HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, DECEMBER 10, 2014
830 BERGEN AVENUE, 8TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:50 P.M.

BOARD MEMBERS:

JOHN L. SHINNICK, CHAIRMAN
FRANK PESTANA, VICE CHAIRMAN
STEPHEN J. GALLO, TREASURER (NOT PRESENT)
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER
OREN K. DABNEY, COMMISSIONER
JOHN PENEDA, COMMISSIONER (NOT PRESENT)
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
R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252
ALSO PRESENT:

MARY-ELLEN GILPIN, HCIA

ELIZABETH RAMOS, EXECUTIVE ASSISTANT

JAMES POLICASTRO, HCIA

PAUL SWIBINSKI, VISION MEDIA

MICHAEL MAKARSKI, VISION MEDIA

CHAIRMAN SHINNICK: Here. We have a quorum by seven board members present, two not present.

CHAIRMAN SHINNICK: Mr. Netchert.

MR. NETCHERT: Yes, Mr. Chairman. This is a public meeting. Notice of tonight's meeting was forwarded to the Jersey Journal and The Star-Ledger for publication in the respective newspapers on October 31st, 2014. Notice was also forwarded to the Clerk of the County of Hudson and the Clerk of the Hudson County Board of Freeholders for posting on their respective bulletin boards. Notice was posted on the bulletin board outside of this meeting room and was posted on the Authority's website as well. All of these notices are in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN SHINNICK: Thank you, Mr. Netchert.

Item number two is the approval of the minutes of October 22nd, 2014.

There is one thing in the minutes. I think we list FCC -- It is supposed to be SEC, isn't it?

MR. NETCHERT: Right, rather than FCC.

CHAIRMAN SHINNICK: We'll call the meeting to order.

Please stand for the Pledge of Allegiance.

(At this time all present recite the Pledge of Allegiance.)

CHAIRMAN SHINNICK: Carmen, call the roll please.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Here.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Here.

MS. LOZANO: 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. Not present.

Commissioner Pestana.

COMMISSIONER PESTANA: Here.

MS. LOZANO: Chairman Shinnick.

CHAIRMAN SHINNICK: FCC, right. So we'll amend the minutes for October 22nd.

Approval of the minutes for October 22nd, as amended.

COMMISSIONER PESTANA: I make a motion to approve.

COMMISSIONER DORAN: Second.

CHAIRMAN SHINNICK: Motion by Commissioner Pestana and seconded by Commissioner Doran.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Abstain.

MS. LOZANO: Commissioner Dabney

COMMISSIONER DABNEY: Abstain.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Abstain.

MS. LOZANO: Commissioner Pestana.

COMMISSIONER PESTANA: Yes.

MS. LOZANO: Chairman Shinnick.

CHAIRMAN SHINNICK: Yes.

MS. LOZANO: The minutes of...
parking deck at $39,000.

The DeCotiis law firm. This is for
solid waste, energy, and golf course operations
and any labor matters which may arise. DeCotiis
is at $130,000.

Donohue, Girodia & Doria are the
professional auditing and accounting services at
$78,000.

Gabel Associates, Inc. for construction
administrative services relating to solar
installation projects and other related energy
projects at $60,000.

Greener By Design will continue to
provide the same services that they are currently
providing having to do with energy and
environmental asset management at the same rate of
$45,000 a year.

MBI Gluck-Shaw. Governmental affairs
consulting and lobbyist services at $45,000.

McManimon, Scotland & Baumann to serve
as special counsel relating to redevelopment
projects and other related contractual matters at
$175,000.

MHM Tech Group will provide services
related to creating and providing software to
serve our special needs as it relates to solid
waste enforcement at $60,000.

Netchert, Dineen & Hillman to serve as
general counsel at $190,000.

Nobel Computer Services to provide
computer services including updating and managing
our website at $60,000.

NW Financial Group will continue to
serve as our financial advisors and provide
oversight on a number of various projects at
$60,000.

