



**BOROUGH OF WOODCLIFF LAKE  
MAYOR AND COUNCIL AGENDA  
OCTOBER 1, 2018  
7:30 PM**

**CALL TO ORDER**

Notice of this meeting, in accordance with the "Open Public Meetings Law, 1975, C. "231", has been posted and two newspapers, The Record and The Ridgewood News, have been notified.

**ROLL CALL**

Mayor Carlos Rendo  
Council President Corrado Belgiovine  
Councilwoman Jacqueline Gadaleta  
Councilwoman Nancy Gross  
Councilwoman Angela Hayes  
Councilwoman Kristy Herrington  
Councilman Brian Singleton

**PLEDGE OF ALLEGIANCE**

**CLOSED SESSION**

Resolution No. 18-218      Resolution Authorizing the Holding of Closed Session

**APPROVAL OF MINUTES**

September 17, 2018 (Open)

**MAYOR'S REPORT**

**ADMINISTRATOR'S REPORT**

**COUNCIL MEMBERS' REPORTS/COMMENTS**

## **ORDINANCE**

Introduction

Ordinance 18-12

An Ordinance to Amend Chapter 5-39 "Mayor and Council as Appropriate Authority" of the borough of Woodcliff Lake Code in the Borough of Woodcliff Lake, State of New Jersey

## **NEW BUSINESS**

### **PUBLIC COMMENT**

(limited to 5 minutes per speaker)

## **NON-CONSENT AGENDA**

### **CONSENT AGENDA**

Resolution No. 18-219	Resolution Authorizing Payroll and Payment of Claims
Resolution No. 18-220	Resolution Approving Raffle License to the Woodcliff Lake Volunteer Fire Department
Resolution No. 18-221	Resolution Authorizing Refund of Redemption Monies to Outside Lienholder
Resolution No. 18-222	Resolution Authorizing a Refund of Overpaid Taxes Caused by Tax Court Judgement Docket #006236-2016 and #004170-2017 for the Years 2016 and 2017
Resolution No. 18-223	Resolution Authorizing the Execution of an Interlocal Agreement for the Maintenance and Repair of DPW Vehicles by and between the Borough of Paramus and the Borough of Woodcliff Lake
Resolution No. 18-224	Resolution Authorizing the Execution of an Interlocal Agreement for Street Sweeping Services by and between the Borough of Paramus and the Borough of Woodcliff Lake
Resolution No. 18-225	Resolution Approving the Submission of a 2019 New Jersey Department of Transportation Aid Infrastructure Fund Application and Execution of a Grant Agreement for the Glen Road Culvert Improvement Project
Resolution No. 18-226	Resolution Approving the Submission of a 2019 New Jersey Department of Transportation – Municipal Aid Grant Application and Execution of a Grant Agreement for the Winthrop Drive Improvement Project
Resolution No. 18-227	Resolution Authorizing an Offer of Employment for the Position of Planning Board/Zoning Board Secretary/Confidential Administrative Assistant in the Borough of Woodcliff Lake
Resolution No. 18-228	Resolution Awarding Professional Services to First Environment Inc. for Licensed Site Remediation Services and for the Allocation of Funds from the Open Space Trust Fund in the Borough of Woodcliff Lake, Bergen County, New Jersey

**ADJOURNMENT**

**\*\*\*\*Disclaimer\*\*\*\***

**Subject to Additions and/or Deletions**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING HOLDING OF CLOSED SESSION**

**RESOLUTION NO. 18-218  
OCTOBER 1, 2018**

**WHEREAS**, the Mayor and Council of the Borough of Woodcliff Lake, pursuant to the provisions of N.J.S.A. 10:4-12(b), may meet in closed session; and

**WHEREAS**, the following is the subject matter to be discussed in closed session:

1. Personnel Issues

**WHEREAS**, these Minutes will be kept and once the matter involving the confidentiality of the aforementioned no longer requires that confidentiality, then the minutes can be made public.

**NOW THEREFORE BE IT FURTHER RESOLVED** that formal action may be taken at the Meeting.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 1, 2018.

\_\_\_\_\_  
**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING PAYMENT OF PAYROLL & PAYMENT OF CLAIMS**

**RESOLUTION NO. 18-219  
OCTOBER 1, 2018**

**BE IT RESOLVED**, that the following Payroll Disbursements made by the Treasurer since the last meeting are proper and hereby ratified and approved:

Payroll Released 9/30/2018                      \$190,193.20

**BE IT FURTHER RESOLVED** that the following current claims against the Borough for materials and services have been considered and are proper and hereby are approved for payment:

Current Fund:	\$ 1,034,541.76
Open Space Trust:	\$ 2,650.00
Escrow:	\$ 8,554.57

**CERTIFICATION OF FUNDS**

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for Payroll Disbursements and Payment of Claims.

