked what are the professional fees in connection with the bond deal on today's agenda. Executive Director Hynes advised that along with the BCIA's financing fee, the professional fees are paid out of the cost of issuance of each particular deal. Certain of these fees will be reduced if the overall dollar amount of the bond issue is reduced. Moving forward, Mr. Hynes advised that he will advise the Commissioners of cost of issuance fees for BCIA bond deals. Commissioner Wilson asked Mr. Hynes if these fees were negotiable. Mr. Hynes advised that they are. Mr. Hynes further explained the value in our choice of professionals.	Motion carried.

Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the meeting for public comment.	Motion carried.
Approval of Minutes	Motion passed unanimously. Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to approve the Minutes of the following meetings: March 4, 2010 – Special Meeting A Roll Call vote resulted as follows: Commissioner Corcoran – aye Commissioner Fletcher – abstain Commissioner Visotcky – aye Commissioner Wilson – aye Chairman O’Malley – aye	Minutes approved.
Resolutions #10-57 through #10-66	Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to approve the Minutes of the following meetings: March 11, 2010 – Regular Meeting March 11, 2010 – Work Session A Roll Call vote resulted as follows: Commissioner Corcoran – aye Commissioner Fletcher – aye Commissioner Visotcky – aye Commissioner Wilson – aye Chairman O’Malley – aye Chairman O’Malley gave a brief overview of the Resolutions on today’s agenda, as well as three additional resolutions which will be added this evening as a result of information discussed in our work and closed sessions. A motion was made by Commissioner Wilson and seconded by Commissioner Fletcher to approve the following Resolutions: #10-57 Payment of Bills #10-58 Auth. Issuance of Co. Guar. Gov. Loan Rev. Bonds (2010 Pooled) #10-59 Auth. Delegation of Power to Sell & Award County Guar. Gov. Loan Rev. Bonds (2010 Pooled) #10-60 Approv. Form & Auth. the Execution And Delivery of Docs i/c/w Co. Guar. Gov. Loan Rev. Bonds (2010 Polled)	Minutes approved.

- #10-61 Amend Contract – Birdsall – Prelim. Environ. Assessment Lyndhurst Property (BCC) Resolutions approved.
- #10-62 Change Order No. 8 Overpeck Amenities – Creamer/Sanzari, A Joint Venture
- #10-63 Award Contract – Bond Counsel – Kean Univ./Ocean Comm. College
- #10-64 Auth. Issuance of RFP BEC Operation
- #10-65 Award Contract - Wilentz, Goldman to prepare RFQ Doc. for electricity supplier i/c/w Solar Power Financing Project
- #10-66 Award Contract – Compliance Auditor - Review of Specific Legal Contract .

A Roll Call vote resulted as follows:

- Commissioner Corcoran – aye
- Commissioner Fletcher – aye
- Commissioner Visotcky - aye
- Commissioner Wilson – aye
- Chairman O'Malley – aye

Next Meeting

The next meeting will be Thursday, May 6, 2010 at 5:30 p.m. in the Room 460-Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to adjourn the meeting at 7:50 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
April 8, 2010**

Present: Commissioner R. O'Malley, P. Wilson, K. Corcoran, E. Fletcher, L. Visotcky
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

Meeting Called to Order

The meeting was called to order at 5:30 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

Bernadette Losito read the Proof of Public Meeting Notice.

Closed Session:

Chairman O'Malley advised that there is a need to go into closed session concerning possible litigation. The Board will go into Closed Session after the Work Session.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Wilson and seconded by Commissioner Fletcher to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

As there were no members of the public wishing to be heard, Chairman O'Malley asked for a motion to close the meeting for public comment.

Close to Public

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- CMS Resurvey - conducted on March 3 and 4. The written report was received on March 24th and two conditions of participation were cleared - Patient Rights and Medical Records and two conditions remain out of compliance, Nursing Services and Governing Body. The Governing Body tag is automatically cited when any CoP is out of compliance. The deficiencies noted under Nursing Services included some specifically related to Hemodialysis, and others related to general nursing care and documentation. A plan of correction was submitted on April 5.
- BHS – March 31 – the biennial licensing survey of the Intensive Outpatient Program (Evergreen) was conducted by the Division of Addiction Services. The program received a two year accreditation.
- LTC – April 8 – the Ombudsman visited to follow up on a reported event of January 10th. There were no findings.

Human Resources:

- Contract negotiations with HPAE began today. HPAE represents the Registered Nurses, Social Workers, Pharmacists, Substance Abuse Counselors, and Physical, Occupational, Speech and Recreation Therapists.

Commissioner Visotcky asked how many hemodialysis patients does the Hospital see per month. Mrs. Mendelowitz advised not too many—only patients who are in the ICU who require the service. A total of about ten (10) cases per year. The Hospital contracts this service with an outside vendor. Commissioner Visotcky asked how the Hospital would respond should its water source be interrupted? Mrs. Mendelowitz said she was not sure; however, most likely, the Hospital would transfer its patients to another facility.

Compliance Report

Mr. Tomkins advised that we have taken the Introduction of the Budget off the Agenda and will be meeting with the involved parties in the coming weeks. There are several matters with the County that need to be addressed as part of our budget preparation. Chairman O'Malley asked if any of the Commissioners would be interested in participating. Commissioners Wilson and Corcoran expressed interest.

Urban Heath Report

Dr. Breyer advised that there are no issues this month. All of the subcommittees have met as scheduled this month.

Deputy Director's Report

Deputy Director Raguseo provided the following update: Building 5 Sprinkler will be complete by the first week of May 2010 and Building 5 Exterior and Roof Replacement will be completed by June 30, 2010. We are making progress on the Chiller Tower Project--Completion is expected soon in time for the warm weather. Also we will be going out to bid shortly for Building 11 Sprinkler System and the re-bid for Building 14 Showers. The Showers specifications are with the Hospital people for review. We are continuing to meet with the Hospital regarding the 5 year plan. This year's BCIA portion of the request is about \$7,000,000. PSE&G may be funding some of the projects or we are may be moving some of the later years' requests to this year in order to take advantage of energy efficient rebates offered by PSE&G.

Executive Director's Report

Executive Director Hynes asked for a verbal authorization from Commissioners to allow Wilentz Goldman & Spitzer to prepare an RFQ for an electricity supplier in connection with our Solar Project. There is a one-year deadline for this project to take advantage of various incentives. The County will also have to assess which of its buildings are well suited for solar panels. The Freeholders are voting on this Solar Project Issues on April 14, 2010.

Department of Environmental Protection, Green Acres Program, has finally granted the \$400,000 for the Bergen Equestrian Center. It has taken us more than three (3) years to secure this money. We also have to thank our lobbying firm for initially bringing this matter to our attention. This is a State Grant. A voucher for the money has been sent to our Chief Financial Officer for his signature.

Chairman O'Malley advised that he would like to discuss the matter of the Requests for Proposals for the Operation of the Bergen Equestrian Center in the Work Session. Each Commissioner, General Counsel and Staff was given a draft of an RFP, specifications and a list comments from Quentin Wiest, the General Manager of the Bergen Equestrian Center.

Chairman O'Malley explained the difference between a RFQ and a RFP. A RFQ would be just a survey of potential responders' qualifications as opposed to a RFP which can be presented as an offering with two possible structures--a concessionaire or a management for a fee situation. Further, as Chairman, I would like to proceed with the management of the BEC operation differently than how we selected the present management company. Our mission here is to more effectively interact with the public.

Special Counsel Richard Conte articulated to the Board the legal structure of the RFP. He explained that the difference between the RFQ and RFP are (to simplify the explanation) merely more stringent advertising requirements and that the RFP would allow us to present both structures without having to necessarily be bound by the responders' bids. In addition, if we were to use the RFQ process, we would not be able to present a Concessionaire scenario.

Commissioner Wilson advised that if we did the RFQ we would have many more responders and allow us to investigate the credentials of the responders before we go about with a specific bid package and that if we did the RFP we would have fewer responders who would have to present their qualifications as well as visit the site and present a response within the parameters of the

specifications for us to eventually decide upon. Commissioner Wilson's question was why are we deciding to go with a one step (RFP) as opposed to a two step (RFQ) presentation. General Counsel Shahdanian responded that you cannot present a Concessionaire scenario as an RFQ. A Concessionaire may be a viable alternative to what we have now because that scenario will not cost the County any money as it will be a for-profit situation for the Concessionaire under that structure. The Management Company which we are currently using is costing us a lot of money and we are not getting as much value as we had originally expected. Commissioner Fletcher mentioned that since the BCIA has had a not-so-pleasant experience with a private company engaged to run another one of our facilities in a for-profit scenario, we need to thoroughly investigate all alternatives before we enter into a contract. General Counsel Shahdanian mentioned that we are limited to a 5 year term to any contract with a Concessionaire.

Chairman O'Malley expressed that the County Executive is concerned with the timing of the RFP. The consensus of the Board is to have it available on Thursday, April 15, 2010. Counsel Conte advised that the RFP needs to be available 20 days before the submission deadline. The RFP needs to be advertised in the newspaper as well as be available on our website.

Chairman O'Malley had a punch list of comments from Quentin Wiest which the Commissioners should review/discuss. One of Mr. Wiest's comments addressed our initial decision to request proposals for a two year contract scenario. Mr. Wiest noted that this abbreviated time period may limit the number of responders. Chairman O'Malley expressed concern about asking for a longer contract period should we not be satisfied with our choice of manager/concessionaire. After much discussion, the Board agreed that we would have the RFP structured that the responses can be for any or all time period from a two year period up to a five year period. Commissioner Wilson thought that with the extended contract period, we would get more responders. Chairman O'Malley wanted to be certain that we do not fall into the same situation as we had with our present manager. Commissioner Fletcher expressed concern that we would be receiving responses for different periods of time which may inhibit comparison.

