

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, APRIL 22, 2015  
830 BERGEN AVENUE, 9TH FLOOR  
JERSEY CITY, NEW JERSEY 07306  
COMMENCING AT 6:00 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN  
JAMES DORAN, VICE CHAIRMAN  
STEPHEN J. GALLO, TREASURER  
FRANK LORENZO, SECRETARY  
MARTIN T. MARTINETTI, COMMISSIONER  
FRED M. BADO, COMMISSIONER (ABSENT)  
OREN K. DABNEY, COMMISSIONER  
JOHN PENEDA, COMMISSIONER  
NICHOLAS GOLDSACK, 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  
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1  
2 ALSO PRESENT:  
3  
4 MARY-ELLEN GILPIN, HCIA  
5 ELIZABETH RAMOS, EXECUTIVE ASSISTANT  
6 JUNIOR MALDONADO, FREEHOLDER LIAISON  
7 JAY DeDOMENICO, TMA  
8 MICHAEL COHEN, PS&S  
9 JOHN SHINNICK  
10 MICHAEL MAKARSKI, VISION MEDIA  
11 DALE WESSELMAN, KEMPER SPORTS  
12 T.J. WYDNER, KEMPER SPORTS  
13 MATTHEW CASTAGNA, KEMPER SPORTS  
14 STEPHEN MILLS, KEMPER SPORTS  
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1 CHAIRMAN PESTANA: Here.  
2 MS. LOZANO: We have a quorum with  
3 eight board members present, one not present.  
4 CHAIRMAN PESTANA: I would like to  
5 recognize Freeholder Junior Maldonado, who is  
6 present at the meeting, as well as our former  
7 chairman, John Shinnick. Welcome.  
8 Mr. Netchert.  
9 MR. NETCHERT: Yes, Chairman.  
10 Notice of tonight's meeting, as well as  
11 the entire 2015 and early 2016 meeting schedule,  
12 was forwarded to the Jersey Journal and Star  
13 Ledger for publication in their respective  
14 newspapers on February 26th, 2015. Notice was  
15 also forwarded to the Clerk of the County of  
16 Hudson, the Clerk of the Hudson County Board of  
17 Freeholders, and notice was posted on the bulletin  
18 board outside of this meeting room.  
19 All of these notices are in compliance  
20 with the requirements of the Open Public Meetings  
21 Act.  
22 CHAIRMAN PESTANA: Thank you, Mr.  
23 Netchert.  
24 Is there a motion for approval of the  
25 minutes from the March 25th, meeting?

1 CHAIRMAN PESTANA: I would like to call  
2 the meeting to order.  
3 Would everyone please rise for the  
4 pledge.  
5 ( At this time the Pledge of Allegiance  
6 is recited.)  
7 CHAIRMAN PESTANA: Carmen, would you  
8 please call the roll.  
9 MS. LOZANO: Commissioner Bado. Not  
10 present.  
11 MS. LOZANO: Commissioner Dabney.  
12 COMMISSIONER DABNEY: Here.  
13 MS. LOZANO: Commissioner Doran.  
14 COMMISSIONER DORAN: Here.  
15 MS. LOZANO: Commissioner Gallo.  
16 COMMISSIONER GALLO: Here.  
17 MS. LOZANO: Commissioner Goldsack.  
18 COMMISSIONER GOLDSACK: Here.  
19 MS. LOZANO: Commissioner Lorenzo.  
20 COMMISSIONER LORENZO: Here.  
21 MS. LOZANO: Commissioner Martinetti.  
22 COMMISSIONER MARTINETTI: Here.  
23 MS. LOZANO: Commissioner Peneda.  
24 COMMISSIONER PENEDA: Here.  
25 MS. LOZANO: Chairman Pestana.

1 COMMISSIONER GALLO: Moved.  
2 CHAIRMAN PESTANA: Motion by  
3 Commissioner Gallo.  
4 COMMISSIONER LORENZO: Second.  
5 CHAIRMAN PESTANA: Seconded by  
6 Commissioner Lorenzo.  
7 MS. LOZANO: Commissioner Dabney.  
8 COMMISSIONER DABNEY: Abstain.  
9 MS. LOZANO: Commissioner Doran.  
10 COMMISSIONER DORAN: Abstain.  
11 MS. LOZANO: Commissioner Gallo.  
12 COMMISSIONER GALLO: Yes.  
13 MS. LOZANO: Commissioner Goldsack.  
14 COMMISSIONER GOLDSACK: Yes.  
15 MS. LOZANO: Commissioner Lorenzo.  
16 COMMISSIONER LORENZO: Yes.  
17 MS. LOZANO: Commissioner Martinetti.  
18 COMMISSIONER MARTINETTI: Yes.  
19 MS. LOZANO: Commissioner Peneda.  
20 COMMISSIONER PENEDA: Yes.  
21 MS. LOZANO: Chairman Pestana.  
22 CHAIRMAN PESTANA: Yes.  
23 MS. LOZANO: The minutes of March 25th,  
24 2015 passes in the affirmative by six board  
25 members voting yes, two abstentions, and one not

1 present.  
 2 CHAIRMAN PESTANA: At this time we  
 3 would like to take comments from the public on  
 4 anything on the agenda.  
 5 Seeing none, we'll move on.  
 6 MR. GUERRA: Item four is Resolution  
 7 4-2015-4 of the Hudson County Improvement  
 8 Authority ratifying payment of certain costs and  
 9 expense of the Authority for the month of  
 10 April 2015.  
 11 CHAIRMAN PESTANA: Do we have a motion  
 12 to pay the bills?  
 13 COMMISSIONER GOLDSACK: Motion.  
 14 CHAIRMAN PESTANA: Motion by  
 15 Commissioner Goldsack.  
 16 Is there a second?  
 17 COMMISSIONER GALLO: Second.  
 18 CHAIRMAN PESTANA: Seconded by  
 19 Commissioner Gallo.  
 20 MS. LOZANO: Commissioner Dabney.  
 21 COMMISSIONER DABNEY: Yes.  
 22 MS. LOZANO: Commissioner Doran.  
 23 COMMISSIONER DORAN: Yes.  
 24 MS. LOZANO: Commissioner Gallo.  
 25 COMMISSIONER GALLO: Yes.

1 MS. LOZANO: Commissioner Goldsack.  
 2 COMMISSIONER GOLDSACK: Yes.  
 3 MS. LOZANO: Commissioner Lorenzo.  
 4 COMMISSIONER LORENZO: Yes.  
 5 MS. LOZANO: Commissioner Martinetti.  
 6 COMMISSIONER MARTINETTI: Yes.  
 7 MS. LOZANO: Commissioner Peneda.  
 8 COMMISSIONER PENEDA: Yes.  
 9 MS. LOZANO: Chairman Pestana.  
 10 CHAIRMAN PESTANA: Yes.  
 11 MS. LOZANO: Resolution 4-2015-4 passes  
 12 in the affirmative, as amended, by eight board  
 13 members voting yes, one not present.  
 14 MR. GUERRA: Item five is Resolution  
 15 4-2015-5 of the Hudson County Improvement  
 16 Authority making application to the Local Finance  
 17 Board pursuant to N.J.S.A. 40A:5A-6, Series X.  
 18 This application relates to the project  
 19 financing on behalf of the City of Bayonne, Union  
 20 City, Jersey City, and the Township of Weehawken  
 21 through our pool loan program. The total amount  
 22 is in the amount of \$88,750,000. Some of this is  
 23 new money, but most of it is rollover from other  
 24 notes.  
 25 CHAIRMAN PESTANA: Does anybody have

1 any questions?  
 2 (No response)  
 3 CHAIRMAN PESTANA: Is there a motion?  
 4 COMMISSIONER DABNEY: I make a motion  
 5 to move.  
 6 CHAIRMAN PESTANA: Motion by  
 7 Commissioner Dabney.  
 8 COMMISSIONER LORENZO: Second.  
 9 CHAIRMAN PESTANA: Second by  
 10 Commissioner Lorenzo.  
 11 MS. LOZANO: Commissioner Dabney.  
 12 COMMISSIONER DABNEY: Yes.  
 13 MS. LOZANO: Commissioner Doran.  
 14 COMMISSIONER DORAN: Yes.  
 15 MS. LOZANO: Commissioner Gallo.  
 16 COMMISSIONER GALLO: Yes.  
 17 MS. LOZANO: Commissioner Goldsack.  
 18 COMMISSIONER GOLDSACK: Yes.  
 19 MS. LOZANO: Commissioner Lorenzo.  
 20 COMMISSIONER LORENZO: Yes.  
 21 MS. LOZANO: Commissioner Martinetti.  
 22 COMMISSIONER MARTINETTI: Yes.  
 23 MS. LOZANO: Commissioner Peneda.  
 24 COMMISSIONER PENEDA: Yes.  
 25 MS. LOZANO: Chairman Pestana.

