

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, JUNE 11, 2014
830 BERGEN AVENUE, 8TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 1:30 P.M.

BOARD MEMBERS:

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

APPEARANCES:

NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
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 GLENN F. SCOTLAND, ESQ. (McMANIMON SCOTLAND &
 6 BAUMANN)
 7 JOEL ROSEN, ESQ. (McMANIMON SCOTLAND & BAUMANN)
 8 MARY-ELLEN GILPIN, IICIA
 9 ELIZABETH RAMOS, EXECUTIVE ASSISTANT
 10 MICHAEL HANLEY, NW FINANCIAL
 11 JAY DeDOMENICO, TMA
 12 MICHAEL O'CONNOR, HCIA
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1 board members present, four not present.
 2 CHAIRMAN SHINNICK: Mr. Netchert.
 3 MR. NETCHERT: Yes, Mr. Chairman.
 4 This is a public meeting and it is the
 5 regular meeting of the Hudson County Improvement
 6 Authority for the month of June.
 7 Notice of the change of date and time
 8 for this regular meeting was forwarded to the
 9 Jersey Journal and to the Star-Ledger on June 3rd,
 10 2014 for publication in those respective
 11 newspapers. Notice was also forwarded to the
 12 Clerk of the County of Hudson, the Clerk of the
 13 Hudson County Board of Freeholders for posting on
 14 their respective bulletin boards, and notice was
 15 also posted outside of this hearing room on the
 16 bulletin boards, in this office, and on the
 17 Authority's website.
 18 These notices are all in compliance
 19 with the requirement of the Open Public Meetings
 20 Act.
 21 CHAIRMAN SHINNICK: Thank you, Mr.
 22 Netchert.
 23 At this time I'll have the approval of
 24 the minutes of the May 28th meeting.
 25 COMMISSIONER PESTANA: Motion to

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: Here.
 10 MS. LOZANO: Commissioner Dabney. Not
 11 present.
 12 Commissioner Doran.
 13 COMMISSIONER DORAN: Here.
 14 MS. LOZANO: Commissioner Gallo. Not
 15 present.
 16 Commissioner Lorenzo.
 17 COMMISSIONER LORENZO: Present.
 18 MS. LOZANO: Commissioner Martinetti.
 19 Not present.
 20 Commissioner Peneda. Not present.
 21 Commissioner Pestana.
 22 COMMISSIONER PESTANA: Here.
 23 MS. LOZANO: Chairman Shinnick.
 24 CHAIRMAN SHINNICK: Here.
 25 MS. LOZANO: We have a quorum with five

1 approve.
 2 CHAIRMAN SHINNICK: Motion by
 3 Commissioner Pestana.
 4 COMMISSIONER DORAN: Second.
 5 CHAIRMAN SHINNICK: And seconded by
 6 Commissioner Doran.
 7 MS. LOZANO: Commissioner Bado.
 8 COMMISSIONER BADO: Yes.
 9 MS. LOZANO: Commissioner Doran.
 10 COMMISSIONER DORAN: Yes.
 11 MS. LOZANO: Commissioner Lorenzo.
 12 COMMISSIONER LORENZO: Yes.
 13 MS. LOZANO: Commissioner Pestana.
 14 COMMISSIONER PESTANA: Yes.
 15 MS. LOZANO: Chairman Shinnick.
 16 CHAIRMAN SHINNICK: Yes.
 17 MS. LOZANO: The minutes of May 28th,
 18 2014 passes in the affirmative by five board
 19 members voting yes, four not present.
 20 CHAIRMAN SHINNICK: Number four is
 21 payments of the costs and expenses for the month
 22 of June, as amended. Is there a motion?
 23 MR. NETCHERT: Mr. Chairman, I don't
 24 know if -- I heard you say as amended, but I don't
 25 know if --

1 CHAIRMAN SHINNICK: Wasn't there a
2 number missing.

3 MR. NETCHERT: There is a number
4 missing for, although it is listed on the bill,
5 lists Cranco Co., C-R-A-N-C-O. The number was
6 inadvertently left out. The amount is \$300.

