HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, MAY 27, 2015
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:42 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
OREN K. DABNEY, COMMISSIONER (ABSENT)
JOHN PENEDEA, 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
(973) 239-7252
ALSO PRESENT:

MARY-ELLEN GILPIN, HCLA
ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JAMES POLICASTRO, HCLA
MICHAEL O'CONNOR, HCLA
JAY DeDOMENICO, TMA
JUAN ESCOBAR, VISION MEDIA
JOHN VALERI, ESQ., CHIESA SHAHINIAN &
GIANTOMASI, PSE&G
KAREN KRAMKOWSKI, ESQ., PSE&G
ROGER TRUDEAU, PSE&G
THOMAS O'NEIL, PSE&G
CHUCK TKACHUK, PSE&G
JASON KALWA, PSE&G

CHAIRMAN PESTANA: We'll call the meeting to order.
We'll have the Pledge of Allegiance.
(Pledge of Allegiance.)
CHAIRMAN PESTANA: Carmen, would you call the roll please.

1. MS. LOZANO: Commissioner Bado.
2. COMMISSIONER BADO: Yes.
3. MS. LOZANO: Commissioner Doran.
4. COMMISSIONER DORAN: Yes.
5. MS. LOZANO: Commissioner Gallo.
6. COMMISSIONER GALLO: Yes.
7. MS. LOZANO: Commissioner Goldsack.
8. COMMISSIONER GOLDSACK: Yes.
9. MS. LOZANO: Commissioner Lorenzo.
10. COMMISSIONER LORENZO: Yes.
11. MS. LOZANO: Commissioner Martinetti.
12. COMMISSIONER MARTINETTI: Yes.
13. MS. LOZANO: Commissioner Peneda.
14. COMMISSIONER PENEDA: Yes.
15. MS. LOZANO: Chairman Pestana.
16. CHAIRMAN PESTANA: Yes.
17. MS. LOZANO: The minutes of April 22nd, 2015 are approved by eight board members voting yes, one not present.

2. MS. LOZANO: We have a quorum with eight board members present, one not present.
3. CHAIRMAN PESTANA: Mr. Netchert.
4. MR. NETCHERT: Yes, Mr. Chairman.

As you know, this is a public meeting.
Notice of tonight's meeting was forwarded to the Jersey Journey and Star Ledger for publication in their respective newspapers. Notice was also forwarded to the Clerk of the County of Hudson and the Clerk of the Board of Freeholders. These notices were all forwarded on February 26, 2015.

Notice was also posted on the bulletin board outside this meeting hall.
All of these notices are in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you.

Is there a motion for approval of the minutes from the April 22nd meeting?

20. COMMISSIONER GALLO: Moved.
21. CHAIRMAN PESTANA: Motion by Commissioner Gallo.
22. COMMISSIONER DORAN: Second.
23. CHAIRMAN PESTANA: Seconded by Commissioner Doran.

24. CHAIRMAN PESTANA: Here.
25. CHAIRMAN PESTANA: Here.

2. MS. LOZANO: Commissioner Bado.
2. COMMISSIONER BADO: Yes.
3. MS. LOZANO: Commissioner Doran.
4. COMMISSIONER DORAN: Yes.
5. MS. LOZANO: Commissioner Gallo.
6. COMMISSIONER GALLO: Yes.
7. MS. LOZANO: Commissioner Goldsack.
8. COMMISSIONER GOLDSACK: Yes.
9. MS. LOZANO: Commissioner Lorenzo.
10. COMMISSIONER LORENZO: Yes.
11. MS. LOZANO: Commissioner Martinetti.
12. COMMISSIONER MARTINETTI: Yes.
13. MS. LOZANO: Commissioner Peneda.
14. COMMISSIONER PENEDA: Yes.
15. MS. LOZANO: Chairman Pestana.
16. CHAIRMAN PESTANA: Yes.
17. MS. LOZANO: The minutes of April 22nd, 2015 are approved by eight board members voting yes, one not present.

2. CHAIRMAN PESTANA: At this time we will have comments from the public on anything pertaining to the agenda.
21. CHAIRMAN PESTANA: Seeing none we'll close the public portion of the meeting.
22. MS. LOZANO: Mr. Guerra.
MR. GUERRA: Item four is Resolution 5-2015-4 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of May 2015.

CHAIRMAN PESTANA: Is there a motion to pay the bills.

COMMISSIONER GOLDSACK: Motion. COMMISSIONER PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER GALLO: Second. CHAIRMAN PESTANA: Seconded by Commissioner Gallo.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes. MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes. MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes. MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes. MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes. MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes. MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes. MS. LOZANO: Bills are passed, as amended. Resolution 5-2015-4 with eight board members voting yes, one not present.

MR. NETCHERT: Mr. Chairman, what we would like to do is go to item number ten and We have representatives from Public Service in reference to a project.

Let me read the resolution into the record and then I'll introduce Michael O'Connor, who you know, and Michael walk us through that project.

Resolution 5-2015-10 of the Hudson County Improvement Authority authorizing the execution of a contract and easement documents with Public Service Electric & Gas - Koppers Seaboard, Kearny site, in New Jersey.

Mike has been working, and Bill Netchert also with Public Service for sometime now on the project that impacts the Koppers site a bit, and it has to do with an easement for the high voltage towers.

Mike, do you want to just give a little overview.

MR. O'CONNOR: We were initially contacted, and it's over three years ago actually, by PSE&G regarding their transmission towers, which exist now on Koppers and serve the region, but they jump over at Koppers peninsula from the ASA property to the Hudson Generating Station in Jersey City.

As part of their very large project to reconfigure and upgrade the transmission in the entire northern New Jersey they needed to make improvements in the transmission lines at our location.

We have been working with PSE&G for about two years now in detailed discussions that, at some point within the last year, we brought Morris Companies in. Once Morris Companies was chosen as our perspective developer for the Koppers site to help us insure that the configuration of the new towers, which were necessary, were best placed and suited to accommodate development on the Koppers site. We have done that work.