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Harold Laufeld  
Chief Financial Officer

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING RAFFLE LICENSE TO WOODLCIFF LAKE VOLUNTEER FIRE DEPARTMENT**

**RESOLUTION NO. 18-220**

**OCTOBER 1, 2018**

**WHEREAS**, application has been made by Woodcliff Lake Volunteer Fire Department for a raffle license to be held on December 6, 2018; and

**WHEREAS**, said application has been submitted to the Woodcliff Lake Police Department for investigation and have been found to be in good order.

**NOW, THEREFORE, BE IT RESOLVED** that the raffle license application of Woodcliff Lake Volunteer Fire Department is hereby approved and the Borough Clerk is authorized to issue Raffle License RA18-07.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING REFUND OF REDEMPTION MONIES TO OUTSIDE LIENHOLDER**

**RESOLUTION NO. 18-221  
OCTOBER 1, 2018**

**WHEREAS**, at the Municipal Tax Sale held on December 7, 2016, a lien was sold on Block 302.02, Lot 1.09, also known as 8 Centennial Way, in Woodcliff Lake, New Jersey, for 2015 delinquent taxes; and

**WHEREAS**, this lien, known as Tax Sale Certificate # 15-00001, was sold to US BANK CUST FOR PRO CAP 4, for a 18% interest fee and cost of sale; and

**WHEREAS**, the Borough of Woodcliff Lake, has effected redemption of certificate #15-00001 in the amount of \$ 19,892.57.

**NOW, THEREFORE, BE IT RESOLVED**, that the CFO be authorized to issue a check in the amount of \$19,892.57, payable to US BANK CUST FOR PRO CAP 4 for the redemption of Tax Sale Certificate #15-00001.

Payable to:  
 US BANK CUST FOR PRO CAP 4  
 US BANK GLOBAL CORPORATE TRUST  
 50 SOUTH 16<sup>TH</sup> ST. SUITE 50  
 PHILADELPHIA, PA 19102

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING A REFUND OF OVERPAID TAXES CAUSED BY TAX COURT JUDGEMENT DOCKET #006236-2016 & #004170-2017 FOR THE YEARS 2016 & 2017**

**RESOLUTION NO. 18-222  
OCTOBER 1, 2018**

**WHEREAS**, the owners of Block 301, Lot 3.01 50 Tice Blvd., Woodcliff Lake New Jersey has been successful in their appeal to The Tax Court of New Jersey and having agreed upon a settlement adjusting their assessed value as follows:

<u>2016 Assessment from Tax Duplicate</u>	<u>Tax Court Judgment</u>
10,000,000.00 LAND	10,000,000.00 LAND
36,648,900.00 IMPROVEMENTS	31,517,600.00 IMPROVEMENTS
<u>46,648,600.00 TOTAL ASSESSMENT</u>	<u>41,517,600.00 TOTAL ASSESSMENT</u>
\$1,000,145.98 taxes paid	\$890,137.34 tax court judgment taxes

**MUNICIPAL TAX RATE FOR YEAR 2016 = \$2.144 PER 100 OF ASSESSED VALUE**

**2016 TAX REFUND= \$110,008.64**

<u>2017 Assessment from Tax Duplicate</u>	<u>Tax Court Judgment</u>
10,000,000.00 LAND	10,000,000.00 LAND
39,049,200.00 IMPROVEMENTS	31,517,600.00 IMPROVEMENTS
<u>49,049,200.00 TOTAL ASSESSMENT</u>	<u>41,517,600.00 TOTAL ASSESSMENT</u>
\$1,026,109.26 taxes paid	868,548.19 tax court judgment taxes

**MUNICIPAL TAX RATE FOR YEAR 2017 = \$2.092 PER 100 OF ASSESSED VALUE**

**2017 TAX REFUND= \$157,561.07**

**WHEREAS**, this has resulted in their overpaying of property tax for the years 2016 and 2017 in the amount of **\$267,569.71**; and

**WHEREAS**, they have been awarded this judgment and therefore are entitled to a refund.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Woodcliff Lake, that the CFO be authorized to refund the overpayment of **\$267,569.71** for the years **2016 and 2017** to the owner of record MACK-CALI CHSTNT RDG. C/O DANSCUK

CHECK PAYABLE TO:

Mack-Cali Realty Corp.

