

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
January 5, 2012

Present: Commissioners: P. Wilson, L. Visotcky, K. Corcoran, L. D'Arminio, T. Mason
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 5:30 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner Corcoran and seconded by Vice Chairperson Visotcky to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, representative from HPAE Union, wished the Board a happy new year. He wanted to recognize the Freeholders recent discussion of the possibility of selling the hospital (BRMC). Mr. Peck expressed his and the union's appreciation that the BCIA and the managers currently in the hospital are doing a good job with their respective roles of oversight and management of the hospital. Further, the Union does not feel that the hospital should be sold outright.

Mr. Peck also wanted to bring up the issue of parking on the hospital campus. He thought that with recent construction on the campus that more parking spot be created even if only a few extra spaces are possible.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Vice Chairperson Visotcky and seconded by Commissioner Mason to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Visotcky and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Chairperson Wilson raised the issue of ratification of all resolutions that former Commissioner Salkin brought up at last month's meeting. General Counsel Bruinooge advised that he is not in a position to discuss this matter at this time, but advised that this issue along with BCIA policies and procedures are in the process of being formulated.

Chairperson Wilson asked Ms. Montag for the status of the BCIA recognition ceremony. Ms. Montag advised that the recognition ceremony will take place at our March Public Meeting. There will be five (5) recipients of award plaques. More information will be provided shortly.

General Counsel's Comments

General Counsel Bruinooge advised that he has been in contact with John Shahdanian, Esq., and that litigation matters being handled by his firm are winding down. On the McHale matter, the plaintiff has obtained new counsel. The discovery schedule is still the same, and there was a status conference with Federal Magistrate Judge Shwartz. Motions for dismissal of many of the counts in the Complaint, filed in July 2011, have not, as yet, been ruled on by Judge Hayden. This is problematic because discovery in the case has to take place on the issues raised in the pleadings. Discovery would be simplified if the issues were narrowed down by the Motions to Dismiss, assuming that they are decided in favor of the BCIA.

Counsel Bruinooge took the opportunity thank Special Counsel Rizzi for his assistance with BRMC Boiler #1 contract documents. He and Mike Formanek have done fine work. The BCIA has had great cooperation from the highest level at PSE&G. We have segregated out the Boiler #1 issue from the other PSE&G Energy Conservation matters. The BCIA has, however, entered into an agreement with a contractor who will deliver and install the boiler while adhering to the rules and regulations of PSE&G and BPU concerning energy efficiency. The letter agreement generated with PSE&G is unique as it anticipates the involvement of both the BCIA and the hospital management company, BRMC LP.

Special Counsel Rizzi called attention to the resolution in tonight's packet authorizing the BCIA to execute a contract among BCIA, PSE&G and BRMC, LP - PSE&G Hospital Efficiency Program Customer Repayment Agreement (note that this was a late addition to the agenda). He explained the reason for the tri-party agreement is that the BCIA is financially responsible for capital expenses at the hospital while BRMC LP (the management company) is responsible for operating expenses at the hospital. As the management company will see significant monetary reductions in its energy usage costs with the installation of the new boiler, they have been asked to contribute some of their monetary savings to repay PSE&G for a portion of the money PSE&G advances for the new boiler. Executive Director Garrison advised that as part of the

PSE&G Carbon Abatement Program, the BCIA was able to avoid expending any money on the boiler replacement until after PSE&G signed the necessary documents. This required the BCIA to hold up all involved in the boiler replacement project.

Counsel Bruinooge advised the Chairman to assign a special committee to discuss and formulate policies and procedures for the BCIA. Counsel Bruinooge explained the implications and importance of this matter. Chairperson Wilson assigned Vice Chairperson Visotcky to sit on this subcommittee with him.

In addition, Counsel Bruinooge advised that there is a clear need to go out again for the Requests for Qualifications. There is also a need for the Board to go into Closed Session concerning potential litigation, based on conversations he has had with Special Counsel from Wolff & Samson.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that he and Commissioner D'Arminio had reviewed the RFQs for Energy Engineering Consultant and in the next week or two we will narrow the list of respondents so that interviews can be set up and conducted. By the March BCIA Public Meeting we would be able to move ahead with a contract award. Mr. Garrison asked for another Commissioner to volunteer to sit in on this subcommittee. Chairperson Wilson assigned Commissioner Corcoran to sit on this subcommittee along with Commissioner D'Arminio.

In addition, Mr. Garrison advised that we are moving forward with the bond refinancing and John Glidden is here this evening to give the Board an update on this matter. John Glidden thanked the Board and proceeded with an update on both the 2003 ERI bond financing—which had 14 participants. The market has improved slightly from last month. The BCIA filed with the LFB in the December cycle and we are on the agenda for January meeting with a sale of bonds in February. Presently, the bond has \$1.5 million in PVS for all of those 14 participants. However, all of those participants will probably not participate, but the County PVS is \$700,000. The other bond issue involves Englewood and Wyckoff School Boards, Fair Lawn Community Center and Bergen County CAP. It seems that BC CAP and Wyckoff School Board are out of the refinancing, but Englewood School Board (PVS \$1.4 million) and Fair Lawn Community Center will be going ahead. We are expecting to file with the LFB this month with an appearance at next month LFB meeting.

Mr. Garrison advised that we are moving ahead with transition of the BEC with Ron Kistner, County of Bergen Parks Director. There has been a sale of some of the horses for \$1 to non-profits with the proviso that they keep the horses for one year. In addition, there is a meeting tomorrow in an effort to answer questions that have arisen from the open RFP. Deputy Executive Director Raguseo will be attending on our behalf. Mr. Raguseo advised that the RFP was offered by the County of Bergen's Purchasing Department. Commissioner D'Arminio advised that he has not seen the RFP. Mr. Garrison advised that he will see that each Commissioner receives a copy of the RFP.

Mr. Garrison asked Lou Mai to speak about the Corrective Action Plan - 2010 Audit. Mr. Mai mentioned that the Auditor in his 2010 Final Audit Report identified issues that required corrective measures. The Resolution on tonight's agenda sets forth those issues along with the corrective measures the BCIA will take to address and correct these issues.

Deputy Executive Director's Report

Deputy Executive Director Mauro Raguseo reported that there was a suicide last evening at the hospital. In order to protect the patient's privacy, no details will be discussed at this time. However, proper procedure was followed and a root cause analysis is being compiled.

Also, there was a water main break between Building 10 and Building 14. The BCIA authorized the emergency repairs by J. Fletcher Creamer. Mr. Raguseo gave an overview of the two resolutions on tonight's agenda concerning the hospital. The first involves an award of contract to RSC Architects for the architectural/engineering services in connection with the Building 12 Mechanical Room Renovation and a change order needed for BRMC Building 10 Tunnel Reconstruction whereby additional work is necessary due to the unanticipated thickness of the roofs in the tunnel.

Administrative Assistant to Executive Director's Report

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

PSE&G MEETING AT BRMC 12/14/11

- The discussion was of course the power outage problem at the hospital and how to correct it. Gregg Dunlap (Director of Customer support) said there will be improved communications with the hospital. He mentioned that when they are doing extensive work on the lines they will give the hospital notification of the work being done just in case the power goes out so the hospital is prepared. PSE&G has spoken to Paramus officials and the town has already started a major tree trimming program. The trees of course are one of the major sources of outages. Gregg also mentioned that their engineers are doing a study of how to correct the problems at their sub-stations.

BEHAVIORAL HEALTH MEETING 12/14/12

- Chairman Dwayne Razzetti brought in members of the County Police Department to see how both hospital and police can better work together when there are problems at hospital. Discussions were about policy and when to report to police certain incidents. The meeting was productive.

HOSPITAL IMPROVEMENTS

- The BCIA has made a lot of progress in Capital improvements at hospital.

BRMC PASTORAL CARE – CHAPLAIN

- Father Basil Lek was hired as the new part-time Chaplain to help Father Quill, our full time Chaplain, as there were so many patients that needed religious attention.

UP-DATE ON MEETINGS IN JANUARY

Wed. Jan. 11 @11 am (Contract Compliance) BCIA conference room

Wed. Jan. 11 @4 pm (Mental Health) BRMC Behavioral Health Bldng.

Tues. Jan. 17 @5 pm (Long Term Care) BRMC-Adm. Board room.

Wed. Jan. 18 @ 8 am (Acute and Ambulatory Care) Adm. Board Room

Thurs. Jan. 19 @8 am (Executive Committee) Adm. Board Room

Tues. Jan. 24 @ 9am (Community Oversight Board) BRMC-Auditorium

Counsel Bruinooge asked if there would be a resolution needed to award a contract for pastoral care. Mrs. Montag advised that there were no such resolutions awarded in the past. Counsel Bruinooge asserted that all of the existing and new chaplains' education, training and experience would qualify them as professionals.

Hospital Report

Mrs. Mendelowitz' report included the following:

Regulatory compliance:

- LTC – 12/28 –DOH surveyor visited on a family complaint about pain management after a fall. The surveyor brought documentation from the medical record back to her office for further review and we anticipate receiving her report over the next several weeks.

Utility concerns:

- A meeting with PSE&G representatives, members of the BCIA and BRMC administrative staff was held on December 14 regarding the frequent power outages and how to ensure a better response from PSE&G prior to the arrival of the severe winter weather. Key contact information was exchanged as well as plans for a follow up meeting to better understand how power is supplied to the hospital campus and what modifications can be made to ensure more reliable service.

Compliance Report

Mr. Mai distributed a comparison chart of the last three years of receipts for BRMC. Note that there is a \$4.6 million reduction in receipts from last year. In addition, Mr. Mai met with the firm that did the agreed upon receivables report of the hospital. The report had no negative findings and shows that the hospital has over \$25 million in receivables.

Urban Heath Report

Dr. Breyer advised that he has no formal report this month. Generally, volume and staffing has been steady. Dr. Breyer handed out an article about the Buttonwood Facility which is operated by the Burlington County Government which is exploring the possible sale, lease or other cost savings options. Although the facility has 170 long term patients and 30 psychiatric patients, it does not anything close to what Bergen Regional Medical Center does.

Adjournment

There being no further business, motion was made by Commissioner D'Arminio and seconded by Commissioner Mason to close the Work Session at 6:18 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
January 5, 2012

Present: Commissioner P. Wilson, L. Visotcky, K. Corcoran, T. Mason
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Auditor: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 6:19 p.m. by Chairman Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner D'Arminio – Absent Commissioner Mason - Present Vice Chairperson Visotcky – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Mason to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Vice Chairperson Visotcky and carried unanimously.	Motion carried.
Close to Public Comment	As there were no other comments from the public wishing to be heard, Motion was made by Vice Chairperson Visotcky and seconded by Commissioner Mason to close the meeting for public comment. Motion passed unanimously. Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Visotcky and me. That is no compensation whatsoever including any type of credit or "years" toward	Motion carried.

pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner Mason and seconded by Commissioner Corcoran to approve the Minutes of the following meeting:

Minutes approved.

December 1, 2011 – Regular Session
December 1, 2011 – Work Session
December 27, 2011 – Special Meeting

A Roll Call vote resulted as follows:

Commissioner Corcoran – yes
Commissioner D'Arminio – absent
Commissioner Mason – yes
Vice Chairperson Visotcky – yes
(abstained from voting on December 1,
2011 Regular and Work Sessions)
Chairperson Wilson – yes

Resolutions #12-01 through
Resolutions #12-11

Chairperson Wilson began his introduction of the resolution on today's agenda with the payment of bills. He asked if the resolutions regarding Urban Health and Boswell Engineering were connected to invoicing on bill list. Mr. Garrison confirmed. Chairperson also asked that Wolff & Samson submit their invoicing in more frequently so that billing is not so large. Mr. Garrison advised that this message had already been delivered. Mr. Garrison also explained that the invoice from Gibbons P.C. was for services performed by the firm after the end of their 2010 contract so that outstanding matters could be properly concluded. Also, Chairperson Wilson asked if the Creamer-Sanzari, Joint Venture invoice for Overpeck is in fact their last invoice. Mr. Garrison confirmed.

Resolutions approved.

At Chairperson Wilson's request, Executive Director Garrison gave a brief overview of the resolutions on tonight's agenda. Mr. Garrison advised that we will need to reissue some of the RFQs and asked that the subcommittee review committee of Commissioners Corcoran and Mason be available to review the submissions generated from the reissuance. Mr. Garrison also informed the Board of the testing work performed by Boswell Engineering for the Overpeck County Park. Chairperson Wilson asked Mr. Garrison for a copy of the report and findings of Boswell Engineering.

A motion was made Vice Chairperson Visotcky and seconded by Commissioner Corcoran to approve the following Resolutions:

- #12-01 Payment of Bills
- #12-02 Corrective Action Plan – 2010
- #12-03 Urban Health Institute – Auth. Pymt. Of Invoice for Professional Services
- #12-04 Qualify Responses to RFQs
- #12-05 Change Order – BRMC Building 10 Tunnel Reconstruction
- #12-06 Disbursement of Proceeds – BCC Lyndhurst Campus-Req. #8 12-12-11
- #12-07 Award Contract – RSC Architects – Arch/Eng Services – Bldg 12, Mech. Room Renovation
- #12-08 Payment of Invoices – Boswell Eng. Overpeck Park Landfill Investigation
- #12-09 Auth. To Execute Contract among BCIA, PSE&G and BRMC, LP – PSE&G Hospital Efficiency Prgm. Customer Repayment Agreement
- #12-10 Authorize Issuances of RFQs
- #12-11 Gibbons, PC–Auth. Pymt of Invoices For Professionals Services

A Roll Call vote resulted as follows:

Commissioner Corcoran– yes
Commissioner Mason – yes
(abstained from voting on Resolution #12-02 Corrective Action Plan – 2010)
Vice Chairperson Visotcky - yes
Chairperson Wilson – yes

Closed Session
Resolution #12-12

General Counsel Bruinooge explained the need for closed session which involves potential litigation.

Motion carried.

Chairperson Wilson asked for a Motion to go into Closed Session. A motion was made by Commissioner Corcoran and seconded by Vice Chairperson Visotcky.

A Roll Call vote resulted as follows:

Resolution approved.

Commissioner Corcoran – Yes
Commissioner Mason – Yes
Vice Chairperson Visotcky – Yes
Chairperson Wilson – Yes

Re-Open Meeting/
Adjournment

There being no further business, Motion was made by Commissioner Mason to re-open the regular session and simultaneously adjourn the meeting at 7:10 p.m. Motion was seconded by Commissioner Corcoran and carried unanimously.

Motion carried.

Next Meeting

Our next meeting date will be Thursday, February 2, 2012 at 5:30 p.m., in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

CERTIFIED MINUTES
January 18, 2012

Present: Commissioners P. Wilson, L. Visotcky, K. Corcoran, L. D'Arminio, T. Mason
BCIA Staff: M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 10:33 a.m. by Chairperson Wilson.	
Proof of Notice of Special Mtg.	B. Losito read the Notice of Special Meeting.	
Roll Call	<p>Roll Call of Commissioners:</p> <p>Commissioner Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason – Present Vice Chairperson Visotcky – Present Chairperson Wilson – Present General Counsel Bruinooge - Present Deputy Exec. Director Raguseo – Present Admin to Exec. Director Montag – Present Executive Assistant Losito - Present Administrative Assistant Velazquez – Present</p> <p>Members of the Public in attendance: - John Libretti, Esq., Asst. County Counsel - Ed Winkle, Ferraioli Wielkotz acct'g firm</p> <p>All Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Visotcky and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.</p>	Roll call taken.

Open to Public Comment	Motion was made by Vice Chairperson Visotcky to open the meeting for public comment with regard matters on today's agenda. Motion was seconded by Commissioner D'Arminio and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner D'Arminio and seconded by Vice Chairperson Visotcky to close the meeting for public comment. Motion passed unanimously.	
Resolution #12-13	<p>Chairperson Wilson asked if any Commissioner had any questions on the today's Certification of the Annual 2010 Audit. General Counsel Bruinooge gave an overview of the statutory requirement for the resolution certifying the BCIA Annual 2010 Audit. Ed Winkle, at Chairperson Wilson request, confirmed that the BCIA 2010 Audit is an unqualified audit.</p> <p>A motion was made by Commissioner D'Arminio and seconded by Commissioner Corcoran to approve the following Resolution:</p> <p>#12-13 Certification of Annual Audit - 2010</p> <p>A Roll Call vote resulted as follows:</p> <p>Commissioner Corcoran – yes Commissioner D'Arminio – yes Commissioner Mason – yes Vice Chairperson Visotcky – yes Chairperson Wilson – yes</p>	Resolution approved.
Adjournment	There being no further business, Motion was made by Vice Chairperson Visotcky to adjourn the special meeting Commissioner Mason seconded this Motion at 10:41 a.m. Motion carried unanimously. Motion carried.	Motion carried.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
February 2, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Auditor: L. Mai

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 6:36 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call (held to after swearing in of new Commissioner)	Roll Call of Commissioners: Commissioner Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Oath of Office	General Counsel Bruinooge administered the oath of office and Elizabeth (Lisa) Randal recited the oath and was sworn in as a BCIA Commissioner.	
Open to Public Comment	Motion was made by Commissioner Mason to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Corcoran and carried unanimously.	Motion carried.
Close to Public Comment	As there were no other comments from the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Mason to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner Mason and seconded by Commissioner Corcoran to approve the Minutes of the following meeting:

Minutes approved.

January 5, 2012 – Regular Session
January 5, 2012 – Work Session
January 5, 2012 – Closed Session
January 18, 2012 – Special Meeting

A Roll Call vote resulted as follows:

Commissioner Corcoran – yes
Commissioner D'Arminio – yes
(Abstain from voting on January
5, 2012 Regular & Closed Sessions)
Commissioner Mason – yes
Commissioner Randall – abstain
Chairperson Wilson – yes

Commissioner D'Arminio advised that as this is our reorganization meeting, the Board needs to reorganize its officers. General Counsel Bruinooge advised that our By-Laws require that we elect a Chairperson and Vice-Chairperson.