We're now at the point where we're ready to proceed with PSE&G in order to grant the easement for the new transmission lines.

I would like to introduce Roger Trudeau, who is the Director of PSE&G Real Estate, to describe what the new easement looks like, what the project is about, and a little bit about how we got here.

MR. TRUDEAU: Let me first have Jason Kalwa describe the project, the need for it briefly, and then I'll be glad to go into the easement itself, Mike.

MR. GUERRA: Jason, would you say your name and spell it for the reporter.


What I'll do is I'll put this diagram up here.

So basically the property in question is needed for a project called the Northeast Grid Reliability Project. It's an electric transmission liability upgrade that's intended to improve the liability in this area of New Jersey.

This portion of the property that we need is just a portion of the entire line that
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<td>runs all the way to Roseland, New Jersey, and this is near the tail end of it. What you're looking at right here. In fact, what I'll do is I'll put up this diagram because it is probably better suited to find out exactly where the line is. I'm not sure if some of you are familiar with where Hudson Generating Station is, but it's right here. This is the Hackensack River. This is where I believe it is Route 7 crosses over the Hackensack River. And these red dots right here or squares denote where the transmission line is proposed to go. In total there is four transmission structures that will be on this property. What that amounts to is two 230,000-volt transmission lines overhead. Basically the need is we have to get from this point over to here, and this is its best way to do it. I'm not sure if anybody has any specific questions on this drawing, but I'll go into the more detailed one. CHAIRMAN PESTANA: You would be installing new lines, not replacing? MR. KALWA: It is replacing an existing transmission line that exists in this corner right here, but this right here is a new right-of-way for us because it is the most feasible way to get from this point to that point. MR. GUERRA: And am I correct currently we have -- I know the old tower is out there -- MR. KALWA: Yes. MR. GUERRA: -- but this will replace the towers themselves? MR. KALWA: Correct. MR. GUERRA: This like a single stanchion pole sticking up? MR. KALWA: It is actually a lattice structure, but yes, it will be a single structure holding two -- MR. O'CONNOR: When PSE&amp;G came to us they talked about using the monopoles, which you see all the time. They are the most cost effective and easier to install. When we talked to PSE&amp;G there are issues with our site that we wanted to make sure would accommodate the development. So the type of the tower was raised significantly, the height of the wires was raised significantly. The distance between these poles or calipers was reconfigured in order to best accommodate future development on our site and to get these towers out of the way of development as much as possible. So with all of that upward stress and more structure they had to go from the poles to the lattice towers. COMMISSIONER DORAN: Do you have any idea for us conceptually or a picture of what is there now? MR. GUERRA: I have something in the office that probably shows that. MR. O'CONNOR: Right now, actually right here in the corner of the property there are two transmission towers which jump over to the existing power generating station. So these are being -- COMMISSIONER DORAN: Do they all go over water? MR. O'CONNOR: Yes, they go over the Hackensack River. This is designed basically to jump over the Hackensack River to the power generating station at that point. And they reconstructed the tower generating station. I think it's like a half a billion dollars or more. MR. GUERRA: And one of those were rebuilt. I don't think you were here at the time, but the south dock failed and the tower shifted.</td>
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<td>We worked together and we did the foundation. You guys did a lot of work at that time. MR. O'CONNOR: Yes. MR. NETCHERT: And to further elucidate upon what Mike O'Connor has indicated. MR. GUERRA: You can see the two towers. MR. NETCHERT: Over two years ago we began a conversation with Roger Trudeau about his needs and our willingness to try to accommodate those notes provided everyone was reasonable. During that process we continued with the process of seeking a potential developer for the site. At some point, as Mike indicated, the Authority determined that we would have the authority to attempt to negotiate with Morris Companies a contract for development of the site. At that point Mike, Norman, and I decided that rather than go this alone with PSE&amp;G and, with PSE&amp;G's approval, we invited Morris into the room for comments for the purpose of giving us a developer's view, not necessarily their particular view, but a developer's view as to how they felt it would best set up on the site. As a result of that Morris has, in...</td>
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<td>fact, participated in a number of these meetings with Mike, with us, and with PSE&amp;G. And I think the end result you're going to hear is kind of a culmination of everyone's happiness and unhappiness with the fact that it's there and it is the best case scenario. And understanding that, PSE&amp;G has to do this, and they're going to do this. We can either agree to it or they can figure out how to do it without our agreeing. COMMISSIONER MARTINETTI: I just have a quick question. MR. NETCHERT: Yes. COMMISSIONER MARTINETTI: The overhead lines are the only way? You can't go below? MR. O'CONNOR: We went through this in excruciating detail over the course of time. We looked at subterranean, under the river, various scenarios, and we pushed PSE&amp;G hard quite frankly to look at those as options, and they just didn't fit or pan out technically in order to serve the site. We, at that point, we engaged with PSE&amp;G. When Morris was designated, at least by resolution to their exclusive negotiating period, we took the benefit of having them. They were in the business of building on this type of site and basically using their due diligence to better inform us to make sure that what we did best accommodated the future development site. Hopefully Morris does that, but whomever does that. And then that was an instructed process, I think. COMMISSIONER DORAN: Excuse me. If you could do it again. Indicate where are towers are. MR. O'CONNOR: The current towers are here now. COMMISSIONER DORAN: In that spot there? MR. O'CONNOR: In that spot. And their existing easement was granted long before the ASA acquired the site 75 plus years ago. Once these towers are completed these will be de-energized and then they will actually be removed and the easement will be extinguished. So this area will be usable. There are other easements on the site that will be cleaned up as part of this. PSE&amp;G currently has a gas service easement that runs through the middle of the site. There is no service through that now, but it's not appropriate for the development of the site. We will be building in the middle of that. So as part of this we're cleaning up the other easements. It is that easement and then one other that are on the site. COMMISSIONER MARTINETTI: What were some of the technical obstacles or was it just cost prohibitive? MR. O'CONNOR: It was not just cost prohibitive. MR. GUERRA: There were some environmental issues too. MR. O'CONNOR: There were environmental issues, there were technical issues. They could go into it in detail, but basically we spent months going back and forth with them. First of all, the vast majority of transmission going from Roseland and then it goes out to the Delaware Gap is virtually all above, overhead, and overhead transmission lines. They have to go overhead to get through New Jersey Turnpike. They have to go overhead to get over DOT. For them to go from overhead, at whatever that is, underneath, down under the ground, across the property, and under the river -- there were all kinds of technical challenges.</td>
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<td>This is also a Brownfield site. There are a number of environmental controls that are on this site including a sheet pile wall that runs along this entire site that hits down at bedrock at, what is it, like 60, 70 feet. MR. KALWA: Yes, 60, 70. MR. O'CONNOR: All these are technical issues and made it difficult, if not impossible to accommodate that type of crossing of the river, so that's why we are here. COMMISSIONER DORAN: How proportionately, how much is the easement extended so far as feet or -- MR. O'CONNOR: In terms of feet -- MR. TRUDEAU: Actually, when look at all of the easements -- By the way, this would better suit the easement discussion. This is the existing easement that Mike was talking about that bifurcates or bisects the whole site. When Clean Earth came in or Great Lakes came in back in 2005 roughly, or whenever they started to do their dredging, PSE&amp;G moved their stuff out and relocated it. So we don't need this</td>
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any more.