Chairman O'Malley also noted that the BCIA will do a background check prior to an award of contract.

Adjournment

There being no further business, motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to close the Work Session at 6:45 p.m. Motion was carried unanimously.

Closed Session:

Chairman O'Malley moved for a Motion to go into Closed Session. Commissioner Wilson seconded the Motion. Motion carried unanimously

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
May 6, 2010

Present: Commissioner R. O'Malley, P. Wilson, E. Fletcher, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: R. Lamparello, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 8:03 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Mtg.	Chairman O'Malley read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Absent Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Fletcher to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Wilson and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Wilson and seconded by Commissioner Corcoran to approve the Minutes of the following meetings: April 8, 2010 – Regular Meeting April 8, 2010 – Work Session April 8, 2010 – Closed Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Resolutions #10-67 through
#10-87

Chairman O'Malley gave a brief overview of the Resolutions on today's agenda. Counsel Lamparello mentioned that as a result of information discussed in our work and closed sessions, the Board will add a verbal resolution for special counsel which is exempt from the Local Public Contract Law.

Resolutions Approved.

A motion was made by Commissioner Fletcher and seconded by Commissioner Wilson to approve the following Resolutions:

- #10-67 Payment of Bills
- #10-68 Introduction Budget – General 2010
- #10-69 Introduction Budget – BRMC 2010
- #10-70 Introduction Budget – Overpeck 2010
- #10-71 Introduction Budget – BEC 2010
- #10-72 Auth. Filing of BCIA Budget 2010
- #10-73 Application to LFB (7/10 Pooled Bond Deal)
- #10-74 Award Contract – Bond Counsel (7/10 Pooled Bond Deal)
- #10-75 Award Contract – Financial Advisor (7/10 Pooled Bond Deal)
- #10-76 Award Contract – Underwriter (7/10 Pooled Bond Deal)
- #10-77 Application to LFB (Refunding of BRMC Project, Series 2000)
- #10-78 Award Contract – Bond Counsel (Refunding of BRMC Project, Series 2000)
- #10-79 Award Contract – Financial Advisor (Refunding of BRMC Project, Series 2000)
- #10-80 Award Contract – Underwriter (Refunding of BRMC Project, Series 2000)
- #10-81 Award Contact – Energy Services Consultant – Solar Project
- #10-82 Change Order #5 – BEC Office Renov. – UniMak, LLC
- #10-83 Change Order #2 – BEC Barn Renov., Addition – J G Drywall, LLC
- #10-84 Amendment to Contract – T&M Assoc. – BRMC Bldg. 5, Sprinkler
- #10-85 Award Contract – Meadowland Transportation – BEC
- #10-86 Auth. Re-Issuance of RFP for BEC Operations
- #10-87 Award Contract – Special Counsel

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Wilson – aye
Chairman O'Malley – aye

The record will reflect that Commissioner Wilson abstains from voting on the small portion of the Resolution for the bill list (#10-67) which pertains to his business related expense.

Commissioner Fletcher commented to the Board that if the BCIA continues to get former BRMC patients complaints that we look into seeking monetary reimbursement for Dr. Breyer's time from BRMC.

Next Meeting

The next meeting will be Thursday, June 3, 2010 at 5:30 p.m. in the Room 460-Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to adjourn the meeting at 8:16 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
May 6, 2010**

Present: Commissioner R. O'Malley, P. Wilson, K. Corcoran, E. Fletcher
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: R. Lamparello, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

Meeting Called to Order

The meeting was called to order at 5:30 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

Chairman O'Malley read the Proof of Public Meeting Notice.

Closed Session:

Chairman O'Malley advised that there is a need to go into closed session concerning possible litigation. The Board will go into Closed Session after the Work Session.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, Representative of HPAE advised that Board that contract negotiations at BRMC are progressing with both sides expressing a desire to have the contract to the membership by May 19, 2010. He will keep us apprised of any developments.

As there were no other members of the public wishing to be heard, Chairman O'Malley asked for a motion to close the meeting for public comment.

Close to Public

Motion was made by Commissioner Fletcher and seconded by Commissioner Wilson to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Announcements:

- National Nurses week celebration activities are being held at the medical center through May 11.
- Annual Golf Outing is on Monday, May 10.
- Annual Employee BBQ is being held on May 12.

Regulatory compliance:

- CMS Resurvey - A plan of correction was submitted on April 5 and we are awaiting a response.
- BHS Division –April 13 – A surveyor from the DOH visited to follow up on a complaint letter. The issue had already been resolved by the VP/BHS and that information was shared with the surveyor. There was a finding regarding discharge instructions which was addressed.
- LTC – May 6 – Surveyor from the DOH visited to follow up on two complaints. There were no findings.

Human Resources:

- Contract negotiations continue with HPAE. HPAE represents the Registered Nurses, Social Workers, Pharmacists, Substance Abuse Counselors, and Physical, Occupational, Speech and Recreation Therapists.

Commissioner Wilson mentioned that it seems that the BCIA Board of Commissioners has been copied on a number of complaints. Further Commissioner Wilson asked Mrs. Mendelowitz if the number of complaints has increased. Mrs. Mendelowitz responded not really, but offered that the DOH batches the complaints in order to investigate several complaints.

Mr. Joseph Orlando, Chairman of BRMC, asked to express his thanks to the Board and to Deputy Executive Director Mauro Raguseo for its rapid response to the need for the replacement of, as well as the completion of the installation of the Cooling Towers.

Compliance Report

Mr. Tomkins advised that the Budget is on the Agenda. We were able to resolve the funding issues with the County.

Urban Heath Report

Dr. Breyer advised that BRMC utilization is flat and all departments have been in compliance. BRMC has always exceeded the minimum State nurse per patient ratios; however, the amount at which BRMC exceeds these levels has been decreasing.

Dr. Breyer mentioned that we have had several patients who have visited or telephoned the BCIA to large complaints. Dr. Breyer mentioned that he has advised these individuals to first express their concerns to BRMC Patient Advocate, a department at BRMC specifically set up for this purpose. If this measure doesn't prove helpful, possibly these individuals should be directed to the State Ombudsman. Dr. Breyer always asks these patients to submit their concerns in writing.

Deputy Director's Report

Deputy Director Raguseo provided the following update: We are continuing to make progress with Building 5 Sprinkler. In addition, Building 11 Sprinkler System is going out to bid, with bids due in the next two weeks or so. Notices to Proceed have been issued for Building 3 Roof Replacement and Vault #3. When we sat down with representatives from PSE&G and Concord Engineering to discuss the BRMC 5 year plan, we were told that monies were available to offset some of our 5 year plan capital costs. Since that time, we are now advised that there are no longer funds available. We have been advised that we would have to wait until next year to reapply for funding for these projects. We were told that BRMC would be on top of the list next year. We are now working with RSC Architects to redraft the 5 year plan and we will report back to you with the report.

Freeholder Liaison

Freeholder Liaison James Carroll wanted to thank Executive Director Edward Hynes for his effort with the County Solar Panel Project. In addition to the Project's energy savings, we will also be putting 100 or so people to work. Chairman O'Malley thanked Freeholder Liaison Carroll for his assistance to the BCIA with facilitating the progress with several of our projects.

Executive Director's Report

Executive Director Hynes advised that the Bergen County Freeholders unanimously passed the Solar Energy Savings Program at yesterday's Freeholders Meeting. This may be the biggest solar project in the State of New Jersey on the County level. A prior engineering firm has identified 2 megawatts, or roughly 50 million dollars of financing this year. Mr. Hynes handed out the program timeline. This timeline is very aggressive since the funding, offered by the Obama administration to the third party financiers, will end this December. Mr. Hynes also thanked Freeholder Liaison Carroll for his help.

The Obama Administration also authorized Bergen County up to \$70 million this year for shovel ready projects for private developers. At this time there is discussion whether this initiative should be handled through the BCIA or the EDA.

The BCIA has been negotiating with a firm that dumped a large amount of fill at Overpeck Landfill. The firm owes us a lot of money. This matter may require that the BCIA to file suit against this firm. We will report any and all developments.

Commissioner Wilson asked if the Green Economics and Citigroup are still the parties handling the Solar Project. Mr. Hynes advised that Green Economic is being appointed this evening. Citigroup will need to respond to an RFP. The best price will determine who will be awarded the contract. Green Economics will be surveying buildings that are suitable for solar panels.

Freeholder Liaison Carroll advised that the Freeholders have offered Green Economics its cooperation in order to avoid duplication of services and to prevent project delays.

Chairman O'Malley advised that the BCIA had prepared and put out for response a Requests for Proposals for the Operation of the Bergen Equestrian Center. We received no responses. During this process, we received questions from prospective responders. The BCIA made a decision not to answer any question as to not to give any responder an advantage.

Chairman O'Malley asked to open up the discussion in this matter. Chairman O'Malley advised that General Counsel Lamparello advised that the BCIA needs to re-advertise (re-bid) the RFP for the BEC's Operation. The horses will be back at the facility by month's end. As the Board is aware, our counsel had avoided filing a lawsuit against the current manager, whose term will expire shortly.

Chairman O'Malley advised that the some of the questions that were submitted were very good. Other questions did not seem substantive. Chairman O'Malley suggested that we re-bid the same document that was previously bid; however, this time we answer the prospective responders' questions to all parties who pick up the re-bid for Requests for Proposal for the BEC Operation. This will give all prospective responders access to the same information.

Commissioner Wilson asked if any of the questions that were submitted, but not answered for the first round of this RFP, should be answered within the body of the re-bid RFP. Chairman O'Malley thought that some of the submitted questions would be helpful to all prospective responders.

