

**CUMBERLAND COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**Wednesday, September 11, 2013**

The meeting was called to order at 12:05 p.m. by Chairman Kelly. The notice of the meeting was read by Chairman Kelly.

Roll call was taken by Solicitor Saponaro. Mr. Velez- present; Mr. Nedohon- Present; Mr. Olivio- absent; Mr. Jones- present; Chairman Kelly- present. Pledge of Allegiance was recited. Chairman Kelly asked for a motion to approve the agenda; motion by Nedohon, second by Velez – all voted in favor.

Chairman Kelly inquired as to whether Executive Session was needed prior to moving forward with the agenda. Solicitor Saponaro indicated there would be a need and a motion on Resolution 2013-108, authorizing the Board to move into Private Session for the purpose of contracts and personnel was read. Motion by Velez, second by Nedohon. All voted in favor. Meeting adjourned to Executive Session.

Motion made to come out of Executive Session and resume Public Session at 12:40 p.m. Motion by Nedohon, seconded by Velez. All voted in favor.

Mr. Velazquez gave a management report. Mr. Velazquez indicated that the bids were sent out for the County Workforce project last week. The professionals continued working on the timeframe for the project. Mr. Velazquez indicated that bond closing was anticipated in November and that the Authority had gone to the local finance board for approval of the same given the amendments necessitated by the County's pending purchase of the present facilities where they are and have been housed. The bond numbers (amounts) would be revised and again closing was anticipated November 2013.

Mr. Velazquez continued his report and indicated that the bids were awarded for the rain cover and gas expansion. He also provided a report concerning requests from Millville concerning derelict and dilapidated housing. Mr. Nedohon and Mr. Velez asked questions concerning setting a policy with regard to derelict housing including indemnification issues. Mr. Velazquez indicated that he would work with the Solicitor concerning a policy and also discuss potentially liening the properties through the municipalities to have a subordinate position at the time the properties were sold for any work that the CCIA did with respect to the same. Mr. Velazquez also provided an update concerning discussions with Vineland and recycling.

Mr. Velazquez also provided an update concerning a complaint to the Government Records Council due to OPRA requests of Ms. Kulig. Ms. Kulig declined to participate in a mediation with respect to the same. The Solicitor will move forward with filing any other responses necessary with the Government Records Council so that a decision can be made. Mr. Velazquez and the Solicitor both explained that all records that the CCIA had that

were requested were indeed provided to Ms. Kulig; additional records were requested by her which are not kept in the regular course of business by the CCIA; based upon her requests, to the best that the CCIA could decipher she was requesting information concerning owners of a property which would typically be kept in the County Clerk's office or otherwise available, but not through the CCIA.

Chairman Kelly asked the Solicitor to handle the business of resolutions on the agenda.

Solicitor Saponaro read Resolution 2013-104, amending a resolution authorizing the use of revenues for reimbursable project expenses. Motion to approve by Velez, second by Nedohon. All voted in favor.

Mr. Saponaro read Resolution 2013-105, authorizing an amendment to contract Adams, Rehmann, & Heggan for professional engineering services pertaining to the Cumberland County Vo-Tech. Motion by Velez, second by Nedohon. All voted in favor.

Mr. Saponaro read Resolution 2013-106, authorizing an amendment to contract JW Peterson Architects for architectural work associated with the Bridgeton City Hall Project. Motion by Velez, second by Nedohon. Mr. Nedohon commented and thanked Mr. Velazquez for fully reviewing not only Resolution 106, but also Resolution 105. He noted that he had requested a tabling of those resolutions to gain more information. Mr. Nedohon noted that Mr. Velazquez provided the information which promoted more openness, information, and transparency. Chairman Kelly thanked Mr. Nedohon for inquiring about it and also thanked Mr. Velazquez for taking the time to fully explain the same. On roll call vote on Resolution 2013-106, all voted in favor.

Solicitor Saponaro indicated to the public that based upon the Executive Session, Resolution 2013-107 would be added. He indicated that he would prepare a written resolution following the meeting, and read a resolution "authorizing a change in the employment terms and salary for Improvement Authority in house engineer James Rocco, and authorizing a change in the employment terms, title, and salary of Mary Triboletti, and naming Mary Triboletti CCIA Chief Financial Officer. Motion was made by Nedohon, seconded by Mr. Velez. All voted in favor.

Chairman Kelly inquired as to whether there was old business or new business, there were none. Chairman Kelly indicated that no Freeholders were present and as such, there were no Freeholder Liaison remarks. Chairman Kelly asked for a motion to open the meeting to the public; Motion by Velez, seconded by Nedohon. All voted in favor. Meeting opened to the public.

Nancy Ridgeway spoke in Public Session. She spoke to the Board and indicated that they had a great responsibility for public finance and asked that the Board continue to be transparent with information. She indicated that she goes to 24 meetings in Cumberland County each month needs to gather information for herself.

Dean Hawk, Deerfield Township, also spoke for the public. Mr. Hawk asked why Resolution 107 needed to be done at this time and felt that it should have been placed on the next meeting's agenda. Mr. Hawk then inquired as to the project for the Vo-Tech school and who owned the land the project would be built upon; He asked whether there would be a lease involved in it. Mr. Velazquez provided an explanation to Mr. Hawk and indicated that there was not a desire to lease the land. He indicated that the College owned the land. Mr. Hawk then also suggested that public comment be made prior to any voting on Resolutions to allow the public to participate in the process.

Hearing no further public comment, Chairman Kelly requested a motion to adjourn. Motion by Velez, seconded by Nedohon. All voted in favor. Meeting adjourned at 12:55 p.m.

Submitted by George R. Saponaro, Esquire

Saponaro & Sitzler, Solicitor