

MINUTES

MERCER COUNTY IMPROVEMENT AUTHORITY REGULAR MEETING - TUESDAY, DECEMBER 15, 2009 12:00 NOON

The Mercer County Improvement Authority met on the above date and time at the Mt. View Golf Course Clubhouse with the following present:

BOARD MEMBERS PRESENT: Charles Marciante, Chairman; John P. Thurber, Vice Chairman; Morris Rubino, Treasurer, Christine Stearns; Anthony Verrelli and Anthony Davis,

BOARD MEMBERS ASBSENT: Christina Foglio-Palmer

ADMINISTRATION PRESENT: Phillip S. Miller, Executive Director; Allan Collins, Deputy Executive Director; Margarita Stanislavskaya, CFO; Patrick Cane, Chief of Enforcement; Daniel Napoleon, Chief of Recycling; William Harla, General Counsel; Andrew Watson, Enforcement Counsel

CALL TO ORDER

At this time, Chairman Marciante called the meeting to order.

EXECUTIVE DIRECTOR'S STATEMENT

"WRITTEN ADVANCE NOTICE OF THE TIME, DATE AND PLACE OF THIS MEETING, AS REQUIRED BY CHAPTER 231, P.L. 1975 OPEN PUBLIC MEETINGS ACT, WAS GIVEN THURSDAY, DECEMBER 10, 2009 BY MAILING A COPY OF THE AGENDA THEREOF TO THE TRENTON TIMES, THE TRENTONIAN AND ALL OTHER MERCER COUNTY NEWSPAPER AND RADIO STATIONS, TO THE MERCER COUNTY CLERK AND MUNICIPAL CLERKS. THE SAME WAS ALSO POSTED ON THE BULLETIN BOARD OF THE LOBBY OF THE COUNTY ADMINISTRATION BUILDING, THE MERCER COUNTY COURTHOUSE AND THE MERCER COUNTY IMPROVEMENT AUTHORITY."

APPROVAL OF THE AMENDED AGENDA

Mr. Davis moved to adopt the amended agenda, seconded by Mr. Rubino; unanimously approved by the members present.

APPROVAL OF THE MINUTES

Minutes of The Regular Meeting held on October 13, 2009 were moved to the meeting of December 15, 2009.

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PRESENTATION OF THE BILLS FOR BOARD REVIEW

Operating - \$2,719,290.49; Government Leasing Program - Improvements Series 2001 - \$2,500.00; Government Leasing Program - Improvement Series 2003 - \$3,000.00; Sovereign Bank Arena - Trigen Equipment and Lease - \$50,000.00; Parking Project Series 2003 - \$5,184.91.00; Regional Sludge Revenue - Series 2003 - \$6,000.00

Mr. Davis moved to adopt the disbursement schedule, seconded by Mr. Verrelli; unanimously approved by the members present;

EXECUTIVE DIRECTOR'S REPORT

Mr. Miller began the meeting by updating the Board of Commissioners on the Courthouse Litigation; noting that oral arguments were heard on December 1st and no decision has been made at this time. Legal counsel indicated that there should be a six week turn around; however the MCIA was hoping that the courts would like to get it off of the docket by the end of the year and hopefully have a decision sooner. Naming rights for the arena are complete and the name of the arena is now the Sun National Bank Center. Over the next couple of weeks approximately 87 street and directional signs will be changed over to reflect the name change. Mr. Miller noted that the MCIA is looking forward to the new partnership with Sun National Bank.

Mr. Miller stated that Recycling ads would be coming out within the week notifying Mercer County residents that beginning January 1, 2010 the County of Mercer is moving to Single Stream Recycling.

There has been no change with regard to the progress of Building Four. The MCIA is still waiting for the building permits from the City of Trenton to move forward.

Mr. Miller reviewed the resolutions before the board beginning with the award of Auditor to Mercadien. Mercadien has been the MCIA's auditor in the past the MCIA has been pleased with their performance

Mr. Miller met with the Finance Committee to review the budget for the year 2010. He noted - year to year decreases across the board except for an increase in benefits, which were in the form of additional employee contributions to the State of New Jersey for Pensions. Mr. Miller highlighted a few of the decreases in the budget noting that the Recycling Budget is decreasing by \$1 million savings which will be passed along to the towns. Disposal costs increases, which are under the Waste Management contract and which was part of our bid.

At this time, Mr. Miller provided the Board of Commissioners with an overview of the accomplishments of the MCIA for over the past five years from 2004 - 2009 with regard to budgetary savings. Administration costs are down by 8%, Insurance is down by 33%, Legal is down by 38%, Controllable Operating costs are down by 30%.

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Mr. Miller commented that the MCIA is seeing an overall 20% reduction during the five year period, where inflation has gone up approximately 17%. Mr. Miller credits the staff with the hard work in truly doing more with less. In addition, he noted that the MCIA currently employees 31 individuals from the original 36 in 2004; resulting in a 14% staff reduction.

Mr. Miller moved on to the Resolution pertaining to the sale of the Mercer County Geriatric Center to the MCIA. In order to facilitate the sale the County asked the MCIA to become essentially a broker in the deal. The MCIA will go out with the RFP, we will negotiate with whoever the new owner will be and ensure that all of the residents of the geriatric center are well cared for in the transition. Mr. Miller added that another resolution before the board is the award of a professional's services contract to NW Financial to assist the MCIA in transactions necessary to sell the Mercer County Geriatric Center. Mr. Miller explained that NW Financial were also the advisors that assisted the County in the financials for this project.