1 CHAIRMAN PESTANA: Yes.  
 2 MS. LOZANO: Resolution 4-2015-5 passes  
 3 in the affirmative by eight board members voting  
 4 yes, one not present.  
 5 MR. GUERRA: Item six is Resolution  
 6 5-2015-6 of the Hudson County Improvement  
 7 Authority declaring its official intent to  
 8 reimburse expenditures for project costs from the  
 9 proceeds of debt obligations in connection with  
 10 the construction and finance of a New Career  
 11 Technical High School in the County of Hudson, New  
 12 Jersey.  
 13 As you know, on behalf of the County  
 14 the Authority has been providing oversight for the  
 15 construction and development of the new Schools of  
 16 Technology.  
 17 The Authority had been authorized to  
 18 enter into agreements with the County and the  
 19 Hudson County Schools of Technology relating to  
 20 the development, design, construction, and other  
 21 improvements for the school.  
 22 The projected maximum principal amount  
 23 for the project is anticipated to be \$165 million.  
 24 The resolution before you authorizes  
 25 reimbursements from anticipated bond proceeds for

1 all project costs incurred by us and the school  
2 prior to the bonds being issued. I believe this  
3 is a requirement of the bond documents once we  
4 actually go out for the financing.

5 This resolution needs to be in place so  
6 that we reimburse ourselves and the school for all  
7 costs incurred relating to the project.

8 CHAIRMAN PESTANA: Are there any  
9 questions on this resolution?

10 (No response)

11 COMMISSIONER DABNEY: I would make a  
12 motion.

13 COMMISSIONER DORAN: I have a quick  
14 question. The way I understand it is the local  
15 Improvement Authority sponsors the project and it  
16 qualifies at least for vocational under the SDA  
17 rules.

18 MR. GUERRA: What's happening is once  
19 the bill is signed we're basically going to serve,  
20 the way I understand this, is in the shoes of the  
21 SDA. It is going to be a design build concept.  
22 And the bonding for this will require this to be  
23 in place so those funds could be used to reimburse  
24 for costs that are being spent now up to date.  
25 Some costs has been expended already.

1 in contact with Glenn. They had some legitimate  
2 questions that was all resolved. So we're  
3 anticipating the Governor signing the bill. But  
4 as of now, it hasn't been signed it yet.

5 COMMISSIONER DORAN: Okay.

6 CHAIRMAN PESTANA: Are there any other  
7 questions?

8 (No response).

9 CHAIRMAN PESTANA: Are there any  
10 motions?

11 COMMISSIONER DABNEY: I would make a  
12 motion.

13 CHAIRMAN PESTANA: Motion my Commission  
14 Dabney.

15 COMMISSIONER LORENZO: Second.

16 CHAIRMAN PESTANA: Second by  
17 Commissioner Lorenzo.

18 MS. LOZANO: Commissioner Dabney.

19 COMMISSIONER DABNEY: Yes.

20 MS. LOZANO: Commissioner Doran.

21 COMMISSIONER DORAN: Yes.

22 MS. LOZANO: Commissioner Gallo.

23 COMMISSIONER GALLO: Yes.

24 MS. LOZANO: Commissioner Goldsack.

25 COMMISSIONER GOLDSACK: Yes.

1 MR. NETCHERT: Without this resolution  
2 repayment of these funds would not be authorized  
3 by the bond documents because the bond documents  
4 require post issuance expenditures.

5 COMMISSIONER DORAN: Is eventually the  
6 SDA going to be funding some of it?

7 MR. NETCHERT: The 165, or whatever the  
8 number is that ends up being the eventual borrow,  
9 the debt service will be reimbursed by the State  
10 62 percent of the debt service.