Motion was made by Commissioner D'Arminio to nominate Philip Wilson as Chairperson. Commissioner Corcoran seconded and the motion was carried unanimously.

Motion carried.

Motion was made by Chairperson Wilson to nominate Kenneth Corcoran as Vice Chairperson. Commissioner D'Arminio seconded and the motion was carried unanimously.

Motion carried.

Resolutions #12-14 through
Resolutions #12-38

Chairperson Wilson asked Executive Director Garrison to give a brief overview of the resolutions on tonight's agenda.

Commissioner D'Arminio asked if General Counsel Bruinooge's (#12-20) award of contract be modified to \$250,000.00. Also Commissioner D'Arminio thought that we should review the contracts at six month intervals.

Vice Chairperson Corcoran asked why do we put a dollar amount on contract awards. Commissioner D'Arminio thought that the contract amounts are for budgetary and control purposes.

General Counsel Bruinooge gave an overview of the supporting information behind the awards of contracts for special legal counsel contract awards. The Board asked that modifications be made to contract award resolutions for Auditor/Contract Compliance and for Hospital Compliance Services to include hourly rate charges. Executive Director Garrison advised that Wolff & Samson was advised to submit future billing in a more timely manner.

Executive Director Garrison gave an overview of the need for the BCIA to adopt Resolution #12-37 involving the ratification and execution of contracts between BCIA and PSE&G in connection with the boiler replacement. The agreement originally was to be a tri-party agreement with the BRMC, LP being a part thereof, but at this point in time with further negotiation needed with the hospital's manager, the agreement will be in the form of a two party agreement.

A motion was made Commissioner D'Arminio and seconded by Commissioner Mason to approve the following Resolutions:

Resolutions approved.

- #12-14 Payment of Bills
- #12-15 Cash Management Plan
- #12-16 Official Newspapers
- #12-17 Petty Cash Fund – Custodian
- #12-18 Appointment – Assistant Secretaries
- #12-19 Award Contract – Chief Financial Officer
- #12-20 Award Contract – General Counsel, as modified
- #12-21 Award Contract – Auditor/Contract Compliance, as modified
- #12-22 Award Contract – Special Legal Counsel, BRMC (W&S)
- #12-23 - PULLED -
- #12-24 Award Contract – Special Litigation Counsel (Chasan Leyner)
- #12-25 Award Contract – Special Legal Counsel, BRMC (Beattie Padovano)
- #12-26 Award Contract–Hospital Compliance Services (Dr. Breyer), as modified.
- #12-27 - PULLED -
- #12-28 Adoption of Budget Amendment – General 2011
- #12-29 Adoption of Budget Amendment– Bergen Regional Medical Center 2011

- #12-30 Adoption of Budget Amendment – Overpeck Landfill 2011
- #12-31 Adoption of Budget Amendment – Bergen Equestrian Center 2011
- #12-32 Urban Health Institute – Authorize Payment of Invoice for Prof. Services
- #12-33 Disbursement of Proceeds – Kean University/Ocean Community College Requisition #6 – 1/11/12
- #12-34 BRMC Emergency Award – Creamer – Bldg. 10 – 6” Water Main Break Repair
- #12-35 Qualify Responses to RFQs (Misc.)
- #12-36 Statement of Intent – BRMC Psychiatric Care, Continuation of Service
- #12-37 Ratification of the Execution and Delivery of Contracts between BCIA and PSE&G
- #12-38 Overpeck Park – Shelter for Rowing

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D’Arminio - yes
Commissioner Mason – yes
(voted no on Resolution #12-38)
Commissioner Randall - yes
Chairperson Wilson – yes

Closed Session
Resolution #12-39

General Counsel Bruinooge explained the need for closed session which involves personnel and contract negotiation.

Motion carried/Resolution approved

Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner Randall and seconded by Commissioner Mason and the motion/resolution was carried/adopted unanimously.

Re-Open Meeting/
Adjournment

There being no further business, Motion was made by Commissioner Mason to re-open the regular session and simultaneously adjourn the meeting at 7:50 p.m. Motion was seconded by Vice Chairperson Corcoran and carried unanimously.

Motion carried.

Next Meeting

Our next meeting date originally scheduled for March 1, 2012 will be rescheduled after proper posting and publishing to Thursday, March 8, 2012 at 5:30 p.m., in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
February 2, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, T. Mason,
E. Randall (Sworn In during tonight's Regular Session)
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai

Meeting Called to Order

The meeting was called to order at 5:40 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner D'Arminio and seconded by Commissioner Mason to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Mason and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Special Presentation from Teaneck Rowing Club

Franz Lanky, Leonia/Teaneck High School/Fairleigh Dickinson crew coach, coach of Teaneck Rowing Club and Pastor of Lutheran Church in Teaneck, gave a presentation on the needs of the crew team to host spring regatta races at Overpeck County Park. Mr. Lanky, on behalf of the crew teams/club is asking the BCIA for financial assistance (\$15,000) to build a shelter at Overpeck Park to house the crew boats on site. Mr. Lanky explained that Overpeck Lake is ideal for crew racing. The Teaneck Rowing Club is currently negotiating its lease with the County for such use. The County has already committed to making some improvement to the existing dock which would be conducive to rowing as well as permitting the regatta race on April 14, 2012.

Also in attendance in support of Mr. Lanky's presentation were Mark Fisher, President of Teaneck Rowing Club and Jeff McCarthy, President of Leonia School Board attended the BCIA meeting in support of Mr. Lanky presentation.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Chairperson Wilson thanked General Counsel Bruinooge for his work on policies and noted that we will review and discuss them at some future date. The Chairperson raised the issue of whether it is necessary to ratify resolutions approved by former Commissioner Trawinski as mentioned by former Commissioner Salkin at our December public meeting. General Counsel Bruinooge advised that he had discussed the matter with County Counsel as well as reviewed a memorandum on this issue written last year by Special Counsel Rizzi and he finds no reason to adopt a resolution to ratify these actions.

Chairperson Wilson asked Counsel Bruinooge for a report on the emergency boiler replacement at BRMC. General Counsel Bruinooge responded that others here tonight will report on the progress of the project.

Chairperson Wilson asked for the status of the BCIA recognition ceremony. Ms. Montag advised that the recognition ceremony will take place at our March Public Meeting.

Chairperson Wilson introduced and welcomed Freeholder Robert Hermansen to our meeting in his capacity as Freeholder Board Liaison to the BCIA.

General Counsel's Comments

General Counsel Bruinooge advised that we adopted a resolution in January to allow the Executive Director to execute an agreement involving BRMC Boiler #1 Replacement. The installation of which is underway. However, the discussions with PSE&G are still taking place for both this matter and other possible projects to be included in the PSE&G carbon abatement programs for which there will be a need for Closed Session this evening.

Further Special Litigation matters involving John Shahdanian, Esq. are winding down. Counsel Bruinooge advised that there is one outstanding matter involving J.G. Drywall's subcontractor, Gary Hochman of Virginia Building Systems, LLC, who built the stalls at the Bergen Equestrian Center who has still not been paid. Counsel Bruinooge asked for authorization to delve further into this matter.

On the McHale matter, Judge Hayden rendered a decision that the amended complaint filed by Mr. Florio (Counsel for McHale) was rendered inadequate under the rules of civil procedures and the plaintiff has been given a 21 day period to resuscitate the complaint. Tomorrow is the deadline for filing. The second amended complaint was filed last spring and still has not been responded to. The matter continues on.

Counsel Bruinooge advised that he had sent Chairperson Wilson some suggested policies and that the BCIA Commissioner subcommittee needs another volunteer to review suggested policies. Chairperson Wilson asked Commissioner Lisa Randall and she accepted his request to work on policies along with himself. In addition, Counsel Bruinooge advised that he has several fine law school clerks reviewing BCIA by-laws, legislation and relevant statutes as they relate to policies which we will eventually incorporate into a manual which should be helpful to Commissioners and Executive Staff.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that he and Commissioner D'Arminio met today to discuss the seven (7) respondents for Energy Consultants. Discussions will move forward with the top three contenders to come in for interviews by the end of this month. The submissions we received are very good. We are also asking Commissioner Randall to serve on this committee. By our March meeting, we expect to choose a Renewable Energy Consultant. Hopefully, by summertime we will have a plan in place in line with what other NJ improvement authorities are offering. Commissioner D'Arminio added that we expect to compile an energy master plan to reach our goal of energy efficiency.

Mr. Garrison advised that the County in conjunction with Ron Kistner, County of Bergen Parks Director has offered an RFP for the management of the Equestrian Center. The County received seven (7) RFPs. The BCIA will be involved in the County's review of the proposals. By the next meeting, a decision should be made and we will have a sense of where we are going with the proposals. Commissioner D'Arminio asked if the Equestrian Center is still to be transferred back to the County. Mr. Garrison confirmed, but the BCIA has an interlocal agreement with the County for the BEC management.

Mr. Garrison asked Lou Mai to speak about the budget amendment resolutions on today's agenda. Mr. Mai mentioned that the debt service needed to be included on one of the budgets. All other budget amendments just involve clean up of certain of the budgetary numbers. Mr. Garrison also advised that he has discussed the 2012 Budget submissions with Al Dispoto and we should be able to introduce our 2012 budget at our March meeting.

Deputy Executive Director's Report

Deputy Executive Director Mauro Raguseo reported that Boiler #1 has been installed. Special thanks extended to Counsel Bruinooge and Mike Formanek. The installation is expected to be finalized by April. We are awaiting plans and specification for Building 12 Mechanical Room. We expect RSC Architects to provide the necessary document by next month and the project awarded in April. The Building 11 Sprinkler Project is 60 percent complete and the Buildings 5 and 10 Tunnel Remediation project is 80 percent complete with the parking lot to be open shortly. Mr. Raguseo mentioned that there may be one change order requested at next month's meeting which has to do with permit fees required by the Borough of Paramus. Also, for our Buildings 6 and 8 Sprinkler Project, we are awaiting comments from

the DCA concerning plans and specifications. On today's agenda, we have a resolution for an emergency contract award to J. Fletcher Creamer for a water main break at Building 10 and we hereby request that the Board approve this matter. This is the only water main break we have had thus far this winter season. General Counsel Bruinooge asked Mike Formanek and he agreed to provide photographs of the installation of Boiler #1 to the Board.

Administrative Assistant to Executive Director's Report

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

MENTAL HEALTH SUBCOMMITTEE-1/11/12-DWANE RAZZETTI- CHAIR

There will be a new Child Psychiatrist who will start working this month. There is also an opening in Adult Psychiatry that will also need to be filled.

1- It was reported that the Ambulatory Services remained busy in Nov. and Dec. and the demand between Bergen Regional's inpatient discharges and the community is enormous.

LONG TERM CARE SUBCOMMITTEE- 1/17/12- DR. LUCILLE JOEL-CHAIR

1-Day and evening staffing is good no extra staff is needed and also a full complement of nurse managers

2-Training sessions are also in progress for these managers

3-Ombudsman said care is excellent.

4-Parking for employees will be made more convenient, as a letter was sent out to students to park in back of building and not in the front.

5- There was a celebration for those residents who turned a 100 years old. There was very positive press in the local newspapers.

6-There is 572 beds in LTC and only 552 are occupied. That is due to the fact that many patients are using home care as it is provided by the state.

7- Spot checks are done regularly by our staff and reports are satisfactory

8-Busses will be allowed to enter hospital grounds to drop patients off in front of door instead of outside hospital grounds.

9-For those patients that turned 100 years old a large celebration was held to honor them and wish them many more years. It was a very successful event.

ACUTE AND AMBULATORY CARE SUBCOMMITTEE-1/18/12-AUGUST

CADEMARTORI –CHAIR

1-We again discussed surveying patients and their treatment at the hospital. We thought it would be helpful as to see what changes can be made to benefit patients in the future.

2-Outpatient Volume continues to increase. They are looking at the process to improve the flow for clients so the waiting period is not too long.

3-The hospital received NICHE certification, which stands for (NURSES IMPROVING CARE OF HEALTHSYSTEM ELDERS) It speaks to specific needs of the elders. Reviewing policies and procedures.

4-Cross Training is in progress now, which is helpful to the nurses because it improves their skill set.

EXECUTIVE COMMITTEE MEETING-1/19/12-DAVID GRIFFITH-CHAIR

Hospital is actively reaching out to different companies to put in a Home Care Dialysis program. The Foundation at BRMC will be renovating the auditorium in July.

UP-DATE ON MEETINGS IN FEBRUARY

Wed. Feb. 8 @ 11 a.m. (Contract Compliance) BCIA conference room

Thurs. Feb. 16 @ 8 a.m. (Executive Committee) Adm. Board Room

Tues. Feb. 21 @ 7 p.m. (Community Oversight Board) Auditorium

Hospital Report

Mrs. Mendelowitz' report included the following:

Regulatory compliance:

- BHS – On January 31 and February 1, the Division of Mental Health conducted the biennial site visit survey for the Short Term Care Facility (STCF) Units AG & BG. We anticipate being re-designated with a few minor deficiencies noted for follow up.
- The Radiology Department Mammography program was recertified according to the standards of the Mammography Quality Standards Act. (MQSA)

Acute Division:

- Unit 11-3 – Medical Detox – two additional beds were put into service by renovating space outside of the unit for counselor offices. These beds are within our licensed capacity and will improve access to care.

Utility concerns:

- A follow up meeting with PSE&G representatives, members of the BCIA, and BRMC staff was held on January 20. This meeting focused on the technical aspects of how power is supplied to the hospital campus and included the hospital electricians.

Compliance Report

Mr. Mai has no report. He has received the January BRMC receipts and will report back to the Board next month.

Urban Heath Report - Dr. Breyer was not in attendance.

Adjournment

There being no further business, motion was made by Commissioner Mason and seconded by Commissioner D'Arminio to close the Work Session at 6:35 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

MINUTES
February 14, 2012

Present: Commissioners P. Wilson, L. D'Arminio, T. Mason, E. Randall
 BCIA Staff: M. Raguseo, B. Losito, G. Velazquez
 General Counsel: T. Bruinooge, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 9:20 a.m. by Chairperson Wilson.	
Proof of Notice of Special Mtg.	B. Losito read the Notice of Special Meeting.	
Roll Call	<p>Roll Call of Commissioners:</p> <p>Vice Chairperson Corcoran – Absent Commissioner D'Arminio – Present Commissioner Mason – Present Commissioner Randall – Present Chairperson Wilson – Present General Counsel Bruinooge - Present Deputy Exec. Director Raguseo – Present Executive Assistant Losito - Present Administrative Assistant Velazquez – Present</p> <p>Members of the Public in attendance: - Freeholder Robert Hermansen - Daniel Eller, Aide to Freeholder Hermansen - Ronald Kistner, Director, BC Parks Dept.</p> <p>All Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.</p>	Roll call taken.

Open to Public Comment

Motion was made by Commissioner D'Arminio to open the meeting for public comment with regard to matters on today's agenda. Motion was seconded by Commissioner Mason and carried unanimously.

Motion carried.

Ronald Kistner, Director of the Bergen County Parks Department introduced himself and mentioned that he has drawings and other information regarding possible improvements to the dock at the Overpeck County Park to accommodate area schools crew teams for a spring regatta (crew races). General Counsel Bruinooge mentioned that he had conversations with Executive Director Garrison regarding funds available for Overpeck County Park improvement which may accommodate this program. At this point in time, the BCIA has asked Al Dispoto to let us know what monies are available through our bond financing. Commissioner Mason asked if we were still discussing the \$15,000 that was the subject of our last meeting. Counsel Bruinooge affirmed. Chairperson Wilson asked Mr. Kistner if he would be available at some future meeting to discuss the particulars of the project when funding has been secured. Mr. Kistner agreed.

Close to Public Comment

As there were no other members of the public wishing to be heard, Motion was made by Commissioner D'Arminio and seconded by Commissioner Mason to close the meeting for public comment. Motion passed unanimously.

Motion carried.

Resolutions #12-41
through #12-43

Chairperson Wilson asked if any Commissioner had any questions regarding the resolutions on today's agenda. General Counsel Bruinooge gave an overview of the resolutions on today's agenda, more specifically a brief history of the BCC Lyndhurst property, from its purchase by the BCIA to its handling of environmental issues, and the need for a Deed notice to be signed by Executive Director Garrison; the terms of Mr. Garrison's extension of contract and the new form of contract; and the need suggested by our CFO Mr. Dispoto to separate BCIA's general counsel contract award for budgetary purposes to: (1) BCIA general matters and (2) BRMC matters. Note that that total of this award is a reduction from the \$244,000 contract award originally awarded.

Resolution approved.

A motion was made by Commissioner D'Arminio and seconded by Commissioner Corcoran to approve the following Resolutions:

- #12-40 Auth. BCIA to Execute Deed Notice for the BCC Lyndhurst Campus
- #12-41 Auth. BCIA to Extend Term of Executive Director
- #12-42 Re-Issue Award of Contract – Gen. Counsel – general business
- #12-43 Re-Issue Award of Contract – Gen. Counsel – BRMC issues

A Roll Call vote resulted as follows:

Commissioner D'Arminio – yes
Commissioner Mason – yes
Commissioner Randall – yes
Chairperson Wilson – yes

Commissioner Randall questioned the adoption of BCIA's budgets. General Counsel Bruinooge advised that we will be adopting our 2011 budget at the March meeting as well as introducing our 2012 budget at the same meeting.

