

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, JUNE 24, 2015  
830 BERGEN AVENUE, 9TH FLOOR  
JERSEY CITY, NEW JERSEY 07306  
COMMENCING AT 5:48 P.M.

BOARD MEMBERS:

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

APPEARANCES:

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

SHARON PALMER  
 CERTIFIED SHORTHAND REPORTER  
 R.J. O'CONNELL ASSOCIATES,  
 P.O. BOX 277  
 CEDAR GROVE, NEW JERSEY 07009  
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1  
2 ALSO PRESENT:  
3  
4  
5 MICHAEL MAKARSKI, VISION MEDIA  
6 MARY-ELLEN GILPIN, HCIA  
7 ELIZABETH RAMOS, EXECUTIVE ASSISTANT  
8 JUNIOR MALDONADO, FREEHOLDER LIAISON  
9 RYAN J. SCERBO, ESQ. (DECOTIIS FITZPATRICK &  
10 COLE)  
11 VATSAL A. SHAH (HATCH MOTT McDONALD)  
12 GAIL WHITE (SCIROCCO GROUP)  
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1 MS. LOZANO: Chairman Pestana.  
2 CHAIRMAN PESTANA: Here.  
3 MS. LOZANO: We have a quorum by seven  
4 board members present, two not present.  
5 CHAIRMAN PESTANA: Mr. Netchert.  
6 MR. NETCHERT: Yes, Mr. Chairman.  
7 This is a public meeting. Notice of  
8 tonight's meeting was forwarded to the Star-Ledger  
9 and Jersey Journal for publication in their  
10 respective newspapers on February 26th, 2015.  
11 Notice was also forwarded to the Office of the  
12 Clerk of the County of Hudson, the Office of the  
13 Clerk of the Hudson County Board of Freeholders,  
14 and notice was posted on the bulletin board  
15 outside of these meeting rooms.  
16 All of these notices are in compliance  
17 with the requirements of the Open Public Meetings  
18 Act.  
19 CHAIRMAN PESTANA: Thank you, Mr.  
20 Netchert.  
21 At this time I would like to recognize  
22 Freeholder Maldonado, who is in attendance here  
23 tonight.  
24 FREEHOLDER MALDONADO: Thank you, Mr.  
25 Chairman.

1 CHAIRMAN PESTANA: We'll call the  
2 meeting to order.  
3 Welcome everyone to the June meeting of  
4 the Hudson County Improvement Authority.  
5 Please stand.  
6 (At this time the Pledge of Allegiance  
7 is recited.)  
8 CHAIRMAN PESTANA: Carmen, call the  
9 roll please.  
10 MS. LOZANO: Commissioner Bado.  
11 COMMISSIONER BADO: Present.  
12 MS. LOZANO: Commissioner Dabney.  
13 COMMISSIONER DABNEY: Here.  
14 MS. LOZANO: Commissioner Doran.  
15 COMMISSIONER DORAN: Here.  
16 MS. LOZANO: Commissioner Gallo.  
17 COMMISSIONER GALLO: Here.  
18 MS. LOZANO: Commissioner Goldsack.  
19 Not present.  
20 Commissioner Lorenzo.  
21 COMMISSIONER LORENZO: Here.  
22 MS. LOZANO: Commissioner Martinetti.  
23 Not present.  
24 Commissioner Peneda.  
25 COMMISSIONER PENEDA: Here.

1 CHAIRMAN PESTANA: Do we have a motion  
2 for approval of the minutes from the May 27th  
3 meeting?  
4 COMMISSIONER GALLO: I would move the  
5 motion.  
6 CHAIRMAN PESTANA: Motion by  
7 Commissioner Gallo.  
8 COMMISSIONER DORAN: Second.  
9 CHAIRMAN PESTANA: Seconded by  
10 Commissioner Doran.  
11 MS. LOZANO: Commissioner Bado.  
12 COMMISSIONER BADO: Yes.  
13 MS. LOZANO: Commissioner Dabney.  
14 COMMISSIONER DABNEY: Abstain.  
15 MS. LOZANO: Commissioner Doran.  
16 COMMISSIONER DORAN: Yes.  
17 MS. LOZANO: Commissioner Gallo.  
18 COMMISSIONER GALLO: Yes.  
19 MS. LOZANO: Commissioner Lorenzo.  
20 COMMISSIONER LORENZO: Yes.  
21 MS. LOZANO: Commissioner Peneda.  
22 COMMISSIONER PENEDA: Yes.  
23 MS. LOZANO: Chairman Pestana.  
24 CHAIRMAN PESTANA: Yes.  
25 MS. LOZANO: Resolution 6-2015-2,

1 approving the minutes of May 27th, 2015, are  
2 approved by six board members voting yes, one  
3 abstention, two not present.