7 MS. LOZANO: Yes.

8 MR. NETCHERT: So the motion would be
9 to approve the bill list, as amended, to reflect
10 that amount.

11 CHAIRMAN SHINNICK: Okay.

12 COMMISSIONER PESTANA: I make a motion
13 to approve as amended.

14 CHAIRMAN SHINNICK: Motion by
15 Commissioner Pestana.

16 COMMISSIONER DORAN: Second.

17 CHAIRMAN SHINNICK: Seconded by
18 Commissioner Doran.

19 MS. LOZANO: Commissioner Bado.

20 COMMISSIONER BADO: Yes.

21 MS. LOZANO: Commissioner Doran.

22 COMMISSIONER DORAN: Yes.

23 MS. LOZANO: Commissioner Lorenzo.

24 COMMISSIONER LORENZO: Yes.

25 MS. LOZANO: Commissioner Pestana.

1 COMMISSIONER PESTANA: Yes.

2 MS. LOZANO: Chairman Shinnick.

3 CHAIRMAN SHINNICK: Yes.

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

7 MR. GUERRA: Item five is Resolution
8 6-5-2014 of the Hudson County Improvement
9 Authority authorizing the commencement of
10 exclusive negotiations with Morris Realty
11 Associates, LLC as to the sale of the Authority's
12 property located in the Town of Kearny, Hudson
13 County, New Jersey and designated on the tax map
14 of the Town of Kearny as Block 287, Lots 32.01,
15 54, 55, 56, 61B, 61C, 62, 62R, 63, 70, 70, 71R,
16 73, and 80, known as the "Property".

17 If you recall back in January of 2013
18 the Authority, in corroboration with the Town of
19 Kearny and Tiara Solutions, issued a property
20 disposition or request for proposals from
21 developers for the acquisition and redevelopment
22 of the Koppers site including the adjacent
23 parcels. Those parcels, or one of them, is under
24 the control of the Town of Kearny, and that's the
25 Standard Chlorine site, and other one is Tiara

1 Solutions, which is privately owned.

2 On May 15th, 2013 we had received five
3 proposals. And at that time an evaluation
4 committee was created consisting of members of
5 each owner entity, which included the Improvement
6 Authority, the Town of Kearny, and the Tiara
7 properties, along with their professionals, and
8 that was also expanded to include a member of the
9 County Administrator's office.

10 Each of the committee members at that
11 time and their professional representatives were
12 all asked to sign confidentiality agreements.

13 The five proposals that had been
14 submitted are as follows: The Matrix Clean Earth
15 Peninsula Redevelopment, LLC; Morris Realty
16 Associates, LLC; The Rockefeller Group Development
17 Corporation and KTR Capital Partners; the fourth
18 was Contract Logistics Inc., that's the Silverman
19 group; and the fifth one was WSI Management, LLC,
20 which was a solid waste company.

21 What I would like to do is turn this
22 over to Glenn Scotland, who will summarize the
23 evaluation process and issue the findings and
24 recommendations of the evaluation committee.

25 MR. SCOTLAND: Thank you, Norman.

1 Chair, members of the board.

2 As Norman indicated, the Improvement
3 Authority, together with the owner entities, went
4 through an extensive process to come to the point
5 that we're at today.

6 The issuance of the RFP. There were
7 several rounds of written submissions of
8 questions, clarifications of the various
9 proposals, as well as oral interviews.

10 We had the opportunity to meet with
11 three or four of the respondents and then, as we
12 began to evaluate those responses and were able to
13 eliminate a couple of or three of the respondents,
14 we came down to the two respondents that remain.
15 And then again we went to another round of asking
16 very specific questions about various aspects of
17 their business proposal. And again we invited
18 them in through this process.

19 As a result of the entire evaluation
20 process the evaluation committee came to a
21 decision where it believed that the Morris Realty
22 proposal was the one that offered the greatest
23 opportunity for the County and the Improvement
24 Authority to dispose of the Koppers site on the
25 most expeditious and advantageous basis, so that

1 became the basis for that recommendation.
 2 After that process the members of the
 3 Improvement Authority met with the joint committee
 4 that is comprised of Improvement Authority
 5 representatives and County representatives to
 6 discuss that recommendation. And that meeting
 7 occurred probably a week and a half ago or so.
 8 And coming out of that the County Improvement
 9 Authority Joint Committee also acknowledged or
 10 recommended that the MRA proposal would be the
 11 best one to proceed with at this time.