This is 3.2 acres roughly.
The new easement that we're proposing along the shore line is also 3.2 acres. So it's really the same amount.

In addition, this easement will revert back to the HCIA. So the net affect is HCIA is going to have have more property at the end of the day.

MR. O'CONNOR: And just for discussion purposes. Even though the amount of land that's encumbered by the easement is approximately the same, and we'll remove an easement and then place an easement on, we do not view the value of those easements as the same. So as part of this agreement PSE&G will work with us to set a value through -- it is actually three appraisers who will jointly approve to value the easement and then we'll basically have the average of those three appraisers.

MR. TRUDEAU: It is the average of the two, and then if there is a discrepancy of the 15 percent we get a third and average those.

MR. O'CONNOR: So in terms of land and culverts to the easement, it's about the same. We don't view it as equal in value. So we'll get value to this. It is de minimis, $200,000 that's the floor on the easement. That would be per acre in the proposed contract or in the contract. It is going to be, we anticipate it will be significantly more than that.

The other thing about the easement, and what we did here was originally we looked at different scenarios across this property. Once it was clear to us that we had to have this here, the way it is configured along the shore line will facilitate the largest footprint for the building, will have the least impact on the building footprint.

And then the work that we did with PSE&G over the course of at least six months that we have been going back and forth, and Morris at the table a lot of the time with us, is to maximize the facility of utilizing the land within the easement for parking basically for the warehouses, which is what presumably it will be. And what we did was, I think, fairly unique with PSE&G. We negotiated an easement that basically grants us, as the grantor, the owner, and then ultimately whoever we sell or trade or lease the property to, however that's done, that basically, but for very specific limitations, the property, that easement, can be used for anything, particularly parking. And, in fact, as part of the agreement we were going to attach as an exhibit the most recent concept that we all basically agreed on showing how there will be parking throughout the easement. So we did this to try to lessen the impact as much as possible and maximize the development potential for the site.

MR. TRUDEAU: And on that point. I guess --

First of all, I just want to say thanks to Mike and Norm and Bill for all of your help over these years. It's been great working with you guys.

But this is a little bit unusual for PSE&G to allow this type of activity underneath the wires. We pushed the envelope mainly because we thought that the development was important. The development on this site is good for the community. We're going to be neighbors with some of you for a long time, so we wanted to make sure that we did it right and we did everything that could accommodate the potential for the site to be truly developed.

We did raise -- we elevated the structures by some 60 feet so that there would be less problem with anything going on down here, particularly with the Clean Earth dredging system. So we listened to what the concerns were with Morris and the HCIA and I think we have come up with a pretty good solution.

MR. O'CONNOR: They even modeled, and these guys can talk to you if you want to hear about it, they modeled over the course of time, between Morris and all that, newest construction techniques for these type of buildings, particularly the ones going up to 40 feet now and what you have to do with cranes to make sure that there wasn't added cost to the developer to maneuver around these towers.

That is basically the process that we went through and now PSE&G is at a timeline where they intend to and basically you guys are regulatorily required to have this thing up and done by the end of the year.

MR. TRUDEAU: Yes.

COMMISSIONER GALLO: Am I to understand...
that these easements that are being extinguished, both the gas line and the pre-existing transmission line, enhanced the developability of the parcel of land?

MR. O'CONNOR: They do, because they -- they do a couple of things. One, they provide some more areas of parking. When the site is developed -- you see there is a detention basin here. The developer is going to have to basically do something with that, make it a subterranean chamber or however that is engineered. With this area over here they will give more flexibility.

And most importantly, with Morris Companies and with New Jersey Transit, as we begin discussions with them, we're looking at the feasibility of providing a better access to this site along what is really the edge of the shore line under the trestle that New Jersey Transit has. There is enough room there between the piers for the bridge that goes over the Hackensack, instead of the very narrow tunnel that some of you may have been through, that we can get access to the site through the trestle for truck traffic, the 53-foot trailers and such. And in order to do that, these towers would be in the way. It makes it much easier to do that. We probably would have to have attempted to move them or do something with them. We would certainly be within the radius that you're not supposed to be having that kind of activity within those towers. So there is a facility to that too.

I think the other thing I want to reiterate too is we went through every possible iteration in this to make sure that this was the least impactful route with PSE&G, which clearly they didn't have to do with us. They could have condemned out and taken the easement if they had to. They were very cooperative.

MR. GUERRA: Michael, it really doesn't impact the operation that's out there now with Clean Earth. We also had PSE&G sit with Clean Earth because Clean Earth, as you know, was doing dredge management activities right at the end of the dock to also make sure that the height and everything is clear.