General Counsel Lamparello mentioned that we cannot alter the material facts of the bid in order to meet the criteria under the Local Public Contracts Law to qualify our re-bid as a second bidding attempt. Mr. Lamparello stated that we have a timing issue to adhere to. To this end, Mr. Lamparello suggested that we pass a resolution to re-bid the RFP as-is.

Commissioner Wilson opened up the discussion asking whether questions will be received in writing. Mr. Lamparello suggested that we have a pre-bid question forum where any prospective responder can ask his/her question. Chairman O'Malley did not think this would be an effective remedy since there would be no guaranty that all questions would be asked and answered sufficiently in an open forum. Also, we would have no way to prevent the public or unqualified parties (who may have a different agenda than the BCIA's) from attending this pre-bid question

session. Chairman O'Malley prefers that any and all questions be presented in writing and all questions submitted as well as the BCIA's answers be provided to all parties who have picked up the RFP package. General Counsel Lamparello advised that the BCIA needs to provide answers to all submitted questions to all prospective responders so that there is no appearance of unfair advantage. Commissioner Wilson suggested that we could possibly post the BCIA's response to questions on our website which is accessible by the public. General Counsel Lamparello advised that this would satisfy the needed fundamental fairness, even playing field scenario. General Counsel Lamparello offered that there is another way you can do this and he asked the Chair to reserve our response to after discussion in closed session. We can do this because of an exception to the Open Public Meeting Act that the Board can get advice of Counsel with Attorney/Client privilege in Closed Session. After Closed Session, we may be free to vote on this matter.

Commissioner Fletcher offered that in lieu of our time constraint, that the Board simply re-bid the RFP as-is. We do not have the luxury of entertaining any kind of dimension beyond that option as we find ourselves in a delicate situation where the situation can be compromised. Chairman O'Malley advised that Board that we can discuss it further in closed session.

Adjournment

There being no further business, motion was made by Commissioner Wilson and seconded by Commissioner Corcoran to close the Work Session at 6:30 p.m. Motion was carried unanimously.

Closed Session:

Chairman O'Malley asked for a Motion to go into Closed Session. Commissioner Fletcher made the motion. Commissioner Wilson seconded the Motion. Motion carried unanimously

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
June 3, 2010

Present: Commissioner R. O'Malley, P. Wilson, L. Visotcky, E. Fletcher, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 6:06 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Wilson to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Fletcher and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Wilson and seconded by Commissioner Fletcher to approve the Minutes of the following meetings: May 6, 2010 – Regular Meeting May 6, 2010 – Work Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - abstain
Commissioner Wilson – aye
Chairman O'Malley – aye

Resolutions #10-88, #10-90
through #10-103

Chairman O'Malley gave a brief overview of the Resolutions on today's agenda, which included the need to add two (2) resolutions to this evening's agenda.

Resolutions Approved.

A motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to approve the following Resolutions:

- #10-88 Payment of Bills
- #10-90 Adoption of Budget – General 2010
- #10-91 Adoption of Budget – BRMC 2010
- #10-92 Adoption of Budget – Overpeck 2010
- #10-93 Adoption of Budget – BEC 2010
- #10-94 Review of Findings & Recommend of LFB (East Rutherford)
- #10-95 Auth. Issuance Co. Guar. Taxable Project Bonds (BRMC) Series 2010
- #10-96 Auth. Exec. & Dely of Various Docs. i/c/w Co. Guar. Taxable Project Bonds (BRMC) Series 2010
- #10-97 Delegation of Power to Sell & To Award Co. Guar. Taxable Project Bonds (BRMC) Series 2010
- #10-98 Auth. Issuance of County of Co. Guar. 2010 Loan Rev. Bonds (Pooled Loan)
- #10-99 Amend Contract – RSC Architects – Bldg 5 Roof Replac. & Ext. Renov. – Construction Management
- #10-100 Award Contract – RSC Architects – Bldg 5 Sprinkler Project – Construction Management
- #10-101 Award Contract – RSC Architects – On-Call Construction Management Services for Various Projects
- #10-102 New Hires (Temp. Basis) – BEC
- #10-103 Auth. BCIA General Counsel to Review & Change By-Laws to Provide Board of Commissioners/ Employees Indemnification

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Chairman O'Malley asked the Commissioners and Counsel to review the two BEC Management RFP submissions. Once all have had a chance to review, we will meet again to discuss this matter.

Next Meeting

Our next meeting date has changed to Thursday, July 8, 2010 at 3:30 p.m. in the Room 330B, 3rd Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Corcoran and seconded by Commissioner Wilson to adjourn the meeting at 6:16 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
June 3, 2010**

Present: Commissioner R. O'Malley, P. Wilson, L. Visotcky K. Corcoran, E. Fletcher
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: Dr. P. Breyer

Meeting Called to Order

The meeting was called to order at 5:30 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Visotcky and seconded by Commissioner Wilson to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no members of the public wishing to be heard, Chairman O'Malley asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Wilson and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- CMS Resurvey - A plan of correction was submitted on April 5 and we are awaiting a response.
- LTC – May 18 – Surveyor from the DOH visited to review an incident that we reported regarding two residents physically assaulting each other. We received her final report and there were no deficiencies related to this incident.
- LTC – the annual licensing survey window opened on May 11.

Human Resources:

- HPAE ratified their new contract on May 18. HPAE represents the Registered Nurses, Social Workers, Pharmacists, Substance Abuse Counselors, and Physical, Occupational, Speech and Recreation Therapists.

Chairman O’Malley asked Mrs. Mendelowitz if she was involved in the capital projects plan. She said she did not sit in on the meetings; however, she was involved. Chairman O’Malley wanted to thank Deputy Executive Director Raguseo for working so diligently to put this plan together. Mr. Raguseo mentioned that it had taken a little longer than expected because certain energy efficiency projects which qualified for PSE&G funding needed to be postponed until funding is again made available to us.

Compliance Report

Mr. Tomkins advised that the approved Budget is on the Agenda. Trenton approved our budget with just a couple of questions which Mr. Tomkins was able to answer over the telephone.

Urban Heath Report

Dr. Breyer advised that BRMC utilization is steady and BH has been tapering off.

Dr. Breyer mentioned that he had follow-up telephone calls from Mr. Carvalho, a patient who has had some complaints with his care at BRMC. Both Dr. Breyer and Mrs. Mendelowitz sent Mr. Carvalho letters. Dr. Breyer mentioned that there isn’t much else we can offer Mr. Carvalho, who is asking that BRMC be closed. Chairman O’Malley asked Dr. Breyer to keep us advised of any further developments.

Deputy Director’s Report

No report at this time.

Executive Director’s Report

No report at this time.

Chairman's Report

Chairman O'Malley wanted the record to reflect that the Board would like to thank Quentin Wiest, Nicole Clemente, Gina Velazquez and Bernadette Losito for their help in getting responses to Bergen Equestrian Center's Request for Proposals. He noted that General Counsel Shahdanian will be reviewing the submitted proposals and letting us know if they are acceptable. He mentioned that each Commissioner had received a copy of the submitted proposals and asked that they review them. Subsequently, we will be setting up a subcommittee of Commissioners to review these proposals.

On another note, because we did not get any responses to our initial RFP, we now have horses back at the facility. As the current management company's contract expires June 24, 2010, we will have to add to the agenda an additional resolution allowing the BCIA to temporarily hire personnel, initially one part-time groom, to tend to the livestock and other basic maintenance until we make a decision on the BEC management. General Counsel Shahdanian and Commissioner Wilson agreed that the resolution will allow for at least one or possibly two part-time grooms to handle these duties.

Chairman O'Malley advised that his initial quick review of the two submitted proposals shows a large concentration on fees to be collected from Boarders with little of these monies returned to the County. The County/BCIA has invested a lot of money to update these facilities and this will have to be considered during our proposal review process.

Chairman O'Malley also wanted to add another resolution after discussions with Commissioner Wilson and General Counsel Shahdanian, which would be authorizing the BCIA General Counsel to review and change by-laws to provided Board of Commissioners/Employees indemnification concerning lawsuits.

Adjournment

There being no further business, motion was made by Commissioner Wilson and seconded by Commissioner Fletcher to close the Work Session at 6:05 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
July 8, 2010

Present: Commissioner R. O'Malley, P. Wilson, L. Visotcky, E. Fletcher, K. Corcoran
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 4:13 p.m. by Chairman O'Malley.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present Chairman O'Malley – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Wilson and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to approve the Minutes of the following meetings: June 3, 2010 – Regular Meeting June 3, 2010 – Work Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Resolutions #10-104 through
#10-117

Chairman O'Malley gave a brief overview of the Resolutions on today's agenda, which included the need to add a resolution to this afternoon's agenda. The added resolution concerned the proposed County Solar Project and would authorize the Executive Director to contact Green Economics to reaffirm that the BCIA will pay no monies for services rendered by any contractor unless the project has been accomplished.

Resolutions Approved.

A motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to approve the following Resolutions:

- #10-104 Payment of Bills
- #10-105 Auth. Application to LFB (Park Ridge BOE – CREB)
- #10-106 Amend Contract – PMK Group – Overpeck, Site Oper. Mgnt– Area III
- #10-107 Amend Contract – PMK Group – BEC Geotech. Eng. Services
- #10-108 Auth. Issuance of Loan Revenues (Kean Univ/Ocean CC)
- #10-109 Change Order #9 Overpeck Amenities – Creamer/Sanzari, JV
- #10-110 Auth. Application to LFB (Solar Proj)
- #10-111 New Hires – Bergen Equestrian Ctr.
- #10-112 Auth. Form of Suppl. Indenture #1, BCIA & Wells Fargo (EnCap)
- #10-113 Auth Application to LFB (River Vale)
- #10-114 Selection of Sites and Auth. of Submission of Applic. To the Office of State Comptroller i/c/w County Solar Project
- #10-115 Rejection of Bids – BRMC, Bldg. 11 Sprinkler System Installation
- #10-116 Change Order BRMC, Bldg. 5 Ext. Restoration & Roof Repl. (Astral)
- #10-117 Auth. Exec. Director to Reaffirm BCIA's Position concerning Pymt. Obligation i/c/w County Solar Project

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Resolution #10-118

Chairman O'Malley gave a brief overview of the County's position concerning the management of the Bergen Equestrian Center. The County has seen success with its concessionaire-run Mahwah location and would like to proceed in a similar fashion with this facility. The proposals the BCIA received in response to our RFP did not meet our monetary expectations. Therefore, we would require that we reject the proposals recently received for BEC Management. We could have a dialogue with those parties who have submitted proposals, but we will in fact need to compile a new set of specifications for requests for proposals for a BEC concessionaire.