12 Now, there are a couple of issues that
 13 are on the table that are economic issues that the
 14 Improvement Authority representatives and the
 15 County representatives recognize that we would
 16 like to get resolved as soon as possible. And
 17 because of that what we are recommending as part
 18 of this process is that the Morris companies be
 19 designated as the exclusive redeveloper with whom
 20 we will negotiate for the purpose of resolving
 21 those issues for a sixty-day period.

22 The RFP provided for an exclusive
 23 negotiation period of up to six months. We have
 24 chosen a much short period because we believe that
 25 we will have the opportunity to evaluate whether

1 or not we can close the - whether we can resolve
 2 these economic issues pretty quickly.

3 Why was the Morris group selected?
 4 Well, they have a familiarity with this site.
 5 They have done extensive due diligence. In fact,
 6 while it was not a driving factor, it was
 7 something that was taken into consideration, is
 8 that they have been involved in the process of
 9 competing for the ability to purchase this site
 10 for several years.

11 The view of the committee was that they
 12 would be the most likely to complete the
 13 construction of the project, to develop and
 14 construct a project, than any of the other
 15 respondents. And to the extent there were some
 16 issues that we wanted to resolve, we would be able
 17 to come to a resolution of those issues more
 18 quickly with the Morris group.

19 So on that basis the committee,
 20 together with the Improvement Authority
 21 representatives on the committee, have suggested
 22 that we proceed to designate Morris for this
 23 exclusive sixty-day period for purposes of trying
 24 to work through those limited issues.

25 To the extent that those can be

1 resolved, there will likely be an extension of the
 2 negotiation period because the hope is that we
 3 will be able to come to and negotiate a definitive
 4 purchase and sale agreement that will set out the
 5 time frame for the closing on that property.

6 Does anyone have any questions?

7 COMMISSIONER DORAN: What do they want
 8 to do with it?

9 MR. SCOTLAND: Well, it is a big box
 10 distribution retail is what they are proposing.
 11 It's a couple of million square feet potentially
 12 of big box.

13 MR. GUERRA: And it includes the
 14 Koppers site. And their proposal, if I'm correct,
 15 includes the Koppers site and the Standard site,
 16 which is under the control of the Town of Kearny.

17 MR. SCOTLAND: That's a very good
 18 point, Norman.

19 The way that the RFP was drafted it
 20 allowed the proposers to bid on a particular site
 21 or to make their proposal contingent upon their
 22 ability to get control over one of the adjacent
 23 parcels.

24 Morris's proposal, their proposal was
 25 contingent on being able to work out an

1 arrangement with Kearny for the Standard Chlorine
 2 site. It deals with access and some other site
 3 access and some other issues.

4 It should be clear to the commissioners
 5 that the Town of Kearny will be an integral part
 6 of the discussions, whatever discussions we have,
 7 because of the linkage between the sites, but also
 8 Kearny has a manifest interest in what gets built
 9 here because it is hoping to realize tax revenue
 10 and/or payment in lieu of tax revenue that will
 11 come from the development.

12 We think it is going to be really
 13 important for all of the interested parties,
 14 including Kearny, to sit down as part of the
 15 discussions.

16 COMMISSIONER DORAN: Are they currently
 17 on board?

18 MR. GUERRA: Yes.

19 MR. SCOTLAND: Yes.

20 MR. GUERRA: I was just going to
 21 explain the committee. The makeup of the
 22 committee again included members of the staff
 23 here, Bill, myself, Mike O'Connor; three of the
 24 commissioners, Chairman Shinnick, John Peneda and
 25 Frank Pestana; and also Kearny had representatives

1 the. Mayor himself sat in on a number of these
2 meetings along with his attorney and Councilwoman
3 --

4 MR. NETCHERT: Councilwoman Sue
5 McCurrie.

6 MR. GUERRA: -- Sue McCurrie and their
7 business administrator. Tiara had representatives
8 here. We also had some of our professionals here,
9 Mike Hanley from NW, John Bolan on the engineering
10 side, of course Glenn and Joel.

11 And then we met I think on two
12 occasions with the Koppers Contract Committee,
13 which consisted of three freeholders that
14 participated in those meetings along with the
15 County Executive.

16 In that whole process there were a lot
17 of steps, and this has been going on I guess since
18 2013.

19 COMMISSIONER DORAN: Right, right.
20 What would you say are the pluses?

21 MR. SCOTLAND: On the pluses are
22 Morris's familiarity with this and I think the
23 ability for us to get a sense real quickly about
24 their ability to execute and resolve a couple of
25 the economic issues that we need to deal with.

