HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, APRIL 23, 2014
830 BERGEN AVENUE, 8TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:40 P.M.

BOARD MEMBERS:

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

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

R.J. O'CONNELL ASSOCIATES,
P.O. BOX 277
CEDAR GROVE, NEW JERSEY 07009
(973) 239-7252
ALSO PRESENT:

CHRISTINE FILIP, VISION MEDIA
MARY-ELLEN GILPIN, HCIA
ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JAY DeDOMENICO, TMA
MICHAEL O’CONNOR, HCIA

members present, four not present.

CHAIRMAN PESTANA: Mr. Netchert.
MR. NETCHERT: Yes, Mr. Chairman.
Notice of tonight’s meeting was forwarded to both the Jersey Journal and Star-Ledger for publication in those respective newspapers on February 6th, 2014.
Notice was also forwarded to the Clerk of the County of Hudson, Clerk of the Hudson County Board of Freeholders for posting on the bulletin board outside of their respective chambers, and notice was posted on the bulletin board outside of this office as well as being posted on the HCIA’s website.
All of these notices are in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you.
At this time I would like to take comments --
I would ask for motion of approval of the minutes of the March 26th meeting.

COMMISSIONER PENEDA: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Peneda.

CHAIRMAN PESTANA: We’ll call the meeting to order.
Please rise for the Pledge.
(At this time all present recite the Pledge of Allegiance.)
CHAIRMAN PESTANA: Carmen, call the roll please.

MS. LOZANO: Commissioner Bado. Not present.
Commissioner Dabney. Not present.
Commissioner Doran.
COMMISSIONER DORAN: Here.
MS. LOZANO: Commissioner Gallo. Not present.
Commissioner Lorenzo.
COMMISSIONER LORENZO: Present.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Here.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Here.
MS. LOZANO: Commissioner Pestana.
COMMISSIONER PESTANA: Here.
MS. LOZANO: Chairman Shinnick. Not present.
We have a quorum with five board members present.

COMMISSIONER LORENZO: Second.
CHAIRMAN PESTANA: Seconded by Commissioner Lorenzo.
COMMISSIONER DORAN: I have a point of order.
MR. NETCHERT: If you were not here, abstain.

COMMISSIONER DORAN: We don’t have a quorum.

CHAIRMAN PESTANA: I wasn’t here.

COMMISSIONER MARTINETTI: Neither was I.

MR. NETCHERT: No. No. All you need is a majority of those present at the time of the meeting.

COMMISSIONER DORAN: But you don’t have it.

MR. NETCHERT: I don’t need a majority of the board. I need a majority vote of the members who are here tonight who were at the meeting, the prior meeting. So it is two and two.

COMMISSIONER DORAN: You may not have that.

MR. NETCHERT: We have two people here.