PS&S is working with us on solid waste
matters and a number of other ongoing projects
including the LSRP services for the Koppers site,
the golf course project, and the Koppers
redevelopment efforts at $700,000 per year.

Mateo Perez serves as special counsel
for solid waste enforcement matters at $30,000 a
year.

RJ O’Connell Associates will continue
to provide court reporting services at $12,000 a
year.

Sedita, Campisano & Campisano, the law
firm, continues to be active in matters relating
to our golf course and repairs that had taken
place here at 830 Bergen Avenue. They will also
be providing legal services for the Laurel Hill
Waterfront Promenade project that we're working
on. They will be doing the contracts for us.
That's at $75,000 a year.
Spire Group. Financial consulting
services relating to the pooled loan program and
accounting services for some of the special
projects that we're doing. That's $100,000 a
year.
Starr, Gern, Davison & Rubin serve as
bankruptcy counsel on an as needed basis at
$17,500.
Vision Media will continue to provide
public relations services, which includes
development of promotional material and related
advertising for both the Authority and TMA at
$125,000.
Kathy Walrod will continue to serve as
special counsel for enforcement matters at
$60,000.
Waters, McPherson, McNeil will continue
to serve as special counsel on prior and ongoing
negotiations relating to New Jersey Transit.
We have others that will be qualified,

but they are separate resolutions that we will go
into after the Board votes on item six.
MR. NETCHERT: Chairman, before voting
on item six I notice that in going through the
items Mr. Guerra left out item H, which is the
appointment of McManimon, Scotland & Baumann as
bond counsel as well, and he probably left it out
because it is not an amount. It is based upon the
bond issue and whatever. But the resolution is
there and it is appointing them as bond counsel.
MR. GUERRA: I thought it was in one of
these other resolutions.
COMMISSIONER MARTINETTI: What was the
last amount for Waters McPherson?
MR. GUERRA: It was $100,000.
And again, these are projected amounts.
MR. NETCHERT: They are not to exceed
amounts.
MR. GUERRA: Yes, not to exceed
amounts.
CHAIRMAN SHINNICK: These were reviewed
at the Finance Committee.
And, Norman, I would like to point out
that you said this represents a cost savings of
approximately --
MS. LOZANO: Chairman Shinnick.

MS. LOZANO: Resolution 12-2014-6A.

through 6V passes in the affirmative by seven
board members voting yes, two not present.

CHAIRMAN SHINNICK: Thank you, Carmen
Norman, it seems that 7 through 12 are
all qualifying resolutions.

MR. GUERRA: Yes. Do you want me just
to read the resolution.

CHAIRMAN SHINNICK: Yes, and we'll move
7 through 12 together also.

MR. GUERRA: Okay.

Item seven is Resolution 12-2014-7 of
the Hudson County Improvement Authority
determining the firm of DeCotis, Fitzpatrick &
Cole, LLP as qualified bond counsel.

Item Eight is Resolution 12-2014-8 of
the Hudson County Improvement Authority
determining the firm of Florio & Kenny, LLP as
qualified enforcement counsel if the need arises.

Resolution 12-2014-9 of the Hudson
County Improvement Authority determining the firm
of John J. Curly, LLC as qualified
redevelopment/condemnation counsel.

Item 10 is Resolution 12-2014-10 of the
Hudson County Improvement Authority determining Remington, Vernick & Aaango as qualified
consulting engineers.

Item 11 is 12-2014-11 of the Hudson
County Improvement Authority determining Terracon Consultants, Inc. as qualified consulting
engineers and LSRP services.

Resolution 12-2014-12 of the Hudson
County Improvement Authority determining Mast
Construction Services, Inc. as qualified
construction managers and owners representatives.

Item 13 --

CHAIRMAN SHINNICK: That's the
appointment, right?

MR. GUERRA: Yes.