Resolution Approved.

A motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to approve the following Resolution:

#10-118 Rejection of Proposals for BEC Operation/Authorize the Issuance of BEC Operation by Concessionaire

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Commissioner Wilson – aye
Chairman O'Malley – aye

Next Meeting

Our next meeting date will be Thursday, August 5, 2010 at 5:30 p.m. in the Room 460-The Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to adjourn the meeting at 4:35 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
July 8, 2010**

Present: Commissioner R. O'Malley, P. Wilson, L. Visotcky K. Corcoran, E. Fletcher
BCIA Staff: E. Hynes, M. Raguseo, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
BRMC Representatives: S. Mendelowitz, J. Orlando

Meeting Called to Order

The meeting was called to order at 3:30 p.m. by Chairman Ronald O'Malley.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Chairman O'Malley asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no members of the public wishing to be heard, Chairman O'Malley asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Corcoran and seconded by Commissioner Wilson to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- CMS - A plan of correction was submitted on April 5. On July 6 & 7, two surveyors from the New Jersey Department of Health and Senior Services conducted the CMS re-survey. A final written report will be issued in approximately two to three weeks.
- OSHA – a surveyor from OSHA arrived on June 30 to conduct a survey. This visit was not generated by a complaint, but was a standard survey based on data review. The surveyor reviewed documents and will return for a site visit on July 21, 2010.
- Blood Bank – on July 1, a surveyor from the NJDOH conducted the bi-annual survey of the Blood Bank. A written report will follow.
- LTC – July 7 – The Ombudsman visited related to a family complaint. No findings identified on exit.
- LTC – the annual licensing survey window opened on May 11.

In addition, Mrs. Mendelowitz reported that BRMC had given the BCIA notice that they are in the process of changing its provider for anesthesiology services. Chairman O'Malley acknowledged that we received notice and we are having our compliance officer review.

Joseph Orlando, Chairman, BRMC, advised that the local water main break is affecting the water supply at the hospital between 4 and 5 a.m. United Water informed BRMC that they should only experience a problem during peak usage hours. Peak usage from 4 to 5 a.m. is most likely automatic lawn sprinkling. Mr. Orlando advised that the break is near a New Jersey Transit right of way. NJ Transit has allowed only limited access to the area which has dramatically slowed the repair. Mr. Orlando asked that the BCIA get involved if there is much delay in the repair. Commissioner Visotcky suggested that the Department of Health be notified in order to promote cooperation. Mrs. Mendelowitz advised that DOH has been notified because of a problem encountered in LTC. Further, Mrs. Mendelowitz advised that she was advised that the break is expected to be repaired this evening. Deputy Executive Director Raguseo advised that we would be available to help in any way. Chairman O'Malley instructed Mr. Raguseo to inform the County Executive of this situation.

Compliance Report

Mr. Tomkins advised that he received BRMC's audited financial statements (due June 30, 2010) and he sent them over to Counsel. He will report about the financials at our next meeting.

Urban Heath Report

No issues noted at this time.

Deputy Director's Report

Deputy Executive Director Raguseo advised that he and Joe Orlando presented BRMC's Capital Projects Request to the Freeholder Board yesterday. The presentation went well.

Executive Director's Report

No report at this time.

Chairman's Report

Chairman O'Malley wanted the record to reflect that there have been inquiries from some of the County Solar Project professionals asking for payment for services rendered thus far in connection with this endeavor. Both Chairman O'Malley and Executive Director Hynes stated that it was specifically addressed when the project was presented to our Board of Commissioners that all professionals would be paid out of Project's proceeds when the Project has been accomplished. Executive Director Hynes advised that we have a resolution on today's agenda authorizing an application to the Local Finance Board.

Chairman O'Malley wanted the Commissioners to discuss this matter so that action can be taken if necessary. Commissioner Fletcher asked if we have a contract in writing setting forth how the professionals will be paid. General Counsel Shahdanian said that there is no written contract. Commissioner Corcoran stated and Commissioner Visotcky agreed the BCIA should review its decision to do business with a party who is recanting its position at this early juncture.

In light of this situation, Chairman O'Malley asked that the Board to pass a resolution authorizing the Executive Director to reaffirm the BCIA's position concerning our compensation obligation to the professionals in connection with the Solar Project. The BCIA has no budgetary provisions to pay for any legwork on this matter.

Chairman O'Malley mentioned that the work the BCIA has done on the CREB bonds for this project have or will generate energy credits which are held by the County/BCIA. Our position is to hold on to these credits until we decide how we would like to proceed. General Counsel Shahdanian mentioned that these credits will be used by the BCIA in an effort to pay down the debt incurred for this project. These energy credits (ESRAC) value could be affected in a negative fashion if legislation is passed to eliminate favorable tax treatment. Commissioner Fletcher asked if we could lower this effect if we share our risk with one of our partners. There was further discussion on the value of solar energy. Chairman O'Malley wanted to reserve the BCIA's right to reconsider the handling of energy credits as the project proceeds. The BCIA would need certain guarantees of the value, both present and future, of the energy credits. General Counsel Shahdanian advised that the BCIA will have a leasehold on the project.

Commissioner Wilson suggested to Chairman O'Malley that the BCIA Commissioners form a subcommittee to investigate the energy credit issue. Commissioners Fletcher and Corcoran volunteered to serve on the committee. Chairman O'Malley advised that we will be adding a resolution on today's agenda concerning the solar issue to address two concerns—the first that no payments will be made to the vendors until the project is accomplished and the other is that the BCIA reserves its rights to the energy credits (ESRAC) issue.

Adjournment

There being no further business, motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the Work Session at 4:12 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
August 5, 2010

Present: Commissioner P. Wilson, L. Visotcky, E. Fletcher, K. Corcoran
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:50 p.m. by Vice Chairman Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Vice Chairman Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Fletcher to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to approve the Minutes of the following meetings: July 8, 2010 – Regular Meeting July 8, 2010 – Work Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky – aye
Vice Chairman Wilson – aye

Resolutions #10-119 through
#10-123

Vice Chairman Wilson asked Deputy Executive Director Raguseo to give an overview of the Resolution on today's agenda authorizing an Amendment to Birdsall's Contract. Mr. Raguseo explained the need for the contract's amendment. Vice Chairman Wilson asked the Commissioners if they had reviewed the Resolution Confirming the Findings of the LFB for the Bergen County CAP Bond Issue. He noted that each Commissioner needs to sign the Group Affidavit before leaving today. Finally, Vice Chairman Wilson asked and Mr. Raguseo provided an overview of the two resolutions involving Park Ridge BOE CREB issue. These resolutions are necessary in the furtherance of the bond issuance in this matter. This particular bond issue involves putting solar panels on three school buildings in Park Ridge. Park Ridge is utilizing the Clean Energy Renewal Bonds Program and under this Program the IRS requires conduit financing. The BCIA offers conduit financing for such projects.

Resolutions Approved.

A motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to approve the following Resolutions:

- #10-119 Payment of Bills
- #10-120 Amend Contract – Birdsall Services Group – BRMC Asbestos Ident. Survey (Bldg. 5, Ext Restoration)
- #10-121 Confirmation of Findings of LFB (Bergen County CAP)
- #10-122 Auth Certain Docs & Approving Certain Docs i/c/w Issuance of Rev. Bonds (Park Ridge BOE – CREB)
- #10-123 Auth Issuance of Guar. Rev. Bonds Series 2010 (Park Ridge BOE - CREB)

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Vice Chairman Wilson – aye

Closed Session Vice Chairman Wilson asked for a Motion to go into Closed Session. Commissioner Fletcher made the motion. Commissioner Visotcky seconded the Motion. Motion carried unanimously. Counsel Shahdanian advised that the need for Closed Session is a matter involving potential litigation. Motion carried.

Next Meeting Our next meeting date will be Monday, September 13, 2010 at 5:30 p.m. in the Room 460-The Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to adjourn the meeting at 6:30 p.m. Motion carried unanimously. Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
August 5, 2010**

Present: Commissioner P. Wilson, L. Visotcky K. Corcoran, E. Fletcher
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez, M. Heluk
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 5:30 p.m. by Vice Chairman Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Vice Chairman's Report

Vice Chairman Wilson advised that he is acting in the role of Chair for this meeting as Ronald O'Malley has submitted his resignation. He thought it would be appropriate to state his background as it relates to the BCIA. He was appointed to the Board in 2000 by then County Executive Pat Schuber and served as Vice Chair under then Chairperson Anne Wolfe. Mr. Schuber had developed and used the BCIA first to develop this Administration Building, at a tremendous savings to the County, and then as the entity that holds the license for our County Hospital. In addition, Mr. Wilson has worked in the non-profit sector in mental health for 30 years. Twenty-five years of which he was the West Bergen Mental Healthcare's Chief Executive Officer and the past five years serving as Chairman of that organization.