Mail to:

Zipp, Tannenbaum & Caccavelli, LLC

280 Raritan Center Parkway

Edison, New Jersey 08837

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR**  
**BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE MAINTENANCE AND REPAIR OF DPW VEHICLES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE**

**RESOLUTION NO. 18-223  
OCTOBER 1, 2018**

**WHEREAS**, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Interlocal Agreement wherein the Borough of Paramus will provide labor and maintenance services on vehicles owned by the Borough of Woodcliff Lake; and

**WHEREAS**, both of the parties to such an Agreement are authorized by law to enter into an agreement with one another to provide jointly for any lawful service to and for the residents of the respective municipalities pursuant to the provisions of the "Interlocal Services Act" N.J.S.A. 40:8A-1 et seq.; and

**WHEREAS**, the governing bodies of the Borough of Paramus and the Borough of Woodcliff Lake recognize that the implementation of an Interlocal Agreement to provide labor and maintenance services is in the best interest of the taxpayers of the respective municipalities.

**NOW, THEREFOR BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorizes the execution of an Interlocal Services Agreement with the Borough of Paramus for a period of three (3) years.

**BE IT FURTHER RESOLVED**, that the Agreement shall commence on January 1, 2019 and end on December 31, 2021.

**BE IT FURTHER RESOLVED**, that the cost of same shall be as set forth in the agreement, which is attached hereto.

**BE IT FURTHER RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the execution of an Interlocal Services Agreement with the Borough of Paramus, subject to the approval of the Woodcliff Lake Borough Attorney.

**BE IT FURTHER RESOLVED**, that the Agreement shall take effect upon the execution of same and adoption of Resolutions by both parties as provided by law.

**BE IT FURTHER RESOLVED**, that a copy of the Agreement be maintained on file and open to public inspection at the office of the Borough Clerk.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 1, 2019.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOFCAL AGREEMENT FOR STREET SWEEPING SERVICES BY AND BETWEEN THE BOROUGH OF PARAMUS AND THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 18-224  
OCTOBER 1, 2018**

**WHEREAS**, the Borough of Paramus and the Borough of Woodcliff Lake seek to enter into an Inter-local Agreement wherein the Borough of Paramus will provide Street Sweeping services for the Borough of Woodcliff Lake at a cost of \$4,500 for 2019; and

**WHEREAS**, the Mayor and Council deem it to be in the best interest of the Borough of Woodcliff Lake to enter into such Inter-local Agreement with the Borough of Paramus for Street Sweeping services.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Borough of Woodcliff Lake hereby authorize the Mayor to execute the required shared services agreement with the Borough of Woodcliff Lake for Street Sweeping services for the 2018 calendar year.

**BE IT FURTHER RESOLVED** that a copy of this Resolution shall be forwarded to the Borough of Paramus and a copy of the contract for such services shall be on file for public review with the Borough Clerk.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Governing Body at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION APPROVING THE SUBMISSION OF A 2019 NEW JERSEY DEPARTMENT OF TRANSPORTATION – LOCAL AID INFRASTRUCTURE FUND APPLICATION AND EXECUTION OF A GRANT AGREEMENT FOR THE GLEN ROAD CULVERT IMPROVEMENT PROJECT**

**RESOLUTION NO. 18-225**

**October 1, 2018**

**WHEREAS**, the Borough of Woodcliff Lake wishes to apply for and obtain funding through the New Jersey Department of Transportation – Local Aid Infrastructure Fund for the completion of the Glen Road Culvert Improvement Project.

**NOW, THEREFORE, BE IT RESOLVED** that Mayor and Council of the Borough of Woodcliff Lake formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as “LAIF-2019-Glen Road Culvert Improvement Proj-00041” to the New Jersey Department of Transportation on behalf of the Borough of Woodcliff Lake.

**BE IT FURTHER RESOLVED** that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Woodcliff Lake and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION APPROVING THE SUBMISSION OF A 2019 NEW JERSEY DEPARTMENT OF TRANSPORTATION – MUNICIPAL AID GRANT APPLICATION AND EXECUTION OF A GRANT AGREEMENT FOR THE WINTHROP DRIVE IMPROVEMENT PROJECT**

**RESOLUTION NO. 18-226  
OCTOBER 1, 2018**

**WHEREAS**, the Borough of Woodcliff Lake wishes to apply for and obtain funding through the New Jersey Department of Transportation – Municipal Aid grant program for the completion of the Winthrop Drive Improvement Project.