CHAIRMAN SHINNICK: Is there a motion
on Resolutions 7 through 12 qualifying these --

COMMISSIONER PESTANA: I'll make a
motion to approve 7 through 12.

COMMISSIONER DABNEY: I'll second 7
through 12.

CHAIRMAN SHINNICK: Moved by
Commissioner Pestana and seconded by Commissioner
Dabney.

on 13?

COMMISSIONER DABNEY: Motion to move.

CHAIRMAN SHINNICK: Motion by
Commissioner Dabney.

COMMISSIONER DORAN: Seconded.

CHAIRMAN SHINNICK: And seconded by
Commissioner Doran.

MS. LOZANO: Commissioner Bado.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Pestana.

COMMISSIONER PESTANA: Yes.

MS. LOZANO: Chairman Shinnick.

CHAIRMAN SHINNICK: Yes.

MS. LOZANO: Resolution 12-2014-13
passes in the affirmative by seven board members
voting yes, two not present.

MR. GUERRA: Item number 14 is
Resolution 12-2014-14 of the Hudson County Improvement Authority authorizing the purchase of property and casualty insurance through Sirocco Financial Group.

As you know, because we had cancelled our November meeting, we had circulated a memo dated November 10th relating to our business insurance renewal. Because that matter was time sensitive we recorded your votes for the renewal.

The insurance covers everything but the workers’ compensation. And after reviewing the broker’s remarketing efforts it appeared that a number of companies could not quote competitive terms.

NIF and AIG combined had a quote of $286,309 annually, which was about $9,693 more than the quote submitted by Glaterfer Public Practice, which was $276,616. And they are our covered carrier.

Now although they were about $10,000 higher than the expiring contract, we did secure better terms, lower deductibles, flood insurance, and also cyber coverage. So the policy covers the period from October 15th, 2014 through October 15, 2015. So I’m asking for your vote to memorialize voting yes, two not present.

MR. GUERRA: Item 15 is Resolution 12-2014-15 of the Hudson County Improvement Authority authorizing a contract with Hatch, Mott & MacDonald.

I may have mentioned this earlier, the Hatch, Mott. I didn’t realize there was a separate resolution for it.

As you know, back in March we retained that firm to work on the Laurel Hill Public Pier.

CHAIRMAN SHINNICK: Okay.

MR. NETCHERT: They are not listed in A through V.

CHAIRMAN SHINNICK: Oh, they are not.

MR. NETCHERT: But Norman may have mentioned them any way.

MR. GUERRA: Right, I may have mentioned it at that time because in my notes I put --

CHAIRMAN SHINNICK: They are not H.

MR. GUERRA: --it together.

CHAIRMAN SHINNICK: I thought they were H.

MR. GUERRA: Originally we revised them, but Billy had moved them into a.

your actions taken on November 12th.

CHAIRMAN SHINNICK: Is there a motion on 14?

COMMISSIONER PESTANA: I make a motion to approve.

COMMISSIONER DABNEY: I’ll second it.

CHAIRMAN SHINNICK: Motion by Commissioner Pestana and seconded by Commissioner Dabney.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Pestana.

COMMISSIONER PESTANA: Yes.

MS. LOZANO: Chairman Shinnick.

CHAIRMAN SHINNICK: Yes.

MS. LOZANO: Resolution 12-2014-14 passes in the affirmative by seven board members.

CHAIRMAN SHINNICK: All right.

MR. GUERRA: So upon advertising for the RFQ at that time, of course, they corresponded.

CHAIRMAN SHINNICK: They are special.

MR. GUERRA: We recommended that we retain their services because it is a continued project in an amount not to exceed $200,000 because we spent about 75,000 on the project already.

CHAIRMAN SHINNICK: Okay. On Resolution 15 for Hatch MacDonald is there a motion?

COMMISSIONER PESTANA: Motion.

CHAIRMAN SHINNICK: Motion by Commissioner Pestana.

