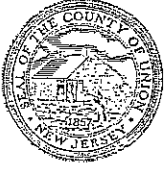


## **OPRA – Executive Session Minutes Redaction Explanations**

1. Minutes redacted under Attorney-Client privileged communication on potential litigation/ contract dispute pursuant to N.J.S.A. 47:1A-1.
2. Minutes redacted under Attorney-Client privileged communication in a matter involving on-going litigation pursuant to N.J.S.A. 47:1A-1.
3. Minutes redacted relative to a personnel matter exempt pursuant to N.J.S.A. 47:1A-10.
4. Minutes redacted under Attorney-Client privileged communication on a matter involving on-going contractual negotiations pursuant to N.J.S.A. 47:1A-1.
5. Minutes redacted under Attorney-Client privileged communication pursuant to N.J.S.A. 47:1A-1.
6. Minutes redacted as same involve on-going negotiations/ discussions relative to the potential acquisition of real property pursuant to N.J.S.A. 47:1A-1 ; disclosure at this time could adversely affect the public interest.
7. Minutes redacted pertains to inter-agency or intra agency advisory, consultative or deliberative material pursuant to N.J.S.A. 47:1A-1.



## UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

### EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, JULY 21, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, and Freeholder Daniel P. Sullivan were present. Freeholder Mohamed S. Jalloh, Freeholder Bette Jane, Kowalski and Freeholder Ward were absent.

Also present were County Manager George W. Devanney, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

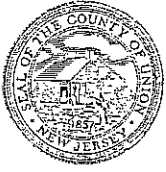
The following items were discussed:

1. Contract Negotiations relative to the Union County Court Complex Renovations  
Guests: Joe Graziano, Director, Department of Engineering, Public Works and Facilities; Brian Riordan, Director, Department of Operational Services; Al Faella, Director, Department of Parks and Community Renewal; Rose Comas, Esq., Second Deputy County Counsel; Seb D'Elia, Director, Office of Public Information; The Honorable Karen M. Cassidy, Assignment Judge; Liz Domingo, Union County Superior Court Administrator; Eric Chait, Operations Division Manager, Union County Superior Court; Nick Netta and Francisco Melendez, Netta Architects; Susan DiGiacomo and Troy Marzziotti, Mast Construction and Ryan Garner, Birdsall Services Group.

Nick Netta presented the designs of the new proposed family court building. The project started in 2005 because of fire code violations present in the Court House tower. The new administration in the Court House allowed for a more cost effective plan to be designed by erecting the staircase within the tower, and building a new structure to house the family courts and a parking garage.

A PowerPoint presentation was made by Netta Architects; a copy of the presentation is attached. Mr. Netta discussed the space required pursuant to state codes. There are major factors impacting the size of the facility, including circulation considerations, space for court administration, Sheriff's Officers and prisoner holding, public accommodations, security, accessibility, and Information Technologies (IT). There will be two IT systems in the building to accommodate the State's system and the County's system. The building will occupy the corners of Lyons, Cherry and Rahway Avenues. The five-story parking deck will house 150 cars. The building itself is contained on four floors. The basement is 4,665 square feet to be used for storage, building services, elevator machines, an evidence vault and other space required for bldg systems.

Mr. Netta proceeded to explain the floor plans for each floor. Inner court circulation and public circulation and prisoner circulation are never mixed; this is unique to this building. The design has taken into consideration certain elements to prevent vehicle penetration into the building.



## UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

The three tenants will receive the following space considerations: Union County: 18,992 square feet – 24%; the State of New Jersey: 55,623 square feet – 71% and the Union County Improvement Authority – 3,190 square feet - 4%.

The building will be completely Silver LEED Certified including a sustainable site design, water efficiencies, indoor environmental air quality systems and a solar collection wall to generate electricity for the building.

