

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

**APPROVED**

**MINUTES  
November 7, 2024**

Present: Commissioners C. Gamio, J. Bang, E. Randall, J. Some  
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez  
General Counsel: J. Garcia, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 4:20 p.m. by Chairperson Gamio.	
Proof of Notice of Reg. Mtg.	B. Losito read the Notice of Regular Meeting.	
Attendance:	Commissioners in attendance:  Commissioner Bang Commissioner Randall Commissioner Some Chairperson Gamio	
Open to Public Comment	At Chairperson Gamio's request, a Motion was made by Commissioner Some to open the meeting for public comment regarding items on today's agenda. Motion was seconded by Commissioner Randall and carried unanimously.  Chairperson Gamio then asked if there was any member of the public wishing to be heard on matters on today's agenda.  Bob Davis, BNBMC Employee/ Representative for HPAE, advised of an incident that happened at the hospital where the incident levels had been lowered without the hospital staff's knowledge. Moving forward, HPAE would like to take part in Workforce Violence Meetings to provide input.  BCIA General Counsel Garcia advised that he would review this matter with hospital management and will share, where possible, the result of this discussion.	Motion carried.

Close to Public Comment	As there were no other members of the public wishing to be heard, at Chairperson Gamio's request a Motion to close the meeting was made by Commissioner Randall, seconded by Commissioner Some and unanimously carried.	Motion carried.
Approval of Minutes	At Chairperson Gamio's request, a Motion was made by Commissioner Randall and seconded by Commissioner Some to approve the Minutes of the following meeting:  October 3, 2024 – Regular Session October 3, 2024 – Work Session	Motion carried.
Roll Call	A Roll Call vote resulted as follows:  Commissioner Bang – yes Commissioner Randall – yes Commissioner Some – yes Chairperson Gamio – yes	
Resolutions #24-80 through #24-83	Chairperson Gamio requested a voice vote to move Resolutions #24-80 through #24-83. Consent was made by Commissioner Randall seconded by Commissioner Some and unanimously carried. Chairperson Gamio then requested a Motion to approve Resolutions #24-80 through #24-83. Motion was made by Commissioner Randall and seconded by Commissioner Some.  #24-80 Payment of Bills #24-81 Certification of Annual Audit – 2023 #24-82 Approval – Corrective Action Plan– 2023 #24-83 Review of Findings and Recommendations of the LFB, County Guar. Governmental Pooled Project Notes, Series 2024	Motion carried.
Roll Call	A Roll Call vote resulted as follows:  Commissioner Bang – yes Commissioner Randall – yes Commissioner Some – yes Chairperson Gamio – yes	

Resolutions #24-84 and  
#24-85

Chairperson Gamio requested a voice vote to move Resolutions #24-84 and #24-85. Consent was made by Commissioner Randall seconded by Commissioner Some and unanimously carried. Chairperson Gamio then requested a Motion to approve Resolutions #24-84 and #24-85. Motion was made by Commissioner Randall and seconded by Commissioner Some.

Motion carried.

- 24-84 Authorization to Purchase of Real Property in the City of Hackensack from the City of Hackensack; Enter into a Redevelopment Agreement with the City of Hackensack and Negotiate a Financial Agreement with the City of Hackensack  
#24-85 Authorization to Purchase of Real Property in the City of Hackensack from the County of Bergen

Roll Call

A Roll Call vote resulted as follows:

Commissioner Bang – yes  
Commissioner Randall – yes  
Commissioner Some – recuse  
Chairperson Gamio – yes

Adjournment

At 4:35 p.m., a Motion to adjourn the Regular Session was made by Commissioner Randall, seconded by Commissioner Some and carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito  
Assistant Secretary