COMMISSIONER DORAN: Second.

CHAIRMAN SHINNICK: And seconded by Commissioner Doran.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Pestana.
COMMISSIONER PESTANA: Yes.
MS. LOZANO: Chairman Shinnick.
CHAIRMAN SHINNICK: Yes.
MS. LOZANO: Resolution 12-2014-15 passes in the affirmative by seven boards members voting yes, two not present.
MR. GUERRA: Item 16 is Resolution 12-2014-16 of the Hudson County Improvement Authority authorizing an agreement for the management, operation, and maintenance of the Harrison Center Parking Garage.
The contract with LAZ was about to expire soon. We had gone through a competitive process of issuing the RPF to secure the services of an operator, and that operator to maintain the deck.
LAZ has been operating the deck since 2010. Fourteen companies picked up documents. Only seven submitted proposals.

The annual fixed fees proposed by LAZ for the years 2015 through 2019 are about 10 percent lower than the fixed fees we are paying under our expiring contract.
After our parking consultant completed his review process, which included interviewing a number of respondents, legal counsel reviewed his findings and offered a positive opinion whereby we agree to award the contract to LAZ for a three-year period with two one-year options.
In the body of the resolution there is one correction. I think it says contract for three years with one one-year option. So we just need the resolution to reflect that it is a two-year option.
CHAIRMAN SHINNICK: It does say that.
MR. GUERRA: Does it say two?
CHAIRMAN SHINNICK: It says three years together with the one-year renewal option.
MR. NETCHERT: It should be two
one-year renewals.
CHAIRMAN SHINNICK: Right.
MR. GUERRA: For a total of five if we renew it, and that's what we did last time.
CHAIRMAN SHINNICK: So it is two
one-year renewal options.
MR. GUERRA: Right.
And again, this is just the management.
CHAIRMAN SHINNICK: Is that read into the record? Is that okay? The change.
MR. GUERRA: She probably typed what I said, and we'll go over that at the end of the meeting.
MR. NETCHERT: So the motion should be --
CHAIRMAN SHINNICK: As amended.
MR. NETCHERT: So it is two one-year.
CHAIRMAN SHINNICK: A possible five-year contract.
MR. GUERRA: Right.
MR. NETCHERT: Three for sure and --
MR. GUERRA: Then decide in year four if we want to extend it, and then we can decide if we want to extend it into year five.
COMMISSIONER DORAN: Who checked that out? You said someone --
MR. GUERRA: Tom Calu, and Tom took all of the responses and sat and evaluated and called the companies in.
I'm sorry, but I didn't bring the list in the room with me of who responded.
MR. NETCHERT: In addition, commissioner, I think Kurt and Norman and people who deal with them on a day-to-day basis have been more than satisfied with them and have found them to be responsive. So in addition to all of the other things that he said, I think that they were happy with them.
MR. GUERRA: Yes. They have done a good job for us from day one. They were there from opening day.
And the number, the fee, is a management fee that they basically bid on. And their management fee right now is actually less than their final year now. It is slightly less.
COMMISSIONER DORAN: Good.
CHAIRMAN SHINNICK: On Resolution 16, as amended, is there a motion?
COMMISSIONER DABNEY: Motion to move.
CHAIRMAN SHINNICK: By Commissioner Dabney.
COMMISSIONER DORAN: Second.
CHAIRMAN SHINNICK: Seconded by Commissioner Doran.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: Yes.
MS. LOZANO: Commissioner Dabney.
COMMISSIONER DABNEY: Yes.
MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Pestana.
COMMISSIONER PESTANA: Yes.
MS. LOZANO: Chairman Shinnick.
CHAIRMAN SHINNICK: Yes.
MS. LOZANO: Resolution 12-2014-16
passes in the affirmative, as amended, by seven
board members voting yes, two not present.
MR. GUERRA: Fem 17 is Resolution
12-2014-17 of the Hudson County Improvement
Authority authorizing an amendment to a power
purchase agreement in connection with the
Authority's Renewable Energy Program.
As you may recall, the Authority,
through a Shared Service Agreement with the City
of Jersey City, procured the services through an
RFP of a vendor for a solar system on the roof of
the new Jersey City Municipal Complex.
Back in April we had executed that
equipment (sic) with Hudson Solar Energy Group,
however, due to certain due diligence issues
relating to the transfer of ownership from Hudson
Solar Energy Group to Sun Edison, because they
sold the company to Sun Edison, which is a bigger
group, and certain technical issues, both Jersey
City and the Authority, or its staff here, have
agreed to honor the request made by the new
company, Sun Edison, to move the commercial
operation date in that agreement forward rather
than the completion of the project by
December 31st, 2015. They want to move it. I'm
sorry. They want to move it to December 31st,
2015 to have it completed. Therefore, we're
seeking approval to amend that contract. So it is
the Power Purchase Agreement.
Again, the company that originally bid
to a bigger company, and it took them a
little time to get everything together, do their
due diligence, have the closing on their
acquisition of the company, so they just asked
that that be extended.