Further, Vice Chairman Wilson announced the retirement of Edward Hynes, the BCIA Executive Director. This is a planned retirement concluding 25 years of service. Vice Chairman wanted to address newspaper articles that mention the BCIA. Please note that the BCIA is cooperating fully with the US Attorney's Office in connection with this matter. Bergen County has requested that Judge Douglas Wolffman, retired Superior Court Judge, conduct an independent investigation. BCIA will fully cooperate with this investigation as well. Note that the newspaper articles mention the BCIA staff but they do not mention the work performed by the BCIA. The BCIA has served several administrations well. The BCIA has saved millions of dollars for taxpayers as well as municipalities and school districts. It has enable municipalities and school districts to benefit from its AAA bond rating. The BCIA is one of three counties in New Jersey and forty in the entire United States to have a triple A bond rating. The BCIA has

saved most recently the taxpayers of Bergen County \$1.6 million in the refunding of Bergen Regional Medical Center's debt.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Vice Chairman Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Freeholder Chairman James Carroll, Liaison to our Board, asked to go on record that he appreciates all the fine work the volunteer BCIA Board does and that the BCIA has been a lifeline to many communities within Bergen County. In addition, Freeholder Chairman Carroll wished our Board well moving forward.

Close to Public

As there were no members of the public wishing to be heard, Vice Chairman Wilson asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- CMS Resurvey – Conducted on July 6 & 7, by two surveyors from the New Jersey Department of Health and Senior Services. On exit, the team leader advised that a final written report would be issued in approximately two to three weeks. However, as of July 29th, the team leader was still requesting additional information.
- OSHA – a surveyor from OSHA arrived on June 30 to conduct a survey. This visit was not generated by a complaint, but was a standard survey based on data that BRMC had submitted as required. The surveyor reviewed documents and returned for a site visit on July 21, 2010. He will schedule a meeting when his final report is complete.
- Blood Bank – on July 1, a surveyor from the NJDOH conducted the bi-annual survey of the Blood Bank. We received the written report of findings and submitted our plan of correction.
- LTC – the annual licensing survey window opened on May 11, 2010

- LTC – August 3 – we reported an incident to the NJDOH of an altercation, verbal and physical, between two residents, resulting in one of the residents sustaining an injury to the face that required surgery.
- The Joint Commission – PPR (Periodic Performance Review) survey is due for 2010 and is a required accreditation activity. We have applied for a PPR 2 survey and are still awaiting a schedule from the Joint Commission. Our triennial survey is due in 2011.

Clinical Services:

- A notification of change in Radiology providers has been submitted to BCIA.

Vice Chairman Wilson asked if there were any informal indications from CMS at their exit of the re-survey. Mrs. Mendelowitz expressed that her expectations were quite positive, but again until the hospital gets the letter they will proceed cautiously.

Vice Chairman Wilson asked if the reportable incident was reviewed by the BCIA. Dr. Breyer advised that the LTC subcommittee will review the matter when it reconvenes. Dr. Breyer advised that he will report back to the Board.

Dr. Breyer asked what areas were left with the CMS Re-Survey. Mrs. Mendelowitz advised that it was just Nursing.

Vice Chairman Wilson asked about the Hospital notification to us about its Radiology provider change. Dr. Breyer advised that he has been asked to review this matter and will contact Mrs. Mendelowitz about it. He will ultimately report back to our Board. Mrs. Mendelowitz informed that the new Radiology provider will be secured by contract with physicians for the needed services. General Counsel Shahdanian advised that we will formally respond to the hospital upon our review.

Compliance Report

Mr. Tomkins advised that there was a closing on the refinancing of BRMC debt which generated a savings of \$1.6 million, which is almost a 10% savings. Those funds because they relate to the Hospital go directly back to the County. These savings actually replace those funds appropriated to the BCIA to balance its budget.

In addition, Mr. Tomkins advised that he had received the audited financial statements from the Hospital. There were no surprises. BRMC profit was about \$10 million. The hospital's accounts receivable were similar to prior years at about \$55 million. The auditor took exception to the fact that the hospital will not disclose fees for related parties. Vice Chairman asked that this matter be discussed at the Contract Compliance Meeting scheduled for September 8, 2010. Mr. Tomkins mentioned that it would be a good idea to have that the BCIA engage a private auditor to review the BRMC Accounts Receivables, as we have done in the past.

Urban Heath Report

Dr. Breyer advised that the contract/staffing checks have not been completed so he has no report at this time. As far as volume, admissions were up and the days were up only slightly. The major change is in BH, where days are down slightly. This is an unusual circumstance. Outpatient services were also up, mainly due to extended service hours.

Mr. Joseph Orlando advised that the hospital has implemented open access thereby resulting in “no show” numbers going down and productivity increasing.

Deputy Director’s Report

No issues at this time.

Adjournment

There being no further business, motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the Work Session at 5:49 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING
DRAFT
MINUTES
September 13, 2010

Present: Commissioner P. Wilson, L. Visotcky, E. Fletcher, K. Corcoran
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:56 p.m. by Vice Chairman Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Vice Chairman Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Fletcher and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to approve the Minutes of the following meeting: May 6, 2010 – Closed Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky – abstain
Vice Chairman Wilson – aye

Approval of Minutes

Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to approve the Minutes of the following meetings:

Minutes approved.

August 5, 2010 – Regular Session
August 5, 2010 – Work Session

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky – aye
Vice Chairman Wilson – aye

Resolutions #10-124 through #10-128

Vice Chairman Wilson gave a brief overview of the Resolutions on today's agenda

Resolutions Approved.

A motion was made by Commissioner Fletcher and seconded by Commissioner Corcoran to approve the following Resolutions:

- #10-124 Payment of Bills
- #10-125 Confirmation of Findings of LFB (Kean Univ/OCC Bond Issue)
- #10-126 Amend Contract – RSC Architects BRMC Bldg. 5 Roof Replac & Ext. Renovation – Construc. Mngt.
- #10-127 Change Order – BRMC Bldg 5, Fire Protection Sprinkler Installation (King Mechanical Installations)
- #10-128 Change Order #3, BEC Barn Renovation (J G Drywall)

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Vice Chairman Wilson – aye

Resolutions #10-129

Vice Chairman Wilson advised of the need for the Board to adopt a resolution on tonight's agenda to change the employment status of an employee at the BEC from part time to full time.

Resolution Approved.

A motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to approve the following Resolution:

#10-129 BEC – Change Employment Status of Existing Employee

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Vice Chairman Wilson – aye

Closed Session

Vice Chairman Wilson asked for a Motion to go into Closed Session. Commissioner Fletcher made the motion. Commissioner Corcoran seconded the Motion. Motion carried unanimously. Counsel Shahdanian advised that the need for the Board to go into Closed Session involves pending litigation.

Motion carried.

Next Meeting

Our next meeting date will be Thursday, October 14, 2010 at 5:30 p.m. in the Room 460-The Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Fletcher and seconded by Commissioner Vistocky to adjourn the meeting at 6:40 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
September 13, 2010**

Present: Commissioner P. Wilson, L. Visotcky, K. Corcoran, E. Fletcher
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 5:30 p.m. by Vice Chairman Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Vice Chairman Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, Hospital Employee and Representative of HPAAE, advised that he had given short staffing forms to the BCIA compliance representative Dr. Breyer. In addition, he reiterated his conversation at the last Community Oversight Board (COB) Meeting whereby he requested that hospital safety issues, involving both patients and employees, which are reported and investigated by the State be brought to the attention of the COB. Mr. Peck expressed that hospital's safety meetings were only held sporadically and that the meetings had no continuity since different representatives attended each of these meetings. He requested minutes and attendance from previous hospital safety meetings.

Close to Public

As there were no other members of the public wishing to be heard, Vice Chairman Wilson asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to close the meeting for public comment. Motion carried unanimously.

Vice Chairman's Report

Vice Chairman offered that he was pleased that The Record included his comments in the editorial section of the paper this past weekend. Also, the Vice Chairman visited Overpeck Park during the holiday weekend and would like the record to reflect that the park was well attended and utilized. It was a nice experience for him and his guests.

Hospital Report

Mrs. Mendelowitz included the following:

Regulatory compliance:

- CMS Resurvey – Conducted on July 6 & 7. We received written notification on September 1, 2010 from the New Jersey Department of Health and Senior Services that all deficiencies have been corrected and that we are in full compliance with Federal regulations.
- OSHA – a surveyor was on-site on June 30 and July 21. An Exit conference was held on August 17, 2010 and five deficiencies were identified, most of which had already been corrected prior to the exit. A final written report was received on August 25, and we are scheduling an informal conference to discuss the abatement of the citations.
- LTC – August 24 thru August 31, 2010, the New Jersey Department of Health and Senior services conducted the annual licensing survey. We are awaiting the written report.
- The Joint Commission – PPR (Periodic Performance Review) survey has been scheduled for October 25 through the 29.

Clinical Services:

- A notification of change in Pathology providers was provided to the BCIA.

Compliance Report

No issue at this time.

Urban Heath Report

No issue at this time.

Deputy Director's Report

No issues at this time.

Adjournment

There being no further business, motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to close the Work Session at 5:55 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
October 14, 2010

Present: Commissioner P. Wilson, L. Visotcky, E. Fletcher, K. Corcoran
BCIA Staff: M. Raguseo, B. Losito
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 6:00 p.m. by Vice Chairman Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner Fletcher - Present Commissioner Visotcky – Present Vice Chairman Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Fletcher to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously.	Motion carried.
Close to Public Comment	Deputy Director Raguseo advised that as there were no comments from the public, Motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to approve the Minutes of the following meeting: September 13, 2010 – Regular Session September 13, 2010 – Work Session September 13, 2010 – Closed Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky – aye
Vice Chairman Wilson – aye

Resolutions #10-130, #10-133
through #10-139, #10-141

Vice Chairman Wilson asked Deputy Director Raguseo to give an overview of the resolutions on today's agenda. Note that the bill list was modified to remove a payment in connection with Bergen Community College. In addition, three resolutions from our original agenda have been pulled and one resolution has been added. The resolutions that were pulled concerned the BCIA Audit which is being revised and an award of contract in connection with BRMC Buildings 6 and 8 which will be addressed at next month's meeting. The added resolution is the hiring of an employee on a temporary basis at the Bergen Equestrian Center to handle the landscaping maintenance at the site.

