

## NO REDACTIONS

**EXECUTIVE SESSION**

**NOVEMBER 22, 2011**

**1**

The Board met in Executive Session Tuesday, November 22, 2011 at 8:01 p.m. with the following members present: Freeholder Everett Chamberlain, Freeholder Rick Gardner, Freeholder Jason Sarnoski, County Counsel Joseph J. Bell and County Administrator Steve Marvin. The Board was joined by Special Counsel Joe Houston; Architect Ray O'Brien; County Engineer Dave Hicks; seller's attorney, Kevin Benbrook; seller, Robert Van Valkenburgh and seller's builder, Sam Champi.

Brief discussion was held on each of the following matters:

(1) *Matters Relating to Purchase, Lease or Acquisition of Real Property:* Items to be discussed include: Status of negotiation for Village Square II.

Mr. Houston reviewed the status of negotiation for purchase of the Village Square II property. After substantial discussion with Library staff, Mr. Lazorisak and Mr. O'Brien, additional costs to be incurred would include approximately \$20,000 for library required changes, \$440,000 for a 2,000 square foot addition to the Library building and approximately \$25,000 for completion of the access road to Village Drive. Current total purchase price all inclusive will be \$7,442,500. Discussions were held concerning the access road to Village Drive and it was clarified that the seller would provide information to Mr. Houston concerning the County's obligation for the Village Drive easement and maintenance agreements. Following discussion, it was clarified that the seller will perfect the subdivision of the strip mall property with both the Township of White and any necessary County Planning Board approvals. Mr. O'Brien will have final construction drawings completed within two months of approval of the contract for sale. The parties' attorneys will be working on final draft of the sale contract to include a contingency whereby both parties will be given the opportunity to withdraw from the contract if final construction pricing exceeds the initial estimates. It is expected that the final draft agreement will be made available shortly before the Freeholders' next Regular Meeting in order that final discussion can be held in Executive Session on December 14, 2011; likely leading to approval of the contract for sale. The parties left Executive Session at approximately 8:55 p.m.

(2) *Matters Relating to Collective Bargaining Agreements:* Items to be discussed include: Status of various labor negotiations.

Mr. Marvin provided a very brief and broad overview of the status of labor negotiations.

(3) *Matters Relating to Litigation:* Items to be discussed include: Settlement of Zika v. Sheriff/DiLauri?

Mr. Marvin noted that our defense counsel in the Zika v. Sheriff/Dilauri matter has notified us of settlement for \$140,000. Papers to follow shortly.

A letter from the Farmers Fair regarding selective demolition of the barn at the Wattles property was briefly discussed. Mr. Marvin was authorized to tell them they may proceed contingent on provision of insurance certificates. Mr. Marvin provided the Board with packets of draft agendas and resolutions for the Annual Reorganization Meeting.

On motion by Mr. Gardner, seconded by Mr. Sarnoski, the Board returned to open session at 9:05 p.m.

Recorded Vote: Mr. Sarnoski yes, Mr. Gardner yes, Mr. Chamberlain yes