4 CHAIRMAN PESTANA: At this time we'll  
5 take comments from the public on anything  
6 pertaining to the agenda.

7 Hearing no comments, the public portion  
8 is closed.

9 MR. GUERRA: Item four is Resolution  
10 6-2015-4 of the Hudson County Improvement  
11 Authority authorizing payment of certain costs and  
12 expenses of the Authority for the month of June  
13 2015.

14 CHAIRMAN PESTANA: Do we have a motion  
15 on item four?

16 COMMISSIONER DORAN: Motion.

17 CHAIRMAN PESTANA: Is there a second?

18 COMMISSIONER GALLO: Second.

19 CHAIRMAN PESTANA: Motion by  
20 Commissioner Doran and seconded by Commissioner  
21 Gallo.

22 MS. LOZANO: Commissioner Bado.

23 COMMISSIONER BADO: Yes.

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 Lorenzo.

6 COMMISSIONER LORENZO: Yes.

7 MS. LOZANO: Commissioner Peneda.

8 COMMISSIONER PENEDA: Yes.

9 MS. LOZANO: Chairman Pestana.

10 CHAIRMAN PESTANA: Yes.

11 MS. LOZANO: Resolution 6-2015-4 passes  
12 in the affirmative by seven board members voting  
13 yes, two not present.

14 MR. GUERRA: Item number five is  
15 Resolution 6-2015-5 of the Hudson County  
16 Improvement Authority authorizing execution of an  
17 amendment to the Qualified Management Contract  
18 Golf Course Management Services Agreement with  
19 Kemper Sports Management, Inc.

20 As you know, Kemper is maintaining and  
21 managing the golf course. And in order to provide  
22 for a smooth and efficient process for the  
23 transferring of funds from one account to the  
24 other we need to have an amendment set up. We  
25 need to make an amendment to the Management

1 Agreement. We need to establish two accounts, one  
2 being the Authority establishes a deposit account  
3 and the other is a disbursement account that's set  
4 up by Kemper.

5 So with us tonight is Ryan Scerbo from  
6 the DeCotiis firm who drafted the initial  
7 agreements. And if you have any questions on this  
8 amendment, or even the resolution that follows  
9 which refers to an initial transfer that we made  
10 early on which we want to ratify in the next  
11 resolution.

12 I don't know if I've summed it up.

13 MR. SCERBO: Yes.

14 MR. GUERRA: Is there anything you want  
15 to add, Ryan?

16 MR. SCERBO: It is totally accurate.

17 CHAIRMAN PESTANA: Does anybody have  
18 any questions?

19 MR. GUERRA: It's an amendment to the  
20 contract.

21 MR. NETCHERT: Right. Actually the  
22 present agreement already had established the two  
23 accounts.

24 As we got into the operation of the  
25 golf course I think what was determined is we had

1 them being held in the wrong names. So I think  
2 after talking with our CFO it was determined that  
3 we needed to fund what's called -- there is two  
4 accounts, the revenue account and the operating  
5 account. The initial account had to be  
6 pre-funded, the revenue account, in order to pay  
7 the operations costs of the golf course.

8 Mr. Cherry, last week sometime,  
9 pre-funded the revenue account. And the first  
10 resolution that Mr. Guerra mentioned and Ryan  
11 Scerbo prepared the amendment to, changes the  
12 designations of the holders of the accounts so  
13 that the holder of the revenue account is us and  
14 the holder of the operating account is now Kemper.  
15 But the Agreement requires that the signatories on  
16 the Kemper account be pre-approved by the  
17 Authority.