So unless we get a tie --
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<th>Page 6</th>
<th>Page 8</th>
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<tr>
<td>COMMISSIONER DORAN: That’s a majority?</td>
<td>yes, four not present.</td>
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<td>MR. NETCHERT: It’s a majority of the</td>
<td>MR. GUERRA: Item number five is</td>
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<td>persons who attended the meeting.</td>
<td>Resolution number 4-2014-5 of the Hudson County</td>
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<td>COMMISSIONER DORAN: I’ll abstain.</td>
<td>Improvement Authority authorizing the extension of</td>
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<td>MR. NETCHERT: All right. So the</td>
<td>a contract on an emergency basis for the</td>
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<td>motion and the second were made by the only two</td>
<td>collection, transportation, and disposal of</td>
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<td>members who can vote on the matter.</td>
<td>household hazardous waste generated within Hudson</td>
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<td>COMMISSIONER DORAN: Okay.</td>
<td>County.</td>
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<td>MS. LOZANO: Okay.</td>
<td>Back in 2012 the Authority had awarded</td>
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<td>Commissioner Lorenzo.</td>
<td>a two-year contract to Care Environmental Corp at</td>
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<td>COMMISSIONER LORENZO: Yes.</td>
<td>a price of $24.95 per vehicle with a not to exceed</td>
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<td>MS. LOZANO: Commissioner Martinetti.</td>
<td>number of $399,200.</td>
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<td>COMMISSIONER MARTINETTI: Abstain.</td>
<td>We had an administrative oversight</td>
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<td>MS. LOZANO: Commissioner Peneda.</td>
<td>relating to when we were moving here, then we had</td>
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<td>COMMISSIONER PENEDA: Yes.</td>
<td>an issue with our servers down.</td>
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<td>MS. LOZANO: Chairman Pestana.</td>
<td>There is also pending legislation</td>
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<td>CHAIRMAN PESTANA: Abstain.</td>
<td>having to do with what they call a paint</td>
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<td>MS. LOZANO: We have a vote of --</td>
<td>stewardship program. That’s where the paints that</td>
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<td>MR. NETCHERT: Two-zero-three.</td>
<td>are currently being disposed of may end up going</td>
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<td>CHAIRMAN PESTANA: Two-zero-three.</td>
<td>through a private company. In other words, from</td>
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<td>MR. NETCHERT: Two in favor, none</td>
<td>what I understand, and maybe I’ll refer this to</td>
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<td>against, three abstentions.</td>
<td>Mary-Ellen, but the basis of it, with the pending</td>
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<td>MS. LOZANO: Okay.</td>
<td>legislation, is that if you bought an can of paint</td>
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<td>CHAIRMAN PESTANA: At this time I’ll</td>
<td>in a paint store, you might bring that can back to</td>
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<td>take comments from the public on items on the</td>
<td>the paint store and they dispose of it. They are</td>
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<tr>
<td>agenda.</td>
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<td>Hearing none.</td>
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<td>The public portion is closed.</td>
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<td>MR. GUERRA: Item four is the expenses</td>
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<td>of the Authority.</td>
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<td>CHAIRMAN PESTANA: Do we have a motion</td>
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<td>to pay the bills?</td>
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<td>COMMISSIONER LORENZO: Motion.</td>
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<td>CHAIRMAN PESTANA: Motion by</td>
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<td>Commissioner Lorenzo.</td>
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<td>COMMISSIONER DORAN: Second.</td>
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<td>CHAIRMAN PESTANA: Seconded by</td>
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<td>Commissioner Doran.</td>
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<td>MS. LOZANO: Commissioner Doran</td>
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<td>COMMISSIONER DORAN: Yes.</td>
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<td>MS. LOZANO: Commissioner Lorenzo.</td>
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<td>COMMISSIONER LORENZO: Yes.</td>
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<td>MS. LOZANO: Commissioner Martinetti.</td>
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<td>COMMISSIONER MARTINETTI: Yes.</td>
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<td>MS. LOZANO: Commissioner Peneda.</td>
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<td>COMMISSIONER PENEDA: Yes.</td>
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<td>MS. LOZANO: Chairman Pestana.</td>
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<td>CHAIRMAN PESTANA: Yes.</td>
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<td>MS. LOZANO: Resolution 4-2014-4 passes</td>
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<td>in the affirmative by five board members voting</td>
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<td>not really disposing of it, but then they recycle</td>
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<td>the paint. So that might happen like that with</td>
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<td>the Home Depots and your Lowes and programs like</td>
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<td>that.</td>
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<td>I’m not sure if this legislation is</td>
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<td>going to pass, but we have enough money left in</td>
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<td>the old contract that will get us through another</td>
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<td>year. So the thought is we just, on an emergency</td>
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<td>basis, award or extend the existing contract, we</td>
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<td>have money available for that, and that will give</td>
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<td>us some time to see whether this new legislation</td>
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<td>works.</td>
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<td>The bulk of our household hazardous</td>
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<td>waste is used paint that comes in.</td>
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<td>COMMISSIONER DORAN: Educate me.</td>
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<td>I always thought if your paint is going</td>
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<td>to be - you dump it out now and just put cat</td>
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<td>litter in the latex paint and let it dry out.</td>
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<td>MR. GUERRA: And now they are looking</td>
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<td>at changing that.</td>
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<td>MS. GILPIN: Yes. Well, the reason we</td>
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<td>do that is because latex paint is usually not</td>
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<td>really hazardous waste. But through this Paint</td>
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<td>Care Program, it's a paint stewardship, and then</td>
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<td>they would actually take that latex paint and</td>
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get as much back on five gallons. So it's worked into it.

There is lots of stuff on the web about how the program works.

COMMISSIONER DORAN: So you are saying if you decide to use the whole gallon you have to pay the tax?

MS. GILPIN: Yes, you do.

MR. GUERRA: I just don't know how --

COMMISSIONER DORAN: I usually buy it and oh, I ran out.

MR. GUERRA: I don't know how the smaller paint stores will have to store it. You go buy two new gallons of paint, you got two cans that are half full, you bring one back --

COMMISSIONER DORAN: The more concern, Norman, in my opinion, is for the guy who like buys, in my opinion, I would think a lot of paint, goes to a guy like me who buys two gallons and uses it all and you go back for a third gallon. So now you're paying three times the tax.

MR. GUERRA: That's true.

MR. NETCHERT: That's why I think the likelihood --

COMMISSIONER DORAN: It comes back to the contractor who might be recouping 30 gallons.

I don't know. I'm trying to figure it how to save money.

MR. NETCHERT: That's how we don't know that this legislation is going to pass.

MS. GILPIN: It appears, from what they have been saying at the Household Hazardous Waste coordinators meetings is that it does look positive because overall it will help across the state with keeping the cost of the residential Household Hazardous Waste Programs much lower.

COMMISSIONER DORAN: How?

MS. GILPIN: Because we're not going to have to pay to dispose of the paint. They will.

MR. NETCHERT: Until people like you, commissioner, start to complain that I'm paying extra money for paint that I'm using that I will never --

MS. GILPIN: Mary-Ellen will tell you I come to every recyclable -- I recycle like crazy. But I'm thinking I don't have to do paint, so why do I have to pay for it?

MR. NETCHERT: And I'll say it again.

The people in the room who are telling her it looks good are the people who want it to look...
good. They are recyclers. But when the world,
the non recyclers -- You happen to wear both hats,
Jim. You are a recycler, but you are a painter.
And there are lots of people who are just going to
be painters who are going to say just what you
said. Why do I have to pay all this money. And
there is more of them than there are recyclers.
And the legislators kind of read the pulse of the
world, not the --

COMMISSIONER DORAN: I read the
literature. It says if you want to recycle paint
you don't have to bring it. You can just let it
dry out and throw it in the garbage.

MR. NETCHERT: That's the rule today.

MS. GILPIN: But many people don't do
that.

COMMISSIONER DORAN: Even if you throw
it out, what does it do?

MS. GILPIN: People are still leaving
it on street corners.

COMMISSIONER DORAN: You're right.

MR. NETCHERT: Leave it open until it
gets --

MS. GILPIN: And it takes forever to
leave it open.

MS. GILPIN: Kitty litter is still the
best.

MR. GUERRA: So we have, again, enough
money in the old contract to support us for one
more year or, as we say, collection schedule here.

So with that said we would like to
extend the existing contract with Care
Environmental Corp for one year.

COMMISSIONER DORAN: I move for
adoption.

CHAIRMAN PESTANA: Moved by
Commissioner Doran.

COMMISSIONER PENEDA: Second.

CHAIRMAN PESTANA: Seconded by
Commissioner Peneda.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

It has proven successful in the other
states, so I think that's what they're --

MR. GUERRA: Here is what happened.
First of all before you weren't allowed to put it
with your garbage, then you are allowed to put it
with your garbage. Now they are trying to sell --

We don't know where it is going to go,
but what we do know is that we still have the
extra money in the old --

COMMISSIONER DORAN: So what do you
throw out, your latex paint in the basement or
your old computer screen?

MS. GILPIN: Those you really can't put
on the curb.

COMMISSIONER DORAN: The point being it
gets to the point --

MS. GILPIN: We'll see how this
legislation goes and then it gives us some time.

COMMISSIONER DORAN: So what is your
advice short-term, don't put your latex paint out?

MR. GUERRA: Right now you should dry
it out and put it out in the garbage.

MS. GILPIN: It will be at least
another year before --

MR. GUERRA: Keep the lid off and let
it dry out.
MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 4-2014-6 passes in the affirmative by five board members voting yes, four not present.

MR. GUERRA: Item number seven is Resolution 4-2014-7 of the Hudson County Improvement Authority authorizing a Shared Services Agreement with the Jersey City Municipal Utilities Authority - Water Line - Duncan Avenue.

Jersey City, New Jersey.

The Jersey City MUA is undertaking a major project which calls for the replacement of their sewer line outfall on Duncan Avenue from Routes 1&9 westward toward the water.

During that design phase -- During the design phase of our golf course we also realized that the old water line that feeds, runs right on county property within the parks proper right adjacent to the retaining wall we’re building is an old water line that feeds the old Prosecutor’s Office, Sheriff’s Office and the County Garage as well as all of the truck terminals on the other side of the road.

We sat with the MUA and said listen, we really need to move this line. And what we agreed to do was pay half of the installation of a new water line, being they were going out with this bid and running a trench down Duncan Avenue. It kind of made sense. So what will happen is we agreed to do a shared service agreement where we cover the cost of just the water line. And bids actually came in, and I think it was around $600,000 for that which we would split. And we would bill 300,000 plus there is some engineering fees that are mixed in with it.

They had advertised the specs, the bids came in, and this resolution authorizes us to enter into that shared service agreement to provide for the new water line.

COMMISSIONER DORAN: Question. The engineering fees, how do they look?

MR. GUERRA: The engineering fees --

First of all, all this design work of the water line had been done already by PS&S. Arcadis is the engineering firm for the MUA. There are some fees, and we’re going to have them cap those fees so we know what they are going into this, and we should have that hopefully by tomorrow. We spoke to them yesterday. That’s the only missing piece in there. We think it could be maybe a 5 or $6,000 number. That’s what we think.

COMMISSIONER DORAN: Okay.

MR. NETCHERT: So the design fees were done by our guys, given to them, so there should be minimal costs on the part of Jersey City for adding to their spec, the specs that were prepared by our engineers.

COMMISSIONER DORAN: Okay.

MR. NETCHERT: I say should be. We’ll see tomorrow. That’s why you are authorizing us to negotiate a number with them.

COMMISSIONER DORAN: Okay.

MR. NETCHERT: Norman is right. We’re hoping it is 5 to $10,000.

CHAIRMAN PESTANA: Are there any other questions?

Hearing none.

Is there a motion?
an agreement with them.

During their first year of operation, they encountered a number of unforeseen obstacles. Some of those were the increased costs in permitting. And with permitting the project they had a delayed opening, they had higher than anticipated professional fees. They also, that first season, that month of July, was one of the hottest on record. So they lost revenues and they had unanticipated expenses, which jeopardized their opening that following year, which would have been 2013.

To continue operating they went ahead, they got a line of credit, and they also at that time had asked for a deferral of rental payments. And then what they did is they made catch-up payments for the ones that they had deferred. Fast forward a little bit. Then in 2012 we had Hurricane Sandy. They, like everybody else, suffered a little bit from that. At that time, after Hurricane Sandy, they felt it would be almost impossible to reopen unless they restructured the lease.

So counsel and Mike O’Connor and myself, there were a number of meetings with the

dinosaur company, with the town of Secaucus, with the County administration and talking about it and what we could do to keep them there because we all felt it was good to keep something there.

So under this agreement, under the restructuring, it is a two-year lease extension that brings it to 2015 and ‘16, however, they are just going to pay for the seven months that they are operating, not the period of time that they are not operating.

They are also installing a three-phase electrical transformer pad. That would remain on-site when they leave. That's going to cost about $50,000. We're going to give them a credit of about $35,000. Their monthly payments will be in the amount of $27,778.05 and they will be paid for seven months. And at the end of the year left on the old contract and the two years we will receive $1,035,088 and change. Again, the Authority gets a percentage and then we pass the rest onto the County.

So we're recommending that this board accept the restructuring of the lease agreement. And if counsel wants to add to this, I know counsel worked quite hard on this.

MR. NETCHERT: Mike O’Connor is here. Make has been intimately involved with this site. He's visited the site. He's had conversations, ongoing conversations with the operator.

One of the things that Norman neglected to mention is that the operator has provided us with a First Source Agreement where county residents have been employed. Mike’s got the numbers of how many county residents were hired, where they’re from and, if I’m not mistaken, some of the part-timers are now full-time employees of the operation at the facility.

Mike, what else. What did I miss?

MR. O’CONNOR: The original lease had a great many obligations in terms of -- that they needed to fulfill beyond the financial terms and the operator met all of those.

MR. GUERRA: Plus they were also providing discounts for like the nonprofit groups.

MR. O’CONNOR: Yes. They are providing discounts for Hudson County residents. They are providing employment opportunities in both years of operation and this current year, employment opportunities for Hudson County residents, both full-time and part-time employment.

The project has actually generated revenue for the Town of Kearny through what was characterized as --

MR. Guerra: Secaucus.

MR. O’CONNOR: Excuse me, the Town of Secaucus, as was characterized as in lieu of a parking tax and parking fee.

They took a site that was barren and vacant and not able to be walked through by anyone and now it is productive, it is generating revenue for the county. It has been cleaned up. There is no more mosquitos coming from the site.

MR. NETCHERT: I saw that last night on television.

MR. O’CONNOR: It is a productive positive effort.

My recollection is that the HCIA has received over $400,000 in lease payments over the course of the first --

MR. NETCHERT: It is $451,749.

MR. O’CONNOR: We have a $30,000 security deposit, which we continue to hold.

