

**Bergen County Improvement Authority  
327 E. Ridgewood Avenue  
Paramus, New Jersey  
REGULAR MEETING**

**APPROVED**

**MINUTES  
December 5, 2024**

Present: Commissioners C. Gamio, J. Bang, M. Capilli, E. Randall, J. Some  
BCIA Staff: M. Raguseo, B. Losito, G. Velazquez  
General Counsel: J. Garcia, Esq.

| TOPIC                        | DISCUSSION  | ACTION/DECISION |
|------------------------------|---|-----------------|
| Call to Order                | The meeting was called to order at 4:20 p.m. by Chairperson Gamio.  |                 |
| Proof of Notice of Reg. Mtg. | B. Losito read the Notice of Regular Meeting.   |                 |
| Attendance:                  | Commissioners in attendance:<br><br>Commissioner Bang<br>Commissioner Capilli<br>Commissioner Randall<br>Commissioner Some<br>Chairperson Gamio.  |                 |
| Open to Public Comment       | At Chairperson Gamio's request, a Motion was made by Commissioner Randall to open the meeting for public comment regarding items on today's agenda. Motion was seconded by Commissioner Some and carried unanimously.                 | Motion carried. |
| Close to Public Comment      | As there were no members of the public wishing to be heard, at Chairperson Gamio's request a Motion to close the meeting was made by Commissioner Bang, seconded by Commissioner Randal and unanimously carried.                      | Motion carried. |
| Approval of Minutes          | At Chairperson Gamio's request, a Motion was made by Commissioner Bang and seconded by Commissioner Some o approve the Minutes of the following meeting:<br><br>November 7, 2024 – Regular Session<br>November 7, 2024 – Work Session |                 |

Roll Call

A Roll Call vote resulted as follows:

Commissioner Bang – yes  
Commissioner Capilli – yes  
Commissioner Randall – yes  
Commissioner Some – yes  
Chairperson Gamio – yes

Resolutions #24-86 and  
#24-87

Chairperson Gamio requested a voice vote to move the listed resolutions. Consent was made by Commissioner Capilli seconded by Commissioner Bang and unanimously carried. Chairperson Gamio then requested a Motion to approve Resolutions #24-86 and #24-87. Motion was made by Commissioner Capilli seconded by Commissioner Bang and unanimously carried.

Motion carried.

#24-86 Payment of Bills  
#24-87 Authorize Issuance of Requests for  
Qualifications for Professional Services

Roll Call

A Roll Call vote resulted as follows:

Commissioner Bang – yes  
Commissioner Capilli – yes  
Commissioner Randall – yes  
Commissioner Some – yes  
Chairperson Gamio – yes

Resolutions #24-88 and  
#24-89

Chairperson Gamio requested a voice vote to move the listed resolutions. Consent was made by Commissioner Capilli seconded by Commissioner Bang and unanimously carried. Chairperson Gamio then requested a Motion to approve Resolutions #24-88 and #24-89. Motion was made by Commissioner Capilli seconded by Commissioner Bang and unanimously carried.

Motion carried.

#24-88 Amend Contract – Netta Architects –  
Architectural/Engineering Services at  
133 River St. Hackensack Project  
#24-89 Authorization for BCIA to Execute a  
Letter of Intent to Finance Greater  
Bergen Community Action, Inc.'s  
Acquisition of 505 Main Street,  
Hackensack, NJ

Roll Call

A Roll Call vote resulted as follows:

Commissioner Bang – yes  
Commissioner Capilli – yes  
Commissioner Randall – yes  
Commissioner Some – recuse  
Chairperson Gamio – yes

Adjournment

At 4:30 p.m., a Motion to adjourn the Regular Session was made by Commissioner Randall, seconded by Commissioner Capilli and carried unanimously.

Motion carried.

Respectfully submitted,

Bernadette Losito  
Assistant Secretary