MR. O'CONNOR: Jason, what height, to what height?

MR. KALWA: It had to be 60, 80 feet. They accounted for their 130 for their crane and --

MR. O'CONNOR: Right.

MR. KALWA: -- the maintenance of it.

MR. O'CONNOR: In reality, right now the future development of the site, it doesn't look like long-term, that pierhead and the ability to bring material and other things onto that site from that pierhead, is a long-term critical element, but we didn't want to give that up because we don't know what will happen in the future. And so PSE&G engineered this to have that wide span, clear span, which is much wider than they wanted to have between the poles, and to go much higher, which is one of the reasons they went from the monopole to the lattice. This is the plan.

MR. KALWA: This is the plan. You can see the wire heights. So these are the elevations of the wire heights. You can see the conveyor belt is right here at about 40 feet and our wire height is probably at about 160 feet.

MR. O'CONNOR: They didn't have to go this high on our site in order to get over the river. They could jump up at the river. But they did all this extra engineering at a cost and maneuvering it around in order to accommodate us.

I think the other thing about it is, whether it's Morris, or in the future there is a tenant or if there is another developer, we can, in confidence and by showing them the work that we have done say look, this easement is there, but you can work with PSE&G. The easement allows you to do virtually anything that you need to do to accommodate development on the site.

MR. NETCHERT: To that end, Mike, two questions. It would be fair to say, would it not, that we benefited from having Morris participate in these discussions with us, we the authority.

MR. O'CONNOR: Oh, absolutely, for at least two things. One is we had our engineer, John Bolan, who knows as much about this -- he knows more than anybody about the environmental conditions and the conditions at the site. These guys will tell you that. But in order to get the kind of expertise necessary to talk about what the future development of the site will hold, including things like what kind of cranes they use and the kind of modules they build these buildings out of now and how it affects them, we would have had to have spent a couple of hundred thousand
dollars probably in professional fees to get the
kind of people who we could rely on for that. And
basically we used Morris to do it and it works
because it's in their interest and they pushed
hard.

MR. NETCHERT: That was my second
question. My question is would it be fair to say
that by allowing or permitting Morris to
participate in this they have benefited from this
significantly?

MR. O'CONNOR: I think they did, and I
also think that it was a show of goodwill on our
part, and it moved the ball further down the road.
There is a lot of due diligence that they did as
part of this that will benefit them beyond just
what they have learned about the easement.

COMMISSIONER GOLDSACK: Mr. Chairman.
CHAIRMAN PESTANA: Yes.
COMMISSIONER GOLDSACK: What is the
zone? What is the project zoned for?

MR. O'CONNOR: It's in a redevelopment
area and it's a designated redevelopment area for
the Meadowlands Commission, which is now the
Sports and Exposition Authority/Meadowlands
Commission. And the redevelopment area is

basically -- it's for the entire Koppers
peninsula, not just our Koppers site, and it calls
for this light industrial logistics warehouse type
of facility. And PSE&G is not -- they are exempt
from permitting any zoning, local or even state
 zoning, but the development conforms with the
proposed development conforms with the
redevelopment plan, which we worked with the
Meadowlands Commission to adopt when they did that
a couple of years ago.

COMMISSIONER GALLO: Mr. Chairman.
CHAIRMAN PESTANA: Yes.
COMMISSIONER GALLO: Will the job be
pursued with union labor and how many jobs will be
engaged?

MR. O'CONNOR: The answer is yes.
MR. KALWA: Yes. It will be union
labor in terms of individuals.

MR. O'CONNOR: It is union labor. The
representation from PSE&G is that this is --
throughout the entire run of this it's a union job
and it is. I think they quote it's a $907 million
project, but since that quote I can't imagine the
price went down. It must have gone up.

MR. NETCHERT: Just because of us its
gone up.

MR. O'CONNOR: I know that the IAW and
the trades, most guys are extremely supportive of
it. I know that we have had some outreach over
the course of time like hey, when are you guys
finished with this, because we know they are ready
to go in Hudson on this. So certainly it is.

COMMISSIONER PENEDA: How long would it
take to do this whole project?

MR. KALWA: We plan or we hopefully
will be able to start in July or August and it
will take about four months to actually do the
construction. And then we're anticipating
restoration taking place thereafter. So we have
to have the project in service by December 31st.
We'll probably finish right before that deadline.
And then we'll use the rest of the winter and
spring to pick up our access road and anything
that we left behind.

MR. O'CONNOR: And it's a permanent
process for this and has been well under way for
the whole route.

MR. GUERRA: One question that I have,
and I should know the answer. The old towers
then, they are dismantled?

MR. O'CONNOR: Yes. They will be
removed. They are taking out the foundations down
to --

MR. TRUDEAU: Actually Morris is going
to fill over the foundation. They will fill in
over it.

MR. O'CONNOR: And that's, in concert
with John Bolan, the most appropriate method to
facilitate the development of the site with those
foundations. One of them is key to the --

MR. GUERRA: To the bulkhead.
MR. O'CONNOR: -- bulkhead or the
pierhead.

MR. GUERRA: There is a morning dolphin
there.

MR. O'CONNOR: We went through that in
detail with John Bolan, and that will be clear.
And that was all vetted out when we did this
around the table with a dozen engineers.

MR. TRUDEAU: Easily.

MR. GUERRA: The submarine cable that
at one point went from the Koppers site across to
the Hudson Power Plant, that always remained? Is
that impacted by this?

MR. TRUDEAU: It isn't actually, but
that's part of the easement, this easement.

MR. GUERRA: Right.

MR. TRUDEAU: So what we will do is

that easement will go away and then when Morris,
or whoever the developer is, comes in and they
need electrical service to the site, which we have
to provide to them, we will reconfigure whatever
needs to be reconfigured on the site to provide
electricity for it.

So, yes, the submarine cable may exist
if somebody wants to keep it, but if someone wants
us to eliminate it, it's gone.

MR. GUERRA: I only ask because I
worked on that cable when it failed in the
seventies. It's true. It was an all night job.

We were out there on a barge.

MR. O'CONNOR: One of the negotiating
points, which I think is unusual with this, is
PSE&G agreed to extinguish basically all of these
easements, the gas line easement and then there is
an electrical line easement also, and to basically
do that with a proviso that if and when we agree
mutually, the owner, the grantor, whether it's us
or whoever we sell it to or develops it, that they
will reestablish an easement that would be

mutually agreeable and would service the
development of this site.

The easements do have values, so there
is regulatory issues. We had to go through that
with John and all to make sure that we didn’t have
to go to the DPU for that. So it was a creative
effort to get this done.

COMMISSIONER PENEIDA: Just out of
curiosity. That tower on Fishhouse Road right in
the middle of the road, would that be taken down
also as part of this project?

MR. TRUDEAU: No. No. It will stay
up. It is part of another project, and I don’t
know the details to it, so I don’t know, but I
know there is a project that involved the tower in
the middle of the road.

CHAIRMAN PESTANA: Are there any other
questions?

(No response)

CHAIRMAN PESTANA: Do we have any
motions?

COMMISSIONER LORENZO: Motion.

CHAIRMAN PESTANA: Motion by

Commissioner Lorenzo.

COMMISSIONER DORAN: Second.
motions?

1. COMMISSIONER DORAN: I move for adoption.

2. CHAIRMAN PESTANA: Moved by Commissioner Doran.

3. COMMISSIONER LORENZO: Seconded by Commissioner Lorenzo.

4. MS. LOZANO: Commissioner Bado.

5. COMMISSIONER BADO: Yes.

6. MS. LOZANO: Commissioner Doran.

7. COMMISSIONER DORAN: Yes.

8. MS. LOZANO: Commissioner Gallo.

9. COMMISSIONER GALLO: Yes.

10. MS. LOZANO: Commissioner Goldsack.

11. COMMISSIONER GOLDSACK: Yes.

12. MS. LOZANO: Commissioner Lorenzo.

13. COMMISSIONER LORENZO: Yes.


15. COMMISSIONER MARTINETTI: Yes.

16. MS. LOZANO: Commissioner Peneda.

17. COMMISSIONER PENEDA: Yes.

18. MS. LOZANO: Commissioner Pestana.

19. CHAIRMAN PESTANA: Yes.

20. MS. LOZANO: Resolution 5-2015-5 passes in the affirmative by eight board members voting yes, one not present.

21. MR. GUERRA: Resolution 5-2015-7 of the Hudson County Improvement Authority approving the submission of an application for 2015 Recycling Enhancement Act Entitlement Bonus Grant for public space recycling by the County of Hudson and the

22. Each year the New Jersey DEP awards under the Recycling Enhancement Entitlement Grants program, grants rather, to various solid waste districts. The purpose is to assist in the preparation, revision, and implementation of a comprehensive solid waste plan.

23. The districts are required to submit an entitlement spending plan to the DEP for the period covering 2014. Mary-Ellen has prepared such a plan and we are seeking $296,400 under this program.

24. And Mary-Ellen, maybe you can just highlight some of the components of the plan.

25. MS. GILPIN: This actually is the one for a bonus grant. That's the one we did last month.

26. MR. GUERRA: This one?

27. MS. GILPIN: Yes.

28. But this one is a one time bonus grant available for $400,000 total. This is for -- its got three things that you can put an application in for, which are food waste recycling, tire recycling, or open space.

29. We have been working with the County on a project to put recycling containers in the
county parks and in front of all of the County buildings. So this just fit in with what we were looking to do.

This is a matching grant. The County will be responsible -- you can only apply for up to $25,000 and the County would match the $25,000 if we were to get the grant. So this one is a competitive grant, which is unusual for them, but they're trying this out. This may be one time, it may be every year; we don't know for sure. But this will be for container recycling, and --

MR. GUERRA: This is the one that the County brought to our attention.

MS. GILPIN: Yes.

MR. GUERRA: This is the one we're looking at, the big belly containers.

MS. GILPIN: There are several different options for recycling containers.

MR. GUERRA: So this resolution here we should divert to counsel.

This was a resolution that we used, but it has to be more specific. This had to be last year's resolution.

MS. GILPIN: Let me see. I did one that you, Bill, reviewed.

MR. NETCHERT: Right.

MR. GUERRA: But this isn't it.

COMMISSIONER DORAN: Are they the new solar garbage cans?

MS. GILPIN: That's what we're looking at.

MR. GUERRA: But not this actual resolution.

MS. GILPIN: No.

MR. GUERRA: This is not the resolution.

MS. GILPIN: No. I know what happened.

MR. GUERRA: But any way.

The resolution is -- this is strictly for a much smaller grant?

MS. GILPIN: Yes, a much smaller grant, up to $25,000 and it has to be matched, but this won't be matched by the County.

MR. GUERRA: And it has to be in an open space, which the park would qualify. Hudson County had asked us to intervene to help the Parks Development with their recycling program. So this really is a nice fit for it using the big belly solar systems, which a lot of towns have used. They are a little pricey, but they seem to work well if you purchase, which you should, the whole system, which includes the software and the monitor. I know some towns didn't take --

COMMISSIONER DORAN: Take the cans without the software.

MR. GUERRA: You need to do the whole thing.

MS. GILPIN: Yes, you need to do the whole thing.

MR. GUERRA: So we're looking at that.

We apologize for having this resolution, which was probably from last year's --

MS. GILPIN: It was from two months ago and I see --

MR. GUERRA: Right.

MS. GILPIN: -- exactly what happened.

COMMISSIONER DORAN: Including the schools?

MR. GUERRA: If you want, just a thought, if you have that other resolution we'll go to the next resolution and maybe back up.

COMMISSIONER DORAN: Are schools considered open space?

MR. GUERRA: Do you have a park?

MS. GILPIN: The grant is available for municipalities, and it is matching, and I think that they probably would. I was at a county recycling coordinators meeting and so far there are only two counties that are applying, Morris and us, and Morris is looking to do food waste by one of those rocket composters.

