

MINUTES OF A REGULAR MEETING OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
HELD ON WEDNESDAY, APRIL 8, 2015 at 6:00 P.M.
AT THE OFFICES OF THE AUTHORITY
101 INTERCHANGE PLAZA, CRANBURY
(SOUTH BRUNSWICK), NEW JERSEY

Present were:

Leonard J. Roseman, Chairman
Robert J. Mantz, Vice-Chairman
Camille Fernicola
Anthony Raczynski

Absent:

Jacque Eaker, Secretary

Also present were:

Richard Pucci, Executive Director
Lory Cattano, Ed Windas, Middlesex County Improvement Authority
Daria Anne Venezia, Esq., Venezia & Nolan, P.C., Counsel to the Authority (by telephone)

After the salute to the flag, the Chairman called the meeting to order. Ms. Venezia read the following statement: "This meeting today conforms with Chapter 231, P.L. 1975 called the 'Open Public Meeting Act' and as per the requirements of the statute, notification of the meeting was published in The Star Ledger and Home News Tribune and filed with the Clerk of Middlesex County."

The first item on the agenda was correspondence. Mr. Pucci stated that all reports and communications are contained in the member packages. Mr. Pucci also reported that news releases that are issued by the Authority are also included in the packages.

Upon motion duly made by Robert J. Mantz, seconded by Anthony Raczynski and unanimously approved by the members present, the Financial Report was received and filed with the minutes.

Mr. Windas provided the Recycling Report stating the tonnage of materials collected last month. 19 new single family homes were added to the program making the total units serviced 89,870. Mr. Windas stated that after 20 years with Waste Management, service has started under the curbside recycling program with the new contractor, Central Jersey. There has been a small amount of a learning curve but Central Jersey has been diligent about missed stops. Camille Fernicola asked if the Authority provides the recycling containers to the residents. Mr. Windas responded in the affirmative and Ms. Fernicola asked if larger containers could be ordered. Mr. Windas stated that residents are not limited to the type of containers just the size. Ms. Fernicola stated that she would like to see a container with a lid. Mr. Pucci stated that the Authority will look into the possibility of making the containers available at cost. Mr.

Pucci also stated that the City of New Brunswick went out to bid for the same recycling services and received a bid substantially higher than that of the Authority. In the future towns may want to re-enter the program to take advantage of the favorable rates obtained by the Authority.

Mr. Pucci provided the Golf Course Report stating that there has been a little action at the courses. The consultant has started a review and may be coming forward in the near future with recommendations on rate structures and programs.

Under the Financing Report, upon motion made by Robert J. Mantz, seconded by Anthony Raczynski and unanimously approved by the members present, the Financing Report was received and filed.

Upon motion duly made by Anthony Raczynski, seconded by Robert J. Mantz and unanimously approved by the members present, the Economic Development report was received.

The meeting proceeded to a discussion of Old Business. There being no Old Business, the meeting proceeded to a discussion of New Business and the resolutions.

Mr. Pucci stated that Resolution (a) awards a contract for psychological services at Roosevelt Care Center at Old Bridge to Challenges Psychological Services at a cost not to exceed \$ 7,500.00. Resolution (b) approves an agreement with Lincoln Technical Institute for conducting a practical nursing training program at Roosevelt Care Center at Old Bridge. Resolution (c) authorizes the procurement of insurance for the Roosevelt Care Center facilities. Two options were provided for coverage. The option recommended by the insurance producer was to increase the per claim limit. The insurance will be procured through One Beacon through its managing underwriter, Westwood Insurance Group, at a cost not to exceed \$261,570.74.

Resolution (d) approves engineering services for three different sites in the Open Space and Farmland Preservation Program. Resolution (e) approves appraisal services for sites in East Brunswick and South Plainfield for the Open Space and Farmland Preservation Program.

The next item on the agenda was the approval of the minutes of the meeting of March 11, 2015. Upon motion duly made by Anthony Raczynski, seconded by Robert J. Mantz and unanimously approved by the members present, the minutes of the meeting of March 11, 2015 were approved.

The members had a further discussion concerning the insurance for Roosevelt Care Center and whether this insurance could be provided by the County Fund.

