

**Bergen County Improvement Authority
327 E. Ridgewood Avenue
Paramus, New Jersey
SPECIAL MEETING – REGULAR SESSION**

**MINUTES
October 19, 2017**

Present: Commissioners: C. Gamio, J. Bader, J. Bang, E. Randall, P. Wilson (telephonically)
BCIA Staff: M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: M. Serratelli, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 1:12 p.m. by Chairperson Gamio.	
Proof of Notice of Special Mtg.	B. Losito read the Notice of Special Meeting	
Attendance:	Commissioners in attendance: Commissioner Bader Commissioner Bang Commissioner Randall Commissioner Wilson Chairperson Gamio	
Open to Public Comment	Motion was made by Commissioner Bader to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Bang and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner Bader, seconded by Commissioner Bang and unanimously carried.	Motion carried.
Resolutions #17-93 through #17-98	Chairperson Gamio asked Mr. Raguseo to give a brief overview of today's resolutions. Mr. Raguseo advised that here today we have our bond counsel John Draikiwicz, counsel for this matter, Santo Alampi as well as Gerald Reiner and Jim Koth. He said he will read through the resolutions and questions will be answered by these professionals as needed. At Chairperson Gamio's request, a Motion was made by Commissioner Bader and seconded by Commissioner Bang to approve the following Resolutions:	Resolutions approved.

- #17-93 Delegation of the Power to Sell and to Award County Guaranteed Project Notes (Emerson/Oradell Land Acquisition Project) S.2017
- #17-94 Approving Form/Authorizing Exec. and Delivery of Various Documents/ Authorizing Officers to do all Things Necessary i/c/w Issuance, Sale and Delivery of Project Notes, Emerson/ Oradell Land Acquisition Project, Series 2017
- #17-95 Authorize the Issuance of Notes (Emerson/Oradell Land Acquisition Project), Series 2017
- #17-96 Authorization to Enter into Lease Agreement for 133 River Street, Hackensack, New Jersey with the County of Bergen
- #17-97 Authorize the Use of Competitive Contracting for the Purpose of Soliciting for an Owner's/Landlord's Representative Consultant at New Bridge Medical Center
- #17-98 Authorization to Enter into Letter Agmt. with Trust for Public Land for Professional Services and to Facilitate the Purchase of Real Property in the Boroughs of Emerson and Oradell

Mr. Raguseo asked if there were any questions on the Emerson/Oradell Project. Commissioner Randall asked if there was anything new from last meeting. Mr. Raguseo responded that we have received LFB approval and the Freeholders had its Ordinance's Second Reading on this matter yesterday.

Commissioner Bang asked what the project on River Street involves. Mr. Raguseo advised that River Street will be an equipment staging site to facilitate a nearby construction project. Mr. Reiner confirmed and advised that the County will lease the land to the BCIA and the BCIA will subsequently lease the land to the construction company. County Counsel John Libretti offered some additional particulars of the lease.

Commissioner Bang asked why the County cannot lease the property directly. General Counsel Serratelli and Mr. Reiner explained the County under current law would have to go out to bid for the use of this land even on a temporary basis. By statute, the BCIA can award such a temporary sublease.

Commissioner Bader asked for an explanation of Resolution #17-97--Authorize the Use of Competitive Contracting for the Purpose of Soliciting for an Owner's/Landlord's Representative Consultant at NBMC. Mr. Raguseo advised that it would be in our best interest, both monetarily and otherwise, to contract directly with an Owner's Facility Representative at the hospital. Counsel Serratelli advised that NBMC's operator has its own facility representative, but we want our own representative who has institutional knowledge and facilities expertise to be our eyes and ears at the hospital and to manage and oversee capital improvement projects. Commissioner Randall asked if our concern here is just to save money or is it to increase presence. Mr. Raguseo responded both.

Roll Call

A Roll Call vote resulted as follows:

Commissioner Bader – yes
Commissioner Bang – yes
Commissioner Randall – yes
Commissioner Wilson – yes
Chairperson Gamio - yes

Adjournment

At 1:42 p.m., a Motion to adjourn the Special Meeting-Regular Session was made by Commissioner Randall, seconded by Commissioner Bader and carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary