

HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF : TRANSCRIPT OF
THE REGULAR MONTHLY MEETING : PROCEEDINGS

WEDNESDAY, AUGUST 14, 2013
830 BERGEN AVENUE, 8TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:49 P.M.

BOARD MEMBERS:

JOHN L. SHINNICK, CHAIRMAN
FRANK PESTANA, VICE CHAIRMAN
STEPHEN J. GALLO, TREASURER (ABSENT)
FRANK LORENZO, SECRETARY (ABSENT)
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER
OREN K. DABNEY, COMMISSIONER
JOHN PENEDA, COMMISSIONER
JAMES DORAN, COMMISSIONER (ABSENT)

APPEARANCES:

NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
KURT CHERRY, EXECUTIVE DIRECTOR/CFO
WILLIAM J. NETCHERT, ESQ.
GENERAL COUNSEL TO THE BOARD

CARMEN LOZANO, EXECUTIVE ASSISTANT/ASSISTANT
SECRETARY TO THE BOARD

SHARON PALMER
CERTIFIED SHORTHAND REPORTER

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1
 2 ALSO PRESENT:
 3
 4 CHRISTINE FILIP, VISION MEDIA
 5 MARY-ELLEN GILPIN, HCIA
 6 ELIZABETH RAMOS, EXECUTIVE ASSISTANT
 7 RYAN J. SCERBO, ESQ. DECOTIIS FITZPATRICK &
 8 COLE)
 9 DAVID J. MAIRO, ESQ. SEDITA, CAMPISANO &
 10 CAMPISANO
 11 KENNETH JENNINGS, HUDSON COUNTY PARKS
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1 CHAIRMAN SHINNICK: Mr. Netchert.
 2 MR. NETCHERT: Yes, Mr. Chairman.
 3 This is a public meeting. Notice of
 4 the change of meeting date from the 25th to today
 5 was - I'm sorry. Yes. From the 25th of September
 6 to today's date was forwarded for publication to
 7 the Jersey Journal and Star-Ledger on
 8 February 26th, 2014. Notice was also posted on
 9 the bulletin board of the Clerk of the County of
 10 Hudson, the Clerk of the Board of Freeholders, and
 11 I believe we tried to find a place to post it.
 12 We're in the process of getting
 13 bulletin boards to post outside of this meeting
 14 hall and there is some discussion of perhaps
 15 posting notice in the lobby or in the entrance
 16 downstairs as well.
 17 All of these notices are in compliance
 18 with the requirements of the Open Public Meetings
 19 Act.
 20 CHAIRMAN SHINNICK: Thank you, Mr.
 21 Netchert.
 22 The next item is the approval of the
 23 minutes of two meetings.
 24 I wasn't here on one and someone else
 25 was here, so could we do this as one motion and

1 CHAIRMAN SHINNICK: We'll call the
 2 meeting to order.
 3 Please stand.
 4 (At this time all present recite the
 5 Pledge of Allegiance.)
 6 CHAIRMAN SHINNICK: Carmen, call the
 7 roll please.
 8 MS. LOZANO: Commissioner Bado.
 9 COMMISSIONER BADO: Present.
 10 MS. LOZANO: Commissioner Dabney.
 11 COMMISSIONER DABNEY: Here.
 12 MS. LOZANO: Commissioner Doran. Not
 13 present.
 14 Commissioner Gallo. Not present.
 15 Commissioner Lorenzo. Not present.
 16 Commissioner Martinetti.
 17 COMMISSIONER MARTINETTI: Here.
 18 MS. LOZANO: Commissioner Peneda.
 19 COMMISSIONER PENEDA: Here.
 20 MS. LOZANO: Commissioner Pestana.
 21 COMMISSIONER PESTANA: Here.
 22 MS. LOZANO: Chairman Shinnick.
 23 CHAIRMAN SHINNICK: Here.
 24 MS. LOZANO: We have a quorum with six
 25 board members present, three not present.