11 MR. GUERRA: A percentage of it.

12 MR. NETCHERT: Right, a percentage.

13 COMMISSIONER DORAN: Okay.

14 COMMISSIONER DABNEY: So 62 percent  
15 will be reimbursed.

16 MR. GUERRA: They would be paying the  
17 debt on that percentage. I think it is  
18 62 percent.

19 Now the bill hasn't been signed yet, so  
20 none of this -- It can't really go forward until  
21 the bill is signed. It is just having everything  
22 in place.

23 Glenn Scotland has been working with  
24 this and right now it's on the desk in the  
25 Governor's office. The Governor's office has been

1 MS. LOZANO: Commissioner Lorenzo.

2 COMMISSIONER LORENZO: Yes.

3 MS. LOZANO: Commissioner Martinetti.

4 COMMISSIONER MARTINETTI: Yes.

5 MS. LOZANO: Commissioner Peneda.

6 COMMISSIONER PENEDA: Yes.

7 MS. LOZANO: Chairman Pestana.

8 CHAIRMAN PESTANA: Yes.

9 MS. LOZANO: Resolution 4-2015-6 passes  
10 in the affirmative by eight board members voting  
11 yes, one not present.

12 MR. GUERRA: Item number seven is  
13 Resolution 4-2015-7, the addendum to the packet,  
14 of the Hudson County Improvement Authority  
15 authorizing negotiation of an agreement with  
16 Allegro Sanitation, Inc. for materials recovery  
17 services for solid waste generated within Hudson  
18 County and/or enforcement of regulatory waste flow  
19 control in accordance with the Hudson County  
20 District Solid Waste Management Plan.

21 As you know, over the years we have  
22 entered into agreements with various transfer  
23 stations/material recovery facilities for the  
24 acceptance of certain types of Hudson County  
25 waste.

1 Under the County Solid Waste Management  
2 Plan a fully permitted recycling facility may  
3 accept Hudson County what's called Type 13, 13C,  
4 23, 25 and 27. Most of that is really the 13 and  
5 the 13C, which is bulky waste or construction and  
6 demolition waste.

7 Under the agreement the MFR is required  
8 to give us a certain percentage of the residual  
9 from the recycling activity.

10 We have been working to such an  
11 agreement with Allegro, however, there appears to  
12 be an issue where Allegro feels they are fully  
13 permitted to accept Type 10 waste, both commercial  
14 and municipal.

15 Under again our Solid Waste Management  
16 Plan all Type 10 waste has to go to our designated  
17 facility, which we procure through a public  
18 procurement process, which is the Dart facility on  
19 Doremus Avenue.

20 Currently both general counsel and  
21 special counsel will be meeting shortly with  
22 Allegro's attorneys in an attempt to reach an  
23 agreement. However, this resolution provides  
24 authorization to pursue any legal remedies in the  
25 event that we can't reach an agreement, but

1 hopefully an agreement will be reached. So we  
2 would just like to have this in place in case we  
3 can't rather than wait for another board meeting.

4 COMMISSIONER DABNEY: What is the  
5 maximum tonnage daily for this spot.

6 MR. GUERRA: That we believe is going  
7 to the facility that shouldn't be or just our  
8 daily tonnage?

9 COMMISSIONER DABNEY: Daily.

10 MR. GUERRA: Our daily, we're at 11 or  
11 1,200 tons a day.

12 COMMISSIONER DABNEY: Thank you.

13 CHAIRMAN PESTANA: Are there any  
14 questions?

15 (No response)