The DeCotiis firm is working with them on
this and they also felt it was feasible to
extend that completion date.
So hopefully they will start soon.
We're hoping. Probably right in the middle of a
snow storm.
COMMISSIONER DABNEY: Mr. Chairman or
Norman, I guess. It should reflect Municipal
Services Complex instead of DPW Complex.
MR. NETCHERT: What does it say?
MR. GUERRA: Where is that in
the resolution?
COMMISSIONER DABNEY: It is in the
third WHEREAS.
MR. GUERRA: Okay. We'll look at that.
What is it called, Oren?
COMMISSIONER DABNEY: Municipal
Services Complex.
MR. GUERRA: Municipal Services
Complex. I will have to change that in most
documents.
COMMISSIONER DORAN: What should it
say?
CHAIRMAN SHINNICK: Municipal Services
Complex.
Is there a motion on Resolution 17, as
amended?
COMMISSIONER PESTANA: Motion to
approve.
CHAIRMAN SHINNICK: By Commissioner
Pestana.
COMMISSIONER DABNEY: Second.
CHAIRMAN SHINNICK: And seconded by
Commissioner Dabney.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: Yes.
MS. LOZANO: Commissioner Dabney.
COMMISSIONER DABNEY: Yes.
MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Pestana.
COMMISSIONER PESTANA: Yes.
MS. LOZANO: Chairman Shinnick.
CHAIRMAN SHINNICK: Yes.
MS. LOZANO: Resolution 12-2014-17
passes in the affirmative, as amended, by seven
board members voting yes, two not present.
MR. GUERRA: Item 18 is Resolution 12-2014-18 of the Hudson County Improvement Authority concerning review of the findings of the Local Finance Board made at a meeting of said Board on October 8th, 2014 in accordance with the provisions of N.J.S.A. 40A:5A-7 with respect to the issuance of County-Guaranteed Pooled Notes (Local Unit Loan Program).

This transaction is typical of the others with respect to the project finding. This one is in the total amount of $71 million. This transaction is on behalf of the towns of Hoboken, Jersey City, Union City, Township of Weehawken, Town of West New York, and the Weehawken Parking Authority.

CHAIRMAN SHINNICK: On Resolution 18 is there a motion?

COMMISSIONER DORAN: Moved.

CHAIRMAN SHINNICK: Is there a second?

COMMISSIONER DABNEY: Second.

CHAIRMAN SHINNICK: Moved by Commissioner Doran and seconded by Commissioner Dabney.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

the screen, because the next flyover will probably be just before the golf course opens. So this is just to give you a little idea. This will take two seconds.

CHAIRMAN SHINNICK: Okay.

MR. GUERRA: In this picture you can see a good portion of it is green, the lower section.