I think, as counsel and Norman have reviewed and discussed with the operator, they have done a very good job. They are back for a
third year. They have had hundreds of thousands
of people come there. They have had all this
positive public impact. And so it seems to be
reasonable thing to accommodate the issues that
they have.
COMMISSIONER DORAN: Just a comment. I
want to thank you because my schools have gone
there a couple of times and you have done a great
job.
MR. NETCHERT: Unfortunately that's
that problem.
COMMISSIONER DORAN: I appreciate what
you have done.
MR. NETCHERT: That's the problem that
he faces. How many times can the same people come
back to the facility.
COMMISSIONER DORAN: Well, we may come
back again.
MR. NETCHERT: He would love to have
you.
COMMISSIONER DORAN: I have new kids in
first and second grade. So thanks, Mike.
MR. O'CONNOR: The idea is, with the
lease extension, a million dollars is the County.
And the HCIA and the County realize, instead of
move, we thought we could give this guy two years
to raise the dinosaurs.
COMMISSIONER PENEDES: I'll make a
motion.
CHAIRMAN PESTANA: Motion by
Commissioner Peneda.
COMMISSIONER DORAN: Second.
CHAIRMAN PESTANA: Seconded by
Commissioner Doran.
MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDES: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 4-2014-8 passes
in the affirmative by five board members voting
yes, four not present.
MR. GUERRA: Item number nine is
Resolution 4-2014-9 of the Hudson County
Improvement Authority authorizing execution of an
award of a power purchase agreement in connection
with the Authority's renewable energy program.
As you may be aware, the City of Jersey
City has constructed a new municipal building on
Linden Avenue in Jersey City. Although they had
ever considered participating in our first solar
initiative, their building was not fully
constructed at the time. Then the City had
requested, once it was constructed, that we come
back and revisit a solar installation program.
We entered into a shared service
agreement with them. We went through the
procurement process. An RFP was issued back in
January of 2014 and proposals were submitted in
March.
We received three proposals. One was
Hudson Energy Solar Corp., which was a joint
venture of a couple of groups; the other was Sun
Edison Government Solutions, and the third was
Standard Alternative, LLC.
As part of this whole evaluation
process we have an evaluation team consisting of
our professionals, a law firm, engineering firm
and our financial advisors. Also assisting in the
evaluation were representatives not only from the
Authority, which is Mike O'Connor, but also 1 professional engineers and attorneys from Jersey City. 2 3 The committee met and in the very beginning determined that Sun Edison's Government Solutions proposal was not responsive, so they were eliminated. 4 5 The second bidder was Standard Alternative, and they withdrew their bid prior to the evaluation committee completing their review. 6 7 The third bidder, which the evaluation team did prepare a report dated March 27th, and that report recommended that the contract be awarded to Hudson Solar Energy Group. 8 They opted to do their own financing for this. There is no county financing or county guarantee required. Their PPA rate, which is the power purchase agreement rate, is 0.979 cents per kilowatt hour. And the system is 1.33 megawatt system, which is a considerably large system. 9 10 This power purchase agreement is for a 15-year period. Again, they chose to provide for their own financing. All of the costs is there. There is no costs to Jersey City or to the Authority. 11 12 Also this proposal had a couple of options. One of them was a battery backup component for the system, which Jersey City chooses to do which, when they are offline, will support some of the electrical demands in the facility until the grid comes back online. 13 14 So we're recommending, as the evaluation team did, the award be made to this Hudson Energy Solar Corp. 15 16 COMMISSIONER DORAN: I'm going to recommend -- 17 MR. GUERRA: Put your solar hat on. 18 COMMISSIONER DORAN: -- this with a reservation. 19 Shame on this Authority that we have done all of this solar power all over the county, and it has been great for my school district, it's been great for all types of places, and we haven't done any types of, how should I say, promotional stuff and to show how great it is. 20 MR. GUERRA: I think we want to let it run a little bit, which we have. 21 COMMISSIONER DORAN: Well, I have been running four buildings for a year now and -- 22 MR. GUERRA: Now is the time to do this. 23 COMMISSIONER DORAN: I just want to say I don't know who we're going to be saving or how we are saving. 24 MR. GUERRA: We will do that. 25 COMMISSIONER DORAN: Or what it costs. So I'm just saying I have all types of mechanical things on my buildings and I want somebody to say hey, this is working great. I think it is working great. 26 MR. GUERRA: Overall, and I think Michael will agree with me, you do have some reduction in your energy costs, but there is other benefits that go along with the system, which is the environmental -- 27 COMMISSIONER DORAN: Given our winter. 28 MR. O'CONNOR: It is certainly time to do that. And all of the facilities came through the winter actually, and there are 28 of them -- 29 MR. GUERRA: Right. 30 MR. O'CONNOR: -- they all came through without any issue, which -- 31 COMMISSIONER DORAN: I haven't had one issue with a panel on any of the four buildings. 32 MR. NETCHERT: Commissioner, since you brought it up, have you -- 33 COMMISSIONER DORAN: All I'm saying is it is time to take a look at it. 34 MR. GUERRA: Yes. 35 MR. NETCHERT: Since you brought it up, commissioner, have you been paying the provider? 36 MR. O'CONNOR: He has. He has. 37 MR. NETCHERT: Some of the issues we have is that people think it is a great idea and they just forgot to pay. 38 COMMISSIONER DORAN: I wouldn't know. 39 MR. O'CONNOR: No, he's been paying. 40 MR. NETCHERT: So that means you are paying. 41 MR. O'CONNOR: He's been paying. 42 COMMISSIONER DORAN: All I'm trying to say is I don't know what the savings was or I don't know who we're paying. So I think it might be time to say - you know, at least have a meeting with all these people who have the solar panels and say -- 43 MR. GUERRA: Look at their old bills. 44 MR. NETCHERT: We will do something. In fact, if you look at this months happenings or whatever we call it, Our Seasons --
MS. GILPIN: Seasons.

MR. NETCHERT: You know, we do so much and we don't have a lot of space to talk about each thing we do, so we try to talk about as many things in as few words as we can.

As you and I have talked before, this program is worthy of more than that. It is worthy of an actual hands-on kudos to the people who decided to do this.

COMMISSIONER DORAN: You guys did a great job.

I know we're a little under 40 percent or 50 percent on our electrical bills.

MR. O'CONNOR: Yes. I think it saves about that from the rate. It does. And it generates at or above what they committed to generate. It has generated a little more than it was originally committed to generate.

COMMISSIONER DORAN: So I think for the agency it is a good job. Kudos. And I'm just saying, before we go any further, at least try to say this is why we're doing it. It is such a good program.