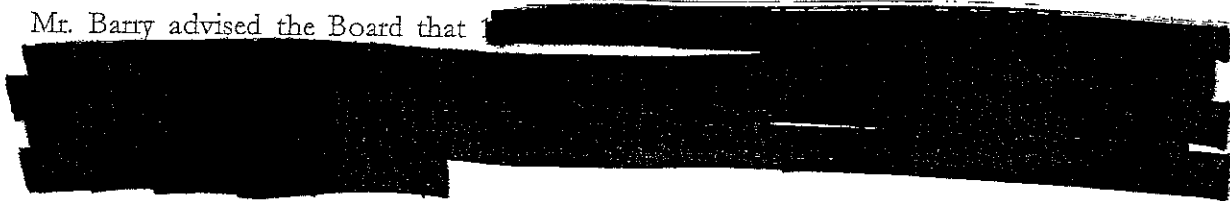
Susan DiGiacomo from Mast Construction explained the cost factors. The total cost of the facility will be approximately \$37,000,000. The parking deck will cost \$18,000 per space, for a total of \$2,700,000. The Building will cost \$375 per square foot – 77,860 square feet – for a total of \$29,000,000. There is a 10% contingency on the project. Additionally, site preparation needs to take place including demolishing the existing buildings and addressing any possible environmental issues.

Ms. DiGiacomo also discussed the project timeline. The property acquisitions, programming and final design documents began in December 2010. Relocation of functions being performing on the property, including SLAP, the UCIA offices and the fueling station, will occur by November 2011. The bid will be ready in February 2012 and award should happen within 2 months. Construction should start by April 2012 and last approximately 18 months, with an additional 2 months for close out. Anticipated occupation is scheduled for December 2013.

Once the new building is constructed and employees moved in, the courthouse stairwell construction will begin.

Ms. Comas summarized her communications with the State and problems are not anticipated; the State is happy that the County is moving forward and understands that it is a lengthy process.

Mr. Barry advised the Board that







UNION COUNTY BOARD  
OF CHOSEN FREEHOLDERS

3. Contract Negotiations relative to the Red Light Camera System

Guests: Joe Graz, Andy Moran, Al faella, Bibi Taylor, Seb D'Elia, Joe Bowe

There has been no progress in negotiating a fee sharing arrangement with either the City of Rahway or the City of Linden.

County Counsel Barry is recommending that the County

[REDACTED]

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4. Personnel Matters

Guests: Al Faella

The Board interviewed Mr. Alfred J. Faella, currently the Director of Parks & Community Renewal, for the position of County Manager. Mr. Faella's goals and initiatives were discussed. His resume is attached.

Mr. Faella's appointment and salary resolution will appear on next week's agenda. His salary will be \$155,000.

5. Personnel Matters

The Board discussed George Devanney's Separation Agreement, which will appear on the agenda for the Board's consideration next week.



# UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

## EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, SEPTEMBER 22, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Bette Jane Kowalski was absent.

Also present were County Manager Alfred Faella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Pending Litigation in the matter entitled County of Union v. Gordon Byrd and COBRA Elect

Guests: Matt DiRado, Esq., Acting Director, Department of Administrative Services / Director, Division of Personnel

County Counsel Barry advised the Board that

[REDACTED]

The County contracts with a third party administrator to collect the premiums owed to the County; at the time, the contract was awarded to COBRA Elect. Mr. Byrd owes approximately \$45,000 in premiums. The County filed suit against COBRA Elect and Mr. Byrd. The County has been advised that COBRA Elect may be filing for bankruptcy. The County negotiated a potential settlement with Cobra Elect in the amount of \$17,000. This is a partial settlement in the matter, as the County is still pursuing action against Mr. Byrd.

The Board accepts the settlement in the amount of \$17,000 from COBRA Elect



UNION COUNTY BOARD  
OF CHOSEN FREEHOLDERS

EXECUTIVE SESSION MINUTES  
AGENDA MEETING – THURSDAY, OCTOBER 6, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Bette Jane Kowalski was absent.

Also present were County Manager Alfred Faella, Clerk of the Board Nicole L. DiRado and County Counsel Robert E. Barry, Esq.