Adjournment

There being no further business, Motion was made by Commissioner Randall to adjourn the special meeting. Commissioner Mason seconded this Motion at 9:40 a.m. Motion carried unanimously.

Motion carried.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
March 8, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Auditor: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 6:30 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner D'Arminio to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Corcoran and carried unanimously.	Motion carried.
Close to Public Comment	As there were no other comments from the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Mason to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner D'Arminio and seconded by Commissioner Corcoran to approve the Minutes of the following meeting:

Minutes approved.

February 2, 2012 – Regular Session
February 2, 2012 – Work Session
February 2, 2012 – Closed Session
February 14, 2012 – Special Meeting

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
(Abstain from voting on February 14,
2012 Special Meeting)
Commissioner D'Arminio – yes
Commissioner Mason – yes
Commissioner Randall – yes
Chairperson Wilson – yes

Resolutions
#12-44 thru #12-57

Chairperson Wilson asked Executive Director Garrison to give a brief overview of the resolutions on tonight's agenda.

Mr. Garrison continued with a brief summary of the resolutions on the agenda. Highlighted points are as follows:

Resolution #12-46 authorizing the BCIA to issue RFQs for the designation of bond counsel is necessitated by the American Dream Project. The BCIA would like to have a large pool from which to choose, as many bond counsel will be involved with the project which may result in a conflict from their serving the BCIA.

Resolutions #12-47 through #12-51 involve the refinancing of existing loans which were explained by John Draikiwicz and John Glidden during the work session. Commissioner D'Arminio advised that he would abstain from voting on the BC CAP refinancing as his firm has done and may be doing future work with this agency.

Resolution #12-52 Authorizing execution of the Letter Agreement for Prisoner Care Costs at BRMC for 2012 has been discussed previously with this Board and is the result of work performed with Clark LaMendola as well as Counsel Bruinooge, Deputy Executive Director Raguseo and Mrs. Montag.

Resolutions #12-53 through #12-57 involving the BCIA four (4) budgets for 2011 were summarized by Compliance Auditor Lou Mai during the work session. We will be moving forward with the 2012 budgets at our next meeting.

A motion was made Commissioner Corcoran and seconded by Commissioner Mason to approve the following Resolutions:

- #12-44 Payment of Bills
- #12-45 Urban Health Institute – Auth. Payment of Invoice for Prof. Services
- #12-46 Authorize Issuance of RFQs for Professional Services
- #12-47 Auth. the Issuance of Refunding Bonds, Series 2012 to Refinance the 2003 Bonds Issued for the Pooled ERI Unfunded Liab. Project
- #12-48 Auth. the Issuance of Refunding Bonds, Series 2012 to Refinance the 2004 Bonds Issued for the Fair Lawn Community Center, Inc. Project
- #12-49 Auth. the Issuance and Sale of County Guaranteed Refunding Revenue Bonds (Bergen County CAP)
- #12-50 Auth. the Execution and Delivery of Various Documents and the Actions Necessary for the Sale of Authority's Governmental Loan Refunding Revenue Bonds, Series 2012 (Pooled ERI Unfunded Liability Project)
- #12-51 Auth. BCIA to Delegate the Power to Sell and to Award Gov. Loan Refunding Rev. Bonds, Series 2012, Pooled ERI Unfunded Liab. Project
- #12-52 Authorization Execution of Letter Agmt. for Prisoner Care Costs (2012)
- #12-53 Adoption of Budget Amendment – Bergen Equestrian Ctr – 2011 (Corrected Version)
- #12-54 Adoption of Budget – General 2011
- #12-55 Adoption of Budget – Bergen Regional Medical Center 2011
- #12-56 Adoption of Budget – Overpeck 2011
- #12-57 Adoption of Budget - BEC 2011

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D’Arminio – yes
(Abstain from voting on Resolutions #12-49)
Commissioner Mason – yes
(Abstain from voting on Resolutions #12-53
through #12-57)
Commissioner Randall - yes
Chairperson Wilson – yes

Closed Session
Resolution #12-58

General Counsel Bruinooge explained the
need for closed session which involves
BRMC Litigation.

Motion carried/Resolution
approved

Chairperson Wilson asked for a Motion to
adopt a Resolution to go into Closed Session.
A motion was made by Commissioner
D’Arminio and seconded by Commissioner
Randall and the motion/resolution was
carried/adopted unanimously.

Re-Open Meeting/
Adjournment

Motion was made by Commissioner
D’Arminio to re-open the regular session and
simultaneously adjourn the meeting at 7:30
p.m. Motion was seconded by Commissioner
Randall and carried unanimously.

Motion carried.

Next Meeting

Our next meeting date will be Thursday, April
5, 2012 at 5:30 p.m., in Room 460-The
Learning Center, at ONE Bergen County
Plaza, Hackensack, New Jersey. Executive
Director Garrison advised that he would poll
the Commissioners confirm their availability
for this date as it is Holy Thursday.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
March 8, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Urban Health Institute: P. Breyer
Compliance Officer: L. Mai

Meeting Called to Order

The meeting was called to order at 5:40 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner D'Arminio and seconded by Commissioner Mason to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, representative from HPAE Union, wanted to reiterate in honor of David Griffith issues raised at today's labor/management meeting, such as that housekeeping staffing is inadequate and cannot handle the workload needed to keep a clean facility. He also mentioned that pajamas are still not available for patients.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Randall to close the meeting for public comment. Motion carried unanimously.

Presentation of Recognition Awards:

Chairperson Wilson invited David Griffith, Chairman of the Community Oversight Board to the podium to present the plaques to former members of COB and its various subcommittees in recognition of their fine work. The former COB members recognized were Richard DeLuca,

Donald Landzettel and Dr. Bryon Roshong. None of these members was able to attend this presentation, but Mr. Griffith will accept the awards in their absence.

Chairperson Wilson in conjunction with Vice Chairperson Corcoran presented plaques to Edward H. Hynes, former BCIA Executive Director; Lou Ann Visotcky, former BCIA Commissioner; Esther Fletcher, former BCIA Commissioner; Edward Trawinski, Esq., former BCIA Commissioner; and Richard Salkin, Esq., former BCIA Commissioner, in recognition of their service to the Authority.

Chairperson Wilson publicly thanked June Montag for her work in coordinating tonight's award presentation.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Chairperson Wilson asked Commissioner Randall to serve along with him on a special subcommittee for hospital matters. Commissioner Randall accepted his request.

Chairperson Wilson requested that Executive Director Garrison give the Board an update of activity at Overpeck County Park at next month's meeting.

Chairperson Wilson asked Commissioner D'Arminio for his report on Renewable Energy Initiative. Commissioner D'Arminio advised that he and Commissioner Randall (Renewable Energy Subcommittee) along with Executive Director Garrison, Donald Diorio of County Public Works and several member of the Wilentz law firm conducted interviews of the four (4) top candidates of the seven (7) RFP submissions the BCIA received for Energy Engineering Consultant. All four firms were top notched engineering firms, but two firms—Birdsall and Concord had more of a full package of what we are looking for, including marketing. These two groups also had financial components to them for funding in various areas. However, the last aspect that we would need to secure is what would be the cost to us. Before we make a final recommendation to the Board, we had asked Birdsall and Concord if their service fee could be handled creatively, possibly by getting paid on the back end or by some other method of compensation. Once they respond to our request, we will make a recommendation to the Board.

General Counsel's Comments

General Counsel Bruinooge was able to provide to Chairperson Wilson and Commissioner Randall a detailed memo on proposed Policies and Procedures. This is a first step in this matter.

Also, the PSE&G Carbon Abatement Program with respect to Boiler #1, the documentation is now complete. However, the discussions with PSE&G are still taking place for other ECM

projects to be included in the PSE&G carbon abatement programs. He thanked Mr. Rizzi for his work in this matter.

The BCIA is in conversations, along with the help of Mr. Formanek and Mr. Raguseo, to secure a Homeland Security grant for upgrades to the Bergen County Police Emergency Radio Facility at BRMC.

The BCIA had a request to meet with the Sheriff Office to determine whose responsibility it would be for the repairs to the alarm system at BRMC.

There are two pending matters in court: (1) McHale case - the court ordered the plaintiff to file a curative pleading. The curative pleading was filed in a timely manner and in the opinion of this Counsel was deficient. Consequently, a motion to dismiss was then filed. A lengthy scheduling meeting was held today with magistrate judge and a decision is pending. (2) Pending legal matter involving BRMC and production of information. This matter is scheduled in the Federal District Court. We have filed a motion for this matter to be remanded to the State Court. No decision has been rendered; however, we have a need to go into Closed Session this evening to discuss this pending litigation.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that he has a BEC update. It has been decided to reject all RFPs and put together a new RFP which will better define and describe the expectations of the County for a performance bond. It is hoped that we can go out in the next month or so with the new RFP. We had a strong interest for the designation of concessionaire and are expecting a good response to the new offering. The BCIA has been working hand in hand with Ron Kistner of the County Parks Department in this endeavor.

Mr. Garrison introduced John Glidden and John Draikiwicz to give an update on the BCIA bond refinancings. Mr. Glidden gave a brief summary of the bond refinancings. The ERI Unfunded Liability (taxable) Project refinancing is scheduled for sale on April 11. There are thirteen (13) participants of this approximately \$20 million refinancing. The Fair Lawn Recreation Center and BC CAP Refunding will be done together on the April 24. We are also in discussions with Englewood BOE, Fort Lee BOE and Saddle Brook Township for refinancing; however, they have not yet made the determination to go ahead. Also, we are still in discussions with Mr. Garrison with the renewable energy pooled loan, the Bergen Muni Banc and the American Dream Project.

Commissioner Randall asked if the BCIA has any concrete plans with the American Dream Project. Mr. Garrison responded that their participation with the BCIA has not yet been confirmed. The American Dream people are putting together their final plan and hopefully by the end of the year they will make a determination as to how they will proceed.

Mr. Draikiwicz expressed his thanks to the BCIA and its Board members for the opportunity to work with them. He proceeded with a brief overview of the resolutions on tonight's agenda involving the ERI Unfunded Liability refinancing, as well as the Fair Lawn Recreation Center and BC Cap Refunding. He also mentioned that the County is simultaneously introducing resolutions and bond ordinances for these

matters. He also mentioned that the County is assuming no additional financial exposure with these refinancings.

Deputy Executive Director's Report

Deputy Executive Director Mauro Raguseo gave an update of projects. (1) Buildings 5 and 10 Tunnel Remediation project should be complete by the end of the month with a small change order being presented. (2) Building 11 Sprinkler should be wrapped up by June or July. (3) Buildings 6 and 8 Sprinkler Project began this week. (4) The Walk-In Boxes Renovation should be going out to bid shortly. (5) Building 12 Mechanical Room situation has been exacerbated with water streaming down during a BRMC tour. The water was shut off; however, we will need to soon proceed with this project.

Administrative Assistant to Executive Director's Report

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

BERGEN COUNTY MENTAL HEALTH MEETING:

1. I attended this meeting and everything is going well. Michael Hart Loughlin is doing a superb job.

A tour of BRMC Hospital was conducted Wednesday, March 7th. On the tour were Commissioner Randall and COB Member Maureen Moriarty. The tour was led by BRMC President Joseph Orlando, Michael Formanek and Mauro Raguseo. I personally thought the tour went very well and everyone seemed to be pleased with the information given to them.

UP-DATE ON MEETINGS IN MARCH

Tues., March 13 @ 5 p.m. (Long Term Care) – BRMC Board Room

Wed., March 14 @ 11 a.m. (Contract Compliance) BCIA Conference Room

Wed., March 14 @ 4 p.m. (Mental Health) – BRMC Behavioral Health Building

Wed., March 21 @ 8 a.m. (Acute and Ambulatory Care) – BRMC Board Room

Thurs., March 22 @ 8 a.m. (Executive Committee) - BRMC Board Room

Tues., March 27 @ 9 a.m. (Community Oversight Board) - BRMC Auditorium

Hospital Report

Mrs. Mendelowitz' report included the following:

Regulatory compliance:

- Acute Division: February 23 – a DOH surveyor visited with two complaints pertaining to the Emergency Department – there were no findings.

BHS

- In November, 2011, a search committee was convened to interview and recommend a candidate for the position of Medical Director/BHS. Dr. Gabriel Kaplan was selected and we anticipate his start date to be in early April. Dr. Kaplan holds board certification

in psychiatry and child psychiatry. He has substantial senior leadership experience, and holds numerous advisory board and committee appointments. He is a “2011 US News Top Doctor” and is a frequent contributor to media outlets as well as having authored journal publications, book chapters and abstracts.

Joseph Orlando, Chairman of the Hospital, read a recent letter from a former patient explaining his BRMC experience back in 1926 along with postcards of the facility from that era.

Compliance Report

Mr. Mai has received the daily BRMC receipts. He also gave a brief overview of the five (5) budget-related resolutions on tonight’s agenda—one resolution pertains to an amendment to the BEC 2011 Budget, and the other four (4) resolutions are finally the adoptions of all 2011 BCIA Budgets. He was just given approval by the DLGS late yesterday afternoon.

Urban Heath Report

Dr. Breyer gave an overview of his report. In Behavioral Health, LTC, addiction, medical surgical and child adolescence units, admissions are down with length of stays have increased. Outpatients have increased. Spot checks were in compliance with 211 increased hours over Medicaid standards. The hospital has only used one Agency staffing nurse for this period.

Adjournment

There being no further business, motion was made by Commissioner Mason and seconded by Commissioner D’Arminio to close the Work Session at 6:35 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

MINUTES
March 28, 2012

Present: Commissioners P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
 BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
 General Counsel: T. Bruinooge, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 4:05 p.m. by Chairperson Wilson.	
Proof of Notice of Special Mtg.	B. Losito read the Notice of Special Meeting.	
Roll Call	<p>Roll Call of Commissioners:</p> <p>Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason – Present Commissioner Randall – Present Chairperson Wilson – Present General Counsel Bruinooge – Present Executive Director Garrison - Present Deputy Exec. Director Raguseo – Present Admin. to Exec. Director Montag - Present Executive Assistant Losito - Present Administrative Assistant Velazquez – Present</p> <p>Members of the Public in attendance: - Special Counsel – Arthur Goldstein - Special Counsel – David Hyman - Assistant County Counsel Kevin Funabashi - Assistant County Counsel Eva Signore - John Ensslin, <u>Record</u> (arrived @ 4:10 p.m.)</p> <p>All Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.</p>	Roll call taken.

Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to matters on today's agenda. Motion was seconded by Commissioner Mason and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public present, Motion was made by Commissioner Randall and seconded by Commissioner D'Arminio to close the meeting for public comment. Motion passed unanimously.	Motion carried.
Resolution #12-59	<p>Chairperson Wilson asked Executive Director Garrison to give a brief explanation of the resolution on today's agenda. Mr. Garrison advised that the resolution offered today is for the qualifying of responses to RFQs for Bond Counsel. General Counsel Bruinooge stated that this is the third RFQ offering this year.</p> <p>A motion was made by Commissioner Corcoran and seconded by Commissioner D'Arminio to approve the following Resolution:</p> <p>#12-59 Qualify Responses for RFQs for Bond Counsel</p> <p>A Roll Call vote resulted as follows:</p> <p>Vice Chairperson Corcoran – yes Commissioner D'Arminio – yes Commissioner Mason – yes Commissioner Randall – yes Chairperson Wilson – yes</p>	Resolution approved.
Closed Session Resolution #12-60	<p>General Counsel Bruinooge explained the need for closed session which involves BRMC Litigation.</p> <p>Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner Randall and seconded by Commissioner Mason and the motion/resolution was carried/adopted unanimously.</p>	Motion carried/Resolution approved
Re-Open Meeting/ Adjournment	Motion was made by Commissioner Randall to re-open the regular session and simultaneously adjourn the meeting at 5:00 p.m. Motion was seconded by Commissioner Mason and carried unanimously. Note that Vice Chairperson Corcoran and Commissioner D'Arminio were not present when regular session was reopened/adjourned.	Motion carried.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
April 9, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Auditor: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:35 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner D'Arminio to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Corcoran and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner Mason and seconded by Commissioner Randall to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner D'Arminio and seconded by Commissioner Corcoran to approve the Minutes of the following meeting:

Minutes approved.

March 8, 2012 – Regular Session
March 8, 2012 – Work Session
March 8, 2012 – Closed Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D'Arminio – yes
Commissioner Mason – yes
Commissioner Randall – yes
Chairperson Wilson – yes

Resolutions
#12-61 thru #12-69

Chairperson Wilson asked Executive Director Garrison to give a brief overview of the resolutions on tonight's agenda.

Mr. Garrison continued with a brief summary of the resolutions on the agenda. Highlighted points are as follows:

Resolution #12-61 Payment of Bills – Commissioner D'Arminio asked if Mike Formanek (RSC Architects) and Deputy Director Raguseo verified the work performed for the BRMC construction related expenses on today's bill list. Mr. Garrison confirmed.

Resolution #12-62 Disbursement of Proceeds – Kean Univ/OCC – Requisition #7. Mr. Garrison advised that he had a conversation with Dr. Kristi Reilly, President of Kean Univ Foundation, who is overseeing how the project bond is being handled. Mr. Garrison advised that he will be having a follow up meeting with her to discuss where they are with the project and where they are going. Mr. Garrison advised that Dr. Reilly extended her invitation to all Commissioners. Commissioner D'Arminio asked if the University has a construction manager to verify that the work at the project has been confirmed. Mr. Garrison confirmed.

Mr. Garrison acknowledged that the University has supplied us with the back up to the certified voucher list for which the University is seeking disbursement. Further, he advised that the Bank Trustee is supplied additional information. Chairperson Wilson asked if the BCIA has a certification from the project's construction manager. Mr. Garrison advised that he would follow up.