16 CHAIRMAN PESTANA: Is there a motion?

17 COMMISSIONER GALLO: Motion.

18 CHAIRMAN PESTANA: Motion by  
19 Commissioner Gallo.

20 Is there a second?

21 COMMISSIONER DABNEY: Second.

22 CHAIRMAN PESTANA: Second by

23 Commissioner Dabney.

24 MS. LOZANO: Commissioner Dabney.

25 COMMISSIONER DABNEY: Yes.

1 MS. LOZANO: Commissioner Doran.

2 COMMISSIONER DORAN: Yes.

3 MS. LOZANO: Commissioner Gallo.

4 COMMISSIONER GALLO: Yes.

5 MS. LOZANO: Commissioner Goldsack.

6 COMMISSIONER GOLDSACK: Yes.

7 MS. LOZANO: Commissioner Lorenzo.

8 COMMISSIONER LORENZO: Yes.

9 MS. LOZANO: Commissioner Martinetti.

10 COMMISSIONER MARTINETTI: Yes.

11 MS. LOZANO: Commissioner Peneda.

12 COMMISSIONER PENEDA: Yes.

13 MS. LOZANO: Chairman Pestana.

14 CHAIRMAN PESTANA: Yes.

15 MS. LOZANO: Resolution 4-2010-7 passes  
16 in the affirmative by eight board members voting  
17 yes, one not present.

18 MR. GUERRA: Item eight is Resolution  
19 4-2015-8 of the Hudson County Improvement  
20 Authority authorizing the acknowledgement of the  
21 Second Amendment to the Parking License Agreement  
22 by and between CJUF II Harrison Holding, LLC and  
23 The Harrison Redevelopment Agency.

24 This amendment pertains to what we  
25 refer to as Lot A, which is a surface lot across

1 from the Harrison Parking Deck, which we own and  
2 operate.

3 The expiring license between the  
4 developer and the owner, who is the owner of Lot A  
5 and the Harrison Redevelopment Agency, is being  
6 amended to extend the term of that initial  
7 agreement.

8 Due to the fact that we operate that  
9 lot on behalf of the town we're a party to this  
10 agreement.

11 The agreement was extended from  
12 January 15th through - it is being extended to  
13 February 28th, 2016.

14 The town of Harrison has requested that  
15 we continue to operate that lot.

16 That lot in the future is designated  
17 for development. Right now they are doing what is  
18 called Building 3, but I believe Building 5 will  
19 be on that parcel, which is a surface lot that  
20 currently we're parking about 400 to 600 cars  
21 daily.

22 Under this agreement, and this is what  
23 we're a party to, 50 percent of all of the net  
24 revenues generated from Lot A for the one month  
25 period of January 16th, 2015 to February 28th,

1 2015, which is past, but this is what the town has  
 2 agreed, is to give the developer 50 percent of  
 3 those proceeds because, again, they own the lot.  
 4 From March 1st, 2015 to February 28th,  
 5 2016, 100 percent of the net proceeds will go to  
 6 the developer. And again, that is after all of  
 7 the expenses that are in the body of the agreement  
 8 that Kurt and LAZ and Tom Calu have worked out.  
 9 All of those expenses are deducted.

10 The Improvement Authority receives I  
 11 believe a flat thousand dollars a month for our  
 12 administering that and LAZ continues to operate  
 13 it. They pay the market rate for the daily  
 14 parking, which I believe is \$8 per day. They are  
 15 going to segregate one section so their tenants in  
 16 Building 3 will park there, which they will make  
 17 the improvements to that section. It is no cost  
 18 to the town or the Authority.

19 This agreement was worked through with  
 20 the town at the table and the developer. And  
 21 again, the only reason why we're a party to it is  
 22 because we're operating it on behalf of the town.

23 LAZ, of course, will continue to  
 24 operate that surface lot, which they have been.  
 25 Plus also that surface lot, we operate that on

1 COMMISSIONER DABNEY: Yes.  
 2 MS. LOZANO: Commissioner Doran.  
 3 COMMISSIONER DORAN: Yes.  
 4 MS. LOZANO: Commissioner Gallo.  
 5 COMMISSIONER GALLO: Yes.  
 6 MS. LOZANO: Commissioner Goldsack.  
 7 COMMISSIONER GOLDSACK: Yes.  
 8 MS. LOZANO: Commissioner Lorenzo.  
 9 COMMISSIONER LORENZO: Yes.  
 10 MS. LOZANO: Commissioner Martinetti.  
 11 COMMISSIONER MARTINETTI: Yes.  
 12 MS. LOZANO: Commissioner Peneda.  
 13 COMMISSIONER PENEDA: Yes.  
 14 MS. LOZANO: Chairman Pestana.  
 15 CHAIRMAN PESTANA: Yes.  
 16 MS. LOZANO: Resolution 4-2015-8 passes  
 17 in the affirmative by eight board members voting  
 18 yes, one not present.