At the time Mr. Miller discussed the resolution awarding Daktronics a contract to replace the Marquee at the Sun National Center. He explained that the marquee is original to the building and that it had broken down a few months ago beyond repair. Daktronics is the vendor who also installed the Scoreboard at the arena over a year ago.

In to the previous five year overview Mr. Miller provided a breakdown of the MCIA's accomplishment over the past year. The MCIA completed two financings; one was for capital equipment and the other for open space which utilized Build America Bonds which were over \$100 million dollars. In addition, the MCIA finance the Mercer County Courthouse through the Building America Bonds. The MCIA has also completed the Baldpate Mountain Visitor Center on behalf of the County of Mercer of which the MCIA was the construction manager. The MCIA completed the Trenton Daylight/Twilight School in Trenton, in addition to the Mercer County Wildlife Center in terms of construction.

Mr. Miller went on to indicate that in terms of education and outreach, the MCIA had over 3,000 people visit the arena for the annual Touch-A-Truck event, 4,000 children were reached through our education in the schools program. The MCIA also attended eight (8) community events, some of which included celebrating Earth Day in Hamilton, and attending Community Fest at the College of New Jersey in Ewing, Greening at West Windsor, American Heart Association walk at Mercer County Park and Mercer County Chamber of Commerce Green Event in Ewing.

Mr. Miller noted that the MCIA web-site was overhauled and is running smoothly.

Mr. Miller discussed the Solid Waste progress for the year 2009 indicating that there was 290,000lbs of Solid Waste that was processed, which is equivalent to what the MCIA did last year. Mr. Miller noted additionally, the MCIA did a total reconditioning of the Scale House at the Transfer Station including the upgrade of the Scale and Navision Finance software.

In addition to the accomplishments noted, the MCIA held 5 Household Hazardous Chemical Waste days, accepting over 5,000 vehicles for the year 2009 and processed over 387,915lbs of electronics.

Other accomplishments of the MCIA include the completion of the Naming Rights at the Arena as well completing a new 10 year deal with the Trenton Devils and the Arena Management Agreement for 5 years.

Mr. Miller discussed the goals of the MCIA for the year 2010 includes starting the Mercer County Courthouse and Building Four and the sale of the Mercer County Geriatric Center.

Chairman Marciante thanked all of the Commissioners, Directors and staff of the MCIA for all of the wonderful work they have done over the year.

Mr. Miller thanks the Board of Commissioners for their assistance and guidance they have provided him over the course of the year.

RESOLUTION PROPOSALS

2009-052 Resolution of the Mercer County Improvement Authority Awarding Contract to Mercadien, P.C. for Independent Auditing Services of the Authority Accounts and Sovereign Bank Arena Accounts for the Year Ending December 31, 2009 and for Interim auditing Procedures and Internal Controls

Mr. Rubino moved to adopt, seconded by Mr. Thurber

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

Mr. Thurber noted how pleased the board is with the work of Mercadien in the past. He noted that Mercadien has always provided thorough and consistent knowledge of the operations of the Authority.

2009-053 Resolution of the Mercer County Improvement Authority Approving the 2010 Solid Waste Budget Request

Mr. Davis moved to adopt, seconded by Mr. Verrelli

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

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2009-054 Resolution of the Mercer County Improvement Authority Approving the 2010 Parking Facilities Budget Request

Mr. Davis moved to adopt, seconded by Mr. Verrelli

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

2009-055 Resolution of the Mercer County Improvement Authority Approving the 2010 Sludge Facility Budget Request

Mr. Davis moved to adopt, seconded by Mr. Verrelli

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

2009-056 Resolution of the Mercer County Improvement Authority Approving the 2010 Mercer County Arena Budget Request

Mr. Davis moved to adopt, seconded by Mr. Verrelli

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

2009-057 Resolution of the Mercer County Improvement Authority Approving the 2010 Projects Budget Request

Mr. Davis moved to adopt, seconded by Mr. Verrelli

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

2009-058 Resolution of the Mercer County Improvement Authority Authorizing the Executive Director to Execute an Agreement Between the Mercer County Improvement Authority and the County of Mercer ("The County") Granting the MCLIA the Right to Transfer all Rights and Interest in the Mercer County Geriatric Center, Including the Real Property Upon Which it is Located.

Mr. Rubino moved to adopt, seconded by Mr. Thurber

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

2009-059 Resolution of the Mercer County Improvement Authority Awarding Bid to Daktronics for the Marquee at the Sun National Bank Center at Mercer County

Mr. Davis moved to adopt, seconded by Ms. Stearns

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

2009-060 Resolution of the Mercer County Improvement Authority Appointing NW Financial Group, LLC the Financial Advisor to the Authority for the Geriatric Center Project

Mr. Rubino moved to adopt, seconded by Mr. Verrelli

Adopted: 6 - Ayes 0 - Nays 0 - Abstentions

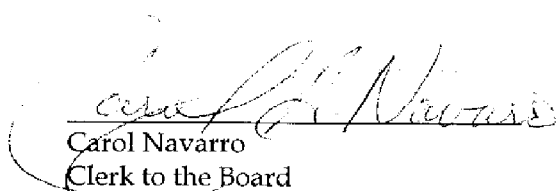
Ayes: Commissioners - Davis, Stearns, Verrelli, Thurber, Rubino and Marciante

TIME AND PLACE OF NEXT MEETING

Mr. Davis moved to adjourn the meeting, seconded by Mr. Thurber; unanimously approved by the members present.

The next meeting of the Mercer County Improvement Authority will be held on Tuesday, January 12, 2010 at Noon at the Mountain View Golf Course Clubhouse, 890 Bear Tavern Road, Ewing, New Jersey.

ADJOURNMENT 12:25 p.m.


Carol Navarro
Clerk to the Board