Resolution #12-63 Award Contract to RSC Architects for Construction Management Services for BRMC Hospital Efficiency Program. Mr. Garrison advised that this award is in conjunction with the PSE&G Carbon Abatement Program. The monies will only be expended if we move along with the various phases of the Program. RSC Architects will perform the necessary oversight and analysis. Commissioner D'Arminio advised that he will abstain from voting on this matter due to a conflict with this architectural firm. Commissioner Randall also asked if the BCIA puts a source of funds in its resolution. Mr. Garrison confirmed that at the bottom of the resolution there is a County Ordinance reference that commits the source of funds. However, this is not a direct line item reference.

Resolution #12-69 Chairperson Wilson asked for the significance of this resolution. Compliance Auditor Lou Mai advised that this resolution is necessary as the BCIA 2012 budget filing deadline is past due thereby necessitating this resolution.

A motion was made Commissioner Corcoran and seconded by Commissioner Randall to approve the following Resolutions:

Resolutions approved.

- #12-61 Payment of Bills
- #12-62 Disbursement of Proceeds – Kean Univ./
OCC - Requisition #7 – 3/23/12
- #12-63 Award Contract – RSC Architects –
CMS - BRMC Hospital Efficiency Program
- #12-64 Extension of Employment – June Montag
- #12-65 Introduction Budget – General 2012
- #12-66 Introduction Budget – BRMC 2012
- #12-67 Introduction Budget – Overpeck LF 2012
- #12-68 Introduction Budget – BEC 2012
- #12-69 Authorize Filing of BCIA Budget - 2012

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D'Arminio – yes
(Abstain from voting on Resolution #12-63)
Commissioner Mason – yes
Commissioner Randall - yes
Chairperson Wilson – yes

Closed Session
Resolution #12-70

General Counsel Bruinooge explained the need for closed session which involves pending BRMC Litigation.

Motion carried/Resolution approved

Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner Mason and seconded by Commissioner Randall and the motion/resolution was carried/adopted unanimously.

Re-Open Meeting/
Adjournment

Motion was made by Commissioner Mason to re-open the regular session and simultaneously adjourn the meeting at 7:10 p.m. Motion was seconded by Commissioner Corcoran and carried unanimously.

Motion carried.

Next Meeting

Our next meeting date will be Thursday, May 3, 2012 at 4:30 p.m. (not yet confirmed), in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey. Note that there was a Work Session directive to possibly change future BCIA Public Meetings start time to 4:30 p.m.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
April 9, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Urban Health Institute: P. Breyer
Compliance Officer: L. Mai

Meeting Called to Order

The meeting was called to order at 4:34 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner D'Arminio and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, representative from HPAE Union, mentioned that he heard through the grapevine that pajamas will be made available to patients, but he has yet to see them. A week ago last Wednesday management had formally informed hospital staff that changes in staffing in psychiatry would be forthcoming starting with Unit C-2 in Building 14 and that they were going to switch from a MICA focus (Mentally Ill Chemical Abuser) to a CAMI (Chemically Abusing Mentally Ill) focus. Management advised that it would be a significant change, involving more addictive focus. In addition, management advised that it will affect every unit in the hospital.

Mr. Peck advised that he felt that this situation is a way for the hospital manager to reduce certain medical professionals with other counselor type staffing. Mr. Peck had called the BCIA asking if we had knowledge of the change. The BCIA representative erroneously advised that we did not have knowledge. Mr. Peck also mentioned that he was unsure whether the State of New Jersey had approved this change. Mr. Garrison advised that the BCIA was fully aware of the situation and had in fact approved the change. There was a delay in the BCIA approving the hospital's application to the State as we had to first ask our professionals to review the documentation supplied by the hospital. Our review found that the requested changes were an

innocuous change of the usage of the existing beds. The state application did not include the staffing levels, but did include that no capital improvements would be required. Mr. Garrison advised that if there is an issue of the quality of care because of staff reduction he asked that this issue be placed back in its appropriate place with the Community Oversight Board. The COB has been reviewing this issue over the past couple of months. Mr. Garrison advised that he appreciates Mr. Peck bringing this up with the BCIA.

Mr. Rosamilia, Manager at BRMC, advised that the State of New Jersey gave two approvals. The first was for C-2 where the State approved the requested changes in the summer of 2011. Most recently, the State approved the license for bed usage which required the hospital to provide supplemental information. The hospital finally received approval last Friday.

Mr. Raguseo added that he had spoken to Mr. Orlando about Mr. Peck's concern about this change resulting in mass layoff. Mr. Orlando advised Mr. Raguseo that there was no such plan. Mr. Peck advised that his definition of a staff reduction is different than Mr. Orlando's. He feels that the shifting of medical related staff to counselor type staff is in fact a reduction in staffing. Mr. Peck advised that if the patient care is for chemically abusing patients, where do the other, non-chemically abuser mentally ill patients get care. He reiterated the makeup of the prior and new staffing level changes.

Chairperson Wilson asked Mr. Orlando to address Mr. Peck's comments in his reports.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Randall and seconded by Commissioner Mason to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

General Counsel's Comments

General Counsel Bruinooge proceeded to advise the status of current litigation issues. However, Closed Session will be required for BRMC litigation. The McHale matter continues. A Motion was filed by the BCIA to dismiss Plaintiff's 2nd amended complaint. The plaintiff moved to file a 3rd amended complaint. Briefing on the motions is to be completed by Wednesday afternoon. The motions are scheduled for a decision for next Monday; however, most likely, it will ultimately take a couple of months for a decision to be rendered.

Other litigation: Pascucci v. J.G. Drywall has little movement. Tucci v. County of Bergen, BCIA - on April 13 there will be a motion to enforce the settlement, which will hopefully resolve the matter. Special Counsel John Shahdanian had been monitoring and attending matters in the Superior Court on the Ridgefield Park v. County of Bergen matter. Special Counsel Shahdanian and Counsel Bruinooge made it quite clear to the Court that the BCIA should be out of the action.

Other matters: on the upcoming bond refunding Bond Counsels have advised that we probably will be going to market at the end of the month.

Also, Counsel Bruinooge advised that he has been working with Mr. Garrison and Mr. Formanek regarding the Carbon Abatement Program to flesh out certain open issues.

The BRMC Walk-In Boxes Project is ready to go out to bid.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison gave a brief update at Overpeck Park. He advised that Ron Kistner, Parks Director, was unavailable to attend our meeting to deliver the update. The BCIA has currently no active projects at Overpeck. Area IV outside the BEC - Birdsall is currently finishing up applications for permits for this matter. There is a capping issue which impacts both the trail areas and embankment areas. There is no breach within the pond/creek. There is going to clean up costs of \$5 to \$6 million to fully remediate the area south of the Equestrian Center. No work is required nor permits needed for the work done as part of the Equestrian Center renovation. This work has been deemed appropriate. Any work for Overpeck will be the responsibility of the County of Bergen, but because the BCIA has obtained certain permits, we will be involved at some level. At Fort Lee Road as part of a new park entrance, two vehicular bridges are currently being constructed. At some point down the road, a pedestrian bridge will be installed with the reuse of a bridge from the County that was formerly used at Midland Park. There are still some concerns with our contractor with the amphitheatre.

The County this past weekend held a mini-regatta between Columbia and Navy at Overpeck. This weekend two series of crew races will be conducted. The first is the Blackwell Cup between four prestigious colleges and the second involves local area high schools. In addition, the County will be holding a County Fair in October and a game will be held and televised between Don Bosco and Bergen Catholic later this year.

Mr. Garrison reiterated as mentioned by General Counsel that the Ridgefield Park matter is ongoing.

Mr. Garrison advised that the County had constructed certain improvements, including the dock extension, to allow the regatta to be held at Overpeck. The BCIA has yet to finance the foundation area for crew boat storage.

Mr. Garrison had given a more detailed description of the remedial work needed at Overpeck in response to Commissioners Randall and D'Arminio's questions.

Mr. Garrison advised that he has no update on the Energy Initiative matter at this time. The Commissioner subcommittee needs to have a brief phone or in person discussion before a report will be made.

Deputy Executive Director's Report

Deputy Executive Director Mauro Raguseo gave an update of projects. (1) Building 11 Sprinkler Project is on target and should be completed by June or July. (2) Building 6 Sprinkler began in late March and Building 8 Sprinkler Project is still waiting BCIA approval is expected to be completed by March 2013. (3) Building 10 Tunnel Remediation project was completed on April 1, 2012 with only one small change order. (4) Boiler #1 has been installed and can be used if necessary.

Mr. Raguseo gave a brief overview of the Resolution on tonight's agenda awarding a contract to RSC Architects for Construction Management Services for BRMC Hospital Efficiency Program. Chairman Wilson asked for the status of the three party agreements involving PSE&G. Mr. Garrison advised that we are still working on these documents and he will render a report shortly.

Administrative Assistant to Executive Director's Report

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

LONG TERM CARE SUBCOMMITTEE-3/13/12 –DR. LUCILLE JOEL, CHAIR

- 1- Ms. Richardson (Administrator) stated they have provided several in-services to staff with regard to customer service skills and the ability to handle families.
- 2- There are many in house education programs especially one being given on violence in the workplace and patient safe handling.
- 3- There is still a need for extra help around meal time and putting patients to bed at night
- 4- Some steps were made to alleviate the parking problems and one of them is to return to past practice, which was not to have any reserved spots.
- 5- Ms. Mendelowitz stated that a new Medical Director has been chosen, Dr. Gabriel Kaplan.

MENTAL HEALTH SUBCOMMITTEE-3/14/12-DWANE RAZZETTI-CHAIR

1-Mr. Rosamilia (Administrator) stated that the Ambulatory Services continue to experience high demand for outpatient services.

2-Behavioral Health Services- The volume has been high and the length of stay increased slightly.

3-There is a need for a full time Adult Psychiatrist in the Outpatient Dept. Mr. Rosamilia is currently in negotiations with a Doctor regarding that position.

4-There is also a new child psychiatrist who will start in July.

5-There should not be an issue now with pajamas as stated by Ms. Mendelowitz, as they are on order. They will be keeping the PJ's under lock and key as they seem to disappear.

ACUTE AND AMBULATORY CARE SUBCOMMITTEE-3/21/12-AUGUST CADEMARTORI-CHAIR

- 1-Ms. Marra (Administrator) reported that the clinic remains strong and steady.
- 2- The medical-surgical volume remains very strong on the detox unit

3- The NICHE program (NURSES IMPROVING CARE FOR HEALTHSYSTEM ELDERS) is moving forward. A training program is being developed for CNAs, which will take place in a month or two. The only other hospital in Bergen County that has NICHE is Englewood Hospital.

4-Ms.Marra advised they have started a professional Practice Council meeting with the staff to talk about how they can help facilitate them on attaining certification in their specialties. Nurses who are certified do drive improved outcomes with patients.

5-There are also many other education programs that the hospital has initiated.

6-The hospital has also joined a patient safety program, which deals of course with falls, infections, etc.

UP-DATE ON MEETINGS IN APRIL

Thurs. April 19 @ 8:a.m. Executive Meeting-BRMC Conference Room

Tues. April 24 @ 9:a.m. Community Oversight –BRMC Auditorium

Hospital Report

Mr. Orlando delivered the hospital report in Mrs. Mendelowitz' absence, which is as follows:

Regulatory compliance:

- BHS Division: March 9 – a DOH surveyor visited as follow up to an incident that we reported. We received a deficiency for not reporting the incident within the 3 hour time frame. A POC was submitted and accepted.
- BHS Division: March 13 – the Ombudsman visited on a complaint made by a patient that he was not allowed to keep his cane. Due to safety concerns, canes are not permitted on BHS units, but a wheelchair was given to this patient to assist his mobility. The Ombudsman did not leave a report.
- Acute Division: March 28 – a DOH surveyor visited on a complaint of a HIPAA violation. There were no findings regarding the specifics of the complaint, however the surveyor did comment on smoker's on the outside of the facility and may issue a citation because they were near the entrance doors.
- BHS Division: April 5 – a survey team from the Division of Child Behavioral Health Services conducted the re-designation survey of Unit FG . The survey went very well with some minor recommendations made for additional group programming.

Follow up from previous meeting:

- At the March 8th meeting, Mr. Peck reported on two issues that he said were discussed at the Labor/Management meeting that was held two hours prior to the BCIA meeting. One issue focused on the cleanliness of the facility and the workload of the EVS staff. This was not discussed at the meeting, but was a passing comment made at the conclusion of the meeting by Mr. Peck. At the BCIA meeting he reported a workload of 60 bathrooms

per EVS worker. The schedule of EVS workers was reviewed by the Vice President of Facilities and the reported number is not factual. Each building has an assigned number of EVS workers and in Building 14, the assignment per worker includes 8 bathrooms, in Building 11, the assignment per worker includes 15 bathrooms and in Building 8 the assignment per worker includes 7 bathrooms. The second issue he reported was on the lack of pajama bottoms. There was no discussion on this issue at the Labor/Management meeting. BRMC administrative staff brought this up as a topic of discussion at the March 14th Mental Health COB meeting, and it was decided that pajama bottoms will no longer be stocked on in-patient units as there is no accountability for the distribution to patients nor return to the laundry. Hospital gowns will continue to be stocked on the units. Several cases of pajama bottoms are stocked in the BHS administrative offices and they are distributed on request by either the unit manager or ADN. Since the March 8th meeting, there have been no requests received for pajama bottoms.

Mr. Orlando reaffirmed his comments to Mr. Raguseo that the change in C-2 and subsequent units will not result in staffing layoffs. However, some staffing may be reassigned to accommodate the new unit configuration.

Mr. Orlando introduced BRMC's new Medical Director for Behavioral Health, Dr. Gabriel Kaplan.

Compliance Report

Mr. Mai has received the daily BRMC receipts. We have not had a financial compliance meeting since our last BCIA Public Meeting. He also advised that we will be introducing the 2012 BCIA Budgets (4 sections) on tonight's agenda, along with a resolution acknowledging that our filing submission is past due.

Urban Heath Report

Dr. Breyer gave an overview of his report. Some highlights...admissions were off slightly, but length of hospital stays have increased. Outpatients have increased at a modest pace. At some point, utilization should level out. Our monthly spot check surveys were in compliance with and exceed Medicaid staffing standards. We are preparing an annual report in comparison to other facilities around the State. Also, Dr. Breyer has received the State report card which BRMC had taken part. This report card can be accessed from the web. BRMC has not done so well in the past, but has improved this year. This report will be discussed at our subcommittee meeting before it is distributed to the Commissioners. Commissioner D'Arminio asked if this report could be posted on the BCIA website. Mr. Garrison answered that the report can be posted as requested.

Adjournment

There being no further business, motion was made by Commissioner Randall and seconded by Commissioner D'Arminio to close the Work Session at 5:34 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
May 3, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Auditor: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:45 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Randall and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner Mason and seconded by Commissioner Randall to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner Randall and seconded by Commissioner Mason to approve the Minutes of the following meeting:

Minutes approved.

March 28, 2012 – Special Meeting
March 28, 2012 – Closed Session
April 9, 2012 – Regular Session
April 9, 2012 – Work Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
(Abstain from vote of 3/28/12 Closed Session Minutes)
Commissioner D'Arminio – yes
(Abstain from vote of 3/28/12 Closed Session Minutes)
Commissioner Mason – yes
Commissioner Randall – yes
Chairperson Wilson – yes

General Counsel Bruinooge advised that as the matter of the Closed Session continues, the minutes should not be made public.

Resolutions
#12-71 thru #12-87

Chairperson Wilson asked Executive Director Garrison to give a brief overview of the resolutions on tonight's agenda.

Mr. Garrison continued with a brief summary of the resolutions on the agenda. Highlighted points are as follows:

Commissioner D'Arminio mentioned that Resolutions #12-81 through #12-83 concerning Review of Findings and Recommendation from LFB contain language that these documents need to be returned to the LFB within 30 days, which time has already elapsed. Bond Counsel Draikiwicz advised that the return date would run from the BCIA's receipt of the LFB Findings. General Counsel Bruinooge asked Mr. Draikiwicz to provide Mrs. Losito with language to clarify this issue for insertion into the aforementioned three resolutions.

Commissioner Corcoran asked if the Budget for Overpeck Landfill was for monies for the bridge. Executive Director Garrison said that the dollar amount listed is for monies collected/to be collected for tipping fees. Mr. Mai gave an explanation as to how the monies will be applied to debt service. He further advised that this will be the last year that the BCIA can apply these monies to debt service.

A motion was made Commissioner Corcoran and seconded by Commissioner Randall to approve the following Resolutions:

Resolutions approved.

- #12-71 Payment of Bills
- #12-72 Emergency Contract Award – Bldg 10 – Asphalt Work – Adamo Bros.
- #12-73 Disbursement of Proceeds – Kean University/OCC, Requisition #8 – 4/6/12
- #12-74 Award Contract – RSC Architects – On Call Services
- #12-75 Award Contract – RSC Architects – Arch/ Eng Services for Surveying and Wetland Delineation @BRMC & Mosquito Comm.
- #12-76 Authorize Issuance RFQ for Prof. Serv.
- #12-77 Suppl. Amending Reso. to the Bond Resolution Authorizing The Issuance of County of Bergen Guar. Rev. Bonds, Series 2010, (East Rutherford Project) of the BCIA and Determining other Matters Related Thereto
- #12-78 Application to LFB (Fort Lee Board of Education)
- #12-79 Emergency Contract Award – Bldg 12 Chilled Water Repairs – Liberty Mech. Contractors, Inc.
- #12-80 Emergency Contract Award – Bldg 14 Chilled Water Repairs – Liberty Mech. Contractors, Inc.
- #12-81 Review of Findings & Recommendations of LFB (ERI Unfunded Liability Project)
- #12-82 Review of Findings & Recommendations of LFB (Fair Lawn Community Center)
- #12-83 Review of Findings & Recommendations of LFB (Bergen County CAP)
- #12-84 Adoption of Amendment – General Budget 2012
- #12-85 Adoption of Budget – BRMC 2012
- #12-86 Adoption of Budget – Overpeck 2012
- #12-87 Adoption of Budget - BEC 2012

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D’Arminio – yes
(Abstain from voting on Resolution Nos.
12-75 and 12-83)
Commissioner Mason – yes
Commissioner Randall - yes
Chairperson Wilson – yes

Closed Session
Resolution #12-88

General Counsel Bruinooge explained the need for closed session which involves pending BCIA and BRMC Litigation.

