

PASSAIC COUNTY IMPROVEMENT AUTHORITY
LIST OF AGENDA ITEMS

Meeting to be held on Wednesday, May 26, 2021 at 6 pm. The meeting will be held virtually.
The meeting may be accessed by following this link and instructions:

<https://passaiccounty.webex.com/meet/pcia>

Or join by phone

+1-408-418-9388 United States Toll Access code: 129 639 6347

1. Call to order.
2. Pledge of Allegiance.
3. Roll Call.
4. Open Public Meetings Notice
5. Approval of the Minutes of the April 28, 2021 Board Meeting
6. Public Comment. *(The Chairman will ask if any member of the public wishes to make a comment and to so signify through the Webex or on the conference call. He will then set the order of those wishing to make a public comment).*
7. Executive Session
8. Official Action
 - a. R 21-027 Resolution of the Passaic County Improvement Authority Awarding Contract for Surety Bond
 - b. R 21-028 Resolution of the Passaic County Improvement Authority Authorizing Payment of Bills and Reimbursements
 - c. R 21-029 Resolution of the Passaic County Improvement Authority Authorizing the Extension of the Contract with Property Registration Champions LLC for a Period of One Year to Continue Administering the County-wide Opt-in Property Registration Program
 - d. R 21-030 Resolution of the Passaic County Improvement Authority Authorizing Payment of Bills and Reimbursements from the Escrow Account Established in Connection with the Application Submitted by Hinchliffe Master Urban Renewal, L.P.
9. Old Business/New Business
10. Adjournment.

PASSAIC COUNTY IMPROVEMENT AUTHORITY

MINUTES OF THE BOARD MEETING OF APRIL 28, 2021

The meeting was called to order via virtual meeting at approximately 6 p.m. Pledge of Allegiance was said. Roll was taken. Commissioners Alston, Bradley, Glovin, Petriello and Chairman Marco were present. Also present were Nicole S. Fox, Executive Director, and Peter Tucci, Esq. Mr. Tucci read the notice, pursuant to the Open Public Meetings Act.

Minutes

Chairman Marco asked for a motion to approve the minutes from the March 24, 2021 meeting. The motion was made by Commissioner Glovin and seconded by Commissioner Alston.

Seeing no Public Present, the Commissioners did not open the public portion.

The Commissioners briefly discussed the status of the Hinchliffe Stadium project, then moved on to official action.

Official Action

The Commissioners then considered the following items:

| | | | | | |
|---|----------------------|------------|----------|----------|----------------|
| R 21-025 Resolution of the Passaic County Improvement Authority Authorizing Payment of Bills and Reimbursements | Commissioners | M/S | Y | N | No Vote |
| | Alston | | X | | |
| | Bradley | S | X | | |
| | Glovin | | X | | |
| | Petriello | M | X | | |
| | Marco | | X | | |

| | | | | | |
|--|----------------------|------------|----------|----------|----------------|
| 21-026 Resolution of the Passaic County Improvement Authority Establishing Rates for Reimbursement of Travel and for Reimbursement of Cellular Telephone and Data Services | Commissioners | M/S | Y | N | No Vote |
| | Alston | M | X | | |
| | Bradley | | X | | |
| | Glovin | | X | | |
| | Petriello | S | X | | |
| | Marco | | X | | |

| | | | | | |
|--|----------------------|------------|----------|----------|----------------|
| [TABLED] R 21-027 Resolution of the Passaic County Improvement Authority Awarding Contract for Surety Bond | Commissioners | M/S | Y | N | No Vote |
| | Alston | | | | |
| | Bradley | | | | |
| | Glovin | | | | |
| | Petriello | | | | |

New Business / Old Business

None.

Commissioner Alston made a motion to adjourn the meeting, seconded by Commissioner Bradley. Motion carried unanimously.