**NOW, THEREFORE, BE IT RESOLVED** that Mayor and Council of the Borough of Woodcliff Lake formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as “MA-2019-Winthrop Drive Improvement Project-00184” to the New Jersey Department of Transportation on behalf of the Borough of Woodcliff Lake.

**BE IT FURTHER RESOLVED** that Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Woodcliff Lake and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AUTHORIZING AN OFFER OF EMPLOYMENT FOR THE POSITION OF PLANNING BOARD/ZONING BOARD SECRETARY/CONFIDENTIAL ADMINISTRATIVE ASSISTANT IN THE BOROUGH OF WOODCLIFF LAKE**

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**RESOLUTION NO. 18-227  
OCTOBER 1, 2018**

**WHEREAS**, the Borough of Woodcliff Lake has determined the need to hire an individual to serve as the Secretary to the Planning and Zoning Boards as well as serving as a Confidential Administrative Assistant; and

**WHEREAS**, the Borough of Woodcliff Lake has identified \_\_\_\_\_ as a candidate who possesses the necessary skills and experience to hold the position; and

**WHEREAS**, it is in the Borough's best interest to hire \_\_\_\_\_ as the Secretary to the Planning and Zoning Boards and to also serve as a Confidential Administrative Assistant with an annual salary of \$\_\_\_\_\_.

**NOW THEREFORE, BE IT RESOLVED**, that \_\_\_\_\_ is hired as the Secretary to the Planning and Zoning Boards as well as serving as a Confidential Administrative Assistant.

**CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 1, 2018.

\_\_\_\_\_  
**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

Council Member	Motion	Second	Yea	Nay	Abstain	Absent
Gadaleta						
Gross						
Hayes						
Herrington						
Singleton						
Belgiovine						
Mayor Rendo						

**RESOLUTION AWARDING PROFESSIONAL SERVICES TO FIRST ENVIRONMENT INC FOR LICENSED SITE REMEDIATION SERVICES AND FOR THE ALLOCATION OF FUNDS FROM THE OPEN SPACE TRUST FUND IN THE BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY**

**RESOLUTION NO. 18-228  
OCTOBER 1, 2018**

**WHEREAS**, there is a need for the Borough of Woodcliff Lake to retain the professional service of a Licensed Site Remediation Professional (“LSRP”) for the Galaxy Gardens project; and

**WHEREAS**, First Environment Inc. of Boonton, New Jersey has the expertise and experience necessary to serve the Borough in such capacity; and

**WHEREAS**, a contract for professional services pursuant to N.J.S. 40A:11-5(1)(a)(I) and N.J.S. 19:44A-20.5 may be awarded without advertisement for bids or bidding in that the required services must be performed by persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance of which requires knowledge of an advanced and specialized type; and

**WHEREAS**, the Borough of Woodcliff Lake maintains an Open Space Trust Fund that was created by way of municipal referendum for the purchase of open space property or to be utilized to finance passive recreation or conservations purposes and the Mayor and Council of the Borough of Woodcliff Lake wish to undertake the remediation/ recreational development of the property commonly referred to as the “Galaxy Gardens” property for the benefit of the community of Woodcliff Lake in such pursuit and wishes to utilize Open Space Trust Fund funds to facilitate same.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey that the Mayor be and he is hereby authorized and directed to execute, and the Borough Clerk to attest to any document contracting with and appointing First Environment Inc. of Boonton, New Jersey to provide Licensed Site Remediation Professional services for the Galaxy Gardens project pursuant to the terms of their proposal; and

**BE IT FURTHER RESOLVED**, that the Borough of Woodcliff Lake's Chief Financial Officer and/or Borough Administrator is empowered to allocate/transfer the monies contained in the Open Space Trust Fund to pay for such services pursuant to this resolution; and

**BE IT FURTHER RESOLVED**, that a copy of the within resolution together with a copy of the Proposal for Services/Agreement be on file in the Office of the Borough Clerk and be available for public inspection during regular business hours and pursuant to the laws of the State of New Jersey, County of Bergen and the Borough of Woodcliff Lake.

#### **CERTIFICATION**

I, Deborah Dakin, Municipal Clerk of the Borough of Woodcliff Lake in the County of Bergen and the State of New Jersey do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Mayor and Council at the meeting of October 1, 2018.

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**DEBORAH DAKIN, RMC, CMR  
BOROUGH CLERK**

#### **CERTIFICATION OF FUNDS**

I, Harold Laufeld, Chief Financial Officer of the Borough of Woodcliff Lake, hereby duly certify that fund(s) are available for the purchase.

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**Harold Laufeld  
Chief Financial Officer**