

**EXECUTIVE SESSION**

County Counsel Barry stated that pursuant to provisions of the Open Public Meetings Act a public body may enter into Executive Session for the purpose of discussing certain enumerated subjects. This Board will now enter Executive Session for the purpose of discussing contract negotiations with the Union County Utilities Authority relative to Covanta, contract negotiations relative to the Red Light Camera System, contract negotiations relative to the Union County Court Complex renovations and personnel matters.

The minutes of the Executive Session shall be separated from the minutes of the Open Public Session. The minutes of the Executive Session, redacted as appropriate and necessary, shall be available in approximately 30 days. The Clerk of the Board shall retain the original minutes until such time as the confidential limitations have been removed, at which time they shall be made available.

Upon the Board's return, it may not take formal action on the matters discussed.

Upon a majority vote of the members present, the Board may now retire to Executive Session. To the extent known, the following items will be discussed in Executive Session:

1. Contract Negotiations with the Union County Utilities Authority relative to Covanta
2. Contract Negotiations relative to the Red Light Camera System
3. Contract Negotiations relative to the Union County Court Complex Renovations
4. Personnel Matters

Motion to Enter Executive Session

**RESULT: ADOPTED [UNANIMOUS]; MOVER:** Alexander Mirabella, Vice Chairman; **SECONDER:** Linda Carter, Freeholder; **AYES:** Freeholder Carter, Freeholder Estrada, Freeholder Hudak, Freeholder Sullivan, Vice Chairman Mirabella, Chairman Scanlon; **ABSENT:** Freeholder Jalloh, Freeholder Kowalski, Freeholder Ward;

Motion to Return from Executive Session

**RESULT: ADOPTED [UNANIMOUS]; MOVER:** Alexander Mirabella, Vice Chairman; **SECONDER:** Linda Carter, Freeholder; **AYES:** Freeholder Carter, Freeholder Estrada, Freeholder Hudak, Freeholder Kowalski, Freeholder Sullivan, Vice Chairman Mirabella, Chairman Scanlon; **ABSENT:** Freeholder Jalloh, Freeholder Ward;

**ADDITIONAL RESOLUTIONS**

There will be two additional Resolutions added for next week's meeting.

**ADJOURNMENT**

Motion to adjourn the meeting at 8:40 PM.

**RESULT: ADOPTED [UNANIMOUS]; MOVER:** Alexander Mirabella, Vice Chairman; **SECONDER:** Daniel P. Sullivan, Freeholder; **AYES:** Freeholder Carter, Freeholder Estrada, Freeholder Hudak, Freeholder Sullivan, Vice Chairman Mirabella, Chairman Scanlon; **ABSENT:** Freeholder Jalloh, Freeholder Kowalski, Freeholder Ward;



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. Bany advised the Board that

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