The following items were discussed:

1. Potential Contract Negotiations with the Union County Improvement Authority  
Guest: Bibi Taylor, Director, Department of Finance

County Counsel advised the Board that

[REDACTED]

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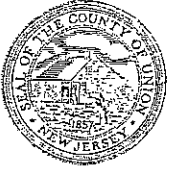
The financing of the transaction was discussed. The County and the UCIA will negotiate a Shared Services Agreement and pursuant to that agreement the County will be reimbursed any fees expended by the County, including acquisition costs and professional services, once the UCIA issues their bonds. The County would then transfer the SLAP and Lyons Avenue properties to the UCIA. The Architect contract and the Construction Management contract will be assigned to the UCIA. Once the project is complete, the County will lease the facility from the UCIA and the payments will equal the debt service. At the end of the bond period, the County will receive title to the property. As soon as a form of agreement can be finalized, Counsel would submit to the Board for final consideration.

The Board supports the arrangement.

2. Personnel Matters

[REDACTED]

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## UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

### 3. Contract Negotiations with Web Creations

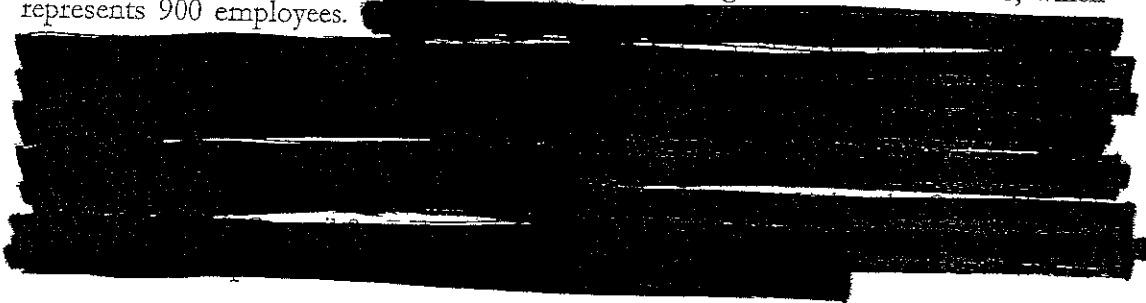
The terms of the contract with Web Creations were discussed. The Board would like to pull the item from the agenda for further review and consideration at a future Meeting.

### 4. Contract Negotiations with the County's Bargaining Units

Guest: Matthew N. DiRado, Esq., Acting Director, Department of Administrative Services / Director, Division of Personnel; Joseph Salemme, Conventus Consulting, LLC; Bibi Taylor, Director, Department of Finance

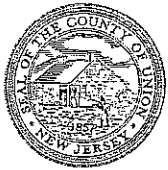
In terms of the 2012 Union County Budget forecast, the county needs to address salary and benefits in upcoming negotiations.

At the end of this year, six contracts will expire; the largest union is Council 8, which represents 900 employees.



The Board supports the recommended negotiation tools.





UNION COUNTY BOARD  
OF CHOSEN FREEHOLDERS

EXECUTIVE SESSION MINUTES  
REGULAR MEETING – THURSDAY, OCTOBER 13, 2011

Chairman Deborah P. Scanlon presided. Vice Chairman Alexander Mirabella, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Christopher Hudak, Freeholder Mohamed S. Jalloh, Freeholder Daniel P. Sullivan and Freeholder Nancy Ward were present. Freeholder Bette Jane Kowalski was absent.

Also present were County Manager Alfred Faella, Clerk of the Board Nicole L. DiRado, County Counsel Robert E. Barry, Esq. and Frank Guzzo, Director, Department of Human Services

The following items were discussed in Executive Session:

1. Personnel Items and Potential Contract Negotiations for Shared Services Agreement with Middlesex County

Guests: Andrew Moran, Director, Department of Public Safety; Les Jones, Director of Health, Frank Guzzo, Director, Department of Human Services;

Director Moran presented a shared service opportunity with Middlesex County to the Board.

[REDACTED] At this time, the County's epidemiologist position is also vacant.

3

[REDACTED]

7



UNION COUNTY BOARD  
OF CHOSEN FREEHOLDERS

2. Personnel Items

[REDACTED] 3