19 MR. GUERRA: Chairman, what we would  
 20 like to do is, and again we spoke, we would like  
 21 to honor Chairman Shinnick. We would like to  
 22 present Chairman Shinnick with his plaque for his  
 23 years of service.

24 I would ask counsel to read this.  
 25 MR. NETCHERT: John, just so you know,

1 event day for the Red Bull Stadium events, soccer  
 2 events.

3 CHAIRMAN PESTANA: Are there any  
 4 questions?

5 (No response)

6 CHAIRMAN PESTANA: Is there a motion?

7 MR. NETCHERT: And the parking tax is  
 8 paid also.

9 MR. GUERRA: The town receives the  
 10 parking tax.

11 Our deck is full, so this is actually  
 12 the overflow for the parking deck. So it works  
 13 for the town.

14 We're using the lot until it is ready  
 15 to be developed, which I believe is projected to  
 16 be within another year.

17 CHAIRMAN PESTANA: Is there a motion?

18 COMMISSIONER GOLDSACK: Motion.

19 CHAIRMAN PESTANA: Motion by

20 Commissioner Goldsack.

21 Is there a second?

22 COMMISSIONER DORAN: Second.

23 CHAIRMAN PESTANA: Second by

24 Commissioner Doran.

25 MS. LOZANO: Commissioner Dabney.

1 we're doing this at the risk of you agreeing not  
 2 to leave after you get this because we want you to  
 3 see the golf course presentation. But we decided,  
 4 just in case others leave, we want as many people  
 5 in the room as we could have in the room for you  
 6 at the time.

7 This says:

8 "Presented to John Shinnick, 1997 to  
 9 2015, on behalf of the Hudson County  
 10 Improvement Authority Board of Commissioners  
 11 and Staff in recognition of his 18 years of  
 12 outstanding service to the Hudson County  
 13 Improvement Authority first as board member  
 14 and then as chairman. His strong leadership,  
 15 personal integrity, commitment, and  
 16 dedication to the ideals of the Authority and  
 17 public service will always be appreciated by  
 18 the people of Hudson County."

19 He could have read that too.

20 (Applause)

21 CHAIRMAN PESTANA: Congratulations,  
 22 John.

23 MR. GUERRA: To the board members, with  
 24 us tonight are members of Kemper Sports. I would  
 25 like to introduce them.

1 First of all, Dale has been with us for  
2 probably at least the last year. Dale is with  
3 Kemper. He was responsible for the grow-in  
4 period.

5 Matt is the course superintendent  
6 that's been out there for sometime now.

7 T.J. is with Kemper Sports. T.J.  
8 helped put this presentation together.

9 Steve Mills is now the going to be the  
10 general manager on site for Kemper Sports. Steve,  
11 I think, has only been with us for about a couple  
12 of days now that I'm aware of, so Steve is kind of  
13 new to the group.

14 I going to hand these out, but I'll ask  
15 T.J. to, or whoever is going to talk, to walk you  
16 through this.

17 As everyone here knows, tomorrow night  
18 we're doing this for the Freeholder Board. We did  
19 this with the County Executive.

20 As you know, spring has sprung a little  
21 late. Although we were hoping to have this open  
22 for Memorial Day weekend, I think we're targeting  
23 the first week in June or second week in June.  
24 The difference between one and two weeks makes a  
25 big difference in terms of that turning green.

1 MR. COHEN: No.

2 MR. GUERRA: And Mary-Ellen, we want to  
3 remind everybody that Saturday is Earth Day.

4 MS. GILPIN: Saturday is Earth Day.

5 The weather forecast is zero percent chance of  
6 rain. It's going to be a little chilly, but not  
7 freezing like in previous years. It can rain on  
8 Sunday or Monday, but not on Saturday.

9 The tent is up, the big tent is up  
10 today. Our big tent is full. We have two  
11 additional tents, more than two additional tents  
12 outside now. So really this is the biggest  
13 participation we've had in a long, long time.