18 The second resolution simply ratifies  
19 Mr. Cherry's act of funding the revenue account in  
20 the middle of last week in order to open and it  
21 also authorizes him, on an emergency basis, if  
22 necessary, to pre-fund that operating account  
23 again with whatever monies are necessary, but  
24 requires that he bring that resolution or that  
25 action back to you at the next regularly scheduled

1 meeting for ratification. Is that right, Ryan?  
 2 MR. SCERBO: That whole idea is to  
 3 avoid the possibility of a gap.  
 4 MR. NETCHERT: Right.  
 5 COMMISSIONER DORAN: Which bank are  
 6 they using?  
 7 MR. NETCHERT: What bank?  
 8 MR. CHERRY: We're using TD Bank for  
 9 the revenue account. The bank, I'm not sure what  
 10 the bank is. It's a bank out in Illinois, which  
 11 is where Kemper is.  
 12 MR. GUERRA: Kemper is a Chicago-based  
 13 company.  
 14 MR. SCERBO: We didn't have a  
 15 requirement in the contract to use specific banks,  
 16 so --  
 17 COMMISSIONER DORAN: Would they be  
 18 linked as far as operating revenue to transfer  
 19 money or now -- I mean how do they do that?  
 20 MR. CHERRY: They are not linked, but  
 21 we have the ability with our accounts to set up a  
 22 transfer that will take it from the revenue  
 23 account and transfer it to the disbursement  
 24 account, and hopefully there will be sufficient  
 25 funds in that revenue account to bring the

1 disbursement account back up to the balance that  
 2 was established as an impressed fund.  
 3 MR. GUERRA: And so far the golf course  
 4 has only been open maybe two weeks. We started  
 5 with limited play. We are pretty much well booked  
 6 five, six days in advance. We're doing about 80  
 7 rounds and they are limiting it to 80 rounds a  
 8 day, but probably come July we'll be doing maybe  
 9 150 rounds a day or even better than that. So so  
 10 far it has been pretty well received. And we  
 11 still have, what you will hear me talk about  
 12 later, some other work to do there.  
 13 CHAIRMAN PESTANA: Are there any other  
 14 questions?  
 15 MR. NETCHERT: And we haven't charged  
 16 any of the parents who have brought their kids to  
 17 ride their bicycles across the course nor the  
 18 skateboarders who have appeared.  
 19 MR. GUERRA: It is bordered. As you  
 20 know, it's bordered by a public walkway and we  
 21 have experienced some kids who try to cross over  
 22 with their bicycles or carrying skateboards. So  
 23 we have signage going up, but we're also looking  
 24 at talking to the County of running a fence around  
 25 the perimeter of the golf course alongside the

1 walkway just to prevent that from happening,  
 2 because if a kid takes a skateboard on a green and  
 3 destroys the green, that green's going to cost you  
 4 about maybe \$90,000 to restore it the way it  
 5 should be.  
 6 COMMISSIONER DORAN: Right. Wow.  
 7 CHAIRMAN PESTANA: Are there any more  
 8 questions?  
 9 COMMISSIONER DORAN: Yes. That bridge  
 10 between, what is it, 9 and 10 --  
 11 MR. GUERRA: Oh, that's a different  
 12 bridge.  
 13 COMMISSIONER DORAN: -- is good for  
 14 skateboards.  
 15 CHAIRMAN PESTANA: Are there any  
 16 motions?  
 17 COMMISSIONER GALLO: I'll move it, Mr.  
 18 Chairman.  
 19 CHAIRMAN PESTANA: Motion by  
 20 Commissioner Gallo.  
 21 Is there a second?  
 22 COMMISSIONER DORAN: Second.  
 23 CHAIRMAN PESTANA: Seconded by  
 24 Commissioner Doran.  
 25 MS. LOZANO: Are we voting both at the

1 same time?  
 2 MR. GUERRA: Well, let me read read the  
 3 other one into --  
 4 MS. LOZANO: All right.  
 5 MR. GUERRA: -- the record. We will do  
 6 one at a time Carmen, and then I will read the  
 7 other one into the record.  
 8 MS. LOZANO: Okay.  
 9 Commissioner Bado.  
 10 COMMISSIONER BADO: Yes.  
 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 Lorenzo.  
 18 COMMISSIONER LORENZO: Yes.  
 19 MS. LOZANO: Commissioner Peneda.  
 20 COMMISSIONER PENEDA: Yes.  
 21 MS. LOZANO: Chairman Pestana.  
 22 CHAIRMAN PESTANA: Yes.  
 23 MS. LOZANO: Resolution 6-2015-5 passes  
 24 in the affirmative by seven board members voting  
 25 yes, two not present.

1 MR. GUERRA: Item number six is  
2 Resolution 6-2015-6 of the Hudson County  
3 Improvement Authority authorizing and ratifying  
4 the transfer of funds in connection with the  
5 Qualified Management Contract Golf Course  
6 Management Services Agreement with Kemper Sports  
7 Management, Inc.