First of all, this is the wetlands we talked about once before.

This has been cut at least three or four times already. This has started to fill in.

And this was seeded just before the first freeze. So now everything is pretty much dormant.

This is just another shot from another angle.

This area here is what they are going to be working on now.

This is the parking lot for the golf course.

Right here is where the temporary clubhouse is.

COMMISSIONER DORAN: Is that 440?

MR. GUERRA: This is 440 here.

COMMISSIONER DORAN: Okay.

MS. LOZANO: Commissioner Dabney.

COMMISSIONER DABNEY: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martineiti.

COMMISSIONER MARTINEITI: Yes.

MS. LOZANO: Commissioner Pestana.

COMMISSIONER PESTANA: Yes.

MS. LOZANO: Chairman Shinnick.

CHAIRMAN SHINNICK: Yes.

MS. LOZANO: Resolution 12-2014-18 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Chairman, I don't think I have anything else.

CHAIRMAN SHINNICK: Okay.

MR. GUERRA: Mary-Ellen, you don't have anything. I know Jay couldn't join us this evening.

Oh, what I do have real quick is just to show you some pictures. We just had the final flyover of Lincoln Park and Koppers, so there is just a couple of pictures I'm going to throw on

MR. GUERRA: And this is Duncan Avenue.

This is the other side of the park on the west side.

This is where the construction trailers will be - not the construction trailers. The temporary clubhouse will be going here.

This is actually the practice screen. That's the only section that we were unable to get seeded prior to.

The golf carts are all -- The cart paths are all cut in throughout the course.

That's all done. The netting is all done. The bridge is all done. The ponds are in. Of course the irrigation system is in. The public walkway is in.

Now it is a matter of setting up the temporary clubhouse; The cart storage shed, which we will be building probably in February; and now we're looking at putting up a maintenance building where all of that equipment will be serviced, a bathroom for the workers that will be working on the golf course.

This section really came in nicely.

You can almost see the contours in the property there.
This is another good shot from another good angle. So all of the plantings, all of the trees have been done. We're looking at a March opening. This is Koppers. This is the far end where Great Lakes is doing all that dredging.

CHAIRMAN SHINNICK: We're look at March?

MR. GUERRA: May. I'm sorry. May. This is all of the fill activity that's going on over in Koppers. This is another section of Koppers. You can see all that material. That whole elevation is coming up, elevation 13. But the site looks really good. This is the end of all that remediation that took place. So these are when we did the flyover. These are a couple of real good shots to give you a good idea. This is where Transit's main line comes across.

You heard us talking about this microgrid. If, of course, it ever happened and pump station, and it looks like that might actually come out of there now. It was supposed to stay on there for about two years, but today John Bolan, who is our LSRP, is talking to the DEP because it hasn't been producing anything and may not be needed any longer. It has been out there like ten years.

COMMISSIONER DORAN: How is the tunnel project, the ARC? What was their plan for that?

MR. GUERRA: The plan for the ARC was the old site or up to -- I'm sorry. Up to about this point. We were going to, correct me if I'm wrong, Bill, but we were going to retain the 20-acre piece and then put up a retaining wall to here, and we're going to raise the elevation about 25 to 30 feet where all of the material to dig the tunnel is going into the river. That material would come here and bring the muck to their main line. This is their main line, which right now sits up about 25, 30 feet higher than the rest of the site.

COMMISSIONER DORAN: Okay.

MR. GUERRA: That was what they were talking about at that time, but it went all the way down to the western portion of the site.

Transit wanted the property, it would be somewhere right in this area here and this area here. Then the development would take place in here and the whole eastern portion.

CHAIRMAN SHINNICK: You're talking about coming across the property.

MR. GUERRA: Possibly.

CHAIRMAN SHINNICK: I thought they were going to --

MR. GUERRA: Well, both Transit and Morris, they are just talking it through, and Morris seems pretty comfortable with that. This is the narrow part of the property. These are the retention basins.