1 abstain on one and yes on the other?
 2 Approval of the minutes of the
 3 June 28th, 2013 and July 10th, 2013 meetings. Is
 4 there a motion?
 5 COMMISSIONER PESTANA: I'll make a
 6 motion to approve both meetings.
 7 CHAIRMAN SHINNICK: By Commissioner
 8 Pestana.
 9 COMMISSIONER PENEDA: I'll second it.
 10 CHAIRMAN SHINNICK: Seconded by
 11 Commissioner Peneda.
 12 MS. LOZANO: Commissioner Dabney.
 13 COMMISSIONER DABNEY: I will have to
 14 abstain on the regular and the special.
 15 MS. LOZANO: I'm sorry. On which one?
 16 COMMISSIONER DABNEY: I have to abstain
 17 on both.
 18 MS. LOZANO: Both.
 19 MS. LOZANO: I'm sorry. Commissioner
 20 Bado.
 21 COMMISSIONER BADO: I will abstain on
 22 both.
 23 MS. LOZANO: Commissioner Martinetti.
 24 COMMISSIONER MARTINETTI: Yes.
 25 MS. LOZANO: Commissioner Peneda.

1 COMMISSIONER PENEDA: Yes.
 2 MS. LOZANO: Commissioner Pestana.
 3 COMMISSIONER PESTANA: Yes.
 4 MS. LOZANO: Chairman Shinnick.
 5 CHAIRMAN SHINNICK: Yes on June 28th
 6 and abstain on July 10th.
 7 MS. LOZANO: The minutes of June 28th
 8 2013 pass in the affirmative -- Does it pass in
 9 the affirmative?
 10 CHAIRMAN SHINNICK: Yes.
 11 MR. NETCHERT: It does.
 12 MS. LOZANO: -- with three board
 13 members voting yes, one abstention - I'm sorry,
 14 four board members voting yes, two absent.
 15 And the minutes of July 10th, 2013
 16 passes in the affirmative by five board members
 17 voting yes, two abstentions - three abstentions.
 18 CHAIRMAN SHINNICK: At this time we'll
 19 have comments from the public regarding any items
 20 on the agenda.
 21 Hearing none.
 22 MR. GUERRA: Item number --
 23 I'm sorry, Chairman. Go ahead. It's
 24 yours.
 25 CHAIRMAN SHINNICK: Okay.

1 Item four is approval of the payment
 2 for the month of July, 2013 as amended.
 3 COMMISSIONER PESTANA: I'll make a
 4 motion to approve.
 5 CHAIRMAN SHINNICK: Motion by
 6 Commissioner Pestana.
 7 COMMISSIONER DABNEY: I'll second it.
 8 CHAIRMAN SHINNICK: Seconded by
 9 Commissioner Dabney.
 10 MS. LOZANO: Commissioner Bado.
 11 COMMISSIONER BADO: Yes.
 12 MS. LOZANO: Commissioner Dabney.
 13 COMMISSIONER DABNEY: Yes.
 14 MS. LOZANO: Commissioner Martinetti.
 15 COMMISSIONER MARTINETTI: Yes.
 16 MS. LOZANO: Commissioner Peneda.
 17 COMMISSIONER PENEDA: Yes.
 18 MS. LOZANO: Commissioner Pestana.
 19 COMMISSIONER PESTANA: Yes.
 20 MS. LOZANO: Chairman Shinnick.
 21 CHAIRMAN SHINNICK: Yes.
 22 MS. LOZANO: Item number 8-2013-14
 23 passes in the affirmative by six board members
 24 voting yes, three not present.
 25 CHAIRMAN SHINNICK: Item five is the