1 MR. SCOTLAND: Well --

2 MR. GUERRA: Access in terms of the
3 site itself. The access, as it sits today, isn't
4 the best access to the site.

5 COMMISSIONER DORAN: Is that off Fish
6 House?

7 MR. O'CONNOR: Route 7 and Fish House.

8 There is a redevelopment plan that's in
9 place from the Meadowlands Commission that, in
10 fact, the Town of Kearny initiated and we
11 participated in the planning. It is part of the
12 Meadowlands District. And the zoning for the
13 plan, Morris's proposal, works directly with that
14 zone.

15 MR. NETCHERT: For the record, that was
16 Michael O'Connor project manager of the Authority
17 speaking.

18 MR. O'CONNOR: Sorry.

19 COMMISSIONER DORAN: What is the goal
20 of the sixty days then?

21 MR. SCOTLAND: It is to narrow a couple
22 of the economic issues that we have identified as
23 being --

24 COMMISSIONER DORAN: Which would be?

25 MR. SCOTLAND: If we're going to get

1 COMMISSIONER DORAN: Do they have a
2 similar building on Harrison Avenue in Kearny also
3 on Route 7, would you know?

4 MR. SCOTLAND: I don't know. I'm not
5 familiar with it.

6 MR. O'CONNOR: I think he might
7 actually.

8 COMMISSIONER DORAN: The post office
9 uses it I think.

10 MR. O'CONNOR: He has a bunch of older
11 -- He has older holdings that he's had for awhile
12 for 30 years, and I think some of that might be
13 one of those properties.

14 COMMISSIONER DORAN: Right.

15 MR. O'CONNOR: He builds large scale
16 logistical centers.

17 COMMISSIONER DORAN: That's what this
18 is.

19 MR. GUERRA: He has done one for US
20 Foods, he's done one for Best Buy.

21 MR. O'CONNOR: Right.

22 COMMISSIONER DORAN: What are their
23 drawbacks? Are there any drawbacks? I mean here
24 are the pluses. The drawbacks might be traffic in
25 the area --

1 specific, what I would prefer to do, not to avoid
2 the question, but what we're hoping to do, what we
3 would like the commissioners to do in adopting
4 this resolution and selecting Morris is to begin
5 the negotiation process, but not to turn away the
6 other exceptional proposals that we feel that we
7 have.

8 So to the extent that we're not able to
9 resolve some of these issues with Morris within
10 the limited time frame that we discussed and are
11 not in a position of recommending going to a
12 longer exclusive negotiation period to come to a
13 definitive purchase and sale agreement, we would
14 then invite the other party to come to the table.

15 I just want to be careful that we're
16 not in a position of compromising sort of --
17 Again, we're in a process and I don't want to
18 compromise the integrity of the process.

19 COMMISSIONER DORAN: I'm just trying to
20 get a sense a little bit. If you say economic
21 issue, what is the issue?

22 MR. SCOTLAND: Some of it relates to
23 the timing of payment of the purchase price.

24 COMMISSIONER DORAN: Okay.

25 MR. NETCHERT: And to add to that a

1 little bit, which is why the members of the
2 committees referred to previously have all been
3 asked to and required to sign confidentiality and
4 none disclosure agreements.

5 MR. SCOTLAND: Right.

6 MR. NETCHERT: But I think Glenn's
7 answer is, to keep it competitive, we would prefer
8 not to have the issues in the public record yet.

9 MR. SCOTLAND: Right. I think it is
10 fair to say that we believe that we have two very,
11 very competitive proposals. And for the reasons
12 that are articulated on the record, the idea is to
13 proceed with this one first under this limited
14 duration and try to resolve it and move forward,
15 if we can, and then we'll be recommending moving
16 on.

17 COMMISSIONER DORAN: All right.

18 CHAIRMAN SHINNICK: There were a lot of
19 issues involved in this, and I think Glenn's
20 explanation was a very good explanation. It
21 started out with five or six.

22 MR. NETCHERT: Five.

23 CHAIRMAN SHINNICK: Five. But really
24 during the course of this very extensive
25 evaluation --

1 very good process to a very, very complex issue.

