



UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

EXECUTIVE SESSION MINUTES REGULAR MEETING – THURSDAY, FEBRUARY 27, 2014

Chairman Christopher Hudak, Vice-Chairman Mohamed Jalloh, Freeholder Bruce Bergen, Freeholder Linda Carter, Freeholder Angel Estrada, Freeholder Sergio Granados, Freeholder Bette Jane Kowalski, Freeholder Alexander Mirabella, and Freeholder Vernell Wright were present.

Also present were County Manager Alfred Faella, Deputy County Manager William Reyes, County Counsel Robert Barry, Deputy County Counsel Rose Comas, Director Bibi Taylor, and Clerk of the Board James E. Pellettiere.

The following items were discussed:

- 1) Attorney-Client privileged communication on potential litigation relative to the Tax Appeal regarding Galloping Hill Clubhouse.

County Counsel Robert Barry provided the Board with an overview of last year's assessment. He advised the Board that [REDACTED]

County Counsel Barry advised the Board that [REDACTED]

County Counsel Barry advised the Board of [REDACTED]

A brief discussion was had relative to other legal options [REDACTED]

County Counsel Barry informed the Board that [REDACTED]



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- 2) Anticipated contract negotiations with the Union County Improvement Authority relative to the Shared Service Agreement – RFP regarding golf operations.

County Counsel Barry updated the Board relative to the study performed by Mareath Advisors on behalf of the Union County Improvement Authority.

A discussion was had relative to the Memorandum of Understanding with the UCIA relative to the RFP of golf operations. County Counsel Barry advised the Board [REDACTED]

County Counsel Barry recommended the Board [REDACTED]

County Manager Faella informed the Board they would confirm whether or not the funding balance from the original RFP can be used for this proposed new RFP.

James Pelletiere,
Clerk of the Board of Chosen Freeholders



UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, MARCH 6, 2014

Chairman Christopher Hudak, Vice-Chairman Mohamed Jalloh, Freeholder Bruce Bergen, Freeholder Linda Carter, Freeholder Angel G. Estrada, Freeholder Sergio Granados, Freeholder Alexander Mirabella, and Freeholder Vernell Wright were present.

Also present were County Manager Alfred Faella, Deputy County Manager William Reyes, County Counsel Robert Barry, Director Frank Guzzo, Director Bibi Taylor, and Clerk of the Board James E. Pellettiere.

Freeholder Bette Jane Kowalski was present via telephone conference (away on vacation).

The following item was discussed:

- 1) Attorney-Client privileged communication and anticipated contract negotiations relative to the Runnells Specialized Hospital RFPs.

Special Guest: Dennis Enright, NW Financial, Daniel Sullivan, Union County Improvement Authority, Jonathan Williamns, DeCotiis & Fitzpatrick, and Katheryn Tamasik, DeCotiis & Fitzpatrick.

County Counsel Robert Barry provided the Board with a brief overview of the RFP process.

Mr. Dennis Enright provided the Board with a summary overview of the RFP presentation; highlighting the four (4) responses.

There was a discussion relative to the unemployment costs associated with any sale and subsequent layoff plan. There was a discussion relative to the “new revenue” item in Regency’s proposal.

Director Guzzo provided the Board with clarification relative to reimbursement rates; specifically to which positions are reimbursed, and at what rate. Director Guzzo also highlighted some of the steps the County has taken to reduce the overall cost of operating the facility; as recommended in the CHR report.

A brief discussion was had with counsel relative to [REDACTED]

Mr. Daniel Sullivan provided the Board with an overview of the RFP process; noting that the various collective bargaining units were invited to site visits. He also assured the Board that every respondent had the same information; clarifying that if one asked for clarification, all respondents received the information. He also indicated that there will be a need for two (2) Public Hearings on the sale, and anticipated they would begin in July.

There was a brief discussion relative to the \$26 Million appraisal of the Runnells property.



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Director Guzzo provided the Board with an overview of the “Star Ratings” reflected in the presentation; clarifying that some respondents may have lower star ratings for a particular facility as a result of the respondent inheriting the rating for three (3) years upon purchase of a facility. Director Guzzo provided the Board with an explanation of the survey process. Mr. Sullivan assured the Board that the Review Committee questioned every rating of every facility operated by the four (4) respondents.

A brief discussion was had relative to the staffing proposals of the respondents, and spoke of what classified a county employee as an employee “in good standing.” Further discussions were had relative to the use of the County’s One-Stop for any displaced worker, and other efforts that could be made to assist in the process of any layoff plan.

Mr. Sullivan reviewed the “best and final offer” proposals of each respondent, and informed the Board that the Review Committee members all came to the same conclusion as to who they would recommend; Center Management.

A discussion was had relative to the ranking of each respondent. Further discussions were had relative to the continued efforts for a high quality of care for the patients/residents under the new management/owners.

(Dennis Enright, Daniel Sullivan, Jonathan Williams, and Kathryn Tamasik were excused from the Executive Session)

Director Taylor provided the Board with some clarification relative to indirect costs, Psychiatric Unit costs, Retirement costs and debt associated with Runnells Specialized Hospital. She advised that the County has spoken to the State, and there are an infinite number of ways to use the net benefit costs associated with this potential transaction. She advised that the projections are fiscally conservative and based on prior experience with the Sodexo agreement. A brief discussion was had relative to the County’s bond rating.

Director Guzzo advised the Board of the likelihood of the County’s subsidy increasing as of July 1st and provided the Board with an overview of the reimbursement rates and schedules.

County Manager Faella advised the Board that the County instituted all the recommendations of the CHR report, and there were no other reasonable efforts that can effectuate operating the facility more efficiently.