1 August meeting costs and expenses for the month of
 2 August.
 3 Is there a motion?
 4 COMMISSIONER DABNEY: I make a motion
 5 to move.
 6 CHAIRMAN SHINNICK: Motion by
 7 Commissioner Dabney.
 8 COMMISSIONER PESTANA: And I'll second
 9 it.
 10 CHAIRMAN SHINNICK: Seconded by
 11 Commissioner Pestana.
 12 MS. LOZANO: Commissioner Bado.
 13 COMMISSIONER BADO: Yes.
 14 MS. LOZANO: Commissioner Dabney.
 15 COMMISSIONER DABNEY: Yes.
 16 MS. LOZANO: Commissioner Martinetti.
 17 COMMISSIONER MARTINETTI: Yes.
 18 MS. LOZANO: Commissioner Peneda.
 19 COMMISSIONER PENEDA: Yes.
 20 MS. LOZANO: Commissioner Pestana.
 21 COMMISSIONER PESTANA: Yes.
 22 MS. LOZANO: Chairman Shinnick.
 23 CHAIRMAN SHINNICK: Yes.
 24 MS. LOZANO: Resolution 8-2013-5 passes
 25 in the affirmative, as amended, by six board

1 members voting yes, three not present.
 2 MR. GUERRA: Item number six is
 3 Resolution 8-2013-6 of the Hudson County
 4 Improvement Authority renewing a sub-contract with
 5 the County of Hudson under the Ryan White
 6 Treatment Modernization Act of 2006 and continuing
 7 the employment of the director of Hudson County
 8 HIV/AIDS Services Planning Council.
 9 Under the Ryan White Treatment
 10 Modernization Act of 2006 the United States
 11 Department of Health and Human Services awards the
 12 County an HIV emergency relief grant in the amount
 13 of \$1,627,027. In turn, the County Board of
 14 Freeholders allocated at that time approximately
 15 \$56,000 of the grant to the Authority for a
 16 four-month period beginning March 1st, 2013
 17 through June 30th, 2013.
 18 Since then the HCIA had continued to
 19 serve as sub-grantee for the program.
 20 In this resolution, the County's
 21 resolution, they also requested that Marvin
 22 Krieger continue to serve as the director of the
 23 program. And in that freeholder resolution they
 24 also included the balance of the funding for the
 25 program in an additional amount of \$71,684.

1 The Authority does receive a five
 2 percent administrative fee for the program. This
 3 funding covers the remaining months, which this
 4 contract will expire on February 28th of 2014.
 5 CHAIRMAN SHINNICK: And we have been
 6 doing this for a number of years.
 7 MR. GUERRA: For a number of years,
 8 yes.
 9 CHAIRMAN SHINNICK: Are there any
 10 questions?
 11 (No response)
 12 CHAIRMAN SHINNICK: Is there a motion
 13 on Resolution Six?
 14 COMMISSIONER PENEDA: I'll make a
 15 motion.
 16 CHAIRMAN SHINNICK: By Commissioner
 17 Peneda.
 18 COMMISSIONER PESTANA: I'll second it.
 19 CHAIRMAN SHINNICK: Seconded by
 20 Commissioner Pestana.
 21 MS. LOZANO: Commissioner Bado.
 22 COMMISSIONER BADO: Yes.
 23 MS. LOZANO: Commissioner Dabney.
 24 COMMISSIONER DABNEY: Yes.
 25 MS. LOZANO: Commissioner Martinetti.

1 CHAIRMAN SHINNICK: Are there any
 2 questions?
 3 Is there a motion on Resolution Seven?
 4 COMMISSIONER PESTANA: I make a motion
 5 to approve.
 6 CHAIRMAN SHINNICK: Motion by
 7 Commissioner Pestana.
 8 COMMISSIONER PENEDA: I'll second it.
 9 CHAIRMAN SHINNICK: Seconded by
 10 Commissioner Peneda.
 11 MS. LOZANO: Commissioner Bado.
 12 COMMISSIONER BADO: Yes.
 13 MS. LOZANO: Commissioner Dabney.
 14 COMMISSIONER DABNEY: Yes.
 15 MS. LOZANO: Commissioner Martinetti.
 16 COMMISSIONER MARTINETTI: Yes.
 17 MS. LOZANO: Commissioner Peneda.
 18 COMMISSIONER PENEDA: Yes.
 19 MS. LOZANO: Commissioner Pestana.
 20 COMMISSIONER PESTANA: Yes.
 21 MS. LOZANO: Chairman Shinnick.
 22 CHAIRMAN SHINNICK: Yes.
 23 MS. LOZANO: Resolution 8-2013-7 passes
 24 in the affirmative by six board members voting
 25 yes, three not present.