Motion carried/Resolution approved

Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner Randall and seconded by Commissioner Mason and the motion/resolution was carried/adopted unanimously.

Re-Open Meeting/
Adjournment

Motion was made by Commissioner Wilson to re-open the regular session at 7:00 p.m. Motion was seconded by Commissioner Randall and carried unanimously. Note that meeting was reopened without Commissioners D’Arminio and Mason who exited during Closed Session for personal reasons.

Motion carried.

Next Meeting

Our next meeting date will be Thursday, June 7, 2012 at 4:30 p.m. (in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was made by Commissioner Corcoran and seconded by Commissioner Randall to adjourn the meeting at 7:02 p.m. Motion carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
May 3, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Urban Health Institute: P. Breyer
Compliance Officer: L. Mai

Meeting Called to Order

The meeting was called to order at 4:35 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner D'Arminio and seconded by Commissioner Mason to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Randall and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Chairperson Wilson advised that he attended part of the regatta at Overpeck Park on the April 14, 2012 and that it seemed to be well received and a successful event.

General Counsel's Comments

General Counsel Bruinooge advised that the Board has a need to go into Closed Session after tonight's Regular Session concerning litigation and a new issue that has come to our attention through County Counsel's office.

The McHale matter continues. Discovery is ongoing. Motion was filed by the BCIA to dismiss Plaintiff's 2nd amended complaint. The plaintiff crossed filed a Motion to file a 3rd amended complaint. Judge Hayden is due to file her decision.

Other litigation: (1) Tucci v. County of Bergen, BCIA has been settled with the Court approving the motion to enforce the settlement. We are waiting for the Order. (2) Outstanding Workers' Compensation insurance premium issue that remains outstanding. The Executive Director and I have spoken with John Shahdanian about this issue. (3) BCIA received communication from an attorney for an individual who alleges that he was injured at BRMC. The matter has been discussed with County Counsel. This matter has been filed with our Risk Manager. (4) Bond Counsel is here tonight to answer any questions you may have concerning the BCIA/East Rutherford Bond Deal that is on the agenda which provides for a modification of the loan agreement which involves the clarification precisely of the Borough's intention. (5) Mr. Draikiwicz and Mr. Glidden are here to discuss the matters on tonight's agenda regarding the pending bond refinancings.

General Counsel Bruinooge also wanted to publicly acknowledge the fine work of Mike Formanek of RSC Architects. In addition, he also asked to publicly thank Special Counsel Joe Rizzi on his fine work on the bid document. To this end, the BRMC Walk-In Box Renovation Project will be going out to bid tomorrow. Counsel Bruinooge will leave any issue concerning the open sprinkler projects, Building 6 Auditorium to the report of Deputy Executive Director Raguseo and/or comments from Mr. Formanek.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison wanted to report on further conversations with Renewable Energy Subcommittee members D'Arminio and Randall and thank Nicole Fox of Passaic County Improvement Authority and its Chairman Dennis Marco for their help. We have decided for our first phase to offer a RFQ for Economic Advisor. Our idea would be to have this advisor look at issues for SRegs, BPU and other regulatory agencies to give us recommendation to deal with our programs prior to any engineering firms being retained.

Mr. Garrison wanted to have Bond Counsels for several resolutions on tonight's agenda give overview/comments on their respective matters:

- Lisa Gorab, Esq., partner with Wilentz Goldman firm, gave an overview of Resolution No. 12-78, a bond deal for \$20,430,000 for the Fort Lee Board of Education, Sheryl Balletta, Fort Lee Business Administrator was on hand should there be any questions. Background of Bond Deal: Fort Lee passed a referendum (after third attempt) for \$30 million of improvements to be made to its school

facilities. Fort Lee BOE secured a \$10 million Grant from the State of New Jersey. Fort Lee BOE approached the BCIA for the remainder needed for the project. The Resolution on tonight's agenda will authorize the BCIA to make application to the Local Finance Board. The BCIA's favorable bond rating will now allow a 20 year bond deal instead of the originally Fort Lee initial taxpayer anticipated tax impact of a 25 year bond deal.

- Christopher Langhart, Esq., McManimon & Scotland gave an overview of resolution on tonight's agenda with respect to the amending of the Bond Resolution Authorizing the Issuance of County of Bergen Guaranteed Revenue Bonds, Series 2010 (East Rutherford Project). This change was necessitated since the originally passed Bond Resolution for this Project contained language which was broad allowing for construction and reconstruction. However, the deal was just for the acquisition of the police and court facility. The BCIA had received a request from the Borough to clarify this description. Commissioner Randall asked if the only change would be that we are amending or narrowing the scope of the project. Counsel Langhart confirmed. Commissioner D'Arminio asked if the dollar amount would remain the same. Counsel Langhart confirmed. Executive Director Garrison asked where the project stands. General Counsel Bruinooge advised that the project is nearing completion with monies to be paid to the developer after a certificate of occupancy is issued. The facility is located on Stanley Street in East Rutherford.
- John Glidden, as Financial Advisor, gave a transaction summary of the ERI (Early Retirement Incentive) Unfunded Liability Refinancing. (Handout distributed) Pricing on this transaction was May 1, 2012. Refinancing Amount: \$19,410,000, Total Savings on this refinancing is \$1,891,094.64. Present Value @2.2089931% = \$1,726,511.69. Present Value Saving Percentage = 9.5%.
- John Draikiwicz, Esq., Gibbons, PC, Bond Counsel for ERI Refinancing, added that the County of Bergen had the lion share of the savings approximately \$1.1 million. Also, a number of the participants had only small savings, but we got these parties to participate in this refinancing. Finally, on tonight's agenda there is a resolution setting forth that each of the Commissioners has reviewed the Findings and Recommendations of the LFB for this matter. This resolution requires that each Commissioner sign an affidavit attesting that they have read the LFB Findings.
- John Draikiwicz, Esq., Bond Counsel for the Refinancings of (1) Fair Lawn Community Center and (2) Bergen County CAP, advised that on tonight's agenda there are two resolutions setting forth that each of the Commissioners has reviewed the Findings and Recommendations of the LFB for each of these matters. These resolutions require that each Commissioner sign the respective affidavit attesting that they have read the respective LFB Findings. Mr. Draikiwicz advised that Mr. Glidden is working diligently on completing these refinancings. Commissioner Randall asked if this analysis is typical of BCIA bond financings. Mr. Glidden said that the BCIA had not had readily available the tracking of costs of issuance for past bond deals. Mr. Garrison advised that we will have more transparency in bond deals with all costs of issuance revealed upfront along with BCIA annual fees. Counsel Draikiwicz added that each recipient of our bond deal will be responsible for two annual fees—the first is the BCIA yearly fee which is a percentage of the unpaid balance of the loan, and the second is a portion of the yearly trustee fee which will be split amongst the loan participants. Mr. Garrison advised and Mr. Draikiwicz confirmed that Fort Lee included these fees upfront in their bond deal and will not be billed yearly. Chairperson Wilson commended the BCIA for distributing the Cost of Issuance Bond Schedule for this and future financings.

Executive Director Garrison advised that he had a follow up to his meeting with Dr. Reilly of Kean University Foundation, and other involved parties, who provided an overview of their operation. Students

who attended classes at Ocean Community College would have direct entry into the Kean Campus. The project, located in Toms River, is moving along at a great pace, with completion projected by the end of the year. The project has oversight consisting of a construction manager and a facility director. Ocean County also has some oversight as the project receives some funding from Ocean County Board of Freeholders.

Deputy Executive Director's Report

Deputy Executive Director Mauro Raguseo gave an overview of the Resolutions on tonight's agenda. More specifically: (1) Resolution 12-72, Emergency Contract Award to Adamo Brothers for Building 10 Asphalt Work. This contract had to do with the sinking of existing pavement, (2) Resolution 12-74, Amend Contract with RSC Architect for On-Call Services. This contract has to do with emergency matters that occur on the premises. (3) Resolution 12-75, Award of Contract to RSC Architects for Arch./Eng Services for Surveying and Wetland Delineation of BRMC and Mosquito Commission. This contract for boundary and topographic work needs to be completed before decisions can be made for the property surrounding BRMC. (4) Resolutions 12-79 and 12-80, Emergency Contract Awards to Liberty Mechanical for Building 12 and Building 14 Chilled Water Line Repairs which was necessitated by water leakage.

Commissioner Mason asked why the BCIA needs a topographical survey at BRMC. Mr. Raguseo advised that this is necessary for needed road improvement. A survey has not prepared in many decades. Mr. Garrison advised that there is a need for public works to have heavy-duty trucks and school busses to use/access a portion of the property. So there may be a need for improvements to the road or an alternate access road which may impact a nearby residential area. This project has been conducted in conjunction with advice and consent of the County Administrator. General Counsel Bruinooge advised that Mr. Formanek secured a very favorable pricing for the survey work through Neglia Engineering Associates. Neglia had recently done unrelated work in the area and is able to use information gathered from that project for this new project.

Administrative Assistant to Executive Director's Report (June Montag)

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

EXECUTIVE COMMITTEE MEETING – THURSDAY, APRIL 19, 2012 – DAVID GRIFFITH, CHAIRMAN

- 1- The BCIA is meeting with NJ Transit regarding the buses coming on to the Bergen Regional Medical Center campus to discharge and pick up riders. The buses now are outside of campus and a far walking distance to the hospital. It will be much more convenient for those that have trouble walking.
- 2- Mr. Orlando advised us that they have begun the process of declaring the entire campus smoke free. LTC patients who smoke will be given special wrist bands and a designated smoking area.
- 3- Bergen Regional now has two new doctors on staff, one being Dr. Gabriel Kaplan, the new director of psychiatry and the other, Dr. Natasha Baron, who will be the child psychiatrist. She will be starting in July.

COB MEETING – TUESDAY, APRIL 24, 2012 – DAVID GRIFFITH, CHAIRMAN

A volunteer and patient advocate stated they just had their 8th Annual Earth Day Ceremony. They are also planning their Annual Spring Formal with an Italian theme. The Auditorium at the hospital will be transformed into a ballroom. It sounds like fun. Also, last week was the 3rd Annual Stand In Against Discrimination and Racism, which is held in conjunction with the YWCA and held nationwide.

The patient advocate also said he will be talking to Ms. Richardson (LTC) about new programs that will bring a lot (LTC) more excitement and life into the residents of Bergen Regional.

UP-DATE ON MEETINGS IN MAY

Tues., May 8 – Long Term Care Meeting @ 8 a.m. – BRMC Conference Room

Wed., May 9 – Mental Health Meeting @ 4 p.m. – BRMC, Behavioral Health Conference Room

Wed., May 16 – Acute and Ambulatory Care Meeting @ 8 a.m. – BRMC Conference Room

Thurs., May 17 – Executive Board Meeting @ 8 a.m. – BRMC Conference Room

Tues., May 22 – Community Oversight Board Meeting @ 7 p.m. - BRMC Auditorium

Hospital Report

Ms. Mendelowitz' hospital report included the following:

Regulatory compliance:

BHS Division: April 26 – the hospital received verbal approval from the NJ DOH – Office of Certificate of Need and Hospital Licensure for the conversion of 16 Adult Acute Psychiatric beds to 16 Adult Intermediate Specialized beds. This affects unit C 1. On May 1, we received the revised hospital license.

BHS:

Programmatic changes for Units C-1 and C-2 – planning began in 2010 and was formalized with the New Jersey Division of Mental Health and Addiction Services in 2011.

Unit C-2 is moving from an acute psychiatric unit to a chemical dependency unit. This change will allow us to cohort patients who were formerly admitted to any of four different units into one distinct treatment unit. This will benefit our patients through the ability to provide a specialized treatment milieu and program aimed at their specific diagnostic and clinical needs.

Unit C-1 is moving from an acute psychiatric unit to an intermediate unit, allowing for more sub-acute individuals to be treated together in a more stable and cohesive environment. It will also allow our remaining acute units to target their programs and interventions toward appropriate stabilization and discharge of patients who can return to the community. This will allow for appropriate access to acute units for patients from the Emergency Department at Bergen Regional as well as elsewhere.

Compliance Report

Mr. Mai has received the daily BRMC receipts. As of April 30th, collectibles are \$3.2 million above those of 2011. On the agenda tonight are three adoption resolutions of 2012 budgets (BRMC, Overpeck Landfill and Bergen Equestrian Center) and one resolution amending of 2012 General BCIA Budget. This General Budget amendment has already been approved, but the new DLGS Director requires that we adopt the General Budget at a subsequent meeting. We anticipate that we will be introducing the 2013 sometime in November.

Urban Heath Report

Dr. Breyer distributed and gave an overview of his 2011 Year-End Oversight Report, BRMC – May 2012, a copy of which is on file at the BCIA. Following are some of Dr. Breyer's thoughts concerning BRMC:

- Some of the questions to keep in mind is does the County really want to be in this business.
- Many counties are in this business; however, acute care facilities are not common.
- To what extent would they be in this business and how it might be configured with the units of behavior health, as the bed configuration keeps changing and what would the facility configuration look like in the future.
- There are many needs at the facilities. Facilities are outdated and need to be replaced, maybe not tomorrow or next year. We are just plugging a hole. Are we going to rebuild a part or all of it, change the role, confirm the role. These are questions that are coming up. You can't keep throwing money into the facility. A decision needs to be made what the County is going to do.

Adjournment

There being no further business, motion was made by Commissioner Randall and seconded by Commissioner Mason to close the Work Session at 5:44 p.m. Motion was carried unanimously.

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
June 7, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 4:35 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner Corcoran and seconded by Commissioner D'Arminio to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no members of the public wishing to be heard, Motion was made by Commissioner D'Arminio and seconded by Commissioner Corcoran to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

General Counsel's Comments

General Counsel Bruinooge advised that the Board has a need to go into Closed Session for two matters—BRMC and McHale litigation.

We have been working with Mike Formanek on certain projects for the hospital as well as working with Joe Rizzi to help these projects to move along. Joe Rizzi will be handling the bid opening tomorrow for the BRMC Building 6-84 Walk In Box Renovation Project. We have concluded one bond refinancing and we have been moving along on others. Mr. Glidden may offer more information on this tonight.

Also, Mr. Formanek, Mr. Raguseo and I have met with Lou Weiss, the construction manager for BRMC Building 6 Auditorium Renovation Project, which Project is sponsored by BRMC Foundation. The BCIA through Mr. Garrison sent a letter to the BRMC regarding our position that although the BRMC Foundation is undertaking the renovation project, the BCIA's position, through the Lease and Operating Agreement, is that all physical work that is done at the hospital must have the approval of the BCIA. The BCIA is currently involved in the mandated Building 6 sprinkler installation and the Auditorium Renovation Project has required certain changes and/or delays of the BCIA progress with this project. Our position is that any additional costs and/or penalties that the BCIA may incur because of coordination with the Auditorium Project will be borne by BRMC.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that he had spoken with Commissioner D'Arminio this morning and we are moving along with our Energy Program. We are hopeful to have some movement by our next meeting. Mr. Garrison then asked John Glidden, our financial advisor from Gates Capital to give an explanation of the three resolutions on tonight's agenda regarding bonding.

John Glidden advised that there are three bond issues on the agenda tonight requiring resolution action. These issues involve Fort Lee Board of Education, the Englewood City Board of Education and the Fair Lawn Community Center. He advised of the status and timeline progression of each of these matters. He advised that the bond market continues to hold very strong so we are anticipating successful bond sales and communities in Bergen County to save a lot of money.

Mr. Garrison asked to add one comment to his report, in keeping with discussions with Commissioner Corcoran, we are planning to update our construction contract form to include responsible contract language. We will be offering this to the Commissioners at the next meeting. Chairperson Wilson asked if this would be boilerplate language. Mr. Garrison affirmed.

Chairperson Wilson advised that we need to form a Commissioner subcommittee for employees and consultants. However, he was not prepared to do so this evening. Mr. Garrison asked that

the subcommittee be called administrative personnel. The Chairperson asked Mrs. Losito to forward him the list of existing subcommittees and which Commissioner serves on each.

Deputy Executive Director's Report

Mr. Raguseo was not in attendance.

Executive Director Garrison wanted to commend Mrs. Mendelowitz and the Hospital for their handling of an incident at the hospital that required the County Police's attention.

Mr. Garrison also asked Mr. Michael Formanek to speak about a couple of the capital improvements at BRMC. Mr. Formanek spoke of the three ongoing projects at BRMC. (1) Building 11 Sprinkler Project which should be completed by the end of the month. (2) Buildings 6 and 8 Sprinkler Project has begun. Building 6 was the first project to be addressed and is about 95 % complete. (3) Boiler Replacement Project is up and running for about two weeks and it has passed all of its tests. We are just waiting for closeout documents.