So I will run and get that correct one.

MR. GUERRA: I'll go to item number eight.

MR. NETCHERT: So what we'll do, for the purpose of the record, we'll leave item seven open and unvoted upon until Mary-Ellen brings in the correct resolution. We'll hand it out so that you have it in front of you, the proper language that we're going to ask you to vote on.

MR. GUERRA: Item number eight is Resolution 3-2015-8 of the Hudson County Improvement Authority authorizing renewal of an Agreement to provide governmental affairs consulting services and interlocal agreements for Shared Services with the County of Hudson, Hudson County Community College, and Hudson County Vocational-Technical School.
Winning Strategies have been providing the services at a federal level for a number of years. The agreement provides or calls for services not only for the HCIA, but also the Community College, Hudson County Schools of Technology, and the County of Hudson. So we all share in the cost of this. The total annual cost is $96,000 again shared equally by all of the participants.

The resolution before you authorizes the renewal of the contract in accordance with the same terms and conditions. And they have done a good job with us over the years.

COMMISSIONER DORAN: What do they do?
MR. GUERRA: They do a lot of it, I’ll use the word lobbying, in Washington. We meet once, sometimes twice a year with all of our legislators there. They set up the meetings; they track the bills; they see where the money, once the federal government does their budget, what is in the Transportation Fund, which right now there isn’t much, but they have been monitoring that closely as to what happened with that. I know the County has worked on a

number of programs with us. Years ago we did receive some money for Koppers for some infrastructure work. They are working with the County now on funding to extend the Light Rail from the Claremont - West Side Station into the Honeywell proposed site. They were doing some work on the Ryan White Program. I know they have done work for the Community College and also the Schools of Technology. So it’s mostly dealing with all of our legislators in Washington.

CHAIRMAN PESTANA: Are there any other questions?
(No response)
CHAIRMAN PESTANA: Is there any motions?
COMMISSIONER GALLO: I’ll move the motion.
CHAIRMAN PESTANA: Motion by Commissioner Gallo.
COMMISSIONER LORENZO: Second.
CHAIRMAN PESTANA: Seconded by Commissioner Lorenzo.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: Yes.
MS. LOZANO: Commissioner Doran.
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<tr>
<td>CHAIRMAN PESTANA: Motion by Commissioner Peneda.</td>
<td>COMMISSIONER BADO: Yes.</td>
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<td>COMMISSIONER DORAN: Second.</td>
<td>MS. LOZANO: Commissioner Doran.</td>
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<td>CHAIRMAN PESTANA: Seconded by Commissioner Doran.</td>
<td>COMMISSIONER DORAN: Yes.</td>
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<td>MS. LOZANO: Commissioner Bado.</td>
<td>MS. LOZANO: Commissioner Gallo.</td>
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<td>COMMISSIONER BADO: Yes.</td>
<td>COMMISSIONER GOLDSACK: Yes.</td>
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<td>MS. LOZANO: Commissioner Doran.</td>
<td>MS. LOZANO: Commissioner Lorenzio.</td>
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<td>COMMISSIONER DORAN: Yes.</td>
<td>COMMISSIONER LORENZO: Yes.</td>
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<tr>
<td>MS. LOZANO: Commissioner Gallo.</td>
<td>MS. LOZANO: Commissioner Martinetti.</td>
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<td>COMMISSIONER GALLO: Yes.</td>
<td>COMMISSIONER MARTINETTI: Yes.</td>
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<td>MS. LOZANO: Commissioner Goldsack.</td>
<td>MS. LOZANO: Commissioner Peneda.</td>
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<td>COMMISSIONER GOLDSACK: Yes.</td>
<td>COMMISSIONER PENEDA: Yes.</td>
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<td>MS. LOZANO: Commissioner Lorenzio.</td>
<td>MS. LOZANO: Chairman Pestana.</td>
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<td>COMMISSIONER LORENZO: Yes.</td>
<td>CHAIRMAN PESTANA: Yes.</td>
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<td>MS. LOZANO: Commissioner Martinetti.</td>
<td>MS. LOZANO: Resolution 5-2015-11</td>
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<td>COMMISSIONER MARTINETTI: Yes.</td>
<td>passes in the affirmative with eight board members</td>
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<td>MS. LOZANO: Commissioner Peneda.</td>
<td>voting yes, one not present.</td>
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<td>COMMISSIONER PENEDA: Yes.</td>
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<td>MS. LOZANO: Chairman Pestana.</td>
<td>MR. GUERRA: Item number twelve is</td>
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<td>CHAIRMAN PESTANA: Yes.</td>
<td>Resolution 5-2015-12 of the Hudson County</td>
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<td>MS. LOZANO: Resolution 5-2015-9 passes</td>
<td>Improvement Authority authorizing the appointment</td>
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<td>yes, one not present.</td>
<td>of members to serve on the Hudson County Schools</td>
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<td>MR. GUERRA: Item number eleven is</td>
<td>of Technology New Construction Project Selection</td>
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<td></td>
<td>Committee on behalf of the Authority.</td>
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<td>As you know, we have entered into</td>
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<tr>
<td>Resolution 5-2015-11 of the Hudson County</td>
<td>agreements with the County and the Schools of</td>
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<td>Improvement Authority authorizing an agreement for</td>
<td>Technology relating to the design and construction</td>
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<td>professional Real Estate and Appraisal Services</td>
<td>of the new high tech school.</td>
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<td>with Value Research Group, LLC.</td>
<td>As part of that process we intend to</td>
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<td>The County had requested that we assist</td>
<td>implement a design-build procurement process and,</td>
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<td>in identifying a parcel of land, which is located</td>
<td>in accordance with that process, we will be</td>
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<td>at the foot of Duncan Avenue, which may serve the</td>
<td>preparing an RFQ and an RFP for the design-build</td>
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<td>County's needs. The property is right in the</td>
<td>services.</td>
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<td>vicinity of the Lincoln Park West area.</td>
<td>In accordance with those regulations we</td>
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<td>The County and the Authority, we feel</td>
<td>must establish a committee who will work with the</td>
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<td>that it's in our best interests to retain the</td>
<td>representatives of the Schools of Technology to</td>
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<td>services of a licensed real estate appraiser.</td>
<td>review and evaluate those responses.</td>
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<td>This resolution before you authorize</td>
<td>The prospective members for</td>
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<td>us to retain the services of Value Research Group</td>
<td>consideration for the appointment were required to</td>
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<td>in an amount not to exceed $10,000.</td>
<td>complete what is called a Conflict of Interest</td>
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<td>Again, we're doing this on behalf of</td>
<td>Questionnaire to identify their qualifications and</td>
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<td>the County.</td>
<td>experience to evaluate the process. Again, this</td>
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<td>CHAIRMAN PESTANA: Is there a motion?</td>
<td>is done under the SDA's requirements. It further</td>
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<td>COMMISSIONER PENEDA: Motion.</td>
<td>determines whether that individual had any</td>
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<td>CHAIRMAN PESTANA: Motion by</td>
<td>personal interest or financial interest in this</td>
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<td>Commissioner Peneda.</td>
<td>matter.</td>
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<td>COMMISSIONER LORENZO: Second.</td>
<td>Based on the review of the responses we</td>
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<td>CHAIRMAN PESTANA: Seconded by</td>
<td>have determined that the following individuals do</td>
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<td>Commissioner Lorenzio.</td>
<td>qualify to serve on the committee. We have Kurt</td>
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<td>MS. LOZANO: Commissioner Bado.</td>
<td>Cherry for the Authority; Ted Domuracki, who is</td>
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with Mass Construction, who is sort of the project coordinator. Commissioner James Doran; and we have an alternate, which is Dave Beasley.