21-027

**RESOLUTION OF THE PASSAIC COUNTY IMPROVEMENT AUTHORITY
AWARDING CONTRACT FOR SURETY BOND**

WHEREAS, a regular meeting of the Passaic County Improvement Authority (the “Authority”) was held on May 26, 2021;

WHEREAS, the Authority has determined that it is necessary, convenient, and desirable to achieve its purposes to contract for a surety bond to cover its Executive Director;

WHEREAS, N.J.S.A. 40:37A-55 permits the Authority to enter into such agreement for professional services, subject to the requirements of the Local Public Contracts Law;

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for “Extraordinary Unspecifiable Services” without competitive bids and the agreement itself must be available for public inspection;

WHEREAS, the New Jersey Election Law, specifically N.J.S.A. 19:44A-20.4, permits, but does not require, a contract with an anticipated value in excess of \$17,500, to be awarded through a “fair and open” process;

WHEREAS, the proposed contract is not expected to exceed \$17,500, nor is it expected to exceed \$2,625, which is 15% of the bid threshold;

WHEREAS, the Authority is awarding this contract, pursuant to the authority and provisions of N.J.S.A. 40A:11-6.1 and N.J.A.C. 5:34-2.1, et seq., as related to award of contracts for extraordinary unspecifiable services; and

WHEREAS, the Authority desires to award a contract for a surety bond as outlined above, pursuant to a contract with Western Surety Company.


NOW, THEREFORE, BE IT RESOLVED by the Passaic County Improvement Authority as follows:

1. The Authority hereby awards a contract for the provision of a surety bond to Western Surety Company, with the surety bond running from June 17, 2020 to June 16, 2021 and hereby authorizes the Chairman to negotiate and execute an appropriate agreement substantially in the form of the agreement attached hereto. The amount of the contract will not exceed \$2,625.

2. This contract is awarded without competitive bidding as a “Extraordinary Unspecifiable Services” in accordance with N.J.S.A. 40A:11-6.1 of the Local Public Contracts Law and N.J.A.C. 5:34-2.1 of the New Jersey Administrative Code.

3. A notice of the award of this contract shall be printed once in the Official Newspaper of the Authority to satisfy the requirement of the publication of legal notices and a copy of the contract shall be made available for public inspection.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Passaic County Improvement Authority at a meeting held on May 26, 2021.



 Michael R. F. Bradley, Secretary

| <u>Recorded Vote:</u> | <u>Aye</u> | <u>No</u> | <u>Abstain</u> | <u>Absent</u> |
|---------------------------------|------------|-----------|----------------|---------------|
| Wayne Alston | ✓ | | | |
| Michael Bradley | ✓ | | | |
| Michael Glovin | | | | |
| Joseph Petriello, Vice Chairman | ✓ | | | |
| Dennis Marco, Chairman | ✓ | | | |

21-028

**RESOLUTION OF THE
PASSAIC COUNTY IMPROVEMENT AUTHORITY AUTHORIZING
PAYMENT OF BILLS AND REIMBURSEMENTS**

WHEREAS, a regular meeting of the Passaic County Improvement Authority (the “Authority”) was held on May 26, 2021;

WHEREAS, the Authority has previously approved agreements for the provision of goods and services;

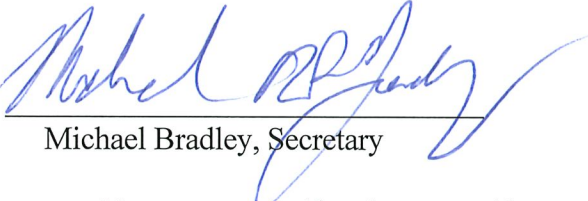
WHEREAS, the Authority has also authorized reimbursements for certain items, either through prior resolution or agreement; and

WHEREAS, the Authority desires to authorize payment for the aforementioned items.

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

1. The Authority hereby authorizes the payment of the items as listed in the attached schedule.
2. The Executive Director is authorized and directed to take all appropriate action to effectuate payment of the items listed in the attached schedule.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Passaic County Improvement Authority at a meeting held on May 26, 2021.


Michael Bradley, Secretary

| <u>Recorded Vote:</u> | <u>Aye</u> | <u>No</u> | <u>Abstain</u> | <u>Absent</u> |
|---------------------------------|------------|-----------|----------------|---------------|
| Wayne Alston | ✓ | | | |
| Michael Bradley | ✓ | | | |
| Michael Glovin | | | | |
| Joseph Petriello, Vice Chairman | ✓ | | | |
| Dennis Marco, Chairman | ✓ | | | |

**RESOLUTION OF THE PASSAIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXTENSION OF THE CONTRACT WITH PROPERTY
REGISTRATION CHAMPIONS LLC FOR A PERIOD OF ONE YEAR TO
CONTINUE ADMINISTERING THE COUNTY-WIDE OPT-IN
PROPERTY REGISTRATION PROGRAM**

WHEREAS, a regular meeting of the Passaic County Improvement Authority (the “Authority”) was held on May 26, 2021;