General Counsel Bruinooge wanted to thank Joe Rizzi, Mr. Formanek and Mike Savage of PSE&G. Counsel Bruinooge asked Mr. Formanek for an update on PSE&G carbon abatement program. Mr. Formanek advised that we are in the process of negotiating the remaining ECMs (Energy Conservation Measure). We are trying to get the ECMs identified which would be the financial responsibility of the BCIA. He has been directed today to set up a final meeting to finalize the documents to get an agreement among the BCIA, PSE&G and BPU on what the numbers would be so we can begin implementation.

Administrative Assistant to Executive Director's Report (June Montag)

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

Information for BCIA Meeting 6/7/2012

LONG TERM CARE MEETING- MAY 8, 2012- DR. LUCILLE JOEL CHAIR.

Ms. Richardson, administrator for LTC explained how the families meet with the admissions Director when a patient comes in and that the paperwork they are given contains all the necessary contact people. There is also a meeting that the families are invited to attend to bring any positive feedback or concerns, but more often than not many do not attend these meetings unfortunately. A suggestion was made by DR. Joel to prompt the staff to greet all patients every morning on rounds and ask if they have any complaints or concerns, which they are doing. There is a "Nursing Excellence Award Ceremony". Nurses throughout each division were nominated by their peers and managers and will be recognized. Ms. Richardson advised that she attended a national conference for the American College of Healthcare Administrators, and announced that she received an award on behalf of the nursing home called the "Facility Leadership Award". It was based on Quality Measures that are submitted via Medical Doctors to the State. Congratulations Katie!!

MENTAL HEALTH SUBCOMMITTEE MEETING- MAY 9, 2012- LT. DWANE RAZZETTI,
CHAIR

Mr. Rosamilia reported that the volume continued to be high but they saw a shorter length of stay for acute patients than during the winter months.

In April the State came in to survey the Child and Adolescent unit. It was a successful State re-designation inspection and there were no citations for any standards non-compliance. That unit also will have an animal theme and music. It will be used as another measure to de-escalate the child and not put them in restraints and seclusion.

Ambulatory services continue to experience high demand and utilization. State Medicaid did their annual review of the Acute Partial program and it was a successful survey.

ACUTE & AMBULATORY SUBCOMMITTEE MEETING-MAY 16, 2012

It's reported that the Outpatient volume continues to see tremendous growth, and emergency Department volume has also increased while keeping their length of stay down. Peri-Op services are also up, with the number of OR cases doubling in the past four years. Clinic volume also remains up. There are also special training sessions for Nursing assistants and CNA's. A professional Practice Council has been started across the hospital. Starting soon will be an Educational Council and staff will be invited to participate.

MENTAL HEALTH PUBLIC FORUM- MAY 21, 2012-MICHELE HART-LOUGHLIN-
PROGRAM COORDINATOR

The question was "Do the mental health and substance abuse services in the county meet your needs"? The auditorium was filled with not only people from the public, but also people that represent the different mental health boards in the county. The meeting was very productive with a lot of questions answered. The services that the county offers to the public are excellent. More money is needed to help with the needs of the organizations, so they can help their constituency. The county is doing everything possible. Hopefully the State will help with funds, that are so desperately needed.

UP-DATE ON MEETINGS

THURS. JUNE 21, @ 8:AM EXECUTIVE BD. MEETING BRMC, CONF., ROOM
TUES. JUNE 26, @9:AM COMMUNITY OVERSIGHT BD. MEETING, HOSPITAL
AUDITORIUM

Executive Director Garrison added that the Mental Health Forum that Ms. Montag attended and gave a report is required to be held by Federal Statute. The Forum was held at the community service building in Paramus, NJ.

Hospital Report

Ms. Mendelowitz' hospital report included the following:

Regulatory compliance:

BHS Division: May 23 – a surveyor from the NJ DOH visited on two complaints.

1. Follow up to a BRMC report in November 2011 of a patient to patient altercation. Both patients were female and there were no injuries. The patient who initiated the altercation had been re-admitted and on May 22, again hit a peer, with no injury and the surveyor reviewed that report as well. The most recent incident had been reported to the DOH, but exceeded the three hour reporting requirement timeframe.
2. Follow up on a family complaint that a patient was not allowed to have cane upon admission and therefore could not ambulate and at discharge required follow up physical therapy. The patient did not arrive at BRMC with a cane, and the medical record revealed that he was ambulatory. There were no findings.

Acute Division: May 23 – There was a sexual assault by a male patient to another male patient. BRMC staff immediately notified the Bergen County Police and the NJ Department of Health and Senior Services. The Bergen County Police conducted an investigation and the assaultive patient was placed under arrest and transferred to the Behavioral Health Forensic Unit and subsequently transferred to the Bergen County Jail.

Joint Commission – The ORYX Performance Measure Report was released. The Joint Commission requires a minimum accountability measure composite rate of 85%. BRMC's rate is 95.3%. (Handout distributed)

Laboratory: - Received accreditation from the College of American Pathologists – CAP. This accreditation is effective through January 25, 2014, is accepted by Joint Commission and is the preferred standard accreditation within the laboratory community. CAP accredits 7,000 labs in the US, Joint Commission accredits 3,000. (Handout distributed)

Compliance Report

Mr. Mai was not in attendance. Mr. Garrison advised that the 2012 Budgets have been accepted by the DCA in Trenton. The BCIA Auditor will begin to compile information for our 2011 Audit on June 25, 2012.

Urban Health Report

Dr. Breyer advised that volume has been flat during the period of January and February. There was some discussion in Acute Care Subcommittee Meeting, that Acute Care volume has been down (approximately 16% decrease). There are 173 licensed medical surgical beds. They maintain 48 are used for medical surgical patients and 50 or 52 for detox patients. For medical surgical patients, the Average Daily Census is 27 patients, which is quite low. There are at least 20 beds that are not used (approximately 73 beds are paper licensed bed only). If this was a standalone hospital, this could not exist. Most of the patients come from LTC, but there are

referrals directed from the community. Commissioner D'Arminio asked Dr. Breyer if he has any suggestions. Dr. Breyer advised that it is up to the hospital and that he does not want to get into it at this time. He also informed the Board with the reopening of Pascack Hospital, there may be an impact on BRMC. Also, our contract checks were in compliance. He also mentioned that two County-owned nursing homes (Camden and Burlington) are being sold. This seems to be the national trend. Governments are getting out of health care.

Chairperson Wilson asked if we are seeing an increase in outpatient care volume. Mrs. Mendelowitz responded that if the patients require inpatient care then they would come to us. Of these outpatients, 65% are charity care and the remainder are Medicaid/Medicare patients. Medicaid/Medicare eligible patients can go to another facility. Charity Care patients are admitted if necessary.

Adjournment

There being no further business, Chairperson Wilson advised at 5:10 p.m. that we would move directly into the Regular Session.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
July 12, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:12 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner D'Arminio to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Randall and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Randall to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner Randall and seconded by Commissioner Corcoran to approve the Minutes of the following meeting:

Minutes approved.

June 7, 2012 – Regular Session
June 7, 2012 – Work Session
June 7, 2012 – Closed Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D'Arminio – yes
(Abstain from vote of portions of Minutes wherein Commissioner D'Arminio did not participate.)
Commissioner Mason - abstain
Commissioner Randall – yes
Chairperson Wilson – yes

General Counsel Bruinooge advised that as the matter of the Closed Session continues, the minutes should not be made public.

Resolutions
#12-100 thru #12-104

Chairperson Wilson asked Executive Director Garrison if he wanted to provide an overview of the resolutions on tonight's agenda. Mr. Garrison advised that he just wanted to comment on Resolution #12-104 which needs to be modified to reflect comments provided from Commissioner Corcoran. His comments relate to removal of the \$5 million threshold for the Project Labor Agreement which should not be included in this resolution. This would require the removal of the last "WHEREAS" clause and the removal of the entire section, entitled "Section 3 Project Labor Agreement." Mr. Garrison advised that if an additional resolution is needed in the future, it will be accomplished by separate resolution.

Chairperson Wilson asked about entry on Bill List for Birdsall Engineering. Mr. Garrison explained that Birdsall is still doing some testing on soil at BCC Lyndhurst campus. Mr. Garrison advised Board that we changed the procedure for payment of bills whereby Mrs. Losito supplies him with all bills and

supporting documentation a week before the meeting so that he/BCIA can sign off on bills prior to the Commissioners reviewing and signing off on the bills.

Resolutions approved.

Chairperson Wilson also asked for an explanation about Pony Power of NJ entries on the bill list. Mr. Garrison advised that therapeutic services are being conducted at Three Sisters Farms in Mahwah as part of ROID Grant.

A motion was made Commissioner Corcoran and seconded by Commissioner D'Arminio to approve the following Resolutions:

- #12-100 Payment of Bills
- #12-101 Award Contract – BRMC Walk In Box Renovations for Building 6-84 William Kohl Contracting Corp.
- #12-102 Disbursement of Proceeds – Kean Univ./OCC Requisition #9 – 6/21/12
- #12-103 Auth the Sale and Issuance of County Guar. Rev. Refunding Bonds, S.2012 (Englewood City BOE Project)
- #12-104 Responsible Contractor Reforms – Public Bidding Procedures, as modified

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D'Arminio – yes
Commissioner Mason - yes
Commissioner Randall - yes
Chairperson Wilson – yes

Closed Session
Resolution #12-106

General Counsel Bruinooge explained the need for closed session which involves pending BCIA and BRMC Litigation. Counsel Bruinooge then had given an overview of the sequence of events leading up to the need for the law firm of Wolff & Samson to represent the County of Bergen and the Bergen County Adjuster's Office in the litigation entitled BCIA v. BRMCLP which will be further discussed in Closed Session, prior to any action on taken with Resolution #12-105 when the Regular Session resumes. Eva Signore, Esq., Assistant County Counsel will remain for the Closed Session.

Motion carried/Resolution approved

Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner Randall and seconded by Commissioner Mason and the motion/resolution was carried/adopted unanimously.

Re-Open Meeting	Motion was made at 6:50 p.m. by Commissioner Corcoran to re-open the regular session. Motion was seconded by Commissioner Randall and carried unanimously. Note that meeting was reopened without Commissioners D'Arminio and Mason who exited during Closed Session. Both would be abstaining from the vote for Resolution #12-105. Commissioner D'Arminio abstention due to his recusal from this BRMC matter and Commissioner Mason abstention due to possible conflict.	Motion carried.
Resolution #12-105	A motion was made Commissioner Corcoran and seconded by Commissioner Randall to approve the following Resolution: #12-105 Special Representation by Wolff & Samson, P.C. – Special Counsel A Roll Call vote resulted as follows: Vice Chairperson Corcoran– yes Commissioner D'Arminio – abstain Commissioner Mason - abstain Commissioner Randall - yes Chairperson Wilson – yes	Resolution approved.
Next Meeting	Our next meeting date will be Thursday, August 2, 2012 at 4:30 p.m. in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey.	
Adjournment	There being no further business, Motion was made by Commissioner Randall and seconded by Commissioner Corcoran to adjourn the meeting at 6:52 p.m. Motion carried unanimously. Respectfully submitted, Bernadette Losito Assistant Secretary	Motion carried.

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
July 12, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 4:35 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner D'Arminio and seconded by Commissioner Randall to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

Jeff Peck, representative from HPAE Union, wanted to take this opportunity to thank Maryann Mara, Chief Executive Nurse, for her fine service to BRMC and wanted to wish her well in future endeavors.

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Randall to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions

or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Chairperson Wilson gave an overview of the Commissioner Subcommittee, together with the Commissioner volunteers. He announced that there will now be an Administrative and Personnel Subcommittee and he has nominated Vice Chairperson Corcoran, who has agreed to serve, along with Commissioner Mason who has yet to accept this assignment.

Chairperson Wilson will not be in attendance for our August BCIA meeting.

General Counsel's Comments

General Counsel Bruinooge advised that the Board has a need to go into Closed Session for two matters—pending BCIA and BRMC litigation.

Our bond financings/refinancings have been moving along and you will hear tonight from Mr. Glidden concerning the particulars. In addition, Mr. Rizzi has done a fine job with handling the documentation for the BRMC Walk In Box Renovation Project and he has also handled the responsible contractor language which is included in your meeting packet by resolution.

Executive Director Garrison has asked us to initiate the transfer the Bergen Equestrian Center back to the County. We, along with Assistant County Counsel Funabashi, have been gathering the necessary documentation. Also, in conjunction with County Counsel and the Parks Department, we are dealing with matters involving the Amphitheater at Overpeck. We will be following up with the contractor who originally delivered the product. Counsel Bruinooge further advised that the bulk of his time has been spent on litigation where the Authority has been either a plaintiff or a defendant. He will report more on these matters in Closed Session.

Commissioner D'Arminio asked for an explanation of the problem with Overpeck's Amphitheater. Counsel Bruinooge advised that there is a problem with the pitch of the stage causing water to pool as well as a problem with the sound system. Executive Director Garrison advised that these concerns were identified about a year ago and were addressed by our former General Counsel; however, not much was done in the meantime to rectify the deficiencies. However, as the County will be holding its first County Fair in a few months, it is imperative that we remedy the problems. Mr. Garrison advised that Daibes Brothers was the contractor for the project.

Commissioner Mason entered the meeting at 4:50 p.m.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that the Freeholders last night approved a contract with new concessionaire, Anna Gassib, at the Bergen Equestrian Center, thanks to the Parks Director

Kistner and Deputy Executive Director Raguseo. The term of the contract will be for 10 years. Ms. Gassib runs similar facilities for other quasi-governmental entities.

We have not had much movement in Energy Procurement due to legislation that is pending at the State level. We are hopeful that next month we will have movement in this area.

Executive Director Garrison asked Mr. Rizzi if he would like to speak about the BRMC Walk In Box Renovation Project. Mr. Rizzi advised that the paperwork submitted by the contractor was in order and we will be ready to contract should the resolution be adopted at tonight's meeting. Deputy Executive Director Raguseo added that the bid amount was substantially less than what we had budgeted.

Mr. Garrison then asked John Glidden, our financial advisor from Gates Capital to give an overview of the pending bonding status:

John Glidden advised that there are three bond issues pending-- \$20,000,000 Fort Lee BOE (new issue); \$18,000,000 Englewood City Board of Education (refunding); \$9,500,000 Fair Lawn Community Center (refunding). He advised that these three matters are on similar time line and we are deciding whether we want to stagger their offerings. These offerings will be going out to market the end of July beginning of August. Mr. Garrison advised that he wanted to add that not only are we working on finalizing these transaction, but with the help of Mr. Glidden the BCIA plans to put together a bond program in a proactive way which will be discussed with the Administrative and Personnel Subcommittee that we can present at the next meeting.

Deputy Executive Director's Report

Deputy Executive Director Raguseo gave an update on BRMC projects, more specifically the Walk In Box Renovation Project which is offered for adoption on tonight's agenda. His update included the status of the Building 10 rear parking lot. Also, Building 11 Sprinkler project is nearly finished and Building 6 Sprinkler project is moving along on schedule. Also, he, Mr. Formanek and June Montag have been meeting on the BRMC capital project list in order to present it to the Freeholders next month. We have been waiting for a decision with the PSE&G Carbon Abatement Program as the numbers have been fluctuating in the last year or so. This delay is due in part to the hospital's laundry not being handled on site. These numbers have now been received so these projects should be progressing soon.

Commissioner Randall asked if there was a concern that the BRMC Walk In Box Renovation Project only received one bid. Special Counsel Rizzi advised that the bid received was below what budgeted and the contractor's bid submission was in order.

Administrative Assistant to Executive Director's Report (June Montag)

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

CIACC (Children's Interagency Coordinating Council)-Behavioral Health Services For Children Ages 5-17

Many of the agency's representatives were in attendance and presented their reports. There happens to be a shortage in our public schools of nurse's and psychologists. Many of the school nurses have difficulty in recognizing certain mental health problems that some of the children are suffering with. There are many workshops offered by the different agencies on how to recognize and deal with these children. Schools have been contacted many times with information on these workshops, but unfortunately very little attention is paid to it. The agency is in need of more money from the state and that is not happening. Parochial and private schools also will be contacted about the workshops. 700 people are living in poverty and waiting for homes. These people are temporarily living in rentals, churches and cars.

Professional Advisory Committee – 7/2/12 – Michele Hart-Loughlin

It was mentioned at the meeting that members of the mental health board would like to tour some of these agencies that offer different services. It would give a clear understanding of the scope of services offered at each funded agency, the clientele, staffing needs etc. We thought it be a good idea for some of us in the BCIA also to visit these agencies.

Long Term Care meeting – 7/10/12 – Dr. Lucille Joel, Chair

There are new educational programs for staff on safe patients handling etc. The volunteer program is at its highest volume. Major renovations are happening to clean up units. Old window blinds will be removed and replaced with shades. There is a massive exterminating program in LTC going on. They are cleaning not only exterior of rooms but also interior of walls keeping the hospital free of insects. Mr. Orlando also mentioned that the hospital soon will be smoke free. The only exception of those that will have permission to smoke will be the residents in LTC and there are only about 25 smokers out of some 500 or more of residents that smoke. Those smokers will have a special area to smoke in and will wear id bands to identify themselves.

Mental Health Subcommittee Meeting – 7/11/12 – Lt. Duane Razzetti, Chair

Dr. Gabriel Kaplan is working on a taskforce to develop strategies to work with the violent behavior in patients. He is hoping that it will not only help with restraints, but also assaults and any other violent behavior.

Tom Rosamilia announced that Dr. Bennett Silver will be the formal director of the “graduate medical education program.” Dr. Silver will be a permanent director, which they have not had in years. Dr. Kaplan also spoke of the new program “The Visiting Professor Faculty,” which are top notch professors from the finest New York medical schools coming to BRMC to educate patients. Mr. Rosamilia or Mr. Orlando can probably give more detail on what this program will achieve for residents and patients (more marketable). It may be discussed I heard at the next COB meeting.

Up-date on meetings

Wed., July 18 @ 8:00 a.m. Quality Acute Meeting, In BRMC Conf. Room

Thurs., July 19 @ 8:00 a.m. Executive Board Meeting In BRMC Conf. Room

Tues., July 24 @ 9:00 a.m. Community Oversight Bd. Meeting, BRMC Auditorium

Hospital Report

Ms. Mendelowitz' hospital report included the following:

Announcement:

Mary Anne Marra has resigned her position as Chief Nurse Executive effective July 20. A search is being conducted for the position.

LTC: Recipient of the 2012 NJ Biz Healthcare Heroes Nursing Home of the Year Award

Regulatory Compliance:

BHS: June 29 – letter received from the Department of Human Services, Division of Mental Health and Addiction Services approving the 2012 Financial & Management Plan.

BHS: June 25 – letter received from the Department of Children & Families that the Child/Adolescent inpatient unit (FG) was re-designated with no deficiencies noted.

LTC: Annual Licensing survey by the NJDOH – survey window July 6 – January 6, 2013.

BHS: June 14 - received acceptance letter from the DOH for a POC submitted for deficiencies resulting from a complaint survey in October 2011. Although we satisfactorily corrected the deficiencies noted during the complaint visit, we received a penalty assessment of \$2,500 resulting from delayed reporting to the DOH.

Compliance Report

Mr. Mai advised that as of the six months ending June 30, 2012, he compared the BRMC revenue collected from 2011 to 2012 and collections are \$1.7 million ahead. He has done a partial analysis, but will report on it at a later time. Also, he has helped the BCIA and County to get information requested by Mr. Orlando and BRMC so that the Cost Reports can be submitted in a timely manner. At the end of August, we will start working on our 2013 Budgets.

Urban Health Report

Dr. Breyer was in attendance, but had no report at this time.

Adjournment

There being no further business, at 5:10 p.m. Chairperson Wilson asked for a Motion to adjourn. Motion was made by Commissioner Randall and seconded by Commissioner Mason. Motion carried unanimously.

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
REGULAR MEETING

**MINUTES
August 2, 2012**

Present: Commissioners K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:15 p.m. by Vice-Chairperson Corcoran.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Absent	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Mason to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Randall and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner Mason and seconded by Commissioner Randall to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Approval of Minutes

Motion was made by Commissioner Randall and seconded by Commissioner Mason to approve the Minutes of the following meeting:

Minutes approved.

July 12 2012 – Regular Session
July 12, 2012 – Work Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D’Arminio – yes
Commissioner Mason - yes
Commissioner Randall – yes

Commissioner D’Arminio advised that he was not present for a portion of the Closed Session Minutes; therefore, he will abstain from the vote on those portions of said Minutes. General Counsel Bruinooge advised that July 12, 2012 Closed Session Minutes will be pulled from today’s vote and put on the agenda for the September Public Meeting as there is not a sufficient number of Commissioners for a quorum vote.

Resolutions
#12-107 thru #12-131

Vice Chairperson Corcoran asked Executive Director Garrison to provide an overview of the resolutions on tonight’s agenda.

Resolutions approved.

Mr. Garrison continued with a brief summary of the resolutions on the agenda. Highlighted points are as follows:

Commissioner Randall mentioned that some of the professional billings are not up-to-date. She asked that we inquire as to the timeliness of bill submissions. Commissioner D’Arminio mentioned that he would like to see account tracking for what each professional has billed as well as what dollar amount remains on open contract awards on a monthly basis. Mr. Garrison advised that he would provide this information moving forward. Counsel Bruinooge advised that this would allow us to better manage professional services. Executive Director Garrison advised that Resolution #12-125 through #12-127 concerning professional contract awards for Englewood BOE Project need to be modified to reflect that this bond matter is a refinancing rather than a new issue. Concerning Resolution #12-110 Authorizing the Issuance of RFQs for Professional Services, Commissioner Randall asked that if and when we qualify responders that the qualified list include previously qualified responders when we reoffer a RFQ designation.

Executive Director Garrison advised that Resolutions #12-129 through #12-131 are financial advisory service contract awards for prospective bond deals. Commissioner D'Arminio asked for an overview of these three bond deals. John Glidden of Gates Capital Corporation gave an overview/details of these three prospective bond deals.

A motion was made Commissioner Mason and seconded by Commissioner Randall to approve the following Resolutions:

- #12-107 Payment of Bills
- #12-108 Acknowledge the Review and Positive Findings of LFB (Fort Lee BOE Project), Series 2012
- #12-109 Acknowledge the Review of Findings of LFB(Englewood BOE Refunding Project), Series 2012
- #12-110 Auth. Issuance of RFQ for Prof Serv.
- #12-111 Amend Contract Award – General Counsel (General Business)
- #12-112 Amend Contract Award – General Counsel (BRMC Issues)
- #12-113 Award Contract – Bond Counsel (Refin/ Pooled ERI Unfunded Liability Project)
- #12-114 Award Contract – Financial Advisor (Refin/Pooled ERI Unfunded Liab. Proj.)
- #12-115 Award Contract – Underwriter (Refin/ Pooled ERI Unfunded Liability Project)
- #12-116 Award Contract – Bond Counsel (Refin/ Fair Lawn Community Center Project)
- #12-117 Award Contract – Financial Advisor (Refin./Fair Lawn Comm. Center Project)
- #12-118 Award Contract – Underwriter (Refin/ Fair Lawn Community Center Project)
- #12-119 Award Contract – Bond Counsel (Refin/ BC CAP Project)
- #12-120 Award Contract – Financial Advisor (Refinancing/BC CAP Project)
- #12-121 Award Contract – Underwriter (Refinancing/BC CAP Project)
- #12-122 Award Contract – Bond Counsel (Financing/Fort Lee BOE Project)
- #12-123 Award Contract – Financial Advisor (Financing/Fort Lee BOE Project)
- #12-124 Award Contract – Underwriter (Financing/Fort Lee BOE Project)
- #12-125 Award Contract – Bond Counsel (Refinancing/Englewood BOE Project), as modified
- #12-126 Award Contract – Financial Advisor (Refinancing/Englewood BOE Project) as modified
- #12-127 Award Contract – Underwriter (Refinancing/Englewood BOE Project) as modified

- #12-128 Amend Contract Award – RSC Architects
– On-Call Services
- #12-129 Award Contract – Financial Advisor
(Refinancing/Saddle Brook Project)
- #12-130 Award Contract – Financial Advisor
(Refin/Elmwood Park BOE Project)
- #12-131 Award Contract – Financial Advisor
(Refinancing/Teaneck Community
Charter School Project)

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D’Arminio – yes
(Abstain from vote on Resolution #12-119,
#12-120, #12-121 and #12-128 due to conflict
of interest)
Commissioner Mason - yes
Commissioner Randall - yes

Next Meeting

Our next meeting date will be Thursday,
September 6, 2012 at 4:30 p.m. in Room
460-The Learning Center, at ONE Bergen
County Plaza, Hackensack, New Jersey.

Adjournment

There being no further business, Motion was
made by Vice Chairperson Corcoran and
seconded by Commissioner Randall to
adjourn the meeting at 5:34 p.m. Motion
carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
August 2, 2012

Present: Commissioners: K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, J. Montag, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 4:35 p.m. by Vice Chairperson Kenneth Corcoran.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Motion was made by Commissioner Mason and seconded by Commissioner Randall to open the meeting for public comment. Motion carried unanimously.

Jeff Peck, representative from HPAE Union, mentioned that at a recent COB Meeting the union and the workers of the members advised that they were quite concerned with incidents involving patients assaulting the staff. He advised that the union has in place a procedure for documenting all incidents, but he was not sure if members were properly reporting incidents so that management can have an accurate accounting of these types of incidents. Mr. Peck mentioned the recent incident where a patient assaulted a nurse with a pen. Mr. Peck advised that the hospital has been trying to prepare the staff to prevent assaults and that the hospital management has discussed prevention measures with the union/staff. Vice Chairperson Corcoran asked if these assaults were perpetrated by patients or by visitors? Mr. Peck responded that both have been involved in assaults, but mostly patients.

Vice Chairperson Corcoran asked if there were any questions by the public concerning matters not on today's agenda.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Randall and seconded by Commissioner D'Arminio to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson was not in attendance. No report offered.

Vice Chairperson Corcoran took the opportunity to introduce and welcome Mr. Nassor Mahmud, Vice Chairperson of the Bergen Regional Medical Center Foundation, to the meeting.

General Counsel's Comments

General Counsel Bruinooge advised after discussion with the Executive Director, he would like to advise the Board that there is no need to go into Closed Session at this meeting.

Counsel Bruinooge advised that there are two litigation issues that the Board should be made aware. He advised that we had a formal written opinion from Judge Chessler of the Federal District Court in the McHale case on the Motions to Dismiss, was partially granted and partially denied. This opinion allows the Plaintiff to file a slightly revised third amended complaint. The Judge also scheduled a settlement conference for the third week of August. Discovery continues in this matter. The second item is with respect to the hospital case. The matter is now before the assignment judge who has taken on management of the case. There has been a request by the hospital counsel to change the track of the case to a tract 4 case, 450 day discovery period. W& S has agreed to this request. A case management meeting will be held in the next few weeks.

Other matters—the Tucci case is over. Other open BCIA litigation/cases are moving along.

A memo has been given to the Executive Director with respect to the process and procedures concerning the form of voucher the BCIA uses. Mr. Garrison will circulate that memo to you after he has reviewed same.

Counsel Bruinooge has been in contact with Mr. Rizzi who is working with the Foundation for work which they will be undertaking at BRMC Auditorium. Mr. Rizzi has a meeting scheduled this Monday with the Foundation's construction manager Lou Weiss to make sure appropriate documentation is in place.

Counsel Bruinooge and Executive Director Garrison are in receipt of a letter from Mike Formanek of RSC Architect concerning Boiler #1 and whether it meets emission standards. This could be a concern.

Counsel Bruinooge has exchanged documents with County Counsel's Office regarding the transfer of the Bergen Equestrian Center back to the Parks Department and we hope to have this done by the September Meeting. In addition, there are one or two outstanding issues at

Overpeck concerning the amphitheatre/stage. RSC Architects have provided us with a punch list of items to be addressed. This list will be reviewed with Ron Kistner of Parks Department.

Counsel Bruinooge advised that the 2011 Audit is nearly completed. The auditor has requested our engineers report. In addition, an exit interview with the auditor and Al Dispoto will be take place shortly. Compliance Officer Mai advised that the exit interview will take place on August 29th.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that the memo regarding vouchers contains procedural changes that we have already begun to implement, such as the review and proper documentation of each voucher by the Executive Director prior to the vouchers being presented at our public meetings. Mr. Garrison advised that the change mostly will involve a change in the form of voucher as the voucher contains terminology that is County specific as opposed to BCIA specific and does not necessarily coincide with the BCIA structure. Mr. Garrison has been discussing the matter with Mr. Dispoto.

Executive Director Garrison also advised that another item that developed out of the meeting of the newly formed Administrative and Personnel Commissioner Subcommittee is the implementation of a slightly different format for awarding contract to professionals for bond deals. In the past, we would go through an RFQ process. Now we will award contracts by resolution to professionals for bond deals. The bulk of tonight's resolution agenda involves such awards. Counsel Bruinooge advised that Fort Lee Bond Deal will be priced next Tuesday and will be closing the following week.

Executive Director Garrison also gave an overview of the need for the increase in the contract award cap for General Counsel for both general business and BRMC matters.

On the matters involving RFQs and contracts, Commissioner Randall mentioned that if the BCIA is handling these requests for qualifications as the County of Bergen does, we need to address the pay to play issue with proper disclosure forms. Mr. Garrison said he will look into the requirement as it stands now as to disclosure form and then look into adopting some kind of policy for this obligation. Further, Mr. Garrison advised that he would like create a procedure to review contracts as well as implement a scoring and weighing system for RFQS or any RFPs we put out in the future.

Lastly, Bergen Equestrian Center an agreement and contract is about to be signed. Anna Gassib is going to take over as concessionaire and we will no longer have any bills. Vice Chairperson Corcoran asked who would be signing off on the return of the oversight of the Equestrian Center to the County. Mr. Garrison responded that since the Freeholder Board had originally authorized the BCIA to be responsible for the facility that they would need to reverse that declaration. Counsel Bruinooge added that there are a few outstanding construction matters that the BCIA is still handling. Vice Chairperson Corcoran advised that the newspaper mentioned that the new

concessionaire needs to make additional improvements to the facility. Mr. Corcoran asked why this would be necessary since the BCIA had infused a great deal of money into the facility. Mr. Garrison advised that as the facility has not been operating for some time, certain issues outside the reconstruction issues had not been rectified. The lease with the new concessionaire expressly states that all capital improvements would be borne by them.

Executive Director Garrison asked Mr. Glidden if he wanted to speak about the bond deals on tonight's agenda. Mr. Glidden gave a brief overview of the timeline for the closing of Fort Lee bond deal. In addition, Mr. Glidden thought it was worth noting that an additional bonus of the BCIA being the conduit with these bond financings is that recently Englewood school board has been in the newspaper concerning some controversy of outsourcing of employees. When an offering comes to market when there is controversial information, it give underwriters some pause, but when bonding comes through the BCIA with the County guarantee the controversy becomes a non issue.

Deputy Executive Director's Report

Deputy Executive Director Raguseo advised that Building 11 Sprinkler project is nearly finished and Building 6 Sprinkler project is moving along on schedule. The contact dermatitis issue reached our desk here at the BCIA. The union members inquired whether there may have been some connection to BCIA construction work being done at the facility. This has been found not to be true.

Mr. Raguseo and Ms. Montag met with representative from NJ Transit along with Mr. Orlando. We are now looking for bringing the shelter back into the campus.

Mr. Raguseo also discussed the transfer of the utility account numbers from the BCIA to the new concessionaire for the operation of the BEC. Mr. Raguseo wanted to take the opportunity to thank April Neumann and the other staff members at the BEC for their good work and service. They will be paid by the BCIA for the remainder of this month and then will remain with the new operator for the next month or so. No final decision has been made on future employment.

On the tonight agenda, Resolution 12-128 an amendment to RSC Architects On-Call Service contract is being offered. Mr. Raguseo asked that this resolution be adopted. Counsel Bruinooge advised that he has reviewed the RSC Architects' proposal for an amendment to its contract. He asked to point out that this amendment is not a formal contract, but a letter proposal which he finds acceptable.

Administrative Assistant to Executive Director's Report (June Montag)

Following is a synopsis of subcommittee meetings. Note that these are not necessarily the opinions of the BCIA, but the views expressed at the meetings.

BCIA MEETING 8/2/12

ACUTE & AMBULATORY SUBCOMMITTEE MEETING-WED. JULY 18, 2012-AUGUST
CADEMARTORI, CHAIRMAN

Medical Detox Unit is very busy. There were originally 50 beds. Another two beds were added making it to capacity of 52 beds.

Clinic volume remains strong and is seeing between 120 and 140 medical patients per day. Emergency Dept. volume remains high. Peri-Op stable. Outpatient saw a decrease of 300 visits, but still very busy.

NICHE-(Nurses Improving Care For Health System Elders) A survey was taken that assesses nurses knowledge of healthsystem elders. The survey included the Acute Med-Surgical Units, Long-Term Care nurses and nurses that work on the two units in Behavioral Health that focus on geriatric patients. The survey now is being analyzed. Kathleen Divers is here and she may want to tell you more about this survey.

There was a report of Contact Dermatitis, but it is under control.

EXECUTIVE COMMITTEE MEETING-THURS. JULY 19, 2012-DAVID GRIFFITH, CHAIR

LONG TERM CARE- We were advised that there is a massive extermination program in progress at the hospital. Patients are moved out of their rooms while this program is ongoing. The insecticide is basically odorless and harmless, but still lethal to the insects that may exist.

COMMUNITY OVERSIGHT BOARD MEETING-TUES. JULY 24, 2012-DAVID GRIFFITH
CHAIRMAN

There is a camp called "The Christian Overcomers Camp, which is located in Pennsylvania. This year Bergen Regional Hospital, Bergen Regional Clergy and the Bergen Regional foundation sponsored 8 long Term Care Residents to attend the camp. Volunteers and C.N.A.'s also went with the residents to take care of them. There is swimming, games, arts and crafts, and many other activities. This year Seasons Restaurant had a banquet sponsored by the camp and invited the campers. A video at the dinner was shown of time spent at the camp and activities that they participated in. Sounds very nice! Mr. Nassor Mahmud from the BRMC Foundation is here with us today.

BUS STOP: We had a meeting yesterday afternoon with representatives from N.J. Transit concerning moving the bus stop from outside the campus of Bergen Regional to a more convenient area within the campus. Many people that come by bus to the hospital are handicapped and the change would make it much easier for them to enter the hospital, especially during rainy and cold days. We will know in a few weeks after NJT tests the area if this can be done.

UP-DATE ON SUBCOMMITTEE MEETINGS
Subcommittee meetings will meet again in September

Hospital Report

Ms. Mendelowitz' hospital report included the following:

Announcement:

While a search is being conducted for the CNE position, Kathleen Divers RN, MAS, CPHQ, CPSS, Associate Vice President for Quality and Outcomes Management has assumed the responsibilities of the CNE in the interim.

Human Resources:

ESL class – started 8/1 with 14 employees. This is a 13 week course done in conjunction with Bergen Community College. The course is offered on site at BRMC and the employees are paid to attend.

The Workplace Violence Committee held a special meeting on July 26 to review the incident of 7/14 on Unit FG where a 14 year old female, while holding a pen in her hand punched a nurse, causing the nurse to received 8 stitches in her head, near her ear. The review of the incident along with recommendations will be discussed at the Safety Committee on August 16 and the next BHS Mental Health Sub-Committee.