1 COMMISSIONER MARTINETTI: Yes.
 2 MS. LOZANO: Commissioner Peneda.
 3 COMMISSIONER PENEDA: Yes.
 4 MS. LOZANO: Commissioner Pestana.
 5 COMMISSIONER PESTANA: Yes.
 6 MS. LOZANO: Chairman Shinnick.
 7 CHAIRMAN SHINNICK: Yes.
 8 MS. LOZANO: Resolution 8-2013-6 passes
 9 in the affirmative by six board members voting
 10 yes, three not present.
 11 MR. GUERRA: Resolution 8-2013-7 of the
 12 Hudson County Improvement Authority making
 13 application to the Local Finance Board pursuant to
 14 N.J.S.A. 40A:5A-6.
 15 This transaction is in accordance with
 16 the terms and conditions of our Pooled Note
 17 Program and it is for the City of Bayonne.
 18 I believe this funding is part of the
 19 dissolution of the Bayonne Redevelopment Agency,
 20 and I believe it is in the amount of \$15 million,
 21 that is, this portion of the pooled note. I'm not
 22 saying that's what it is costing the town, but the
 23 town is borrowing from our Pooled Note Program
 24 \$15 million. It is all in accordance with the
 25 terms and conditions of our Pooled Note Program.

1 MR. GUERRA: Item number eight is
 2 Resolution 8-2013-8 of the Hudson County
 3 Improvement Authority authorizing the execution of
 4 an agreement by and between the Improvement
 5 Authority and The Jersey City Housing Authority in
 6 connection with the Montgomery Gardens
 7 Redevelopment Project.
 8 If you recall last year The Jersey City
 9 Housing Authority, together with the Michael's
 10 Organization had approached the Authority and
 11 asked that a certain parcel of land owned by the
 12 Improvement Authority, which is known as County
 13 Plaza, be available to facilitate construction in
 14 that Montgomery Gardens Redevelopment area. At
 15 that time we, along with the County, had agreed to
 16 do so, however, although the Housing Authority had
 17 been a finalist, they were not selected as the
 18 grant recipient. However, they are eager to
 19 submit a revised application for the new round of
 20 funding. The project had the support of both the
 21 County and the mayor.
 22 And this resolution provides
 23 authorization for the Improvement Authority to
 24 negotiate and execute an option agreement between
 25 the Authority and the Housing Authority, and that

1 will be part of their submission. So this
2 resolution is part of their whole application for
3 the second round of funding. It is pretty much
4 the terms and the programs are pretty much the
5 same.

6 CHAIRMAN SHINNICK: Well, they are
7 going to --

8 MR. GUERRA: Hopefully they will be
9 successful this time.

10 CHAIRMAN SHINNICK: -- redo the entire
11 Montgomery Gardens. They are almost vacant now.

12 MR. GUERRA: Yes, and then under this,
13 if I remember correctly, they wanted to use a
14 parcel of the County Plaza parking lots for some
15 other low-rise housing there --