8 Again, this resolution just ratifies  
9 the actions of the CFO where the initial transfer  
10 of funds into that account was \$200,000 and it  
11 also covers any future actions that the CFO is  
12 required to make in terms of funding that account  
13 and then it would be ratified at the following  
14 meeting.

15 CHAIRMAN PESTANA: Are there any  
16 questions?

17 (No response)

18 CHAIRMAN PESTANA: Are there any  
19 motions?

20 COMMISSIONER DABNEY: I make a motion  
21 to move.

22 CHAIRMAN PESTANA: Motion by  
23 Commissioner Dabney.

24 COMMISSIONER LORENZO: Second.

25 CHAIRMAN PESTANA: Seconded by

1 The expiring program had a cost of  
2 \$175,852. The renewal premium is now \$257,251.  
3 According to our broker there is a number of  
4 factors. One factor is the marketplace in New  
5 Jersey continues to deteriorate due to an increase  
6 in medical costs, and the other is their new  
7 renewal is based on new rates in New Jersey, which  
8 went into effect on January 1st, which increased  
9 by about 12 percent, and our New Jersey experience  
10 modification has also increased by 15 percent.

11 Our broker, who is here with us  
12 tonight, had contacted other markets. Most had no  
13 interest in providing that first dollar coverage  
14 or they couldn't meet the terms that were being  
15 offered by Liberty Mutual.

16 I do have Gail White with us from  
17 Scirocco, so if you have any questions on this  
18 matter she would be happy to answer them for you.

19 CHAIRMAN PESTANA: Does anybody have  
20 any questions?

21 (No response).

22 CHAIRMAN PESTANA: Are there any  
23 motions.

24 COMMISSIONER DABNEY: Motion to move

25 CHAIRMAN PESTANA: Motion by

1 Commissioner Lorenzo.

2 MS. LOZANO: Commissioner Bado.

3 COMMISSIONER BADO: Yes.

4 MS. LOZANO: Commissioner Dabney.

5 COMMISSIONER DABNEY: Yes.

6 MS. LOZANO: Commissioner Doran.

7 COMMISSIONER DORAN: Yes.

8 MS. LOZANO: Commissioner Gallo.

9 COMMISSIONER GALLO: Yes.

10 MS. LOZANO: Commissioner Lorenzo.

11 COMMISSIONER LORENZO: Yes.

12 MS. LOZANO: Commissioner Peneda.

13 COMMISSIONER PENEDA: Yes.

14 MS. LOZANO: Chairman Pestana.

15 CHAIRMAN PESTANA: Yes.

16 MS. LOZANO: Resolution 6-2015-6 passes  
17 in the affirmative by seven board members voting  
18 yes, two not present.

19 MR. GUERRA: Item seven is Resolution  
20 6-2015-7 of the Hudson County Improvement  
21 Authority authorizing the purchase of workers'  
22 compensation insurance through Scirocco Financial  
23 Group, Inc.

24 The resolution before you authorizes  
25 the purchase of workers' compensation insurance.

1 Commissioner Dabney.

2 Is there a second?

3 COMMISSIONER LORENZO: Second.

4 CHAIRMAN PESTANA: Seconded by  
5 Commissioner Lorenzo.

6 MS. LOZANO: Commissioner Bado.

7 COMMISSIONER BADO: Yes.

8 MS. LOZANO: Commissioner Dabney.

9 COMMISSIONER DABNEY: Yes.

10 MS. LOZANO: Commissioner Doran.

11 COMMISSIONER DORAN: Yes.

12 MS. LOZANO: Commissioner Gallo.

13 COMMISSIONER GALLO: Yes.

14 MS. LOZANO: Commissioner Lorenzo.

15 COMMISSIONER LORENZO: Yes.

16 MS. LOZANO: Commissioner Peneda.

17 COMMISSIONER PENEDA: Yes.

18 MS. LOZANO: Chairman Pestana.

19 CHAIRMAN PESTANA: Yes.

20 MS. LOZANO: Resolution 6-2015-7 passes  
21 in the affirmative by six (sic) board members  
22 voting yes, two not present.

23 MR. NETCHERT: Seven.

24 MR. GUERRA: Item number eight is  
25 Resolution 6-2015-8 of the Hudson County

1 Improvement Authority authorizing an Agreement For  
2 Engineering Services to Desman Design Management  
3 to conduct a condition survey of the Harrison  
4 Commons Parking Garage.