OSHA – on 7/31, we responded to a complaint made to OSHA regarding the skin rashes. A memo was sent by Mr. Orlando on July 26 updating the staff on the current status and encouraging staff to be seen in Employee Health if they had symptoms of rash (attached). To date, there has not been a common cause identified. Environmental factors have been evaluated as follows:

- **Construction Projects**, none of the construction workers have reported any incidents of skin irritation.
- **Insect Extermination, Cleaning/Disinfection Procedures & Painting** - no changes in the products used.
- **Hand Hygiene Products** - no changes in hand soap or alcohol based hand sanitizer
- **Laundry/Linens** -been no changes with the laundry products.

Follow up appointments for those employees who reported that they believe their rash is work related have been scheduled for follow up appointments with Dermatologists. Infection Control continues to communicate with the Bergen County Dept. of Health Epidemiologist.

Regulatory Compliance:

LTC: Annual Licensing survey by the NJDOH – survey window July 6 – January 6, 2013.

DOH: On July 24 & 25, three surveyors reviewed patient complaints, staff complaints of rash and staffing on unit FG, and Patient Rights in relation to reportable events. There were no findings at exit and the written report for Patient Rights was received today with no deficiencies.

Compliance Report

Mr. Mai advised that he has received daily cash receipts from BRMC for the period ending July 31, 2012. As of this time, receipts total \$101 million which is \$2.7 million in excess of 2011. In addition, he and Mr. Dispoto have preliminary discussions about our 2013 Budgets. We have also had discussion about the potential for amendments to the 2012 Budgets.

Urban Heath Report

Dr. Breyer advised that volumes have remained steady. Admissions were a little bit down. The only deviation is in medical/surgical which has shown some decline. Historically, this reduction is a seasonal occurrence. Overall the Medicaid staffing was good, with 300 hours over the standard. The 3.3 standard was also exceeded at 3.8. He thought it was appropriate to mention that agency staffing which was a usual occurrence is now nearly non-existent at BRMC. This is a major savings to the hospital. Mr. Orlando gave brief analysis of how the agency staffing was reduced at the facility.

Adjournment

There being no further business, at 5:14 p.m. Vice Chairperson Corcoran asked for a Motion to adjourn. Motion was made by Commissioner Randall and seconded by Commissioner Mason. Motion carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
REGULAR MEETING

MINUTES
September 6, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:03 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Corcoran to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Mason and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner Mason and seconded by Commissioner Corcoran to close the meeting for public comment. Motion passed unanimously.	Motion carried.

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Chairperson Wilson and seconded by Commissioner Randall to approve the Minutes of the following meeting:

Minutes approved.

July 12, 2012 – Closed Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D'Arminio – abstain
(Abstain from vote of portions of Minutes wherein Commissioner D'Armino did not participate.)

Commissioner Mason - abstain
(Abstain from vote of portions of Minutes wherein Commissioner Mason did not participate.)

Commissioner Randall – yes
Chairperson Wilson – yes

General Counsel Bruinooge advised that as the matter of the Closed Session continues, the minutes should not be made public.

Approval of Minutes

Motion was made by Vice Chairperson Corcoran seconded by Commissioner Randall to approve the Minutes of the following meeting:

Minutes approved.

August 2, 2012 – Regular Session

August 2, 2012 – Work Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D'Arminio – yes
Commissioner Mason - yes
Commissioner Randall – yes
Chairperson Wilson – abstain

Resolution #12-132 thru
#12-135

Chairperson Wilson asked Executive Director Garrison to provide an overview of the resolutions on tonight's agenda.

Mr. Garrison continued with a brief summary of the resolutions on the agenda.

A motion was made Commissioner Corcoran and seconded by Commissioner Randall to approve the following Resolutions:

Resolutions approved.

- #12-132 Payment of Bills
- #12-133 Disbursement of Proceeds – Kean Univ./OCC Requisition #10 – 8/9/12
- #12-134 Amendment to Contract – RSC Arch. BRMC Bldg 11 Sprinkler Installation Project
- #12-135 Qualified Responses to Issued RFQ

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran– yes
Commissioner D’Arminio – yes
(Abstain from vote on Resolution #12-134 due to conflict of interest)
Commissioner Mason – yes
(Abstain from vote on Resolution #12-135 due to potential conflict of interest)
Commissioner Randall – yes
(Resolution #12-135 includes previously qualified respondents. Note that Commissioner Randall abstained from vote on qualifying Randall & Randall as special litigation counsel. Note Commissioner Randall is not with this firm)
Chairperson Wilson – yes

Closed Session
Resolution #12-136

General Counsel Bruinooge explained the need for closed session which involves pending BCIA and BRMC Litigation.

Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner D’Arminio and seconded by Commissioner Mason and the motion/resolution was carried/adopted unanimously.

Motion carried/Resolution approved.

Next Meeting

Our next meeting date will be Thursday, October 4, 2012 at 4:30 p.m. in Room 460-The Learning Center, at ONE Bergen County Plaza, Hackensack, New Jersey.

Re-Open
Meeting/Adjournment

Motion was made at 6:00 p.m. by Commissioner Corcoran to re-open/adjourn the regular session. Motion was seconded by Commissioner Randall and carried unanimously. Note that meeting was reopened/adjourned without Commissioners D’Arminio and Mason who exited during Closed Session.

Motion carried

Respectfully submitted,

Bernadette Losito
Assistant Secretary

Bergen County Improvement Authority
**ONE Bergen County Plaza,
Hackensack, New Jersey**
Work Session
CERTIFIED MINUTES
September 6, 2012

Present: Commissioners: P. Wilson, K. Corcoran, L. D'Arminio, T. Mason, E. Randall
BCIA Staff: R. Garrison, M. Raguseo, B. Losito, G. Velazquez
General Counsel: T. Bruinooge, Esq.
Compliance Officer: L. Mai
Urban Health Institute: P. Breyer

Meeting Called to Order

The meeting was called to order at 4:35 p.m. by Chairperson Philip Wilson.

Proof of Public Meeting Notice Publication

B. Losito read the Proof of Public Meeting Notice.

Open Meeting for Public Comment for Matters Not on Today's Agenda

Chairperson Wilson took the opportunity to welcome Nassor Mahmud of the BRMC Foundation to our meeting today.

Motion was made by Commissioner Mason and seconded by Commissioner Corcoran to open the meeting for public comment. Motion carried unanimously.

Chairperson Wilson asked if there were any questions by the public concerning matters not on today's agenda.

Jeff Peck, representative from HPAE Union, wanted to take this opportunity to mention three items before the Board. The first--he was in court this morning concerning one of the union members who had been attacked by a patient. This was not the patient who recently attacked a staff member with a pen. He mentioned that hospital management is doing their best. They have implemented changes to be better prepared for these types of matters. However, the nature of the situation leads to these types of incidents. Further, he advised that County police have been getting more involved with these matters. Mr. Peck said that he was not sure if the judge who is handling this matter is up to date on the current law. The union appreciates everything that management is doing to make the hospital as safe as possible. The rash issue continues. Management is doing their best, but he wishes they had more resources. Lastly, he mentioned that the event that the Foundation sponsored in the hospital last week was a professional, well attended event.

Ed Durphy, of resident of Northvale, NJ, asked to address the Board. He is interested in the working of the government in Bergen County. He advised that he was not able to view meeting agendas and such unless he attends the meetings. He was wondering if there was a way to view these items prior to the actual meeting date. Executive Director Garrison advised that we are in the processing of transitioning from a paid website consultant to an in-house County Data Processing Department to modify our website to include the items and others that Mr. Durphy had mentioned. In addition, we are also trying to comply with a new law which will be signed off by the Governor mandating more transparency in governmental and quasi-governmental matters. These changes will be implemented shortly. Mr. Durphy thanked the Board.

Close to Public

As there were no other members of the public wishing to be heard, Motion was made by Commissioner Corcoran and seconded by Commissioner Randall to close the meeting for public comment. Motion carried unanimously.

Chairperson's Report

Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

General Counsel's Comments

General Counsel Bruinooge advised that the Board has a need to go into Closed Session for a plethora of litigation issues that need to be discussed in Closed Session.

He has had been in communication with Special Counsel Rizzi regarding the issues with BRMC Foundation concerning Building 6 Auditorium and the contracts are being worked out. BCIA is in receipt of a letter from HPAAE regarding the rash incident and he is in communication with the Executive Director on this issue, who will have more to say about the incident. General Counsel Bruinooge advised that he has rendered an opinion on a potential conflict of interest issue concerning the hospital presented by Commissioner Mason and he has found that Commissioner Mason has no or little conflict of interest with the matter presented moving forward.

BCIA Executive Staff

Executive Director's Report

Executive Director Garrison advised that he had sent to the Commissioners an article in the newspaper concerning the Equestrian Center. The article discussed and described the new concessionaire at the Center and stated that all stalls are already rented out. We are working with Parks Director Kistner to closeout outstanding BEC matters to ensure proper transfer to, as well

as oversight of the concessionaire, the Parks Department. We have also been working with Royal Printing on creating a new direct voucher form for use by the BCIA. Mr. Garrison advised that he will be meeting with County Treasurer Al Dispoto to work out proper signatories on the form. Treasurer Dispoto asked that we include on the back of our form the new statutory language required by the county and municipalities on our new direct voucher form. Once we have worked out the details, we will make sure we utilized the new form.

Executive Director Garrison addressed the Board concerning the professionals selected for various bond deals. In an effort to get school boards/municipalities to utilize the BCIA for their bonding, we do not try to steer them to any particular professionals. The school boards/municipalities usually have professionals that they use. The BCIA is mindful of the fees. We have found that some bond counsel fees are much higher than others, in some cases, nearly 20% more. We respect the schools and/or municipalities' choice of professional. We just want to have the file note that the decision for such professionals is their decision. Commissioner D'Arminio advised that if elevated professional fees are paid for bonding, this would be defeating the purpose of the savings that the bond deal generates. Mr. Garrison wanted to address the issue of professional fees with future prospective school boards/municipalities with bond deals when we solicit them in the future.

John Glidden advised that there were three bond issues which closed since the last BCIA Public Meeting, particulars are as follows:

- Fort Lee BOE (new issue), \$18,450,000 issue which closed August 12, 2012. If Fort Lee BOE had proceeded on their own, they would have paid an additional \$344,000 (PVS). The net interest rate is 2.98%.
- Englewood City BOE (refunding of 2004 issue), \$14,970,000 issue which closed today. The net interest rate is 2.14% (because the maturity date was shorter than Fort Lee BOE, they realized a better rate). The net PVS was \$1,800,000, which represent 12.16% savings. This helped out the school board's budget for the next couple of years.
- Fair Lawn Community Center (refunding of 2004 issue), \$10,515,000 issue which closed today. The net interest rate is 2.16%. The net PVS was \$763,000, which represent 7.54% savings.

Deputy Executive Director's Report

Deputy Executive Director Raguseo called the Board's attention to a resolution on tonight's agenda awarding additional funds to RSC Architects for work at BRMC Building 11 Sprinkler Installation Project. This additional work was necessitated by additional fire pump work and additional work required by the local building department. He recommends that the resolution being adopted.

Also, as Mrs. Mendelowitz mentioned, the BCIA also received a notice via email today from the DOH concerning some deficiencies. We are working with BRMC to identify the deficiencies.

As Mrs. Montag was not in attendance this evening, Mr. Raguseo advised the Board of the following September subcommittee meetings:

Tuesday, Sept. 11, @8:am, Long Term Care, BRMC conference room
Wednesday, Sept. 12, @ 4:pm, Mental Health, BRMC Behavioral Health conference room
Wednesday, Sept. 19, @ 8:am, Acute and Ambulatory Care, BRMC conference room
Thursday, Sept. 20, @ 8:am, Executive Board, BRMC conference room
Tuesday, Sept. 25, @ 8:am, Community Oversight Board, BRMC Auditorium

Administrative Assistant to Executive Director's Report (June Montag)

Mrs. Montag was not in attendance. No report was given on her behalf because there were no subcommittee meetings since our August BCIA Public Meeting.

Hospital Report

Ms. Mendelowitz' hospital report included the following:

Human Resources:

The search is still being conducted for the CNE position, Kathleen Divers RN, MAS, CPHQ, CPSS, Associate Vice President for Quality and Outcomes Management continues the responsibilities of the CNE in the interim.

Regulatory Compliance:

LTC: Annual Licensing survey by the NJDOH – survey window July 6 – January 6, 2013.

NJ Department of Environmental Protection: August 21 – unannounced survey of our hazardous waste, regulated medical waste and universal waste procedures. No deficiencies.

DOH: August 23 – surveyor visited on two complaints, one related to the ED and the other related to food in BHS. No findings.

DOH: August 30 – surveyors visited LTC as follow up to a report that we made regarding a resident with a rash. Today at 12 noon, we received a letter from the DOH regarding a Directed Plan of Correction that did not cite a deficiency. We are following up for more information.

OSHA: August 30 – surveyor visited to as follow up to the report that we submitted in July. No issues at exit.

Compliance Report

Mr. Mai advised that as of August 31, 2012, BRMC collected \$121,210,000 in daily cash receipts which is \$2.8 million above last year's collections to date. Upon receipt of 2011 BCIA Audit, Mr. Disposito and he will start working on the 2013 Budgets.

Urban Health Report

Dr. Breyer was in attendance, but had no report at this time.

Adjournment

There being no further business, at 5:02 p.m. Chairperson Wilson asked for a Motion to adjourn. Motion was made by Commissioner Randall and seconded by Commissioner D'Arminio. Motion carried unanimously.

Bergen County Improvement Authority
ONE Bergen County Plaza,
Hackensack, New Jersey
SPECIAL MEETING

MINUTES
November 8, 2012

Present: Commissioner P. Wilson, K. Corcoran, L. D'Arminio T. Mason, E. Randall
 BCIA Staff: R. Garrison, J. Montag, B. Losito, G. Velazquez
 General Counsel: T. Bruinooge, Esq.
 Compliance Officer: L. Mai

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 5:37 p.m. by Chairperson Wilson.	
Proof of Notice of Regular Mtg.	B. Losito read the Notice of Regular Meeting.	
Roll Call	Roll Call of Commissioners: Vice Chairperson Corcoran – Present Commissioner D'Arminio – Present Commissioner Mason - Present Commissioner Randall – Present Chairperson Wilson – Present	Roll Call taken.
Open to Public Comment	Motion was made by Commissioner Randall to open the meeting for public comment with regard to items on today's agenda. Motion was seconded by Commissioner Corcoran and carried unanimously.	Motion carried.
Close to Public Comment	As there were no members of the public wishing to be heard, Motion was made by Commissioner D'Arminio and seconded by Commissioner Mason to close the meeting for public comment. Motion passed unanimously. Chairperson Wilson stated for the record that all Commissioners serve on the BCIA without compensation. That includes Commissioners Corcoran, D'Arminio, Mason, Randall and me. That is no compensation whatsoever including any type of credit or "years" toward pensions or other benefits. Our volunteer status is unchanged since the inception of the	Motion carried.

BCIA in 1986. By law Improvement Authority Commissioners are uncompensated volunteers.

Approval of Minutes

Motion was made by Commissioner Randall and seconded by Commissioner Corcoran to approve the Minutes of the following meeting:

Minutes approved.

October 4, 2012 – Regular Session
October 4, 2012 – Work Session
October 4, 2012 - Closed Session

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D’Arminio - abstain
Commissioner Mason – yes
(Abstain from vote of portions of Closed Session Minutes wherein Commissioner Mason did not participate.)
Commissioner Randall – yes
Chairperson Wilson – yes

General Counsel Bruinooge advised that as the matter of the Closed Session continues, the minutes should not be made public.

Resolution #12-143 thru #12-153

Chairperson Wilson asked General Counsel Bruinooge to provide an overview of the resolutions on tonight’s agenda as Executive Director Garrison is participating at the meeting telephonically Counsel Bruinooge continued with a brief summary of the resolutions on the agenda.

Resolutions approved.

A motion was made Commissioner Corcoran and seconded by Commissioner Randall to approve the following Resolutions:

- #12-143 Payment of Bills
- #12-144 Qualify Responses to Issued RFQs
- #12-145 Certification of Annual Audit
- #12-146 Corrective Action Plan – 2011 Audit
- #12-147 Authorize Issuance of Requests for Qualifications for Professional Services
- #12-148 Introduction Budget – General 2013
- #12-149 Introduction Budget – BRMC 2013
- #12-150 Introduction Budget – Overpeck Landfill 2013
- #12-151 Award Contract – BRMC Bldg 12 PRV Replac. (Excelsior Plumbing)
- #12-152 Emerg. Contract Award – BRMC Replacement of Certain Chillers
- #12-153 Award Contact – RSC Architect Arch/Eng. Main Chiller Repair

A Roll Call vote resulted as follows:

Vice Chairperson Corcoran – yes
Commissioner D’Arminio – yes
(Abstain from vote of Resolution Nos.
12-152 and 12-153)
Commissioner Mason – yes
Commissioner Randall – yes
Chairperson Wilson – yes

Closed Session
Resolution #12-154

General Counsel Bruinooge explained the need for closed session which involves pending BCIA and BRMC Litigation.

Chairperson Wilson asked for a Motion to adopt a Resolution to go into Closed Session. A motion was made by Commissioner Mason and seconded by Commissioner D’Arminio and the motion/resolution was carried/adopted unanimously.

Motion carried/Resolution approved.

Re-Open Regular Session
/Adjournment

Motion was made at 6:06 p.m. by Commissioner Randall to re-open/adjourn the regular session. Motion was seconded by Commissioner Corcoran and carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito
Assistant Secretary