2 It seems pretty straightforward, we
3 want to sell this property, but when you get into
4 the other parcels and you get into the concerns of
5 the Town and its concerns about jobs, concerns
6 about economy, about tax, about everything else,
7 there are so many factors to get to this point.

8 I know a lot of people, and I hear it
9 all the time, well, the Koppers site you guys have
10 been talking about that for so long. It is not as
11 simple as we're selling our house.

12 I think every consideration has been
13 given to the Town, to the creation of jobs, to
14 what would be the maximum output from this site.

15 MR. GUERRA: And once we get past this
16 hurdle then they get into their due diligence if
17 they are successful with this, and that would be
18 another long period.

19 CHAIRMAN SHINNICK: Right.

20 And I want to say that to Commissioner
21 Pestana and --

22 COMMISSIONER DORAN: Do you think they
23 will be resolved?

24 MR. SCOTLAND: We feel --

25 COMMISSIONER DORAN: Hopeful?

1 COMMISSIONER DORAN: I'm not saying it
2 wasn't. I'm just trying to get a sense of what
3 are the issues that you hope to accomplish in
4 sixty days?

5 CHAIRMAN SHINNICK: The two issues, the
6 issues are really like non-starters. They are not
7 something that needs to be ironed out quickly.

8 But getting back to the process. It
9 really came out to two very quickly, and that's
10 what a lot of the evaluation committee is all
11 about.

12 MR. DORAN: Okay.

13 CHAIRMAN SHINNICK: To just add to
14 that. It was a very good committee. And in
15 watching the process this was a very, very
16 transparent process. This was a very democratic
17 process. Everyone had a voice in this. There are
18 so many factors involved. The affect on the Town,
19 the affect on the County, the affect on the
20 infrastructure, the affect on traffic was all
21 weighed out well.

22 And I just have to say to Norman and
23 Bill, along with Glenn's firm, who handled a lot
24 of the technical parts of the evaluation process,
25 I want to just commend them because it was a very,

1 MR. SCOTLAND: We feel confident that
2 we will resolve them, but until actually sitting
3 at the table, you don't know.

4 MR. NETCHERT: We feel sixty days
5 confident as opposed to six months confident,
6 which is why we're simply asking for the sixty
7 days because we don't have to be confident after
8 sixty days. We can either be disappointed or
9 successful.

10 CHAIRMAN SHINNICK: And again,
11 everybody thinks we're picking the developer.
12 We're picking the developer to negotiate with.
13 And that like sometimes got lost at these
14 meetings. It is somebody to talk to.

15 MR. NETCHERT: Right.

16 MR. SCOTLAND: Yes. That is an
17 excellent point because it is hard to
18 simultaneously negotiate with two developers and
19 also to maintain the integrity of the process.

20 Invariably what you are inclined to do
21 when you are talking to two is to play them off
22 one against the other, and we just didn't feel
23 that was a fair way to proceed. We wanted
24 everybody to basically give us a sort of "best and
25 final" with the idea that we would then have the

1 ability to really synthesize all of the aspects of
2 it and pick who we thought was best to move right
3 away to try to get it cleared up. So that's why
4 we're not trying to leverage one against the
5 other.

6 CHAIRMAN SHINNICK: I said to someone
7 this is like we have finally gotten to the start
8 line.

9 MR. SCOTLAND: When I said I don't want
10 to leverage, I meant in open not to negotiate
11 really hard.

12 CHAIRMAN SHINNICK: Are there any other
13 questions?

14 Is there a motion?

15 COMMISSIONER PESTANA: I'll make a
16 motion to approve it.

17 CHAIRMAN SHINNICK: Motion by
18 Commissioner Pestana.

19 COMMISSIONER DORAN: Second.

20 CHAIRMAN SHINNICK: Seconded by
21 Commissioner Doran.

22 MR. NETCHERT: Chairman, before the
23 vote you were about to say, and never got to say,
24 you were about to thank your fellow commissioners.

25 CHAIRMAN SHINNICK: I did. I thought I

1 COMMISSIONER PESTANA: Yes.

2 MS. LOZANO: Chairman Shinnick.

3 CHAIRMAN SHINNICK: Yes.

4 MS. LOZANO: Resolution 6-2014-5 passes
5 in the affirmative by five board members voting
6 yes, four not present.

7 CHAIRMAN SHINNICK: Norman, I might ask
8 we were handed three resolutions. I'm assuming
9 that there is six, seven and you will make eight
10 the pooled loan.