5 As you know, we do own the deck known  
6 as the Harrison Commons in Harrison. We feel it's  
7 in the Authority's best interests to conduct what  
8 is called a condition survey of the parking  
9 facility. The parking facility is about six years  
10 old and now is the time to look at that to see if  
11 there is any defects in the conditions, the  
12 joints, calking, other component of the  
13 structures, the elevators.

14 The deck had been designed by Desman  
15 Design Management back in I think it was 2008.  
16 They do have that experience and expertise. So  
17 we're recommending that they conduct this survey  
18 in an amount not to exceed \$12,000. The amount  
19 was slightly lower than this in the proposal, but  
20 just in case there is some unknowns that they need  
21 to look at, we just thought we would put enough in  
22 here, but I don't see it coming to \$12,000. I  
23 think it's going to be more like 94, \$9,500 to do  
24 this. But Desman is the right group to do this.  
25 They know parking decks.

1 in the affirmative by seven board members voting  
2 yes, two not present.

3 MR. GUERRA: Item number nine is  
4 Resolution 6-2015-9 of the Hudson County  
5 Improvement Authority authorizing the award of a  
6 contract for certain Laurel Hill Promenade  
7 Improvements to J.E. Hannon, Inc., trading as Bird  
8 Construction in connection with the Laurel Hill  
9 Park located within the town of Secaucus, New  
10 Jersey.

11 We had accepted bids on June 19th. As  
12 you know, we started this project on behalf of the  
13 Riverkeeper. This project is being funded by  
14 Honeywell as part of a settlement for  
15 contamination I believe of the waterways. So  
16 Captain Sheehan at the time had requested the  
17 Authority to undergo this.

18 We did receive bids. Hatch Mott  
19 MacDonald did prepare the specifications. The  
20 bids were reviewed for technical and legal  
21 compliance and, as a result, Bird was the lowest  
22 responsible bidder.

23 The bids were drafted in where there  
24 was item one, two, three and four. Item one was a  
25 base bid for about 200 feet of linear foot from

1 CHAIRMAN PESTANA: Are there any  
2 questions?

3 (No response)

4 CHAIRMAN PESTANA: Is there a motion?

5 COMMISSIONER DORAN: Moved.

6 COMMISSIONER PESTANA: I'll second  
7 that.

8 CHAIRMAN PESTANA: Motion by  
9 Commissioner Doran and seconded by Commissioner  
10 Peneda.

11 MS. LOZANO: Commissioner Bado.

12 COMMISSIONER BADO: Yes.

13 MS. LOZANO: Commissioner Dabney.

14 COMMISSIONER DABNEY: Yes.

15 MS. LOZANO: Commissioner Doran.

16 COMMISSIONER DORAN: Yes.

17 MS. LOZANO: Commissioner Gallo.

18 COMMISSIONER GALLO: Yes.

19 MS. LOZANO: Commissioner Lorenzo.

20 COMMISSIONER LORENZO: Yes.

21 MS. LOZANO: Commissioner Peneda.

22 COMMISSIONER PENEDA: Yes.

23 MS. LOZANO: Chairman Pestana.

24 CHAIRMAN PESTANA: Yes.

25 MS. LOZANO: Resolution 6-2015-8 passes

1 the promenade. Item two was another additional  
2 150-foot. And then there were marine bollards as  
3 item three. And item four was to repair a section  
4 of the bulkheads. So they were all alternates  
5 because we really had a little over 1.2 million  
6 that Honeywell was putting into the project. So  
7 this was designed in such a way that we can  
8 construct this up to at least a certain point.  
9 And in that 1.2 is all the engineering fees, legal  
10 fees, and any other costs associated with the  
11 project.

12 To date we intent about \$312,860. We  
13 have a balance of about \$936,960. So after  
14 consultation with the Riverkeeper, the engineering  
15 firm, who tonight Vatsal is with us, he's with  
16 Hatch MacDonald, he has worked on this project  
17 from day one, and this is what we came up.

18 We're going to award item one, which is  
19 is a 250 section of the promenade. On item two  
20 we're going to at least install the timber piles  
21 that need to go in, and approximately 72 feet of  
22 promenade. That total amount of the award is  
23 \$834,425.

24 In the interim the Riverkeeper, and  
25 we'll assist him in this, we're going to apply to

1 the Open Space Trust Fund, or possibly Green  
2 Acres, to try to complete the rest of the  
3 promenade. If not, it will stay close to probably  
4 300 maybe 20 feet or something like that.

5 So what we're looking for is the award  
6 of this contract to Bird Construction Company.  
7 Vatsal, is there anything you want to  
8 add?