The next item on the agenda was the public portion. The Chairman invited the public to comment. There being no response from the public, the meeting proceeded to adoption of the resolutions. Upon motion duly made by Anthony Raczynski, seconded

by Robert J. Mantz, and unanimously approved by the members present, the following resolutions were adopted:

**RESOLUTION OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
AWARDING CONTRACT FOR PSYCHOLOGICAL SERVICES FOR
ROOSEVELT CARE CENTER AT OLD BRIDGE**

WHEREAS, a regular meeting of the Middlesex County Improvement Authority (the "Authority") was held on April 8, 2015; and

WHEREAS, pursuant to N.J.S.A. 40:37A-54(a), the Authority may provide within the County of Middlesex public facilities; and

WHEREAS, in furtherance of this statutory provision, the Authority operates a long term care facility known as Roosevelt Care Center at Old Bridge ("Roosevelt Care Center"); and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), a county improvement authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient or desirable for the purposes of the Authority or to carry out any power given in the County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq., subject to the "Local Public Contracts Law," N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, pursuant to the Local Public Contracts Law, the Authority is authorized to award certain contracts without public advertisement for bids when such contracts are for professional services, are under the bid threshold or are extraordinary, unspecifiable services; and

WHEREAS, the Authority requires the provision of professional psychological services (the "Services") for Roosevelt Care Center; and

WHEREAS, the Authority received a proposal for the provision of the Services from Challenges Psychological Services, P.A.; and

WHEREAS, the Certifying Finance Officer has certified that the value of the contract will not exceed \$17,500.00; and

WHEREAS, the Authority would like to accept the proposal of Challenges Psychological Services, P.A., award a contract to Challenges Psychological Services, P.A. and approve an agreement with Challenges Psychological Services, P.A. in accordance with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MEMBERS OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority approves the proposal of and awards a contract for the Services to Challenges Psychological Services, P.A. at a cost not to exceed \$7,500.00.
2. The Authority authorizes the Chairman to approve an agreement with Challenges Psychological Services, P.A. in such form as shall be approved by the Chairman on advice of counsel.
3. The Authority authorizes the Chairman to execute the agreement with Challenges Psychological Services, P.A., for the Services in the form so approved.
4. The Secretary of the Authority is authorized to publish a brief notice of the award pursuant to N.J.S.A. 40A:11-5(l)(a)(i).

5. The Certifying Finance Officer has certified that the funds for the contract are available from the funds of the Authority.

<u>Recorded Vote:</u>	<u>Aye</u>	4	<u>No</u>	<u>Abstain</u>	<u>Absent</u> 1
Roseman, Leonard J.	x				
Mantz, Robert J.	x				
Eaker, Jacque					x
Fernicola, Camille	x				
Raczynski, Anthony	x				

**RESOLUTION OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
APPROVING AGREEMENT WITH LINCOLN TECHNICAL INSTITUTE FOR
PRACTICAL NURSING TRAINING PROGRAM AT
ROOSEVELT CARE CENTER AT OLD BRIDGE**

WHEREAS, a regular meeting of the Middlesex County Improvement Authority (the "Authority") was held on April 8, 2015; and

WHEREAS, pursuant to N.J.S.A. 40:37A-54(a), the Authority may provide within the County of Middlesex public facilities; and

WHEREAS, in furtherance of this statutory provision, the Authority operates the long term care facility Roosevelt Care Center at Old Bridge ("Roosevelt Care Center"); and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), a county improvement authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient or desirable for the purposes of the Authority or to carry out any power given in the County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq., subject to the "Local Public Contracts Law," N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, Lincoln Technical Institute has requested the Authority to participate in a program for the training of students in the field of practical nursing (the "Program"); and

WHEREAS, the Authority would like to approve the Program with Lincoln Technical Institute and approve an agreement with Lincoln Technical Institute for the Program at Roosevelt Care Center in accordance with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MEMBERS OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority hereby approves the Program with Lincoln Technical Institute.
2. The Authority approves the agreement for the Program with Lincoln Technical Institute in substantially the form attached with such changes as shall be approved by the Chairman on advice of counsel.
3. The Authority authorizes the Chairman or Vice-Chairman to execute the agreement in the form so approved.
4. The Authority hereby authorizes the Licensed Administrator of Roosevelt Care Center at Old Bridge to take all acts reasonable and necessary in connection with implementation of the Program.

<u>Recorded Vote:</u>	<u>Aye</u> 4	<u>No</u>	<u>Abstain</u>	<u>Absent</u> 1
Roseman, Leonard J.	x			
Mantz, Robert J.	x			
Eaker, Jacque				x
Fernicola, Camille	x			
Raczynski, Anthony	x			

**RESOLUTION OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING PROCUREMENT OF
INSURANCE COVERAGE FOR ROOSEVELT CARE CENTER FACILITIES**

WHEREAS, a regular meeting of the Middlesex County Improvement Authority (the "Authority") was held on April 8, 2015; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), the Authority is authorized to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient or desirable for the purposes of the Authority subject to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, the Authority owns and operates a long-term care facility known as the Roosevelt Care Center at Edison and operates the new long term care facility Roosevelt Care Center at Old Bridge (collectively, "Roosevelt Care Center"); and

WHEREAS, the Authority requires certain healthcare professional and general liability insurance (the "Insurance") for Roosevelt Care Center; and

WHEREAS, the procurement of Insurance is an exception to the bidding requirements of the Local Public Contracts Law; and

WHEREAS, the Certifying Finance Officer has certified that the value of the contract will exceed \$17,500.00; and

WHEREAS, the Authority insurance producer has solicited quotes for the provision of the Insurance from One Beacon and Rockhill Insurance Company; and

WHEREAS, the Authority insurance producer recommends procurement of the Insurance from One Beacon through its managing underwriter Westwood Insurance Group; and

WHEREAS, the Authority would like to authorize the procurement of the Insurance for Roosevelt Care Center in accordance with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MEMBERS OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority authorizes the procurement of the Insurance from One Beacon through its managing underwriter, Westwood Insurance Group at a cost not to exceed \$261,570.74. The Authority authorizes consideration of the voucher or payment requisition for the payment of the Insurance simultaneously with the consideration of this Resolution.

2. The Authority authorizes the Executive Director to take any and all acts reasonable and necessary to bind the coverage, including, but not limited to, execution of any contracts or applications and hereby ratifies and confirms any action heretofore taken by the Executive Director in connection therewith.

3. The Secretary shall be and is hereby directed to cause a brief notice of the authorization to be printed as required by N.J.S.A. 40A:11-5(l)(a)(ii).

4. The Certifying Finance Officer has certified that the funds for the Insurance are available from and can be obtained from the funds of the Authority.

<u>Recorded Vote:</u>	<u>Aye</u>	4	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	1
Roseman, Leonard J.	x					
Mantz, Robert J.	x					
Eaker, Jacque					x	
Fernicola, Camille	x					
Raczynski, Anthony	x					

**RESOLUTION OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING ENGINEERING SERVICES
FOR OPEN SPACE AND FARMLAND PRESERVATION PROGRAM**

WHEREAS, a regular meeting of the Middlesex County Improvement Authority (the “Authority”) was held on April 8, 2015; and

WHEREAS, the Authority has heretofore accepted the duties and function of negotiating for the purchase of properties (the “Properties”), conducting due diligence on the Properties and entering into contracts on behalf of the County of Middlesex (the “County”) as agent for the County with respect to the County’s Open Space Plan and Farmland Preservation Program (the “Program”) and has approved an agreement (the “Agreement”) with the County undertaking the aforementioned duties and functions on behalf of the County; and

WHEREAS, the County has included the Tamarack Hollow Extension in the Township of East Brunswick, the Dallenbach Property in the Township of South Brunswick and the Fishbein Property in the Borough of South Plainfield (hereinafter referred to as the “Sites”) in the Program; and

WHEREAS, the Authority requires the provision of engineering services (the “Services”) for the due diligence and negotiation functions to be performed by the Authority pursuant to the Agreement for the Sites; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), the Authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do and perform any and all acts and things necessary, convenient or desirable for the purposes of the Authority, subject to the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the provision of the Services are an exception to the public bidding requirements of the Local Public Contracts Law as a professional service pursuant to N.J.S.A. 40A:11-5(l)(a)(i); and

WHEREAS, the Authority undertook a fair and open process pursuant to N.J.S.A. 19:44A-20.4 et seq. to qualify engineers for the Program; and

WHEREAS, by Resolutions duly adopted by the Authority on December 10, 2014, the Authority qualified vendors as set forth in the resolutions to provide engineering services for the Program pursuant to the fair and open process; and

WHEREAS, the Authority would like to authorize the provision of the Services for the Sites in accordance with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MEMBERS OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority accepts the following proposals to provide the Services for the Sites:

<u>Site</u>	<u>Vendor/Services</u>	<u>Cost Not to Exceed</u>
Tamarack Hollow Extension Township of East Brunswick	T & M Associates Phase I/ESA/Wetlands/Lot Yield	\$ 15,900.00
Dallenbach Property Township of South Brunswick	CME Associates Land Surveying (Additional)	\$ 5,475.00
Fishbein Property Borough of South Plainfield	Hatch Mott MacDonald Phase I/ESA/ Wetlands/Lot Yield	\$ 9,350.00

2. The Certifying Finance Officer of the Authority has certified that the funds for the provision of the Services are available from and can be obtained from the funds of the Authority and will be reimbursed by the County pursuant to the Agreement.

3. The Secretary of the Authority is authorized to publish a brief notice of the authorization pursuant to N.J.S.A. 40A:11-5(l)(a)(i).

<u>Recorded Vote:</u>	<u>Aye</u>	4	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	1
Roseman, Leonard J.	x					
Mantz, Robert J.	x					
Eaker, Jacque					x	
Fernicola, Camille	x					
Raczynski, Anthony	x					

**RESOLUTION OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING APPRAISAL SERVICES FOR
OPEN SPACE AND FARMLAND PRESERVATION PROGRAM**

WHEREAS, a regular meeting of the Middlesex County Improvement Authority (the "Authority") was held on April 8, 2015; and

WHEREAS, the Authority has heretofore accepted the duties and functions of negotiating for the purchase of properties (the "Properties") and conducting due diligence on the Properties on behalf of the County of Middlesex (the "County") as agent for the County with respect to the County's Open Space Plan and Farmland Preservation Program (the "Program") and has approved an agreement (the "Agreement") with the County undertaking the aforementioned duties and functions on behalf of the County; and

WHEREAS, the County has included the Tamarack Hollow Extension in the Township of East Brunswick and the Fishbein Property in the Borough of South Plainfield (hereinafter referred to as the "Sites") in the Program; and

WHEREAS, the Authority requires appraisal services for the evaluation of the Sites; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55(t), the Authority is empowered to enter into any and all agreements or contracts, execute any and all instruments, and do

and perform any and all acts and things necessary, convenient or desirable for the purposes of the Authority, subject to the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.; and

WHEREAS, the provision of the Services are an exception to the public bidding requirements of the Local Public Contracts Law, as a professional service pursuant to N.J.S.A. 40A:11-5(l)(a)(i); and

WHEREAS, the Authority undertook fair and open processes pursuant to N.J.S.A. 19:44-20.4 et seq. to qualify appraisers for the Program; and

WHEREAS, by Resolutions duly adopted by the Authority on December 10, 2014, the Authority qualified appraisers as set forth in the resolutions to provide appraisal services for the Program; and

WHEREAS, the Authority would like to authorize the provision of the Services for the Sites in accordance with this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE MEMBERS OF THE MIDDLESEX COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The Authority accepts the following proposals to provide the Services:

<u>Site</u>	<u>Appraiser</u>	<u>Cost Not To Exceed</u>
Tamarack Hollow Extension Township of East Brunswick	Bettina Sholk Sterling, DiSanto & Assoc.	\$ 3,390.00 \$ 3,500.00
Fishbein Property Borough of South Plainfield	Bettina Sholk Fleming White Appraisals	\$ 3,490.00 \$ 3,800.00

2. The Certifying Finance Officer of the Authority has certified that the funds for the provision of the Services are available from and can be obtained from the funds of the Authority and will be reimbursed by the County pursuant to the Agreement.

3. The Secretary of the Authority is authorized to publish a brief notice of the authorization as required by N.J.S.A. 40A:11-5(l)(a)(i).

<u>Recorded Vote:</u>	<u>Aye</u>	4	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	1
Roseman, Leonard J.	x					
Mantz, Robert J.	x					
Eaker, Jacque						x
Fernicola, Camille	x					
Raczynski, Anthony	x					

Upon motion duly made by Robert J. Mantz, seconded by Anthony Raczynski and unanimously approved by the members present, the following resolution was adopted:

**RESOLUTION OF THE
MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
PAYMENT OF EXPENSES**

It is hereby resolved by the members of the Middlesex County Improvement Authority at its meeting of April 8, 2015, that payments as itemized on the attached bill list, attached hereto and made a part hereof, in the total amount of \$2,639,614.45 are authorized to be paid out of the Middlesex County Improvement Authority account.

This is to certify that the payments on the attached bill list, in the total amount of \$2,639,614.45 are correct and just and payment should be approved.

/s/ Richard Pucci
Richard Pucci, Executive Director

/s/ Leonard J. Roseman
Leonard J. Roseman

The Chairman invited the public to comment. There being no response from the public, upon motion duly made by Robert J. Mantz and seconded by Anthony Raczynski, the meeting was adjourned.

/s/ Daria Anne Venezia
Daria Anne Venezia
Secretary of the Meeting