11 MR. GUERRA: Yes.

12 Resolution 6-2014-6 of the Hudson
13 County Improvement Authority authorizing an
14 agreement with Desman Associates parking proposal.

15 The County has begun making
16 improvements to the rest of this building for the
17 floors that they're going to occupy. Based on the
18 number of the departments that they plan on
19 locating here they feel there is a need for about
20 160 parking spots.

21 The County Business Administrator had
22 contacted me and asked if we could evaluate the
23 existing lots across the street, which currently
24 hold about 119 cars. With that said, we agreed to
25 explore the feasibility of decking the existing

1 did.

2 MR. GUERRA: He did.

3 CHAIRMAN SHINNICK: I thought I did.
4 If it got lost I wanted to thank Commissioner
5 Pestana and Commissioner Peneda for participating.

6 COMMISSIONER DORAN: Good job guys.

7 CHAIRMAN SHINNICK: It is has been a
8 long process and they have put a lot of time in as
9 well as all of the evaluation committee members.

10 MR. NETCHERT: And there is more to
11 come.

12 CHAIRMAN SHINNICK: Oh, there is. I
13 feel there is a lot more to come. We're on the
14 track though.

15 MR. NETCHERT: Right.

16 CHAIRMAN SHINNICK: We have a motion by
17 Commissioner Pestana and seconded by Commissioner
18 Doran.

19 MS. LOZANO: Commissioner Bado.

20 COMMISSIONER BADO: Yes.

21 MS. LOZANO: Commissioner Doran.

22 COMMISSIONER DORAN: Yes.

23 MS. LOZANO: Commissioner Lorenzo.

24 COMMISSIONER LORENZO: Yes.

25 MS. LOZANO: Commissioner Pestana.

1 lots across the street.

2 We met with the County's engineering
3 and it was all agreed upon that we should retain
4 the services of a firm, and that was my
5 recommendation because we have had good experience
6 in Harrison with the parking deck, and we
7 requested of Desman to give us a proposal to
8 determine if, how, and at what cost would it take
9 to come up with the 160 even plus spots to
10 accommodate the County's needs and at what cost to
11 see if it is feasible to do that.

12 The proposal is in the amount of
13 \$5,000, not to exceed \$5,000 to do that. So our
14 recommendation, and the County supports it, is to
15 retain the services of Desman to perform that
16 task.

17 And Desman, so you know, did the design
18 work on the Harrison deck, and that was built.
19 And basically that's all Desman does. That's
20 their forte.

21 MR. NETCHERT: They are specialists in
22 parking and parking feasibility studies and
23 parking creation.

24 One of the things they will be looking
25 at is whether or not additional spaces can be

1 created merely by resurfacing or reconfiguring the
2 existing parking lots that are there now. They
3 are all at different levels. So there is a
4 thought that a number of spaces are lost just
5 because of the fencing and the different heights
6 that they are at. So maybe they can find spaces
7 without building anything simply by --

8 MR. GUERRA: Or do one level in one lot
9 of just a metal decking. So it would not be all
10 precast. They will try to do it as economically
11 feasible as possible.

12 CHAIRMAN SHINNICK: Is there a motion
13 on six.

14 COMMISSIONER DORAN: Motion.

15 CHAIRMAN SHINNICK: By Commissioner
16 Doran.

17 COMMISSIONER PESTANA: Second.

18 CHAIRMAN SHINNICK: Seconded by
19 Commissioner Pestana.

20 MS. LOZANO: Commissioner Bado.

21 COMMISSIONER BADO: Yes.

22 MS. LOZANO: Commissioner Doran.

23 COMMISSIONER DORAN: Yes.

24 MS. LOZANO: Commissioner Lorenzo.

25 COMMISSIONER LORENZO: Yes.

1 determined to be the lowest responsible bid. They
2 did submit all of the technical -- they met all of
3 the technical requirements of the spec.

4 Clear View was actually the company
5 that for years did a lot of the work for Provident
6 Bank here on the building as it relates to the
7 curtain wall and the windows. So we're pretty
8 confident that they know the building in and out,
9 and their number is a lot better than the earlier
10 bid, so we recommend, our engineers recommend
11 Clear View Architectural Metal & Glass, Inc.