9 (No response)

10 MR. GUERRA: Do you have any questions  
11 for the engineer. The thought is when they're out  
12 there doing the piles for the first section it  
13 makes sense, being they are mobilizing with their  
14 barge, because they have to do that from the  
15 water, that they put the other piles in. We have  
16 enough money in the account to do that and to add,  
17 I think it comes to two sections, which is about  
18 72 feet of more walkway.

19 COMMISSIONER DORAN: The promenade  
20 where? Whereabouts is this?

21 MR. SHAH: At Laurel Park. It's right  
22 -- you know where the play fields are, north of  
23 the play fields.

24 COMMISSIONER DORAN: On the water site?

25 MR. SHAH: Yes, on the water site.

1 MR. GUERRA: It's on the water site.  
2 It's not far from there. They have a boat launch  
3 there and then we have the dinosaur park, which is  
4 coming out, and that's where the new school is  
5 going. And then I think out there they have some  
6 soccer fields and other fields, but it's in this  
7 area.

8 COMMISSIONER DORAN: Does he still do  
9 the river tours there

10 MR. GUERRA: Yes, he does. Just  
11 recently he did something with the Meadowlands  
12 again.

13 COMMISSIONER DORAN: Would it be a good  
14 idea as we start, you know, engaging upon this,  
15 for maybe the Authority to go out there and maybe  
16 look at the site, because if you are not really  
17 from that part of Hudson County, you probably  
18 don't know, I don't know --

19 MR. GUERRA: It's a nice park.

20 COMMISSIONER DORAN: It's real nice.

21 MR. GUERRA: I was there just a couple  
22 of times. It is pretty awesome.

23 Yes, we can do that before the project  
24 starts.

25 COMMISSIONER DORAN: We can do the

1 river tour.

2 MR. NETCHERT: He took us once, years  
3 ago, he took us on that river tour. And you are  
4 absolutely right. It is a part of Hudson County  
5 that no one even knows exists out there.

6 COMMISSIONER DORAN: Before you engage  
7 in, you know, putting in a new school and some  
8 other things, it might be a good idea.

9 It's probably not your neck of the  
10 woods.

11 CHAIRMAN PESTANA: I have been there a  
12 couple of times.

13 COMMISSIONER DORAN: I mean I don't  
14 know if it's worth it, but if we want to arrange  
15 something to go out there.

16 MR. GUERRA: I'll try to do that  
17 through the Riverkeeper.

18 CHAIRMAN PESTANA: Are there any other  
19 questions or motions?

20 COMMISSIONER DORAN: Will this effort  
21 that they are doing right now, will this have any  
22 impact on where the school is going or will it  
23 help or hurt?

24 MR. GUERRA: No. The school is -- I  
25 actually brought this up because, as you know,

1 we're part of the school doing that, so at one of  
2 the meetings I brought it to to Frank Gargiulo and  
3 Nick Fargo. Frank was thrilled about it. It was  
4 a complement to him. It's a bit of a distance  
5 away from it, but it's all still in that same  
6 general area.

7 COMMISSIONER DORAN: Thank you.

8 CHAIRMAN PESTANA: Are there any other  
9 questions?

10 (No response)

11 CHAIRMAN PESTANA: Is there a motion?

12 COMMISSIONER DABNEY: Motion to move

13 CHAIRMAN PESTANA: Motion by  
14 Commissioner Dabney.

15 COMMISSIONER DORAN: Second.  
16 And seconded by Commissioner Doran.

17 MS. LOZANO: Commissioner Bado.

18 COMMISSIONER BADO: Yes.

19 MS. LOZANO: Commissioner Dabney.

20 COMMISSIONER DABNEY: Yes.

21 MS. LOZANO: Commissioner Doran.

22 COMMISSIONER DORAN: Yes.

23 MS. LOZANO: Commissioner Gallo.

24 COMMISSIONER GALLO: Yes.

25 MS. LOZANO: Commissioner Lorenzo.

1 COMMISSIONER LORENZO: Yes.

2 MS. LOZANO: Commissioner Peneda.

3 COMMISSIONER PENEDA: Yes.

4 MS. LOZANO: Chairman Pestana.

5 CHAIRMAN PESTANA: Yes.

6 MS. LOZANO: Resolution 6-2015-9 passes  
7 in the affirmative by seven board members voting  
8 yes, two not present.

9 MR. GUERRA: Item number ten is  
10 Resolution 6-2015-10 of the Hudson County  
11 Improvement Authority approving a first Amendment  
12 to the contract with D'Annunzio & Sons for the  
13 development of the Lincoln Park West Golf Course.

