

MIDDLESEX COUNTY IMPROVEMENT AUTHORITY
MINUTES

Wednesday, February 9, 2022 6:00 PM

(Held via Zoom)

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Meeting ID: 830 5718 9745

Passcode: 5322309257

Middlesex County Improvement Authority Office

101 Interchange Plaza, Second Floor Cranbury (South Brunswick), N.J.

- 1. SALUTE TO FLAG/CALL TO ORDER: Meeting was called to order by Chairman Nolan at 6:00 p.m.**

- 2. ROLL CALL OF OFFICERS**
James P. Nolan Present
Anthony Raczynski Present
Paul Abbey Present
Christine D'Agostino Present
Others Present: Executive Director H. James Polos, Anne Rowan, Esq. General Counsel, Chief Financial Officer William Brennan, Senior Project Manager Carol Byrnes, and Middlesex County IT staff liaisons Joshua Cole and Nick Ganesu.

- 3. SUNSHINE LAW STATEMENT: Anne Rowan, Esq. stated the following statement into the record: "This meeting today conforms with Chapter 231, P.L. 1975 called the "Open Public Meeting Act" and as per the requirements of the statute, notification of the meeting was published in the Star Ledger and the Home News Tribune and filed with the Clerk of Middlesex County."**

- 4. COMMITTEE REPORTS**
 - a) Recycling: Executive Director Polos references his announcement from last meeting regarding curbside pickup delays due to staff shortages with the provider as a result of Covid-19 and speaks to this not being a unique situation to the MCIA. Executive Director Polos is happy to report that this issue has passed. Curbside pickup collections

are back on track and on time. Executive Director Polos gives thanks to Christy Jiminez and Kevin Figa in the recycling department for working with the county engineer GIS department which has maps and details of the streets in the county which will have exact house counts on each street and block and will be uploaded to inspectors so they know which homes have been picked up or missed. There is also colored maps for each sector and these will be shared with the provider so drivers can determine what has been picked up and what has not Executive Director Polos is really pleased with the progress.

- b) Train Station: Executive Director Polos reports that the project is moving along and had an additional technical subcommittee advisory meeting just a few days ago and finalized a decision of a final platform layout location, track movements, and the purpose of the moving of the tracks and platform. With the location and concept finalized, the engineer can get the specific design started. His team should be onsite within the next week or two to start working on the field measurements and survey work. Hopefully, this work will be completed in the next few months.
- c) Cancer Center: General Counsel Anne Rowan, Esq. advises that the basement area of the Cancer Center has been fully excavated and construction has been underway in the pouring of the lower level slab and work is on the way in construction of the large vaults.
- d) Parking Garage: General Counsel Anne Rowan, Esq. advises that the mass excavation of a large portion of the project completed. Footings and foundations have commenced. Recast concrete should begin by November 2022.
- e) Valencia School Redevelopment: General Counsel Anne Rowan, Esq. advises that construction is well underway with building foundation being poured and underground stormwater system is nearly complete. Partial building permits have been obtained and full building permits will be obtained over the next two months. The structural steel will be commencing in April 2022 and project is on schedule for final completion for August 2023.
- f) Local Finance Board Hearing (2/9/22): Executive Director Polos advises that the MCIA applied to the LFB for approval of the purchase of the parking deck in Carteret. The purchase falls in alignment with the economic development plans and future parking endeavors including projects planned for the train station in North Brunswick and the recent project awarded to do the parking deck in New Brunswick as part of the Cancer Center project. Received unanimous approval from the LFB to purchase the parking deck in Carteret.

5. **CORRESPONDENCE**

No correspondence.

6. **OLD BUSINESS**

No old business.

7. **NEW BUSINESS**

No new business.

8. **DISCUSSION OF RESOLUTIONS**

No formal action items.

9. **APPROVAL OF MINUTES**

Motion by Commissioner Abbey to approve Minutes of the Meeting of January 12, 2022; seconded by Commissioner D'Agostino; approved by unanimous vote.

10. **PUBLIC COMMENTS ON RESOLUTIONS**

Not applicable.

11. **APPROVAL OF RESOLUTIONS**

Not applicable.

12. **PAYMENT OF VOUCHERS**

Motion for payment of vouchers by Commissioner D'Agostino; seconded by Commissioner Raczynski; approved by unanimous vote.

13. **PUBLIC SESSION**

Charlie Kravotil of New Brunswick inquired in regards to the Valencia School project, specifically asking how much of the \$55 million has been spent so far. Chairman Nolan advises that he does not have that information readily available. Mr. Kravotil asks if someone will be able to get that information and Chairman Nolan advises he will try.

Mr. Kravotil asks what will happen if Devco spends all the money before the school is completed. Chairman Nolan advises he will not speculate on that.

Mr. Kravotil asks whether the Chairman received an update on the school project as it was discussed at the last meeting. Chairman Nolan advises a verbal report on the school was given earlier in this meeting.

In connection with Mr. Kravotil's request for public records request relative to the school and cancer center project, General Counsel Anne Rowan, Esq. advises that the Developer has been responsive in their requests for updates, that an updated written report was received earlier today in which she gave verbal report earlier in the meeting and she can provide the written report to Mr. Kravotil after the meeting. General Counsel Anne Rowan, Esq. further advises that because the developer has been responsive and has provided reports when asked, if there are no written report to provide that simply means there are no substantial updates.

Mr. Kravotil questions the structural steel construction as reported in today's meeting which was stated to begin in April 2022. General Counsel Anne Rowan, Esq. repeats the

information provided verbally earlier in the meeting regarding the structural steel for the school project. Mr. Kravotil references a prior report which states that the structural steel was to commence in January 2022 and is concerned about the delay. Mr. Nolan advises there is no need for concern as construction delays are very common in the industry and current supply chain issues only add to any delays.

14. ADJOURNMENT

Motion for adjournment by Commissioner D'Agostino; seconded by Commissioner Raczynski; approved by unanimous vote.

CERTIFICATION

I, Paul Abbey, Secretary and Certifying Agent of the Middlesex County Improvement Authority, hereby certify that the attached is a true copy of the Minutes of the meeting of the Middlesex County Improvement Authority held on the 9th day of February, 2022.


Paul Abbey, Secretary