12 CHAIRMAN SHINNICK: Is there a motion
13 on seven?

14 COMMISSIONER DORAN: I will make a
15 motion.

16 CHAIRMAN SHINNICK: Motion by
17 Commissioner Doran.

18 COMMISSIONER PESTANA: Second.

19 CHAIRMAN SHINNICK: And seconded by
20 Commissioner Pestana.

21 MS. LOZANO: Commissioner Bado.

22 COMMISSIONER BADO: Yes.

23 MS. LOZANO: Commissioner Doran.

24 COMMISSIONER DORAN: Yes.

25 MS. LOZANO: Commissioner Lorenzo.

1 MS. LOZANO: Commissioner Pestana.

2 COMMISSIONER PESTANA: Yes.

3 MS. LOZANO: Chairman Shinnick.

4 CHAIRMAN SHINNICK: Yes.

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

8 MR. GUERRA: Item number seven is
9 Resolution 6-2014-7 of the Hudson County
10 Improvement Authority awarding a contract for
11 window replacement services at 830 Bergen Avenue
12 to Clear View Architectural Metal & Glass, Inc.

13 If you recall, we had rejected bids
14 about a month or two ago that we accepted for the
15 window replacement here at 830 Bergen Avenue.
16 There is about close to ten windows that are
17 damaged, cracked or leaking.

18 Of the earlier bids that we received
19 there was one bidder, and it was \$95,000, which we
20 felt exceeded the estimated amount. As a result
21 we rebid the services.

22 This time we had one bidder again, it
23 is a different bidder, it is Clear View. Clear
24 View's bid was in the amount of \$67,240. The bid
25 was reviewed by our project engineers and it was

1 COMMISSIONER LORENZO: Yes.

2 MS. LOZANO: Commissioner Pestana.

3 COMMISSIONER PESTANA: Yes.

4 MS. LOZANO: Chairman Shinnick.

5 CHAIRMAN SHINNICK: Yes.

6 MS. LOZANO: Resolution 6-2014-7 passes
7 in the affirmative by five board members voting
8 yes, four not present.

9 MR. GUERRA: Item number eight is
10 Resolution 6-2014-8 of the Hudson County
11 Improvement Authority concerning review of the
12 findings of the Local Finance Board made at a
13 meeting of said Board on June 11th, 2014 in
14 accordance with the provisions of N.J.S.A.
15 40A:5A-7 with respect to the issuance of County
16 Guaranteed Pooled Notes (Local Unit Loan Program).

17 As I stated, this is part of the Pooled
18 Loan Program. The amount is \$109,000 of this
19 transaction.

20 MR. NETCHERT: Million.

21 MR. GUERRA: I'm sorry. It is \$109
22 million. Sorry. I missed three zeroes.

23 COMMISSIONER DORAN: It is a slight
24 number.

25 MR. GUERRA: This is on behalf of the

1 Cities of Bayonne, Hoboken, Jersey City, the
 2 Township of Weehawken, and again it is through our
 3 County Guaranteed Pooled Note Program.
 4 COMMISSIONER DORAN: What is this for?
 5 Just to reissue?
 6 MR. HANLEY: Yes.
 7 MR. GUERRA: Michael, if you want to
 8 more or less give an overview.
 9 MR. NETCHERT: Mike Hanley of NW
 10 Financial.
 11 MR. HANLEY: Most of the loans that
 12 currently get made through the Pooled Note Program
 13 are loans there have been around for a number of
 14 years that have been annually renewed.
 15 MR. GUERRA: They were the towns'
 16 loans.
 17 MR. HANLEY: Yes.
 18 MR. NETCHERT: They are now being be
 19 renewed with the County guarantee --
 20 MR. HANLEY: Right.
 21 MR. NETCHERT: -- in order to pass
 22 along the savings of the County's credit rating.
 23 MR. HANLEY: To date.
 24 MR. NETCHERT: Yes.
 25 And just before you vote on this one,