Director Guzzo spoke of the tremendous job both Acting Administrator Sandra Adour and Finance Director Michael Drummond have done. He informed the Board of the likely need for a management team to assist in the operations during the transition.

The Board entered intense discussion relative to the presentation and the proposals for their consideration; with specific attention to level of care of patients, staffing proposals, current employee protections, reimbursement rates and the County’s subsidy to continue operating the facility.



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(Dennis Enright, Daniel Sullivan, Jonathan Williams, and Kathryn Tamasik entered the Executive Session)

The Board instructed the County Manager, Daniel Sullivan and the Review Committee to enter into negotiations with Center Management; focusing on the \$26 Million sale price, employee protections, property deed restrictions, and staffing proposals.

James Pelletiere,
Clerk of the Board of Chosen Freeholders



UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

EXECUTIVE SESSION MINUTES AGENDA MEETING – THURSDAY, MARCH 20, 2014

Vice-Chairman Mohamed Jalloh, Freeholder Bruce Bergen, Freeholder Linda Carter, Freeholder Sergio Granados, Freeholder Bette Jane Kowalski, Freeholder Alexander Mirabella, and Freeholder Vernell Wright were present.

Also present were County Manager Alfred Faella, and Clerk of the Board James E. Pellettiere.

The following item was discussed:

- 1) Attorney-Client privileged communication relative to potential litigation by Vespa Electrical Company, Inc., and potential settlement.

County Counsel Robert Barry informed the Board

[REDACTED]

County Counsel Barry advised the Board that,

[REDACTED]

He advised the Board

[REDACTED]

James Pellettiere,
Clerk of the Board of Chosen Freeholders



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EXECUTIVE SESSION MINUTES
REGULAR MEETING – THURSDAY, MARCH 27, 2014

Chairman Christopher Hudak, Vice-Chairman Mohamed Jalloh, Freeholder Bruce Bergen, Freeholder Linda Carter, Freeholder Angel Estrada, Freeholder Sergio Granados, Freeholder Bette Jane Kowalski, Freeholder Alexander Mirabella, and Freeholder Vernell Wright were present.

Also present were County Manager Alfred Faella, Deputy County Manager William Reyes, Director Bibi Taylor, Director Norman Albert, Division Director Armando Sanchez and Clerk of the Board James E. Pelletiere.

The following items were discussed:

- 1) Attorney-Client privileged communication on potential litigation relative to the Tax Appeal regarding Galloping Hill Clubhouse.

County Counsel Robert Barry reminded the Board of the Township of Kenilworth's assessment

A brief discussion was had with counsel relative to

County Counsel Barry informed the Board that he

County Manager Faella informed the Board that the County anticipated this expense in the 2014 Budget.

The Board agreed with County Counsel's recommendation.

- 2) Anticipated contract negotiations with the Union County Improvement Authority relative to the Shared Services Agreement – RFP regarding golf operations.

County Counsel Robert Barry provided the Board a brief history of the RFP process relative to the Shared Service Agreement with the UCIA for golf operations;



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County Counsel Barry reminded the Board that [REDACTED]

County Counsel Barry recommended to the Board that [REDACTED]

There was a brief discussion regarding [REDACTED]

The Board agreed with County Counsel's recommendation.

James Pellettiere,
Clerk of the Board of Chosen Freeholders



UNION COUNTY BOARD OF CHOSEN FREEHOLDERS

EXECUTIVE SESSION MINUTES REGULAR MEETING – THURSDAY, APRIL 10, 2014

Chairman Christopher Hudak, Vice-Chairman Mohamed Jalloh, Freeholder Bruce Bergen, Freeholder Linda Carter, Freeholder Angel Estrada, Freeholder Sergio Granados, Freeholder Bette Jane Kowalski, Freeholder Alexander Mirabella, and Freeholder Vernell Wright were present.

Also present were County Manager Alfred Faella, Deputy County Manager William Reyes, County Counsel Robert Barry, Director Bibi Taylor, Director Norman Albert, and Clerk of the Board James E. Pelletiere.

The following items were discussed:

- 1) On-going contract negotiations with the Union County Improvement Authority and attorney-client privileged communications relative to Runnells Specialized Hospital.

Special Guest: Director Frank Guzzo, RSH Acting Director Sandra Adour, RSH Finance Director Michael Drummond.

Director Frank Guzzo provided the Board with an update on the contract negotiations with the sale of Runnells Specialized Hospital; indicating that the sale date has been pushed back to October 1, 2014. He advised that the County will need to develop a layoff plan.

County Counsel provided the Board with [REDACTED]

Director Guzzo informed the Board that Runnells Specialized Hospital will be facing a State survey in May and commended both Sandra Adour and Michael Drummond on the tremendous job they are doing.

Director Guzzo informed the Board that the County has been meeting with the families at Runnells this week, advising the Board they have been productive. Director Guzzo advised the Board that they are in the process of drafting the agreements to which County Counsel Barry referred, and are also meeting with the various collective bargaining units to address their concerns.

County Counsel advised the Board [REDACTED]

Director Guzzo informed the Board that the County will do an RFP to solicit a consultant to assist with the transition.



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- 2) Personnel Matter and Attorney-Client privileged communication relating to an Arbitration Matter entitled "In the Matter of County of Union and PBA Local 199A."

Special Guest: Kathryn Hatfield, Bauch Zucker Hatfield, LLC

Kathryn Hatfield advised the Board that [REDACTED]

Kathryn Hatfield provided the Board with [REDACTED]

Kathryn Hatfield further advised the Board that [REDACTED]

Kathryn Hatfield advised the Board that [REDACTED]

James Pelletiere,
Clerk of the Board of Chosen Freeholders