Once those RFQs are received then the committee members will be informed as to who the responses were, and at that time they'll be asked if there is any conflicts with those submissions with those vendors that have submitted and, if so, that member would be removed and we would go to the alternate member.

The individuals will also have to execute a non-disclosure confidentiality agreement.

Pretty much this is the next step in that whole process.

I don't know if counsel wants to add a little bit to it.

MR. NETCHERT: It is just contingent upon the Governor signing legislation which authorizes it. In fact, it was conditionally vetoed.

Our information is that it has since been reintroduced and passed in the Assembly and is awaiting introduction into the Senate. We expect it to be passed, but if it's not then we won't be doing this. The County will be doing it themselves.

CHAIRMAN PESTANA: When do you think construction will start on that?

MR. NETCHERT: It depends who you talk to.

MR. GUERRA: June of 2016 I thought I heard yesterday. It's a moving target.

MR. O'CONNOR: Yes, it's a moving target, but it's fairly aggressive and there is some site work being done in terms of geotech, environmental, analysis of the site, analysis of the utilities going into the site, pre-review of what bridging documents are already available. But aggressively, June of 2016 would be where there would be active construction.

MR. GUERRA: And the request for qualifications are pretty close to being drafted.

MR. O'CONNOR: So they will be poised to go.

As Bill said, it is all pending legislation that's winding its way back from a conditional veto back to the Governor's desk. And at least as of the other day it wasn't passed by the Senate.

CHAIRMAN PESTANA: So this could be the last year of the dinosaur park.

MR. O'CONNOR: It will be.

MR. GUERRA: I don't know if anybody caught this, but there was a great write-up in one of the papers about the dinosaur park and how people were writing in saying they should find another location for it because it's a great attraction here in Hudson County.

COMMISSIONER DORAN: Their lease is up, right? Is that what you're saying?

MR. NETCHERT: Their lease is not up.

We gave them notice to move --

COMMISSIONER DORAN: Oh, okay.

MR. NETCHERT: -- based upon our rights under the lease. We gave it to them and said stay tuned because maybe you won't have to go. But they can't live that way. They need to have a home, so they're looking for a place to go.

COMMISSIONER DORAN: I remember.

MR. NETCHERT: I think the estimates of when they're going to begin construction are optimistic in my opinion, but we'll see. If you would have asked some six months ago when construction was going to begin, we would be sitting in bulldozers right now. But realistically, I don't know.

This is a very detailed process, Jim, as you know. Now that we're going through the SDA requirements --

COMMISSIONER DORAN: I started four years ago with the SDA --

MR. NETCHERT: Right.

COMMISSIONER DORAN: -- and I'm not even looking at '16 at this point.

MR. NETCHERT: It is a very detailed process. It requires first the RFQ and then the RFP.

COMMISSIONER DORAN: Right.

MR. NETCHERT: As you know, we can't award a contract until we then go out and bond and have the money. That doesn't happen in -- at the quickest, four-month period.

I don't know where everybody is rushing to. We probably should have said nothing to the dinosaurs and let them be. They are bigger than everyone else any way.

COMMISSIONER GALLO: The new Jurassic Park movie is opening in a couple of days. That will be a big spike for them.
MR. NETCHERT: You are absolutely right. And I haven't been there yet, but I'm going to be there before they go.

MR. GUERRA: We were there when they were assembling it.

MR. O'CONNOR: We saw them come off the boat from China.

MR. NETCHERT: The dinosaur park has been a win/win for everyone. I'm sure it's been a win for the people that operate it, I know it's been a win for Secaucus, and it's been a win for the County of Hudson. It has brought millions of dollars worth of publicity to us when we put it there. And as Norman says -- I read the same article, it was a grade article. It was on Channel 5 News, Channel 9. It is a good thing.

It is a good thing.

CHAIRMAN PESTANA: Is there any motions?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Lorenzo.

As you know, Kemper Sports is managing the golf course for us. I believe June 12th, and I believe you may have received your invitations tonight, or you may have received them earlier, but June 12th is the ribbon cutting and we're finalizing everything.

Kemper was entering into a five-year lease for the golf carts, which we knew and we talked about, and that's the best thing to do.