MR. NETCHERT: Well, you know, we'll take some of the credit, but who else needs credit is the County because they guaranteed this.

MR. GUERRA: It is the first one, not this one.

MR. NETCHERT: The one that you have.

MR. GUERRA: The big one.

MR. NETCHERT: The big one that we did.

MR. GUERRA: Which helps all of the towns.

MR. NETCHERT: That participated with us.

MR. GUERRA: But the cost of this one isn't that great because it is only one and the developer decided --

MR. O'CONNOR: This one is different.

It wasn't -- We were able to do it without the other.

The project bid included your schools.

At least 45 percent of that capital cost was guaranteed by the County through the Authority, and this one we were able to do without that.

We were also able to add the battery backup, which is expensive because it is such a -- They built the building to accommodate this, and it is so much larger on one side --

MR. GUERRA: This is actually a huge canopy that's existing that they are using for parking for probably not only the employees, but probably some of their equipment. And the solar will be on top of that canopy.

COMMISSIONER LORENZO: Did we do one in Jersey City?

MR. GUERRA: This is the one we're doing in Jersey City. It is their new municipal building where I think they're going to move Public Works and the Incinerator into one building.

COMMISSIONER LORENZO: Oh, Okay.

MR. GUERRA: It is that building.

MR. O'CONNOR: On Linden Avenue.

MR. GUERRA: That's on Linden Avenue, yes.

COMMISSIONER DORAN: It is all good, I guess, so we should shine a light on that.

MR. GUERRA: Yes.

And the way the whole thing started was the Mayor of Jersey City actually requested this of the County Executive, and that's how it all began and we put it together.

So if we could --

COMMISSIONER DORAN: I move for recommendation.

MR. GUERRA: -- move for a recommendation to award the contract to Hudson Energy Solar Corp.

CHAIRMAN PESTANA: Motion by Commissioner Doran.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Lorenzo.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 4-2014-9 passes in the affirmative by five board members voting yes, four not present.

MR. GUERRA: I would like to remind the commissioners that this Saturday is our Earth Day Fair. It is probably our 11th or 12th.
MR. GUERRA: On June 7th, and I think it is in Bayonne Park this year.
MR. DeDOMENICO: Right.
COMMISSIONER DORAN: My understanding is, and Kurt might know this information, the parking garages in Harrison have been full.
MR. GUERRA: And probably the lots have been full too.
COMMISSIONER DORAN: Yes.
MR. GUERRA: And that's a good thing.
COMMISSIONER DORAN: Kurt, have you heard that or --
MR. CHERRY: I know we were running 85 to 90 percent on a regular basis.
COMMISSIONER DORAN: Right. I mean lately, just judging from what the local police have been telling me, man, there is more people than ever going down there. So I'm assuming that --
MR. NETCHERT: It's a good thing.
COMMISSIONER DORAN: It is good.
MR. GUERRA: And I think the Port Authority is looking at building another deck.
That's what I heard.
COMMISSIONER DORAN: We should partner with them. Hold that. That was a painful look, Bill.
Can I suggest this. I have two points.
If we could, if there is any County business that West Hudson people, and I know John would back me up on this and we have had some discussions, if there is any West Hudson business, instead of having people drive on Route 7 or Harrison Avenue or what is called the old Newark Jersey City Turnpike out to Jersey City, could we do something to validate their parking at the HCIA garage maybe to avoid them traveling out to Jersey City and staying in Harrison and park their car and if the County can somehow validate their parking and get some type of break?
Now we give it already to Five Guys Burgers and all the other businesses that are there, so it can't be that difficult.
MR. GUERRA: You're talking about residents?
COMMISSIONER DORAN: Well, West Hudson residents. Say you are going for jury duty. Now you're not getting reimbursed to drive out to Jersey City and hit traffic for whatever it might be.
MR. GUERRA: The only problem is that you are taking up the spots that people are paying for now that pays the debt and gives the town their parking tax. I don't know if we have those spots available being it is full.