16 CHAIRMAN SHINNICK: Right.

17 MR. GUERRA: -- and create a parking
18 deck.

19 MR. NETCHERT: It is a community
20 creation. It is not just housing. It is housing
21 and --

22 MR. GUERRA: Commercial.

23 MR. NETCHERT: -- it is commercial. It
24 is a mixed use.

25 MR. GUERRA: Yes.

1 Commissioner Pestana.

2 MS. LOZANO: Commissioner Bado.

3 COMMISSIONER BADO: Yes.

4 MS. LOZANO: Commissioner Dabney.

5 COMMISSIONER DABNEY: Yes.

6 MS. LOZANO: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. LOZANO: Commissioner Peneda.

9 COMMISSIONER PENEDA: Yes.

10 MS. LOZANO: Commissioner Pestana.

11 COMMISSIONER PESTANA: Yes.

12 MS. LOZANO: Chairman Shinnick.

13 CHAIRMAN SHINNICK: Yes.

14 MS. LOZANO: Resolution 8-2013-8 passes
15 in the affirmative with six board members voting
16 yes, three not present.

17 MR. GUERRA: Item number nine is
18 Resolution 8-2013-9 of the Hudson County
19 Improvement Authority selecting a successful
20 proposer from the proposals received in response
21 to the request for proposals for the operation and
22 management of a public nine-hole golf course at
23 Lincoln Park West located at the southwest corner
24 of the intersection of US Routes 1 & 9 and Duncan
25 Avenue in the City of Jersey City, County of

1 MR. NETCHERT: And as the Director
2 says, it anticipates sharing a parking facility
3 that would still be utilized by the County and the
4 County's employees, but also available to -- They
5 are talking about an upscale market, if they can
6 find one there. And they have changed the
7 application a little bit in terms of the number of
8 residential units.

9 CHAIRMAN SHINNICK: Right.

10 MR. NETCHERT: But basically the
11 application is substantially similar to that which
12 was submitted.

13 As the director said, they were a
14 finalist. They felt kind of disappointed. They
15 thought they had a real good shot at receiving the
16 grant funds. So the application needs to be in by
17 September - by now. Today, I think.

18 COMMISSIONER DABNEY: Mr. Chairman,
19 think that area will be good for the whole city.

20 I would make a motion to move.

21 CHAIRMAN SHINNICK: It definitely is,
22 commissioner. I couldn't agree more.

23 Motion by Commissioner Dabney.

24 COMMISSIONER PESTANA: I'll second it.

25 CHAIRMAN SHINNICK: Seconded by

1 Hudson, State of New Jersey, dated May 31st, 2013.

2 As you may be aware, the Authority had
3 issued an RFP for the operation and management of
4 the course.

5 Proposals were received on July 9th,
6 2013.

7 In a minute I'll introduce Ryan.

8 I'll just give you a little background.

9 Ryan Scerbo had prepared an evaluation report,
10 which was included in your packets and had been
11 advertised on our website with an executive
12 summary of the process used in evaluating those
13 proposals.

14 Our goal was to seek a qualified
15 capable firm of not only operating the course, but
16 also providing for those management services for a
17 period of five years.

18 The management component actually
19 includes or covers the construction period of the
20 golf course. We felt it was good to have an
21 actual golf course operator provide the oversight
22 during the construction of the course.

23 As you know, we are out to bid right
24 now for the construction, but we would like to get
25 them on board while the bid is still out there in

1 case there is any tweaking that needs to be done.
 2 We sought proposals with two options.
 3 One was including the golf course maintenance and
 4 the other was excluding it. The one thought
 5 was what would it cost for them to provide the
 6 oversight of using county workers versus the
 7 County coming up doing the oversight. And when
 8 Ryan goes into this, you will see the cost was
 9 negligible for them to provide that service.

10 Under both options respondents were
 11 allowed to propose an annual incentive payment.
 12 If more than X amount of rounds are played, they
 13 would receive a small percentage. Ryan will
 14 explain that later.

15 The way it is actually structured, the
 16 budget, is very similar to our parking deck in
 17 Harrison. The Authority, along with the operator,
 18 will determine the budget. We will fund it. All
 19 they are doing is the management part of it,
 20 providing that service for us.