14 As you know, the golf course itself has  
15 been completed and is open to the public, however,  
16 some work still remains such as we're working in  
17 the clubhouse, the grill, there is some more  
18 equipment and -- the equipment and maintenance  
19 shed, which is going to be delivered in about two  
20 weeks, is going to be constructed. It is one of  
21 those prefab, as they call it Quonset hut, and  
22 there is general site work in the area.

23 During the construction phase, which  
24 started sometimes in 2013 for the golf course  
25 itself, there was some additional work and

1 anticipated, we anticipated that all work would be  
2 done by June 15th - July 15th, excuse me, and  
3 because the final construction is not yet complete  
4 the exact amount can't be determined.

5 So based on a report that PS&S  
6 submitted for these additions and revisions we  
7 want to amend the contract now to reflect an  
8 increase of \$1.3 million, although we do believe  
9 that's a little high. So we won't exceed 1.3, but  
10 we're using that number now, which results in a  
11 final contract amount being \$15,828,050. Again,  
12 we won't know that exact amount until we're done,  
13 which by the middle of July we should be done.  
14 But we thought that --

15 Then come the end of July we'll do the  
16 final close-out for the whole project as it  
17 relates to D'Annunzio.

18 So this resolution is just to amend the  
19 initial contract to increase it by 1.3, which I  
20 think is about an eight percent increase overall  
21 for the contract from when they started it.

22 Mike Cohen would have been here  
23 tonight, but he couldn't make it, but we have a  
24 report detailing all of this from PS&S.

25 MR. NETCHERT: And, commissioners, just

1 revisions that had to be made which necessitated a  
2 cap, an increase in the cap for the D'Annunzio  
3 contract. Some of those revisions were, in the  
4 beginning we weren't putting a snack bar or a  
5 grill in the clubhouse, it was considered a  
6 temporary clubhouse. Midstream we decided to put  
7 that in. We have a full blown kitchen in there  
8 where we'll be able to not only serve regular  
9 food, but at least during golf outings they'll be  
10 able to provide the food through that kitchen. We  
11 expanded the whole patio area, that those of you  
12 that were there have seen, where we're going to  
13 have a lot of patio chairs and tables and what  
14 have you.

15 There were traffic control measures on  
16 Duncan Avenue when we were installing the wall.  
17 There were revisions to the pump house, the  
18 irrigation system.

19 There is an extension period that PS&S  
20 had signed off on with the contractor due to some  
21 inclement weather, and that was primarily because  
22 we had a late spring, to get back in there to  
23 finish to get where we are today.

24 So when you add all of those up - the  
25 initial contract was \$14,528,050 and it was

1 to put things in perspective for you as  
2 commissioners, for Norman as CEO, and the  
3 professionals that worked on this. The total cost  
4 of this whole thing to the Authority and the  
5 County is somewhere between 26 and \$30 million.  
6 As Norman said, \$15 million of it was to build the  
7 course and the rest was landfill.

8 MR. GUERRA: Right. There were three  
9 projects. You had the wetland restoration, you  
10 had the closing and capping of the old landfill,  
11 and then you have the golf course. Some of those  
12 are all intertwined. But when you add everything  
13 and do the offsets from the material that came in,  
14 the total cost was again anywhere, I'd say,  
15 between 28 and \$30 million for the whole thing.

16 MR. NETCHERT: By comparison, the Trump  
17 course, that they are talking about under the  
18 bridge, cost \$200 million. It's 18 holes. So if  
19 you want to be fair, it cost \$100 million.

20 MR. GUERRA: And it's a lot better than  
21 the Trump course. That one's flat and has no  
22 style to it. It doesn't have the skyway behind  
23 it.

24 MR. NETCHERT: You're right.

25 MR. GUERRA: And I was watching Channel



1 Five that morning and he was teeing off and his  
2 daughter and they showed some bridge, and the  
3 bridge was ugly. There is nothing nice about it  
4 at all. At least the skyway has a nice look to  
5 it.

6 MR. NETCHERT: So all of you  
7 commissions should take credit for it too and be  
8 proud of it. It's something that, if you haven't  
9 been there, you would be extremely proud to say  
10 you were part of it. If you have been there, you  
11 know what I'm talking about.

12 MR. GUERRA: And if you can't swing a  
13 golf club, you should learn.

14 MR. NETCHERT: It is not your average  
15 nine-hole golf course. It is as competitive a  
16 course as there is. In fact, it's too hard.