14 The same thing with the 5k run. I  
15 think this run is going to be very well attended.  
16 We did Facebook ads for the first time and have  
17 gotten a phenomenal response. So I think that is  
18 going to start people coming. We have gotten a  
19 lot of phone calls. And regardless of Steven  
20 being in New Jersey today the phone, the hotline  
21 didn't stop all day today. So I think it's going  
22 to be a good day and I'm look forward to it.  
23 Actually I am looking forward to it being over,  
24 but that's every year. But I must say that this  
25 is the first year I have not gotten to the point

1 That's a recent picture. The last one,  
2 one of the last greens, you will probably see it  
3 here, is taking a little longer because it was  
4 seeded just before the winter set in, and some of  
5 the other areas.

6 And then the clubhouse is due to come  
7 in around the middle or end of May, and that's  
8 being assembled on-site. It comes in modular  
9 units.

10 The car storage shed was actually  
11 delivered this morning. That's being constructed  
12 and put together. That will take about a week.

13 The environmental center, or pad we  
14 call it, that's all in place.

15 The only last missing piece will be the  
16 maintenance building, which is a little behind  
17 that.

18 I'll turn this over to T.J. and T.J.  
19 can walk you through the presentation.

20 (Whereupon a presentation is given by  
21 T.J. Wydner on the Lincoln Park Golf Course.)

22 CHAIRMAN PESTANA: Great job.

23 MR. GUERRA: Chairman, other than that,  
24 unless, Michael, you have anything to add about  
25 the golf course?

1 where I hate Earth Day. I, usually by now, am  
2 saying I hate it, I hate it, but not this year. I  
3 don't know why. It is very scary.

4 The shredding and compost bin sales  
5 have been going on for the past couple of weeks  
6 and we have done very, very well. The numbers  
7 were up in Jersey City. The numbers were very,  
8 very good in Bayonne this year. We have sold more  
9 than half of the number of compost bins and rain  
10 barrels that we bought already. So that's going  
11 well too.

12 HHW will be the following week, the  
13 second in Jersey City and Kearny.

14 So we're keeping busy and we hope you  
15 all are able to stop by at least on Earth Day and  
16 be part of the fun.

17 COMMISSIONER DORAN: I will see you  
18 there.

19 MR. GUERRA: And Earth Day is going to  
20 be followed, Jay, by the bicycle rodeo called  
21 Stride and Ride which, I believe, is in June.

22 Jay, do you want to just touch upon  
23 that? Where is that? It is another big event.

24 MR. DeDOMENICO: It is June 6th over in  
25 North Bergen. We haven't been there in about five

1 years. It will be in Braddock Park.  
 2 MR. GUERRA: We usually get a couple  
 3 hundred kids for that.  
 4 MR. DeDOMENICO: We got it up to about  
 5 where we broke 400 last year.  
 6 MR. GUERRA: So far it has been done I  
 7 think one time in Braddock, it's been done in  
 8 Lincoln Park, it's been done in Bayonne parks. So  
 9 now we're back to Braddock Park.  
 10 FREEHOLDER MALDONADO: It should be  
 11 duly noted that today is Earth Day.  
 12 MR. GUERRA: Yes. Thank you for that.  
 13 CHAIRMAN PESTANA: Is there anything  
 14 else?  
 15 MR. GUERRA: I have nothing else,  
 16 Chairman.  
 17 CHAIRMAN PESTANA: Do we have a motion  
 18 to adjourn?  
 19 COMMISSIONER DORAN: Motion.  
 20 COMMISSIONER GALLO: Second.  
 21 CHAIRMAN PESTANA: Motion by  
 22 Commissioner Doran and seconded by Commissioner  
 23 Gallo.  
 24 All in favor.  
 25 COMMISSIONER DABNEY: Yes.

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

Dated: April 23, 2015

1 COMMISSIONER DORAN: Yes.  
 2 COMMISSIONER GALLO: Yes.  
 3 COMMISSIONER GOLDSACK: Yes.  
 4 COMMISSIONER LORENZO: Yes.  
 5 COMMISSIONER MARTINETTI: Yes.  
 6 COMMISSIONER PENEDA: Yes.  
 7 CHAIRMAN PESTANA: Yes.  
 8 Thank you.  
 9

10 (Whereupon the meeting is concluded)  
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