21 In terms of the rates for the golf
 22 course, what is called the green fees, the
 23 Authority, in consultation with the County, would
 24 set that fee, not the operator. We would do that.

25 In there also included a First Source

1 what, Ken was very involved in as well.

2 MR. GUERRA: Ken was also part of the
 3 evaluation committee also, and has been working
 4 closely with us throughout the duration of the
 5 whole Lincoln Park West project.

6 So Ryan, do you want to just summarize
 7 this?

8 MR. SCERBO: Sure.

9 As the Director indicated, we have
 10 utilized a competitive contracting provision of
 11 the local public contracts law, so we were able to
 12 consider price and other factors including
 13 experience and location within New Jersey,
 14 experience within New Jersey, ability for them to
 15 advise and provide counsel to the Authority during
 16 this construction of the course.

17 This contract is for five years, as the
 18 Director indicated, but it includes the first
 19 year, year and a half will be building the course
 20 and they are going to be on site on a daily basis
 21 providing oversight and consultation to the
 22 Authority with their experience in building golf
 23 courses. So that would be part of their contract.

24 Toward the back attachment number one
 25 of the report that you were given contains a

1 Agreement. When it comes to hiring the employees,
 2 they have to give the opportunity to Hudson County
 3 residents first.

4 What I would like to do is Ryan had
 5 developed a matrix to which we scored the two
 6 companies.

7 Two companies responded by the way.
 8 One is Billy Casper Golf and the other is Kemper
 9 Sports. Both are very qualified, well known
 10 companies in the golf industry that operate both
 11 public and private courses.

12 We did form an evaluation team who
 13 reviewed these. The evaluation team met with both
 14 the administration and their Freeholder Resource
 15 Committee and reviewed our findings and made our
 16 recommendations. And our recommendation is to
 17 award the contract to Kemper Sports.

18 I would like to turn it over to Ryan
 19 right now who will walk you through the matrix.

20 MR. NETCHERT: One other thing before
 21 Ryan gets started. We need you to understand that
 22 Ken Jennings of the Parks Division was integrally
 23 involved in this whole process from the beginning.
 24 Any decisions regarding maintenance and the
 25 ability and the advisability of who should do

1 matrix. And in that matrix, under the law, we're
 2 required to development the matrix and put points
 3 or weighed it prior to receiving proposals. So
 4 the evaluation team gathered - pulled this matrix
 5 together, weighted it before we took proposals in.

6 Once proposals were received, we
 7 interviewed each firm at length. The entire
 8 evaluation team was able to take part in the
 9 interview process. The firm gave a presentation
 10 and they also stayed and answered questions posed
 11 by the different disciplines on the evaluation
 12 team.

13 Based on that interview and the
 14 contents of their proposal they were scored on all
 15 of these various categories that are listed in the
 16 matrix.

17 And ultimately, although it bounced
 18 back and forth in terms of point structure, I
 19 think the team felt that Kemper Sport just put
 20 themselves above the other firm in discussing
 21 their experience and knowledge in the construction
 22 of golf courses. Obviously, since this course is
 23 not yet built, that's a very important part of
 24 having on site for the Authority.

25 So based on the scoring in the process,

1 although Kemper Sport is slightly higher, let's
2 say it is fairly negligible, about three percent
3 difference overall, they are the recommendation of
4 the team for the contract.

5 MR. GUERRA: They also have a very
6 aggressive outreach, public outreach program.

7 MR. SCERBO: Absolutely.

8 MR. GUERRA: They actually work with
9 two schools here in Hudson County. They work with
10 the Snyder Golf Club and they also work, I
11 believe, with Lincoln or St. Peter's.

12 MR. NETCHERT: Lincoln High School.

13 MR. GUERRA: I think it is Lincoln High
14 School.

15 There is actually three phases. One is
16 the construction phase; the other is what is
17 called the grow-in phase, once all of the planting
18 is done and the actual greens and the fairways;
19 and then the other is actually the golf course
20 operation. And that's where they would be
21 operating what we call the pro shop and also doing
22 all that outreach to get as many rounds in there
23 as possible and to work with all of the groups,
24 including First Tee, plus they have their own
25 public outreach programs. And I had given each

1 commissioner a copy of their presentation.