17 MR. GUERRA: Bill likes it because it's  
18 nine holes.

19 MR. NETCHERT: That's right. I'm  
20 looking for an eight hole course next. The  
21 shorter the better.

22 CHAIRMAN PESTANA: Is there a motion?

23 COMMISSIONER DABNEY: I make a motion  
24 to move.

25 CHAIRMAN PESTANA: Motion by

1 MR. GUERRA: You are pretty much done  
2 with all of the shredding and household hazardous  
3 waste and everything else.

4 MS. GILPIN: Yes.

5 MR. GUERRA: Other than that --

6 COMMISSIONER DORAN: Just on what you  
7 were saying on the golf course. It was an  
8 absolute blast to be there. And I would never  
9 want to use a term derogatory to Hudson County,  
10 but whoever would have thought, as densely  
11 populated as Hudson County is, that you would be  
12 standing on a golf course in Hudson County.

13 MR. GUERRA: Right.

14 COMMISSIONER DORAN: And as my brother  
15 said, after we were leaving that day, he said to  
16 me several times, can you believe, no matter what  
17 happens, of the hundreds of thousands of people  
18 that are going to be golfing here, we were the  
19 first ones to tee off on the official day on Hole  
20 6.

21 And throughout the course, and I've got  
22 to commend you guys, I mean the planning of it,  
23 the execution of it all, you did a great job. You  
24 did a real good job, so you should be commended  
25 for it.

1 Commissioner Dabney.

2 COMMISSIONER DORAN: Second.

3 CHAIRMAN PESTANA: Seconded by  
4 Commissioner Doran.

5 MS. LOZANO: Commissioner Bado.

6 COMMISSIONER BADO: Yes.

7 MS. LOZANO: Commissioner Dabney.

8 COMMISSIONER DABNEY: Yes.

9 MS. LOZANO: Commissioner Doran.

10 COMMISSIONER DORAN: Yes.

11 MS. LOZANO: Commissioner Gallo.

12 COMMISSIONER GALLO: Yes.

13 MS. LOZANO: Commissioner Lorenzo.

14 COMMISSIONER LORENZO: Yes.

15 MS. LOZANO: Commissioner Peneda.

16 COMMISSIONER PENEDA: Yes.

17 MS. LOZANO: Chairman Pestana.

18 CHAIRMAN PESTANA: Yes.

19 MS. LOZANO: Resolution 6-2015-10  
20 passes in the affirmative by seven board members  
21 voting yes, two not present.

22 MR. GUERRA: Mary-Ellen, do you have  
23 anything?

24 MS. GILPIN: No. Its been nice and  
25 quiet.

1 The three par-fives are hard. They  
2 really are hard.

3 MR. GUERRA: It is challenging.

4 MR. NETCHERT: You got to use the  
5 senior tee, Jimmy.

6 COMMISSIONER DORAN: But it was a lot  
7 of fun and I look forward to actually golfing  
8 there. We're hoping that it doesn't get too  
9 crowded.

10 MR. GUERRA: There was a team effort.  
11 It was a team effort.

12 COMMISSIONER DORAN: Good job.  
13 Everybody, from the County Exec down, should be  
14 very proud to have cut the ribbon on that.

15 MR. GUERRA: Thank you.

16 CHAIRMAN PESTANA: Is there anything  
17 else?

18 MR. GUERRA: No, nothing else.

19 CHAIRMAN PESTANA: Do we have a motion  
20 to adjourn the meeting?

21 COMMISSIONER DORAN: Motion to adjourn.

22 COMMISSIONER GALLO: I'll second it.

23 CHAIRMAN PESTANA: Motion by  
24 Commissioner Doran and seconded by Commissioner  
25 Gallo.

1 All in favor?  
 2 COMMISSIONER BADO: Aye.  
 3 COMMISSIONER DABNEY: Aye.  
 4 COMMISSIONER DORAN: Aye.  
 5 COMMISSIONER GALLO: Aye.  
 6 COMMISSIONER LORENZO: Aye.  
 7 COMMISSIONER PENEDA: Aye.  
 8 CHAIRMAN PESTANA: Aye.  
 9 Thank you everybody.  
 10 MR. GUERRA: Thank you.

11  
 12 (Whereupon the meeting is concluded.)  
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 4 CERTIFICATION  
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6  
 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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 19 Sharon Palmer, C.C.R.  
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21 Dated: June 25, 2015  
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