

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

REGULAR MEETING

MINUTES

MAY 7, 2026

Present: Chairperson Gamio, Commissioners Bang, Some, Capilli, Kistner
BCIA Staff: M. Raguseo, M. O'Connor, June Montag, G. Velazquez
General Counsel: J. Garcia, Esq.

TOPIC	DISCUSSION	ACTION/DECISION
Call to Order	The meeting was called to order at 4:24 p.m. by Chairperson Gamio.	
Proof of Notice of Reg. Mtg.	M. O'Connor read the Notice of Regular Meeting.	
Attendance	Commissioners in attendance: Chairperson Gamio Commissioner Bang Commissioner Capilli Commissioner Some Commissioner Kistner	
Open to Public Comment	Chairperson Gamio's request a Motion was made by Commissioner Capilli 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 Some, seconded by Commissioner Kistner and unanimously carried.	Motion carried
Approval of Minutes	Chairperson Gamio's request, a Motion was made by Commissioner Kistner and seconded	

by Commissioner Some to approve the Minutes
of the following meeting:

April 9, 2026 – Regular Session

April 9, 2026 – Work Session

Roll Call

A Roll Call vote resulted as follows:

Chairperson Gamio – yes
Commissioner Bang – yes
Commissioner Capilli - yes
Commissioner Some – yes
Commissioner Kistner - yes

Resolutions #26-33
Through #26-41; and
Resolutions #26-12
Through #26-15

Chairperson Gamio requested a voice Motion carried
vote to move the listed resolutions. Motion
was made by Commissioner Some, seconded
by Commissioner Bang and unanimously carried.
Chairperson Gamio then requested a Motion
to approve Resolutions #26-33 through #26-41 and
Resolutions #26-12 through #26-15. Motion was
made by Commissioner Capilli and
Seconded by Commissioner Kistner.

#26-33 Payment of Bills Motion carried

#26-34 Award Contract – Bond Counsel - County
Guaranteed Revenue Bonds (Bergen County
Community Action Program, Inc. Project), Series 2026
(Gibbons)

#26-35 Award Contract – Underwriter – County Guaranteed
Revenue Bonds (Bergen County Community Action Program,
Inc. Project) Series 2026 (NW Capital)

#26-36 Award Contract – Financial Advisor – County
Guaranteed Revenue Bonds (Bergen County Community
Action Program, Inc. Project), Series 2026 (Acacia Financial)

#26-37 Authorizing the Issuance of County Guaranteed
Project Note, (BNBMC Project) Series 2026

#26-38 Authorizing the Executive/Delivery of Documents and
Authorizing Authority's Officers to do All Other Things Deemed
Necessary for the Issuance and Sale of County Guaranteed
Revenue Notes (BNBMC Project) Series 2026

#26-39 Authorizing the Delegation of Power to Sell and
to Award and to Determine Other Matters Pertaining
to County Guaranteed Revenue Notes (BNBMC Project)
Series 2026

#26-40 Award Contract – BCIA/BNBMC – Building 14-E

Roof Replacement Project (ARCO Construction)
#26-41 Award Contract – Engineering and Professional
Construction Administration Services – Welbe Health
Center at BNBMC (CP Engineers)

#26-12 Award Contract – General Counsel – General
Business (Cleary Giacobbe)

#26-13 Award Contract – General Counsel – BNBMC
Issues (Cleary Giacobbe)

#26-14 Award Contract – Special Litigation Counsel
(Cleary Giacobbe)

#26-15 Award Contract – Special Counsel – Legal
Services (Alampi)

Roll Call

A Roll Call vote resulted as follows:

Chairperson Gamio – yes
Commissioner Bang – yes
Commissioner Capilli - yes
Commissioner Some – yes
Commissioner Kistner - yes

Adjournment

At 5:05 p.m., a Motion to adjourn the Regular
Session was made by Commissioner Capilli,
seconded by Commissioner Kistner and
carried unanimously.

Respectfully Submitted,

Maizie O'Connor
Assistant Secretary