

**MINUTES OF THE MERCER COUNTY
IMPROVEMENT AUTHORITY REGULAR
MEETING HELD ON TUESDAY,
April 14, 2009
AT 12 NOON**

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

Charles L. Marciante, Chairman; Morris S. Rubino, Treasurer; John P. Thurber, Vice Chairman; Anthony Verrelli, Member; Christiana Foglio-Palmer, Member; Phillip S. Miller, Executive Director; Allan Collins, Deputy Executive Director; Margarita Stanislavskaya, Chief Financial Officer; Catherine Tamasik, General Counsel; Patrick Cane, Chief of Enforcement; Carol Navarro, Executive Assistant.

Please note that Mrs. Palmer arrived at 12:15 p.m.

Also Present: Andrew Watson, Enforcement Counsel; Alma Ortiz, Charlotte Flansburg and Peggy Cioch, all MCIA Staff.

Absent: Anthony Davis, Member; Christine Stearns, Assistant Treasurer; Daniel Napoleon, Chief of Recycling.

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, APRIL 9, 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 AGENDA

Mr. Thurber made a motion, seconded by Mr. Verrelli that the agenda be approved as submitted, which was adopted by the unanimous vote of the members present.

Minutes
April 14, 2009
Page Two

APPROVAL OF THE MINUTES

Mr. Thurber made a motion, seconded by Mr. Rubino that the minutes from the Regular Meeting held on Tuesday, March 10, 2009 be approved as submitted.

PRESENTATION OF THE BILLS FOR BOARD REVIEW

Mr. Thurber made a motion seconded by Mr. Rubino that the following disbursements be approved as submitted:

Operating - \$2,658,641.83; County of Mercer Improvements Project Series 2002B - \$88,384.33; County Equipment and Improvements Series 2005A - \$690,350.26; Sovereign Bank Arena-Trigen Equipment and Lease - \$50,000.00; Trenton Demonstration Project - \$958,305.34, which was adopted by the unanimous vote of the members present.

EXECUTIVE DIRECTOR'S REPORT

Mr. Miller reviewed the resolutions that were placed on today's agenda.

The Authority issued a second round, through the fair and open process, for an RFQ for Bond Underwriter's, which resulted in two (2) additional underwriters', which will be approved today.

The NCAA tournament went well and was a success. Had very positive press highlighting the arena.

Household Chemical Waste and Electronics Day went well with 1,531 vehicles. E-waste Day will be held on May 2, 2009.

Mr. Miller informed the Board that prior to the next Board Meeting, the Authority would be launching a new web site with a Twitter account and Face book page included. Will issue an email when this is completed.

Mr. Miller introduced Authority staff to the Board; Peggy Cioch and Charlotte Flansburg both from the Finance Department and Alma Ortiz from Recycling.

Mr. Miller announced that Joanne Constance is retiring from the Authority effective July 1, 2009.

RESOLUTION PROPOSALS

Resolution of the Mercer County Improvement Authority Appointing Qualified Bond Underwriting Firms for the Year 2009

Mr. Rubino introduced the following resolution, seconded by Mr. Thurber.

RESOLUTION NO. 2009-21

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
APPOINTING QUALIFIED BOND UNDERWRITING FIRMS FOR THE YEAR
2009**

Adopted: Ayes: 4 Nays: 0 Absent: 3

Ayes: Anthony Verrelli, Morris S. Rubino, John P. Thurber, Charles L. Marciante

Absent: Christine Stearns, Anthony Davis, Christiana Foglio-Palmer

OLD BUSINESS

Mr. Miller informed the Board that during the Fall of 2009 we will have contracts starting with the Courthouse, Building Four, Arena Management Contract, Naming Rights, etc.

Courthouse – The demolition is continuing with a quarter of the detention center down. The garage portion is completely down. Bids come in for the Courthouse on April 24, 2009 and we should be at the Local Finance Board for their May meeting.

Roebing Redevelopment Project – currently reviewing the responses to the RFEI. On the advice of Commissioner Palmer, Mr. Miller did review the documentation concerning the former Manex Site and we do need to create an interlocal agreement.

Trolley Project – Survey is complete and a brief meeting was held to review the results with the consultant and New Jersey Transit. An additional meeting will be held next week to see if we can move ahead with this project. There is money available through the federal grant to buy vehicles if the feasibility study results are viable. Who is funding ongoing operating costs will be the determining factor if we are to proceed with implementation.

Mr. Thurber questioned how many bids were received on the Roebing Redevelopment Project? Mr. Miller stated that there were six of interest.

Minutes
April 14, 2009
Page Four

Mrs. Palmer questioned, "what is the process"? Mr. Miller stated that it is to generate interest in the site and the Authority's process is to interview each of the respondents and determine what the next step would be.

Mrs. Palmer questioned the naming process for the arena. Mr. Miller informed the Board that we are presently working with Front Row Marketing through the arena whom works in the marketing of the arena. They are employed through the arena, completing pouring rights, naming rights or any marketing issue that evolves. The firm is paid a percentage commission through the arena.

Mr. Miller informed the Board that he does have some firms interested in the naming rights to the arena. NCAA worked to the Authority's advantage. Need to have the naming rights all worked out by the end of September since that is when the contract expires with Sovereign Bank. Arena and street signs need to be changed to the new name.

Mr. Thurber raised concern if Front Row Marketing contract is with Global Spectrum, the contract naming rights should be with the Authority not Global Spectrum. Ms. Tamasik stated that the contract between Global Spectrum and the Authority includes sponsorships and naming rights. It is part of the services that they provide. It is a service that is already available; however, we do not have to accept this service. Mr. Miller stated that the benefit of Front Row Marketing is that they have been there from the start and are familiar with the transactions at the arena.

NEW BUSINESS

At this time, there was no new business to come before the Board.

Executive Session

Resolution of the Mercer County Improvement Authority to Enter Into Executive Session to Discuss Contract Negotiations

Mr. Thurber introduced the following resolution, seconded by Mr. Rubino.

RESOLUTION NO. 2009-22

**RESOLUTION OF THE MERCER COUNTY IMPROVEMENT AUTHORITY
TO ENTER INTO EXECUTIVE SESSION TO DISCUSS CONTRACT
NEGOTIATIONS**

Minutes

April 14, 2009

Page Five

Adopted: Ayes: 5 Nays: 0 Absent: 2

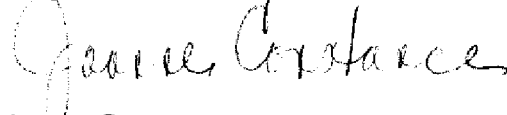
Ayes: Anthony Verrelli, John P. Thurber, Morris S. Rubino, Charles L. Marciante,
Christiana Foglio-Palmer

Absent: Christine Stearns, Anthony Davis

TIME AND PLACE OF NEXT MEETING

The next meeting of the Mercer County Improvement Authority will be held on
Tuesday, May 12, 2009 at Noon at the Mountain View Golf Course Clubhouse, 890 Bear
Tavern Road, Ewing, New Jersey.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joanne Constance". The signature is written in black ink and is positioned above the printed name and title.

Joanne Constance
Clerk to the Board