2 And again, both companies were very
3 good, but we just felt that Kemper was a little
4 stronger, especially on the construction side, and
5 also had done more, I think, in terms of with
6 urban communities in terms of golf.

7 CHAIRMAN SHINNICK: Ryan, you did a
8 great job at the Joint Committee.

9 MR. SCERBO: Thank you.

10 CHAIRMAN SHINNICK: And the way that
11 you laid out the matrix was easy for the
12 freeholders. I attended that meeting the other
13 day and it was easy for the freeholders and the
14 Joint Committee to see how the evaluation was
15 done.

16 As we determined there, they actually
17 are three percent higher. They are actually at
18 the lower end of it.

19 MR. SCERBO: Yes.

20 CHAIRMAN SHINNICK: If we do continue
21 our relationship with them, it might turn out to
22 actually be more cost effective than that three
23 percent because of the way their costs works.

24 MR. SCERBO: Absolutely.

25 CHAIRMAN SHINNICK: But I have to

1 commend you. It was very easy to understand how
2 the evaluation team came about it and the
3 freeholders agreed --

4 MR. SCERBO: Good.

5 CHAIRMAN SHINNICK: -- with the way you
6 did it.

7 And I just want to say great job in
8 putting that altogether. It was really, really
9 one of the best presentations done about how you
10 went about this process.

11 MR. SCERBO: Thank you very much.

12 CHAIRMAN SHINNICK: Are there any other
13 questions?

14 COMMISSIONER DABNEY: Chairman, I have
15 one.

16 CHAIRMAN SHINNICK: Yes.

17 COMMISSIONER DABNEY: Under the First
18 Source Agreement how many county jobs are there
19 going to be?

20 MR. GUERRA: For the golf course -- I'm
21 trying to think how many jobs were projected.

22 MR. JENNINGS: Well, there would be
23 more during the summer and during the winter it
24 will slack off and it will cut down the overall
25 expense. But I believe it is somewhere, so far as

1 the maintenance end, which is where I have been
2 focusing, somewhere around 10 to 12 people right
3 now excluding the superintendent and --

4 MR. GUERRA: And typically with the
5 clubhouse you would have your starter, you would
6 have a couple of maintenance people on board, and
7 then you would have people that, your starter, and
8 people that book the tee times.

9 And then they offer these other
10 programs where they have training centers.

11 They operate what is called Galloping
12 Hill in Union. And we had actually toured that
13 facility. They just redid it.

14 Again, they have some really nice
15 programs set up for kids, for seniors. So they
16 are very creative when they do that. Now a lot of
17 this is done online between tweeting, when they
18 reach out for golfers, and then when there is a
19 slow time they will have special rates for the
20 seniors to bring them in during that peak during
21 the day when it is slow. So they are very
22 creative. Like I said, when you look to their
23 presentation you will see that.

24 CHAIRMAN SHINNICK: Yes. They were
25 actually pretty humble. What they did at

1 Galloping Hills was rated one of the best golf
2 projects of the year by, I believe, Golf Magazine
3 in what was done out there, the programs, and the
4 facility.

5 MR. GUERRA: And both these companies
6 toured our site, because a lot of that rough
7 grading is done, and they were very impressed and
8 really are looking forward --

9 Now this is the first public course in
10 this area. Of course, we have the two most
11 expensive private clubs, Liberty National and
12 Bayonne.

13 They were very impressed with this, and
14 they were very confident that they would do very
15 well with this.

16 But again, the County Executive and
17 even the committee wants this to be an affordable
18 golf source. So we're going to structure these
19 rates where it would be affordable to the average
20 golfer here in Hudson County.