Resolutions Approved.

A motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to approve the following Resolutions:

- #10-130 Payment of Bills, as revised
- #10-131 Pulled
- #10-132 Pulled
- #10-133 Award Contract – BRMC Building 14 Showers Renovation
- #10-134 Award Contract – RSC Architects – Construction Mgmt Serv., BRMC Building 14 Showers Renovation
- #10-135 Award Contract – RSC Architects – Pre-Design/Schematic & Prep. Of Construction Docs – Bldg 10 Tunnel Reconstruction
- #10-136 Change Order – BRMC Bldg 3 Roof Replacement – Patwood Contrac.
- #10-137 Change Order – BRMC Vault #3 Replacement – Tru-Val Electric
- #10-138 Change Order – BRMC Bldg. 5 Ext. Restoration and Roof Replacement – Astral Construction
- #10-139 BCIA Indemnification Policy
- #10-140 Pulled
- #10-141 New Hire – Bergen Equestrian Ctr.

A Roll Call vote resulted as follows:

Commissioner Corcoran – aye
Commissioner Fletcher – aye
Commissioner Visotcky - aye
Vice Chairman Wilson – aye

Next Meeting

Our next meeting date will be Tuesday, November 9, 2010 at 5:30 p.m. in the Room 460-The Learning Center, 4th Floor, ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to adjourn the meeting at 6:35 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary



To: Mauro Raguseo
Assistant Executive Director
Bergen County Improvement Authority

From: Susan Mendelowitz
Administrator & Chief Operating Officer

Date: October 14, 2010

Re: Pastoral Care at Bergen Regional Medical Center

Bergen Regional Medical Center has always valued the important role of the hospital Chaplains as part of our health care team and supports their work by providing office space, supplies, books/periodicals and funding for religious events. The staff reduction to one Catholic Priest has been acutely recognized by our patients/residents and they have approached hospital administration with their concerns. Also, we have been called upon to find coverage for the priest in emergency situations by reaching out to our local parishes for assistance even though the Lease and Operating Agreement stipulates that the provision of Pastoral Care services are the responsibility of the BCIA.

Our patient/resident religious demographics across the three divisions are consistent with prior years and in the past; we were asked to make recommendations that best meet the pastoral care needs of our patients and residents. Those recommendations were as follows:

- Two Catholic Priests - full time (40 hours/week/each)
- One Protestant chaplain -full time (40 hours/week) and one Part-time (15 hours/week)
- One Rabbi – part-time (20 hours/week)
- One Islamic Chaplain - part time – (5 hours/week)

In 2010, the current chaplain complement is:

- One Catholic Priest - full time (40 hours/week)
- One Protestant chaplain -full time (40 hours/week)
- One Rabbi – part-time (20 hours/week)
- One Islamic Chaplain - part time – (5 hours/week)

We bring this to your attention at the request of our Resident council. Representatives of this group have spoken at the recent COB meetings and have also informed us that they wrote a letter to the Bergen Record regarding their concerns.

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
October 14, 2010**

Present: Commissioner P. Wilson, L. Visotcky, K. Corcoran, E. Fletcher
BCIA Staff: M. Raguseo, B. Losito
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 5:35 p.m. by Vice Chairman Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to open the meeting for public comment. Motion carried unanimously.

Vice Chairman Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

Deputy Director Raguseo advised that there were no members of the public wishing to be heard, Vice Chairman Wilson asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Corcoran and seconded by Commissioner Fletcher to close the meeting for public comment. Motion carried unanimously.

BCIA 2011 Tentative Public Meeting Schedule was distributed for Board, Counsel and Staff review and comment.

Vice Chairman's Report

Vice Chairman Wilson shared with the Board that the County of Bergen Department of Parks presented a rock concert at Overpeck County Park some weeks ago. Attendance was approximately 5,000 people. The event was a success. The park continues to be well utilized.

Hospital Report

Mrs. Mendelowitz included the following:

Announcements:

- Behavioral Health Services Networking Breakfast – October 18, in the BRMC auditorium – 8:30AM – 11:30AM
- Annual Employee Service Awards dinner - Wednesday - October 20 at Seasons, Washington Twp. – 6PM – 10PM
- A Taste of Bergen – November 15 at Seasons, Washington Twp. – 6PM -9PM

Regulatory compliance:

- LTC – August 24 thru August 31, 2010, the New Jersey Department of Health and Senior services conducted the annual licensing survey. We submitted the Plan of Correction and we anticipate a response the week of October 20th.
- Acute & BHS – October 7, a surveyor from the New Jersey Department of Health and Senior Services conducted a complaint visit. We are awaiting the final written report, but we do expect several findings based on her exit comments.
- The Joint Commission – PPR (Periodic Performance Review) survey is scheduled for October 25 through the 29.

Clinical Services:

- University of Medicine and Dentistry of New Jersey – New Jersey Medical School (UMDNJ-NJMS) and Bergen Regional Medical Center have agreed to create a graduate medical education affiliation to establish training programs at the postgraduate medical education level.
- A memo regarding concerns involving Pastoral Care Services was distributed. (See attached)

Compliance Report

Fred Tomkins recently received BRMC's unaudited financial statements as of June 30, 2010, from the hospital. He will report about this at the next meeting. BRMC has yet to provide their budget to the BCIA which is due October 15. Mr. Joseph Orlando responded by offering

apologies and that BRMC budget will be delivered sometime between November 1st and the 15th. Vice Chairman Wilson asked if there was any penalty for the delay. Mr. Tomkins advised that there was no practical penalty. Commissioner Fletcher asked for an e-mail confirmation from Mr. Orlando.

Urban Heath Report

Dr. Breyer attended the Hospital Meeting regarding safety. Only one representative from HPAAE and five (5) staff members were in attendance. His observation was that it was a healthy discussion. Commissioner Corcoran asked Mr. Orlando if he had set up the meetings concerning patient safety and workplace violence. Mr. Orlando advised that he had.

Dr. Breyer advised that the LTC Survey will be presented to the COB. He will then report back to this Board on this matter at the next meeting.

Deputy Director's Report

An issue arising out of the last COB meeting was the pastoral care situation at BRMC. Mr. Raguseo advised that the Board will review this matter. At the COB meeting, Mr. Peck presented his position on the need for safety/work place violence meetings. In addition, Deputy Director Raguseo gave an overview of the resolutions concerning hospital projects offered for adoption at tonight's meeting.

Adjournment

There being no further business, motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the Work Session at 5:55 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
SPECIAL MEETING

MINUTES
October 21, 2010

Present: Commissioners P. Wilson, L. Visotcky, E. Fletcher
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 4:49 p.m. by Vice Chairman Wilson.	
Proof of Notice of Special Meeting	B. Losito read the Notice of Special Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Absent Commissioner Fletcher - Present Commissioner Visotcky – Present Commissioner Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Fletcher to open the meeting for public comment with regard to today's agenda. Motion was seconded by Commissioner Visotcky and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the meeting for public comment. Motion passed unanimously.	Motion carried.
Closed Session	Vice Chairman Wilson advised that we need to discuss a matter involving pending litigation Re-entered Special Meeting at 5:25 p.m.	

There being no further business, Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to adjourn the meeting at 5:27 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
November 10, 2010

Present: Commissioner P. Wilson, L. Visotcky, E. Fletcher
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:10 p.m. by Vice Chairman Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Absent Commissioner Fletcher - Present Commissioner Visotcky – Present Vice Chairman Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Visotcky to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Fletcher and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public wishing to be heard, Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.	Motion carried
Approval of Minutes	Motion was made by Commissioner Vistocky and seconded by Commissioner Fletcher to approve the Minutes of the following meetings: October 14, 2010 – Regular Session October 14, 2010 – Work Session October 21, 2010 – Regular Session October 21, 2010 – Closed Session	Minutes approved.

A Roll Call vote resulted as follows:

Commissioner Fletcher – aye
Commissioner Visotcky – aye
Vice Chairman Wilson – aye

Resolutions #10-142 through
#10-145, Resolution #10-147
through #10-152

Vice Chairman Wilson asked Deputy Director Raguseo to give an overview of the resolutions on today's agenda. The Resolution concerning the BCIA Indemnification Policy was pulled until next month's meeting. Also, Resolution Nos. 10-149 and 10-150 will be approved with language modification to reflect the award contingent upon BRMC Buildings 6 and 8 Sprinkler Project being awarded. It was also decided to pull PMK Group's Contract Amendment concerning Overpeck Park Site Landfill Closure.

Resolutions Approved.

A motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to approve the following Resolutions:

- #10-142 Payment of Bills
- #10-143 Certification of Annual Audit – 2009
- #10-144 Corrective Action Plan – 2009
- #10-145 Change Order #4 – BEC Barn Renovation (JG Drywall)
- #10-146 Pulled
- #10-147 Award Contract – BRMC Building 11 Sprinkler Installation Project – Allied Fire & Safety Equipment Inc.
- #10-148 Award Contract – BRMC Building 11 Sprinklers – RSC Architects – Construction Management
- #10-149 Rejection of All Bids – BRMC Buildings 6 and 8 Sprinklers Installation Project
- #10-150 Award Contract – E I Associates – Construction Administration, BRMC Building 14 Showers Renovation, as modified
- #10-151 Award Contract – Remington, Vernick & Arango – Construction Management, BRMC Building 14 Showers Renovation, as modified
- #10-152 Amend Contract – PMK Group -BEC Geotechnical Eng. Services
- #10-153 Pulled

A Roll Call vote resulted as follows:

Commissioner Fletcher – aye
Commissioner Visotcky - aye
Vice Chairman Wilson – aye

Closed Session	Vice Chairman Wilson asked for a Motion to go into Closed Session. Commissioner Fletcher made the motion. Commissioner Visotcky seconded the Motion. Motion carried unanimously. Counsel Shahdanian advised that the need for the Board to go into Closed Session involves BCIA personnel.	Motion carried.
Re-Open Meeting	Motion was made by Commissioner Visotcky to re-open the regular session. Motion was seconded by Commissioner Fletcher and carried unanimously.	Motion carried.
Next Meeting	Our next meeting date will be Thursday, December 16, 2010 at 5:30 p.m. at ONE Bergen County Plaza, Hackensack, New Jersey. Room location to be provided.	
Adjournment	There being no further business, Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to adjourn the meeting at 6:43 p.m. Motion carried unanimously.	Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
November 10, 2010**

Present: Commissioner P. Wilson, L. Visotcky, E. Fletcher
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 4:43 p.m. by Vice Chairman Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to open the meeting for public comment. Motion carried unanimously.

Vice Chairman Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no members of the public wishing to be heard, Vice Chairman Wilson asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Fletcher and seconded by Commissioner Visotcky to close the meeting for public comment. Motion carried unanimously.

BCIA 2011 Public Meeting Schedule was distributed.

Vice Chairman's Report

No report at this time.

Hospital Report

Mrs. Mendelowitz included the following:

Announcements:

- A Taste of Bergen – November 15 at Seasons, Washington Twp. – 6PM -9PM

Regulatory compliance:

- LTC – August 24 thru August 31, 2010, the New Jersey Department of Health and Senior services conducted the annual licensing survey. The Plan of Correction was accepted.
- Radiology :
 - MQSA survey (Mammography Quality Standards Act and Program) conducted on October 20th – Full compliance.
 - New Jersey Dept. of Environmental Protection survey conducted on October 22nd – substantial compliance noted on exit, the final report is pending.

Compliance Report

Mr. Tomkins was unable to attend the meeting. Vice Chairman Wilson asked Mr. Joseph Orlando the status of the BRMC's 2011 Operating Budget which was due October 15, 2010. Mr. Orlando advised that the budget is 95 percent complete and will be provided to us by November 15, 2010. Special Counsel Joseph Rizzi asked Mr. Orlando if the budget was to include the type of information Dr. Roshang has been asking for at the COB meetings. Mr. Orlando advised that the budget will be submitted in its usual form. Should Dr. Roshong have specific questions, they will be addressed.

Urban Heath Report

Dr. Breyer reported that utilization in BH has been a little lower. Ambulatory Health utilization statistics have increased due to expanded hours of operation. Spot checks have been acceptable. Mr. Orlando added that plotting chart can be misleading because BRMC has decreased the length of stay thereby releasing many more patients. With the shorter length of stay, there seems to be more peaks and valleys in the average daily census.

Deputy Director's Report

An issue of the COB is the reduction of one Catholic chaplain. Mr. Raguseo advised that he will have another meeting with the chaplain staff to review the matter; however, the BCIA budget does not allow for any changes at this time. Mr. Raguseo gave a brief overview of the Resolutions on tonight's agenda concerning projects at the hospital. Mr. Raguseo advised that BRMC Building 5 façade and roof restoration as well as the sprinkler installation projects are complete. Mr. Orlando commented on the hospital's satisfaction in these improvements.

Vice Chairman Wilson asked if the BCIA has presented to the State of New Jersey alternatives to the installation of sprinklers at BRMC Building 6 in light of the fact that we may be demolishing the building in the near future. Mr. Raguseo advised that both BCIA and BRMC have presented

several alternatives to the State in an effort to satisfy its sprinkler mandate without incurring \$1 million of taxpayer monies. Mr. Raguseo has advised that the State has consistently denied our requests. Vice Chairman Wilson asked that both the awards of contract to E I Associates and Remington, Vernick and Arango Engineers in connection with BRMC Building 6 and 8 Sprinkler Installation projects be contingent upon the ultimate award of BRMC Building 6 and 8 Sprinkler Project. Both Mr. Raguseo and General Counsel Shahdanian advised that language will be inserted into the respective Resolutions to this end.

Mr. Raguseo wanted to update the Board that the County of Bergen received only one proposal in response to the Bergen Equestrian Center RFP. However, the RFP was incomplete and would have to be rejected. This responder had previously submitted a proposal when the BCIA offered the RFP back in June 2010. Quentin Wiest, former Deputy Executive Director, commented that the RFP as offered by the County was for a much longer period of time than that offered by the BCIA rendering the lone responder unable to secure the proper performance bond. Mr. Raguseo will keep the Board advised of any developments.

Adjournment

There being no further business, motion was made by Commissioner Visotcky and seconded by Commissioner Fletcher to close the Work Session at 5:09 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
December 16, 2010

Present: Commissioner P. Wilson, L. Visotcky, K. Corcoran, L. D'Arminio, R. Salkin
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 4:50 p.m. by Vice Chairman Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner D'Arminio – Present Commissioner Salkin - Present Commissioner Visotcky – Present Vice Chairman Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Salkin and carried unanimously. Edward Trawinski, the appointed County Administrator-elect addressed the Board. On behalf of the County Executive-elect and her transition team, he expressed their concern with respect to Resolution Nos. 10-159 through 10-161 and asked that we table those Resolutions since the new administration will want to take a fresh look come January 2010. The new administration does expect the present administration to only do what is necessary to continue its function.	Motion carried.

Close to Public Comment

As there were no other comments from the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to close the meeting for public comment.

Motion carried

Motion passed unanimously.

Joseph Rizzi, Esq., Special Counsel to BCIA, administered oath of office to Commissioners Louis D'Armino and Richard Salkin. Both Commissioners recited and accepted oath.

Approval of Minutes

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to approve the Minutes of the following meetings:

Minutes approved.

November 10, 2010 – Regular Session
November 10, 2010 – Work Session
November 10 2010 – Closed Session

A Roll Call vote resulted as follows:

Commissioner Corcoran – abstain
Commissioner Visotcky – aye
Vice Chairman Wilson – aye

Resolutions #10-153 through #10-155, Resolution #10-157 through #10-166

Vice Chairman Wilson asked Deputy Director Raguseo to give an overview of the resolutions on today's agenda involving the Hospital. Resolution 10-156 BRMC Award Emergent Contract – Replace Fire Hydrant has been pulled due to non-compliance by the intended vendor. Mr. Raguseo advised the Board of the emergent nature of this project and the need to reassess as expeditiously.

Resolutions Approved.

Further, Deputy Director Raguseo informed the Board of the reasons for rejections of bids for the Building 11 Sprinkler and the need/history of all of the BRMC Contract Awards.

General Counsel John Shahdanian asked Michael Formanek of RSC Architects to certify and provide background on the Change Order request outlined in Resolution 10-158. Commissioner D'Arminio asked if this change order was the most economical way to solve the problem. Mr. Formanek advised that the cost would increase significantly if the BCIA solicits bids. Unlike the present scenario, this alternate process would require the preparation of drawings and specifications.

Commissioner Wilson outlined the Resolutions concerning the change of term/title for a current employee and the filling of two employment position which have recently become available. Note that the title listed in Resolution No. 10-160 is incorrect and will be modified. Mr. Shahdanian asked that the record reflect that the two new hires are for recently vacated positions.

Commissioner Wilson asked Mr. Quentin Wiest to give an overview of the Resolution Nos. 10-162 and 10-163. Mr. Wiest advised that both contracts are final payments to close out both vendors/contractors original contracts. Commissioner D'Arminio asked for more detailed explanation of the need for the amendment of contract for RSC Architects. Mr. Wiest explained that additional work was performed by subcontractors due to the unforeseen additional work necessitated by the undocumented location of existing utilities at the job site.

Mr. Shahdanian gave an overview of Resolution Nos. 10-164 through 10-166 which involve the reimbursement to Bergen Community College for retrofitting BCC Lyndhurst campus building. The BCIA entered into a lease agreement with the College which stipulated incremental reimbursement for repairs. This is part of a BCIA/BCC Bond Deal. Note that the Deputy Executive Director has visited the site to ensure that the repairs are in fact taking place.

A motion was made by Commissioner Salkin and seconded by Commissioner Corcoran to approve the following Resolutions:

Resolutions Approved

- #10-153 Payment of Bills
- #10-154 Rejection of Bids – BRMC Bldg. 11 Sprinkler Installation Project
- #10-155 BRMC Auth. Entering Contract for Emergency Generator
- #10-156 Pulled
- #10-157 Amendment to Indemnification Provision of BCIA By-Laws
- #10-158 Change Order No. 2 – BRMC Vault #3 Replac. – Tru-Val Electric , to include Architect's certification
- #10-159 Extension of Term of Employment & Change of Title for Deputy Exec. Director

- #10-160 Offer of Employment for Exec. Dir,
Finance/Special Projects,
as modified
- #10-161 Offer of Employment for Assistant
BRMC/Grant Funding
- #10-162 Amend Contract – BEC
Renovation –
RSC Architects
- #10-163 Change Order #6 – BEC
Renovation –
UniMak, LLC
- #10-164 Disbursement of
Proceeds – BCC
Lyndhurst Campus
Construction
Requisition # 1 – August
9, 2010
- #10-165 Disbursement of
Proceeds – BCC
Lyndhurst Campus
Construction
Requisition # 2 – October
14, 2010
- #10-166 Disbursement of
Proceeds – BCC
Lyndhurst Campus
Construction
Requisition # 3 –
December 3, 2010

Commissioner Visotcky – Yes

Motion carried.