COMMISSIONER DORAN: I would think sending a sheriff's officers to a juror's house to lock them up and come to jury duty might be more expensive than just saying you pay your $5 parking. So maybe the City can reimburse us or we can reimburse them or --

MR. GUERRA: It could be looked at.

COMMISSIONER DORAN: Can we look at it at least?

MR. GUERRA: We'll take a look at it, yes.

MR. CHERRY: Maybe the surface lots.

MR. GUERRA: Yes, until they build on those lots.

COMMISSIONER DORAN: I'm okay with that. And I'll talk to Kurt, if you want to, and --

MR. GUERRA: Maybe before we come in for meeting --

COMMISSIONER DORAN: It has come up on more than one occasion in the last week.

MR. GUERRA: Okay. We can talk about it.

COMMISSIONER DORAN: Secondly, and you and I talked about this, the County Education Office is supposed to come here and move. I don't want to be public on the record, but there was a general sense in a room like this of all of the superintendents, John, okay, our people have said we have to go there so many times, and we send so many staff members there, so is there parking, is there this and that? And somebody said well, he's on the - he's a commissioner.

MR. GUERRA: We can only speak for this floor.

MR. NETCHERT: Just so that you know, you have 35 spaces. The rest we have no control over.

COMMISSIONER DORAN: Okay. Now who has the 35 spaces?

MR. GUERRA: We have an eighth of the spaces and there is what, 138 parking spaces.

MR. NETCHERT: The Authority has one/eighth of the parking.

COMMISSIONER DORAN: I'm only saying in the sense of the education piece of it. I don't know what they are getting, where they are --

MR. GUERRA: When do they meet? When do they have the meetings?

COMMISSIONER DORAN: Once a month we have meetings, but that's not our concern. Our concern is that --

MR. GUERRA: They just don't want --

COMMISSIONER DORAN: Every time I have a teacher, every time I have a substitute teacher, every time I have somebody with an issue we send them to the County office to get certified, and that's a lot of public travel. If I send three, four people a week to Harrison, a small district, Kearny is sending, Secaucus is --

MR. GUERRA: Well, it is just not our call.

MR. NETCHERT: One would think that the County will provide a limited number of spaces for visitor parking. One would think.

COMMISSIONER DORAN: I bring that concern, only the concern, to the County.

MR. NETCHERT: You're in the wrong room.

MR. GUERRA: We only could speak for this floor.

MR. NETCHERT: It is one/eighth of the building and it is one/eighth of the parking spaces.

MR. GUERRA: I did echo that after we spoke last time. I brought it to the Assistant Business Administrator and he said we have heard it before, but right now --

COMMISSIONER DORAN: Just bring it up again and --

MR. GUERRA: Yes. I'll relay that again.

COMMISSIONER DORAN: Because the superintendents were like you have to do something. I said I don't know. I'll bring it up.

MR. GUERRA: I have nothing else to add.

CHAIRMAN PESTANA: Do we have to vote on the addendum to the bill list?

MS. LOZANO: No. That was on the bills when we passed the four. Did I not say as amended?

MR. GUERRA: Carmen might have added that when she was --
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<th>MR. NETCHERT: If you would like, someone can amend.</th>
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<td>MR. GUERRA: You can do it now.</td>
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<td>3</td>
<td>MR. NETCHERT: Whoever made the resolution on the bill list, it might have been Jim.</td>
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<td>So there is a motion by Chairman Pestana to reopen the vote on the approval of the bill list to make certain that the resolution approving the bill list reflects the bill list as amended by the pass-out at tonight's--</td>
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<td>COMMISSIONER LORENZO: I would make a motion.</td>
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<td>MR. NETCHERT: -- meeting and the memoranda, and whoever made that motion I'm sure is making it again, as amended.</td>
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<td>MS. LOZANO: Commissioner Lorenzo made the motion and it was seconded by Commissioner Doran.</td>
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<td>MR. NETCHERT: Okay.</td>
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<td>COMMISSIONER LORENZO: I make the motion again.</td>
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<td>COMMISSIONER DORAN: I'll second it again.</td>
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<td>MS. LOZANO: So I'll take the vote</td>
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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: April 25, 2014

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