CHAIRMAN SHINNICK: Right.

MR. GUERRA: This is the piece that's owned by Kearny right now, Standard, and this is the Tiara piece. There is another shot that probably shows it.

COMMISSIONER DORAN: That's Route 7, right.

MR. GUERRA: That is Route 7, yes. This shows part of that six-acre parcel here too.

And this was what they call a little...
then there is the PATH bridge. And this was the
Valezza property.
Now what Morris is proposing to do,
John, is this road will come in where we're doing
a road coming into the site --

CHAIRMAN SHINNICK: Right.

MR. GUERRA: -- but it's going to run
all along the easement on this side of the
property and come right across here. He doesn't
want to use the tunnel. And possibly go under
here and put a roadway in under here and redo this
bulkhead for access of the trucks. So they're
putting some serious money into this.
CHAIRMAN SHINNICK: Yes, yes.
That was one stumbling block, that
tunnel --
MR. GUERRA: Yes.

CHAIRMAN SHINNICK: -- the rail line
facilities.

MR. GUERRA: Well back then it worked,
but today it wouldn't work.

CHAIRMAN SHINNICK: Right. Right.

MR. GUERRA: That's the end of your --

MR. NETCHERT: It gets easier if the
owner of the rail line is your partner.

MR. GUERRA: And then they had a
two-year extension on the lease. But once they
hit the 1.1 million, I believe they will be done.
Right now I think they brought in
anywhere between 600,000 to 700,000 cubic yards to
do that.

CHAIRMAN SHINNICK: Are they talking to
them?

MR. GUERRA: No, I don't think they
have. Morris's concern is when are they going to
be out of there.

CHAIRMAN SHINNICK: Okay.

MR. GUERRA: I said well, as soon as
they hit the million they will be gone unless you
want them to stay longer. They plan on even
raising this a little higher.

CHAIRMAN SHINNICK: That was what I was
wondering.

MR. GUERRA: But they will not use PDM,
which is processed dredging material.

MR. NETCHERT: Morris Company is
represented by the same attorney that represents
Great Lakes.

MR. GUERRA: That's Hackensack.

MR. NETCHERT: They have been talking
to them.

MR. GUERRA: This is the main line for
Transit. And if you come over this way, this is
where the new bridge - it doesn't show here, the
new one. And then there is the old bridge and

CHAIRMAN SHINNICK: Yes, right.

MR. GUERRA: With that said we're done.

COMMISSIONER DORAN: Good job.

MR. GUERRA: Sometimes with pictures --
We talk about stuff, but until you see it --

CHAIRMAN SHINNICK: And it is great, I
appreciate that, Norm, because people get an idea
of what Norman does and the projects he's working
on.

COMMISSIONER DORAN: He takes pictures.

MR. GUERRA: Yes. We actually --

CHAIRMAN SHINNICK: There is a lot of
issues that get done here.

MR. GUERRA: We were doing our flyovers
-- The flyover, believe it or not, cost about $500
and --

COMMISSIONER DORAN: That's all?

MR. GUERRA: -- they have been hitting
-- It was really three sites. We were looking at
property on Tonnelle Avenue for a new county
garage, so probably two months ago I had them
shoot that, shoot Koppers, and shoot Lincoln Park
because if you look at a map they are real close
to each other when you're up in the air.