A Roll Call vote resulted as follows:

Commissioner Corcoran– yes
Commissioner D’Arminio – yes
Commissioner Salkin – yes
Commissioner Visotcky - yes
Vice Chairman Wilson – yes

Mr. Shahdanian advised that in accordance with our By-Laws, the Board will now reorganize its composition to rectify the Chair vacancy as we now have a full board.

Motion was made by Commissioner Corcoran and seconded by Commissioner Visotcky to nominate Philip Wilson as Chairman.

A roll call resulted as follows:

Commissioner Corcoran – Yes
Commissioner D’Arminio - Yes
Commissioner Salkin – Yes

Motion was made by Chairman Wilson and seconded by Commissioner D'Arminio to nominate Lou Ann Visotcky as Vice Chairperson. A roll call resulted as follows:

Commissioner Corcoran – Yes
Commissioner D'Arminio - Yes
Commissioner Salkin – Yes
Chairman Wilson – Yes

Commissioner D'Arminio asked to say a few words that he appreciates his appointment by the Freeholder Board. He is familiar with the BCIA's good work, such as the solar initiative which is currently on hold. The BCIA can assist various municipalities in making this

Motion carried.

County a better place to live. Further, he asked that we review our policies and attach the BCIA website to the County of Bergen website. In addition, he asked that we place all agendas, minutes and fee requirements be placed on the website for public access.

Commissioner Salkin also asked to say a few words. He expressed his appreciation to the Freeholders for his appointment. He is aware of the BCIA terrific work and it should continue with its mission.

Closed Session

Chairman Wilson asked for a Motion to go into Closed Session. Commissioner Salkin made the motion. Vice Chairperson Visotcky seconded the Motion. Motion carried unanimously. Counsel Shahdanian advised that the need for the Board to go into Closed Session involves BCIA potential litigation.

Motion carried.

Re-Open Meeting

Motion was made by Commissioner Visotcky to re-open the regular session. Motion was seconded by Commissioner Corcoran and carried unanimously.

Motion carried.

Next Meeting

Our next meeting date will be Thursday, January 6, 2011 at 5:30 p.m., in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Visotcky and

seconded by Commissioner D'Arminio to adjourn the meeting at 6:16 p.m. Motion

carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**

**Work Session
MINUTES
December 16, 2010**

Present: Commissioner P. Wilson, L. Visotcky, K. Corcoran, L. D'Arminio, R. Salkin
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
General Counsel: J. Shahdanian, Esq.
Compliance Officer: F. Tomkins
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 4:33 p.m. by Chairman Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open to Public (for matters not on today's agenda)

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Chairman Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no members of the public wishing to be heard, Chairman Wilson asked for a motion to close the meeting for public comment.

Motion was made by Commissioner Visotcky and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Chairman's Report

Chairman Wilson gave a summary of his personal history with the BCIA. He also gave a brief overview of the many responsibilities of the BCIA and outlined several of the BCIA's contributions to the County of Bergen. In addition, he asked that we recognize the contribution of Commissioner Esther Fletcher who recently resigned for personal reasons and welcomed Louis D'Arminio and Richard Salkin to our Board.

Hospital Report

Mrs. Mendelowitz included the following:

Announcements:

- LTC - on December 2, on unit 8-9, Room 922, a CNA was rendering care to a resident, when she heard a popping noise and then saw smoke and a spark of flames from the electrical wall outlet behind the resident's bed. She initiated the emergency fire procedures, and the residents were evacuated from this room and the adjacent room. The fire department responded. The four residents were safely relocated overnight until the repairs could be made and then they returned to their rooms the following evening. BRMC received a letter from the Bergen County Fire Marshal commending their response.

Regulatory compliance:

- LTC – December 1, 2010 – a surveyor from the New Jersey Department of Health was on site to investigate three complaints. There were no findings on exit.
- LTC – December 8 & 9, 2010 - a surveyor from the New Jersey Department of Health was on site to investigate a complaint. There were no findings on exit.

Compliance Report

Mr. Tomkins advised that the only outstanding issue is BRMC 2011 Budget, which was due October 15, 2010 and has yet to be provided. Mr. Joseph Orlando, Chairman of the Hospital, advised that in accordance with conversations Mr. Tomkins had with BRMC's CFO, the hospital has had difficulty because of changing reimbursement rates. Mr. Orlando believes that the hospital has made some progress with this issue. He will verify this issue and get back to Mr. Raguseo tomorrow. Chairman Wilson expressed his concern with BRMC's delay in submitting their budget.

Urban Heath Report

Dr. Breyer reported that in a recent hospital ratings report, BRMC received very high ratings in comparison to other acute care hospitals in New Jersey. This is a significant improvement from past ratings.

Deputy Director's Report

Mr. Raguseo advised that the Contract Compliance Committee's Chairman Byron Roshong spoke about the need for the master plan for BRMC. The BCIA has been providing "band aid" repairs at a high cost to taxpayers. The master plan will address either a new building or extensive renovation project to provide a more permanent solution at BRMC. The BCIA has

been working on this for the past couple of months. We were going to present our plan to the new administration.

Adjournment

There being no further business, motion was made by Commissioner Salkin and seconded by Commissioner Corcoran to close the Work Session at 4:49 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

MINUTES
December 29, 2010

Present: Commissioners P. Wilson, L. Visotcky, L. D'Arminio, R. Salkin
 BCIA Staff: M. Raguseo, M. McHale, B. Losito
 General Counsel: J. Shahdanian, Esq.
 Special Counsel: J. Rizzi, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 11:08 a.m. by Chairman Wilson.	
Proof of Notice of Special Meeting	B. Losito read the Notice of Special Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Absent Commissioner D'Arminio – Present Commissioner Salkin - Present Commissioner Visotcky – Present Chairman Wilson – Present Members of the Public in attendance: Edward Trawinski, the appointed County Administrator-elect, and Steven Botbyl of RSC Architects.	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Visotcky to open the meeting for public comment with regard to today's agenda. Motion was seconded by Commissioner Salkin and carried unanimously.	Motion carried.
Close to Public Comment	As there were no comments from the public, Motion was made by Commissioner Salkin and seconded by Commissioner Visotcky to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Resolution #10-167

Special Counsel Rizzi gave an overview of the Resolution #10-167 on today's agenda involving the Award of Contract – Emergency Replacement of two Fire Hydrants at BRMC. The Fire Marshall advised us of the need for the emergent replacement of these fire hydrants. RSC Architects certified to the condition of the subject fire hydrants. This Resolution was introduced at our December 16, 2010 meeting. The contractor who we were in negotiations with did not submit a proposal that complied with prevailing wage so this resolution was tabled. Since that vendor's compliance with prevailing wage would increase the contract award, the BCIA solicited local vendors whose bid amount, with prevailing wage compliance was less than the original contractor's bid. Therefore, the Resolution on today's agenda is to award the contract for this emergent work.

Resolution Approved.

Commissioners D'Arminio and Salkin added that this contract amount falls below the mandatory bidding threshold and asked that the Resolution be amended to reflect this fact.

A motion was made by Commissioner Salkin and seconded by Commissioner Visotcky to approve the following Resolution:

#10-167 Award of Contract – Emergency Replacement of Hydrant Nos. BRM01 BRM02 at BRMC by J. Fletcher Creamer & Son, Inc., as amended

A Roll Call vote resulted as follows:

Commissioner D'Arminio – yes
Commissioner Salkin – yes
Commissioner Visotcky - yes
Chairman Wilson – yes

Resolution #10-168

General Counsel Shahdanian gave an overview of Resolution #10-168 on today's agenda involving the Award of Contract – Emergency Shoring of Building 10 Tunnel at BRMC by Adamo Brothers Construction Co., Inc. Further, he will amend the Resolution to reflect that this contract is below the mandatory bidding threshold.

Back in March 2010, the BCIA received a letter from BRMC addressing the general disrepair/erosion of piping of the Building 10 Tunnel. RSC Architect did an analysis of the situation and determined that the situation was severe and required repair. RSC Architect had prepared plans and specifications in preparation for us to take

the project to bid. The BCIA is currently reviewing these items. At a meeting last week with the hospital, they advised us of severity of the situation and the immediate need to repair the shoring of the Building 10 Tunnel. As shoring was part of the original plan and specifications, we decided to remove this portion of the proposed project from the Building 10 Tunnel Project to address the emergent need at this time. We have solicited three (3) bids.

Deputy Director Raguseo advised that these Tunnels are utilized every day by the Hospital. The particular tunnel is used daily by employees and patients to transport Long Term Care patients to the working part of the hospital. The Freeholders last year had awarded funds for the tunnel remediation project. T

Resolution Approved.

A motion was made by Commissioner Salkin and seconded by Commissioner D'Arminio to approve the following Resolution:

#10-168 Award of Contract – Emerg. Shoring of Building 10 Tunnel at BRMC By Adamo Brothers Construc. Co., Inc., as amended.

A Roll Call vote resulted as follows:

Commissioner D'Arminio – yes
Commissioner Salkin – yes
Commissioner Visotcky - yes
Vice Chairman Wilson – yes

Closed Session

General Counsel Shahdanian asked Chairman Wilson to ask for a Motion to go into Closed Session. Commissioner Salkin made the motion. Vice Chairperson Visotcky seconded the Motion. Motion carried unanimously. Counsel Shahdanian advised that the need for the Board to go into Closed Session involves BCIA potential litigation.

Motion carried.

Chairman Wilson asked that the record will reflect that all original attendees have remained except Edward Trawinski and Steve Botbyl.

Re-Open Meeting

Motion was made by Chairperson Visotcky to

re-open the regular session.

Motion was seconded by
Commissioner Salkin
and carried unanimously.

Motion carried

There being no further business, Motion was made by Commissioner Visotcky and seconded by Commissioner Salkin to adjourn the meeting at 11:47 a.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary