

**MINUTES OF THE MERCER COUNTY
IMPROVEMENT AUTHORITY REGULAR
MEETING HELD ON TUESDAY,
MARCH 10, 2009
AT 12 NOON**

The Mercer County Improvement Authority met on the above date and time at the Mt. View Golf Course Clubhouse with the following present:

Charles L. Marciante, Chairman; Morris S. Rubino, Treasurer; John P. Thurber, Vice Chairman; Anthony Verrelli, Member; Anthony Davis, Member; Phillip S. Miller, Executive Director; Allan Collins, Deputy Executive Director; Margarita Stanislavskaya, Chief Financial Officer; William Harla, General Counsel; Daniel Napoleon, Chief of Recycling; Patrick Cane, Chief of Enforcement; Carol Navarro, Executive Assistant.

Also Present: Andrew Watson, Enforcement Counsel; Michele Wood, MCIA staff.

Absent: Christiana Foglio-Palmer, Member; Christine Stearns, Assistant Treasurer.

CALL TO ORDER

At this time, Chairman Marciante called the meeting to order.

EXECUTIVE DIRECTOR'S STATEMENT

“WRITTEN ADVANCE NOTICE OF THE TIME, DATE AND PLACE OF THIS MEETING, AS REQUIRED BY CHAPTER 231, P.L. 1975 OPEN PUBLIC MEETINGS ACT, WAS GIVEN FRIDAY, MARCH 6, 2009 BY MAILING A COPY OF THE AGENDA THEREOF TO THE TRENTON TIMES, THE TRENTONIAN AND ALL OTHER MERCER COUNTY NEWSPAPER AND RADIO STATIONS, TO THE MERCER COUNTY CLERK AND MUNICIPAL CLERKS. THE SAME WAS ALSO POSTED ON THE BULLETIN BOARD OF THE LOBBY OF THE COUNTY ADMINISTRATION BUILDING, THE MERCER COUNTY COURTHOUSE AND THE MERCER COUNTY IMPROVEMENT AUTHORITY.”

APPROVAL OF THE AGENDA

Mr. Thurber made a motion, seconded by Mr. Verrelli that the agenda be approved as submitted, which was adopted by the unanimous vote of the members present.

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APPROVAL OF THE MINUTES

Mr. Thurber made a motion, seconded by Mr. Rubino that the minutes from the Regular Meeting held on Tuesday, December 9, 2008 and the Reorganization Meeting held on Tuesday, February 3, 2009 be approved as submitted.

PRESENTATION OF THE BILLS FOR BOARD REVIEW

Mr. Thurber made a motion seconded by Mr. Rubino that the following disbursements be approved as submitted:

Operating - \$2,630,708.84; Government Leasing Program – Improvement Series 2003 - \$4,000.00; County Equipment and Improvements Series 2005A - \$83,321.97; Sovereign Bank Arena – Trigen Equipment and Lease \$50,000.00; Regional Sludge Revenue – Series 2003 - \$4,000.00, which was adopted by the unanimous vote of the members present.

EXECUTIVE DIRECTOR’S REPORT TO INCLUDE SOME OLD AND NEW BUSINESS

Mr. Miller reviewed the resolutions that were placed on today’s agenda.

Mr. Miller reported that the scales at the Transfer Station are in need of repairs. There has been damage done to the sheer pins and the plan would be to slow the speed of the trucks.

Mr. Miller reported that we do have the RFQ results for the Bond Underwriter’s.

Awarding contract for insurance broker to be Fairview Insurance. They have worked with the Authority in the past and have done an excellent job.

There are two (2) bond resolutions today; one for the Courthouse to file with the Local Finance Board and the Capital Bond for the County Capital Equipment.

Change Order for Langan Environmental for additional environmental engineering work at the Courthouse.

Mr. Miller gave a briefing on the courthouse project. The demolition work is progressing. The Detention Center will be the next demolition to begin next week.

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Roebling Redevelopment Project

Mr. Miller gave a briefing on the legal documents. We have been operating as if it is a 50/50 partnership between the City of Trenton and the Mercer County Improvement Authority. Because such documents have been terminated, we need to update an agreement with the City of Trenton. The Authority has met with City officials and a document needs to be placed to ensure our operation.

We have received five (5) RFEI at the end of February and are reviewing at the present time. Will set up interviews after reviewing said documents.

At this time, Mr. Miller introduced Shellie Wood to the Board.

All of the architectural drawings for Building Four are in the final review phase. Would like to be out to bid within a few weeks.

Mr. Miller gave an update on bio-fuel. We have a lease agreement with Dr. Paul and there have been environmental concerns on the site. Upon DEP signing off on the final remediation plan, we have money in escrow to cover the remediation from Dr. Paul and that would be deducted from the lease payment upon them signing off from the remediation plan, the lease begins and he will take over all the operating costs associated with the building.

Chairman Marciante questioned what the Authority would get for maintaining the property? Mr. Miller stated that we would get paid the operating cost associated with this property. The Chairman asked if the property would be taxable. Mr. Collins stated that the MCIA still owns the property and Dr. Paul will lease for ten (10) years. Mr. Miller stated that Dr. Paul is trying to raise capital.

Commissioner Thurber had a question pertaining to Resolution A on the Transfer Station Scales. Is there a concern about the current accuracy of the measures of the weights? Mr. Miller stated there is not and there are various improvements that need be put in place.

RESOLUTION PROPOSALS

Resolution of the Mercer County Improvement Authority Authorizing a Contract with Advance Scale Company, Inc., for Extraordinary Unspecifiable Services

Mr. Thurber introduced the following resolution, seconded by Mr. Verrelli.

RESOLUTION NO. 2009-14

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTRACT WITH ADVANCE SCALE COMPANY, INC.,
FOR EXTRAORDINARY UNSPECIFIABLE SERVICES**

Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony Davis, Anthony Verrelli, Morris S. Rubino, John P. Thurber, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

Resolution of the Mercer County Improvement Authority Awarding Contract for Bond Underwriter for the Year Ending 2009

Mr. Davis introduced the following resolution, seconded by Mr. Thurber.

RESOLUTION NO. 2009-15

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
AWARDING CONTRACT FOR BOND UNDERWRITER FOR THE YEAR
ENDING 2009**

Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony M. Davis, Anthony Verrelli, Morris S. Rubino, John P. Thurber, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

Resolution of the Mercer County Improvement Authority Awarding Contract to Fairview Insurance Agency Associates, Inc., for Insurance Brokerage Services

Mr. Verrelli introduced the following resolution, seconded by Mr. Thurber.

RESOLUTION NO. 2009-16

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
AWARDING CONTRACT TO FAIRVIEW INSURANCE AGENCY
ASSOCIATES, INC., FOR INSURANCE BROKERAGE SERVICES**

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Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony Davis, Anthony Verrelli, Morris S. Rubino, John P. Thurber, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

Resolution of the Mercer County Improvement Authority (I) Authorizing the Preparation and Submission of an Application to the Local Finance Board Pursuant to Local Authorities Fiscal Control Law and Other Applicable Law, (II) Authorizing Compliance with N.J.S.A. 40:37A-56 and Authorizing Certain Actions to be Taken by the Executive Director Thereof and Consultants Thereto to Obtain Certain Ordinances and Resolutions Contemplated by N.J.S.A. 40:37A-56, N.J.S.A. 40:37A-80 and Other Applicable Law, All in Connection with the Authority's County of Mercer Guaranteed Revenue Bonds (County of Mercer Courthouse Project), Series 2009

Mr. Rubino introduced the following resolution, seconded by Mr. Thurber.

RESOLUTION NO. 2009-17

RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY (I) AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO LOCAL AUTHORITIES FISCAL CONTROL LAW AND OTHER APPLICABLE LAW, (II) AUTHORIZING COMPLIANCE WITH N.J.S.A. 40:37A-56 AND AUTHORIZING CERTAIN ACTIONS TO BE TAKEN BY THE EXECUTIVE DIRECTOR THEREOF AND CONSULTANTS THERETO TO OBTAIN CERTAIN ORDINANCES AND RESOLUTIONS CONTEMPLATED BY N.J.S.A. 40:37A-56, N.J.S.A. 40:37A-80 AND OTHER APPLICABLE LAW, ALL IN CONNECTION WITH THE AUTHORITY'S COUNTY OF MERCER GUARANTEED REVENUE BONDS (COUNTY OF MERCER COURTHOUSE PROJECT), SERIES 2009

Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony M. Davis, Anthony Verrelli, Morris S. Rubino, John P. Thurber, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

Resolution of the Mercer County Improvement Authority Amending Contract with Langan Engineering for Environmental and Demolition Engineering Services for the Mercer County Courthouse Project

Mr. Rubino introduced the following resolution, seconded by Mr. Verrelli.

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Mr. Verrelli stated that the Review Committee met prior to the Board Meeting and approved this Amendment.

RESOLUTION NO. 2009-18

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
AMENDING CONTRACT WITH LANGAN ENGINEERING FOR
ENVIRONMENTAL AND DEMOLITION ENGINEERING SERVICES FOR THE
MERCER COUNTY COURTHOUSE PROJECT**

Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony Davis, Anthony Verrelli, John P. Thurber, Morris S. Rubino, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

Resolution of the Mercer County Improvement Authority Authorizing the Issuance of
County Guaranteed Revenue Bonds (County of Mercer Project), Series 2009

Mr. Rubino introduced the following resolution, seconded by Mr. Davis.

RESOLUTION NO. 2009-19

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE ISSUANCE OF COUNTY GUARANTEED REVENUE
BONDS (COUNTY OF MERCER PROJECT), SERIES 2009**

Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony M. Davis, Anthony Verrelli, John P. Thurber, Morris S. Rubino, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

NEW BUSINESS

Mr. Miller stated that Household Chemical Waste Disposal Day will be held on Saturday, March 28, 2009 at the John Dempster Fire Training School to include electronics.

OLD BUSINESS

Dan Napoleon informed the Board that he did well during his recycling presentation in the town of Pennington.

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Dan will also be attending a seminar with the County Executive for the Princeton Historical Commission.

Executive Session

Resolution of the Mercer County Improvement Authority to Enter Into Executive Session to Discuss Contract Negotiations

Mr. Thurber introduced the following resolution, seconded by Mr. Rubino.

RESOLUTION NO. 2009-20

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
TO ENTER INTO EXECUTIVE SESSION TO DISCUSS CONTRACT
NEGOTIATIONS**

Adopted: Ayes: 5 Nays: 0 Absent: 2

Ayes: Anthony M. Davis, Anthony Verrelli, John P. Thurber, Morris S. Rubino, Charles L. Marciante

Absent: Christine Stearns, Christiana Foglio-Palmer

TIME AND PLACE OF NEXT MEETING

The next meeting of the Mercer County Improvement Authority will be held on Tuesday, April 14, 2009 at Noon at the Mountain View Golf Course Clubhouse, 890 Bear Tavern Road, Ewing, New Jersey.

Respectfully submitted,

Joanne Constance
Clerk to the Board