21 CHAIRMAN SHINNICK: Are there any other
22 questions?

23 (No response)

24 CHAIRMAN SHINNICK: Is there a motion
25 on Resolution Nine?

1 else.

2 Mary-Ellen. We don't have -- No.

3 As you know, this is our first meeting
4 here and we just got in this building, I guess we
5 should say yesterday.

6 MR. NETCHERT: Today.

7 CHAIRMAN SHINNICK: What have you done,
8 Mary-Ellen?

9 MS. GILPIN: Absolutely nothing.

10 MR. GUERRA: We had one foot in the
11 other building and one foot here with the movers
12 and security, the problems, and all that. So we
13 managed late this afternoon to get where we are
14 today. So we still have some things to do here.
15 We have some air conditioning units that have to
16 be changed, but we're in and we will continue to
17 make some modifications.

18 MR. NETCHERT: The refrigerator will
19 actually be in the kitchen.

20 MR. GUERRA: The refrigerator will be
21 in the kitchen at some point.

22 CHAIRMAN SHINNICK: Railroad room style
23 right now.

24 And thanks for keeping everything
25 moving while you were moving.

1 COMMISSIONER DABNEY: I make a motion
2 to move.

3 CHAIRMAN SHINNICK: Motion by
4 Commissioner Dabney.

5 COMMISSIONER PESTANA: I'll second
6 that.

7 CHAIRMAN SHINNICK: Seconded by
8 Commissioner Pestana.

9 MS. LOZANO: Commissioner Bado.

10 COMMISSIONER BADO: Yes.

11 MS. LOZANO: Commissioner Dabney.

12 COMMISSIONER DABNEY: Yes.

13 MS. LOZANO: Commissioner Martinetti.

14 COMMISSIONER MARTINETTI: Yes.

15 MS. LOZANO: Commissioner Peneda.

16 COMMISSIONER PENEDA: Yes.

17 MS. LOZANO: Commissioner Pestana.

18 COMMISSIONER PESTANA: Yes.

19 MS. LOZANO: Chairman Shinnick.

20 CHAIRMAN SHINNICK: Yes.

21 MS. LOZANO: Resolution 8-2013-9 passes
22 in the affirmative by six board members voting
23 yes, three not present.

24 CHAIRMAN SHINNICK:

25 MR. GUERRA: Chairman, I have nothing

1 MR. GUERRA: We were trying to keep the
2 projects going.

3 CHAIRMAN SHINNICK: I know it was
4 difficult.

5 I think this is a great space, I think
6 it was a good choice, and pretty soon you will
7 have everybody occupying this building.

8 MR. GUERRA: It will be lonely for a
9 little while until the other county departments
10 come in, but we'll survive.

11 CHAIRMAN SHINNICK: Hearing nothing
12 else is there a motion to adjourn?

13 COMMISSIONER DABNEY: Motion.

14 CHAIRMAN SHINNICK: By Commissioner
15 Dabney.

16 COMMISSIONER PENEDA: I'll second it.

17 CHAIRMAN SHINNICK: Seconded by

18 Commissioner Peneda.

19 All in favor?

20 COMMISSIONER BADO: Aye.

21 COMMISSIONER DABNEY: Aye.

22 COMMISSIONER MARTINETTI: Aye.

23 COMMISSIONER PENEDA: Aye.

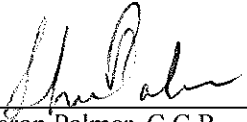
24 COMMISSIONER PESTANA: Aye.

25 CHAIRMAN SHINNICK: Aye.

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CERTIFICATION

I, Sharon Palmer, C.S.R., License
Number X100796, a Certified Court Reporter of the
State of New Jersey, do hereby certify that the
foregoing is a true and accurate transcript of my
stenographic notes of the within proceedings to
the best of my knowledge and ability.



Sharon Palmer, C.C.R.

Dated: August 15, 2013