1 Chairman I know you don't particularly like
 2 walk-ons and you know we make efforts not to do
 3 so, and commissioners, but the Chief Executive
 4 Officer determined this morning that if we could
 5 get these on, there would probably be no need for
 6 a July meeting. That's the reason you have all of
 7 these three last minutes. In addition, the window
 8 one, obviously the sooner we can get windows in
 9 the better.
 10 MR. HANLEY: We probably could take
 11 those for over a year.
 12 MR. NETCHERT: We have saved the towns
 13 well in excess of --
 14 MR. GUERRA: Thirty million.
 15 MR. NETCHERT: Thirty-two million
 16 dollars or so.
 17 MR. GUERRA: Since the program has been
 18 in effect.
 19 COMMISSIONER DORAN: I like your
 20 thinking. You can rush the meeting to avoid the
 21 July meeting.
 22 MR. GUERRA: Off the record.
 23 (Discussion off the record.)
 24 MR. GUERRA: Back on the record.
 25 CHAIRMAN SHINNICK: Is there a motion

1 on eight?
 2 COMMISSIONER DORAN: Moved.
 3 CHAIRMAN SHINNICK: Motion by
 4 Commissioner Doran.
 5 COMMISSIONER PESTANA: Second.
 6 CHAIRMAN SHINNICK: Seconded by
 7 Commissioner Pestana.
 8 MS. LOZANO: Commissioner Bado.
 9 COMMISSIONER BADO: Yes.
 10 MS. LOZANO: Commissioner Doran.
 11 COMMISSIONER DORAN: Yes.
 12 MS. LOZANO: Commissioner Lorenzo.
 13 COMMISSIONER LORENZO: Yes.
 14 MS. LOZANO: Commissioner Pestana.
 15 COMMISSIONER PESTANA: Yes.
 16 MS. LOZANO: Chairman Shinnick.
 17 CHAIRMAN SHINNICK: Yes.
 18 MS. LOZANO: Resolution 6-2014-8 passes
 19 in the affirmative by five board members voting
 20 yes, four not present.
 21 MR. GUERRA: That's all I have chairman
 22 for this meeting.
 23 Oh, I just want to touch upon the --
 24 CHAIRMAN SHINNICK: Thank you,
 25 Commissioner Pestana.

1 Are there any comments from the public?
 2 We skipped right over that.
 3 Hearing none.
 4 MR. GUERRA: I do want to let you know
 5 this past Saturday we had Stride and Ride, the
 6 Bicycle Rodeo in the park in Bayonne, and I want
 7 to commend Jay and the entire staff for that
 8 event. It was successful. Jay, you had a couple
 9 of hundred kids I guess as usual. I know I
 10 stopped through there. But it was a great day.
 11 CHAIRMAN SHINNICK: I'm sorry I missed
 12 it, Jay. I had a bike ride. Jay's people were
 13 also there at the Jersey City Bike Award Tour on
 14 Sunday, which I was at. And they had some helmets
 15 for people and decals and safety tips and presence
 16 was there. They did a great job. I didn't see
 17 you there, but I'm sorry I missed the rodeo and
 18 the bike race, but I saw them on Sunday.
 19 MR. DeDOMENICO: We'll get you next
 20 year.
 21 CHAIRMAN SHINNICK: Yes.
 22 MR. NETCHERT: Maybe you could be the
 23 main attraction. Can you do something like
 24 backward bicycle?
 25 CHAIRMAN SHINNICK: Joel and I will do

1 the steel cage thing. The ride of death.
2 MR. GUERRA: That's it, Chairman.
3 CHAIRMAN SHINNICK: Is there a motion
4 to adjourn?
5 COMMISSIONER DORAN: Yes, motion to
6 adjourn.
7 CHAIRMAN SHINNICK: Motion by
8 Commissioner Doran.
9 COMMISSIONER PESTANA: Second.
10 CHAIRMAN SHINNICK: Seconded by
11 Commissioner Pestana.
12 All in favor.
13 COMMISSIONER BADO: Aye.
14 COMMISSIONER DORAN: Aye.
15 COMMISSIONER LORENZO: Aye.
16 COMMISSIONER PESTANA: Aye.
17 CHAIRMAN SHINNICK: Aye.

18
19 (Whereupon the meeting is concluded.)
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4 CERTIFICATION
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7

8 I, Sharon Palmer, C.S.R., License
9 Number XI00796, a Certified Court Reporter of the
10 State of New Jersey, do hereby certify that the
11 foregoing is a true and accurate transcript of my
12 stenographic notes of the within proceedings to
13 the best of my knowledge and ability.
14
15

16
17 
18 _____
19 Sharon Palmer, C.C.R.
20
21

22 Dated: June 12, 2014
23
24
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