So it is like $500.
Now this will be the end now that the lake.
1. winter is here, so we're not going to bother. But
2. probably when everything starts turning green
3. again at the golf course we'll get some good ones
4. because then we're going to start marketing
5. through Kemper golf course.
6. And the golf course should be open
7. definitely by May.
8. MR. NETCHERT: Do we have a name?
9. MR. GUERRA: It's not clear yet. It's
10. going to be probably Lincoln Park West somehow
11. incorporated with the word Skyway Golf Course.
12. COMMISSIONER DORAN: Practice your
13. four.
14. MR. NETCHERT: Yes, practice your four
15. down there for sure.
16. MR. GUERRA: But I'll tell you what, it
17. is really an interesting course when you walk it.
18. COMMISSIONER DABNEY: What's the
19. longest hole?
20. MR. GUERRA: It is 508 yards.
22. MR. GUERRA: That's like the signature
23. hole here. That one is pretty clear on this
24. slide. That's the one where you are hitting over
25. three, and then there is another pond here.
26. There is a pump house here for the
27. irrigation system.
28. We're actually going to net this
29. because there is a parking lot here and if you're
30. hitting this hole with tee boxes all the way in
31. the corner and you come across, and the green is
32. here, and if you should skilt it as we say, and it
33. goes across, it could end up in that parking lot.
34. So we were realizing that when we were out there
35. with the architects. So now we're putting netting
36. up.
37. MR. NETCHERT: It is a safety issue.
38. MR. GUERRA: There are a couple of
39. things that we can tweak.
40. MR. DORAN: And whose field is that
41. next to? St. Peters?
42. MR. NETCHERT: It is St. Peter's
43. University right field.
44. MR. GUERRA: This is that wetlands
45. piece where the water comes in.
46. COMMISSIONER DORAN: Whose field is
47. that next to? St. Peter's?
48. MR. NETCHERT: St. Peter's.
49. MR. GUERRA: It's all Lincoln Park, but
50. it is St. Peter's.
51. There is a dog run in here.
52. And then this is Communipaw Avenue
53. coming over the bridge, that bridge into Jersey
54. City.
55. COMMISSIONER DORAN: It's a very nice
56. use for a big piece of land.
57. MR. GUERRA: Yes, yes. The whole park
58. is about 273, and I didn't realize this,
59. 273 acres, the west side and the east side.
60. We did a PowerPoint presentation for a
61. Chinese delegation last week that was here. And
62. we're going to tweak it a bit to have a picture of
63. the park that shows the west side of the park and
64. the east side of the park because all of the
65. stormwater from the east side of the park now
66. drains into these ponds, and that is some of the
67. water we're recapturing for the use of the
68. irrigation system.
69. Thank you for your time.
70. CHAIRMAN SHINNICK: No more pictures?
71. MR. GUERRA: No more pictures. That's
72. it.
73. CHAIRMAN SHINNICK: Do you have any
74. other --
You are reminding everyone that tomorrow --

MR. GUERRA: Tomorrow is the Christmas gathering from 5:00 to 8:00 in the lobby. You probably saw it set up. That's from 5 to 8.

MR. NETCHERT: And the good news is that we have saved the lobby. The lobby will not be changing.

MR. GUERRA: Yes, we saved the lobby. It was called safe the lobby efforts with signs.

CHAIRMAN SHINNICK: Lobby for the lobby.

MR. GUERRA: Yes.

COMMISSIONER DORAN: After it was determined you can't get out the other way.

CHAIRMAN SHINNICK: Wishing everyone a Merry Christmas, happy holidays.

If there is a motion to adjourn?

COMMISSIONER PESTANA: Motion.

CHAIRMAN SHINNICK: By Commissioner Pestana.

COMMISSIONER LORENZO: Second.

CHAIRMAN SHINNICK: Seconded by Commissioner Lorenzo.

All in favor?

COMMISSIONER BADO: Aye.

COMMISSIONER DABNEY: Aye.

COMMISSIONER DORAN: Aye.

COMMISSIONER LORENZO: Aye.

COMMISSIONER MARTINETTI: Aye.

COMMISSIONER PESTANA: Aye.

CHAIRMAN SHINNICK: Aye.

COMMISSIONER DORAN: Happy holidays.

COMMISSIONER LORENZO: Happy holidays.

(Whereupon the meeting is concluded.)

CERTIFICATION

I, Sharon Palmer, C.C.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: December 11, 2014