Kemper's contract is for a three-year period with two one-year options with us. And then it was the what if Kemper isn't here if we did the lease in Kemper's name. And the purpose of this lease is that if it's in Kemper's name, and if Kemper is no longer here at the end of three years, we would assume that lease at those same payments that we're signing on now. This is pretty much what this is. It's just a resolution authorizing us that we can assume that lease until the end of that lease.

What we're actually going to be looking at down the road is electric carts. We're not certain that at this point yet if the cart shed would support that.

Early on in the early design we talked about a second phase of the golf course, which was a larger clubhouse with a community room. And the thought at that time was we would build under that the area for the golf carts and put that system in for the electric chargers. I don't believe that's going to happen. It's not in the near future.

After we get one year or two years of the golf course under our belts then we're going to evaluate that and look at that. But in the interim we're leasing the golf carts and they are gas golf carts.

CHAIRMAN PESTANA: Is there a motion?

COMMISSIONER DORAN: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Doran.

COMMISSIONER PENEZA: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Peneda.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenz.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEZA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 5-2015-12 passes in the affirmative by eight board members voting yes, one not present.

MR. GUERRA: Item number thirteen is Resolution 5-2015-13 of the Hudson County Improvement Authority authorizing the assumption of Golf Cart Lease - Skyway Golf Course.
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<tbody>
<tr>
<td>MS. LOZANO: Commissioner Goldsack.</td>
<td>COMMISSIONER GALLO: Yes.</td>
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<td>COMMISSIONER GOLDSACK: Yes.</td>
<td>MS. LOZANO: Commissioner Goldsack.</td>
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<td>MS. LOZANO: Commissioner Lorenzo.</td>
<td>COMMISSIONER GOLDSACK: Yes.</td>
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<td>COMMISSIONER LORENZO: Yes.</td>
<td>MS. LOZANO: Commissioner Lorenzo.</td>
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<td>MS. LOZANO: Commissioner Martinetti.</td>
<td>COMMISSIONER LORENZO: Yes.</td>
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<td>COMMISSIONER MARTINETTI: Yes.</td>
<td>MS. LOZANO: Commissioner Martinetti.</td>
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<td>MS. LOZANO: Commissioner Peneda.</td>
<td>COMMISSIONER MARTINETTI: Yes.</td>
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<td>COMMISSIONER PENEDA: Yes.</td>
<td>MS. LOZANO: Commissioner Peneda.</td>
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<td>MS. LOZANO: Chairman Pestana.</td>
<td>COMMISSIONER PENEDA: Yes.</td>
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<td>CHAIRMAN PESTANA: Yes.</td>
<td>MS. LOZANO: Chairman Pestana.</td>
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<tr>
<td>MS. LOZANO: Resolution 5-2015-13 passes in the affirmative by eight board members voting yes, one not present.</td>
<td>CHAIRMAN PESTANA: Yes.</td>
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<td>MR. GUERRA: We'll go back to item number 5-2015-7, that's Resolution 5-2015-7 approving the submission of an application for 2015 Recycling Enhancement Act Entitlement Bonus Grant for public space recycling by the County of Hudson and the Hudson County Improvement Authority.</td>
<td>MS. LOZANO: Resolution 5-2015-7 passes in the affirmative by eight board members voting yes, one not present.</td>
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<td>As Mary-Ellen had stated earlier, there is what is referred to as a bonus grant up to $25,000 available to local governments, including municipalities and counties, that will provide targeted grants for recycling initiatives.</td>
<td>MR. GUERRA: Chairman, that's all 1 have for this evening.</td>
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<td>Again, June 12th at 10:00 or is it 10:30?</td>
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<td>MS. GILPIN: It is 10:00.</td>
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<td>MR. GUERRA: June 12th at 10:00 at Lincoln Park.</td>
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<td></td>
<td>And for those not golfing, the parking is going to be on the west side of the park. We attached a layout where that parking is because we anticipate quite a few people for both the small group, it is not such a small group any more that's actually golfing, and the other group that will be there just for the ribbon cutting and the ceremonial portion of it. So those people will be parking on the west side of the park. We have a parking lot there and there are gates there that actually walk onto the golf course. So the minute you park your car, you walk about 20 feet and you're on the golf course. And then we will shuttle you to where the clubhouse is in golf carts, and we have a couple of stretch golf carts for that event. So I hope to see everyone there. That would be great.</td>
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<td>CHAIRMAN PESTANA: Thank you.</td>
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<td>MR. GUERRA: Anything else? I guess that's it.</td>
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<td>CHAIRMAN PESTANA: Can I have a motion to --</td>
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<td>MS. GILPIN: Stride and Ride.</td>
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<td>MR. GUERRA: Stride and Ride, Jay, is in North Hudson Park.</td>
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<td>MR. DeDOMENICO: We're back to North Hudson. We'll be in North Bergen, Braddock Park, for our 8th annual. And we always aim to serve about 400 children plus their family members.</td>
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We also had the Safety Rodeo, including the adults as well. We have been doing that for a few years.

So it is the family inclusive and it will be June 6th, Saturday, from 10 to 3.

MR. GUERRA: Thank you.

CHAIRMAN PESTANA: Do we have a motion to adjourn?

COMMISSIONER GALLO: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Gallo.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: And seconded by Commissioner Doran.

All in favor.

COMMISSIONER BADO: Aye.

COMMISSIONER DORAN: Aye.

COMMISSIONER GALLO: Aye.

COMMISSIONER GOLDSACK: Aye.

COMMISSIONER LORENZO: Aye.

COMMISSIONER MARTINETTI: Aye.

COMMISSIONER PENEDE: Aye.

CHAIRMAN PESTANA: Aye.

(Whereupon the meeting is concluded)

CERTIFICATION

1. Sharon Palmer, C.C.R., License Number X100796, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of my stenographic notes of the within proceedings to the best of my knowledge and ability.

[Signature]

Sharon Palmer, C.C.R.

Dated: May 29, 2015