WHEREAS, the Authority, a public body corporate and a body politic of the County of Passaic created by the Board of Chosen Freeholders of the County of Passaic pursuant to N.J.S.A. 40:37A-44 et seq. with all the power and responsibilities set forth in the statute;

WHEREAS, the Authority and Property Registration Champions LLC (“PRC”) entered into an Agreement effective for one year, beginning on July 18, 2019 (the “Agreement”), pursuant to Resolution 19-26, adopted June 19, 2019;

WHEREAS, the Agreement, Section 3, provides for one year renewals, with the consent of both the Authority and PRC;

WHEREAS, the Agreement was extended, pursuant to Amendment No. 1, until July 17, 2021;

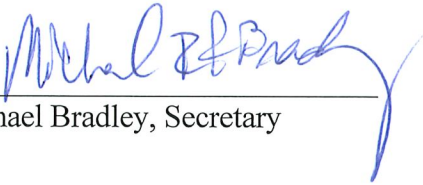
WHEREAS, the Authority and PRC desire to extend the agreement for another one year term, which term will expire on July 17, 2022; and

WHEREAS, the Authority finds that PRC has performed the services under the contract in an effective and efficient manner.

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

1. The Authority hereby approves the one year extension of the Agreement, until July 17, 2022, and as first extended until July 17, 2021. All terms of the Agreement, including, but not limited to, financial terms shall remain the same.
2. The Chairman of the Authority and the Executive Director are hereby authorized and directed to execute the any and all documents reasonably necessary to extend the Agreement until July 17, 2022.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Passaic County Improvement Authority at a meeting held on May 26, 2021.


Michael Bradley, Secretary

| <u>Recorded Vote:</u> | <u>Aye</u> | <u>No</u> | <u>Abstain</u> | <u>Absent</u> |
|---------------------------------|------------|-----------|----------------|---------------|
| Wayne Alston | ✓ | | | |
| Michael Bradley | ✓ | | | |
| Michael Glovin | | | | |
| Joseph Petriello, Vice Chairman | ✓ | | | |
| Dennis Marco, Chairman | ✓ | | | |

21-030

**RESOLUTION OF THE
PASSAIC COUNTY IMPROVEMENT AUTHORITY AUTHORIZING PAYMENT OF
BILLS AND REIMBURSEMENTS FROM THE ESCROW ACCOUNT ESTABLISHED
IN CONNECTION WITH THE APPLICATION SUBMITTED BY HINCHLIFFE
MASTER URBAN RENEWAL, L.P.**

WHEREAS, a regular meeting of the Passaic County Improvement Authority (the “Authority”) was held on May 26, 2021;

WHEREAS, Hinchliffe Master Urban Renewal, L.P. (the “Applicant”) has delivered to the Authority an application for the financing of the Project, dated September 10, 2020 (the “Application”);

WHEREAS, the Authority has acknowledged receipt of the Application and has determined to review the Application;

WHEREAS, the Authority has determined that the Applicant shall establish and maintain an escrow fund to be used to pay the cost of the review of the Application by the Authority and its professionals and consultants, which the Applicant has done;

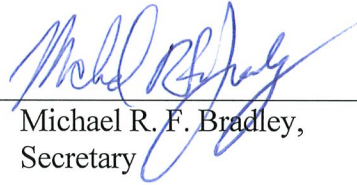
WHEREAS, the Applicant and the Authority have entered into an Escrow Agreement, which more specifically sets forth the administration of the escrow fund; and

WHEREAS, the Authority has incurred expenses in connection with the review of the Application which are reimbursable to the Authority from the escrow fund, pursuant to the Escrow Agreement.

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

1. The Authority hereby authorizes the payment of the items as listed in the attached schedule from the escrow fund established by the Applicant, pursuant to the terms of the Escrow Agreement.
2. The Executive Director is authorized and directed to take all appropriate action to effectuate payment of the items listed in the attached schedule.

I hereby certify the foregoing to be a true copy of a resolution adopted by the Passaic County Improvement Authority at a meeting held on May 26, 2021.



 Michael R. F. Bradley,
 Secretary

| <u>Recorded Vote:</u> | <u>Aye</u> | <u>No</u> | <u>Abstain</u> | <u>Absent</u> |
|---------------------------------|------------|-----------|----------------|---------------|
| Wayne Alston | ✓ | | | |
| Michael Bradley | ✓ | | | |
| Michael Glovin | | | | |
| Joseph Petriello, Vice Chairman | ✓ | | | |
| Dennis Marco, Chairman | ✓ | | | |