HUDDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, SEPTEMBER 23, 2015
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:50 P.M.

BOARD MEMBERS:

FRANK PESETANA, 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 (ABSENT)
JOHN PENEDA, COMMISSIONER
NICHOLAS GOLDSACK, COMMISSIONER

APPEARANCES:

NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER

KURT CHERRY, EXECUTIVE DIRECTOR/CFO

WILLIAM J. NETCHELT, 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
MS. LOZANO: We have a quorum with seven board members present, two not present.

CHAIRMAN PESTANA: Mr. Netchert.

MR. NETCHERT: Yes, Mr. Chairman.

This is a public meeting. Notice of tonight’s meeting was forwarded to the Star Ledger and Jersey Journal for publication in those respective newspapers on February 26, 2015.

Notice was also forwarded to the Clerk of the County of Hudson, the Clerk of the Hudson County Board of Freeholders, and it was posted on the bulletin board outside of this meeting hall as well. These notices are all in compliance with the requirements of the Open Public Meetings Act.

It was also published on our website as well.

CHAIRMAN PESTANA: Thank you.

At this time I would like to recognize Freeholder Maldonado, the liaison to the Board, and also County Clerk Barbara Netchert who was here before.

CHAIRMAN PESTANA: Do we have a motion for the approval of the minutes of the last meeting?

COMMISSIONER LORENZO: I’ll move it.

CHAIRMAN PESTANA: Moved by Commissioner Lorenzo.

COMMISSIONER GALLO: Second.

CHAIRMAN PESTANA: And seconded by Commissioner Gallo.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Abstain.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: The minutes of August 26th passes in the affirmative by six board members voting yes, one abstention, and two not present.

MR. GUERRA: Item four.

CHAIRMAN PESTANA: Are there any comments at this time from the public on anything on the agenda?
Hearing none, the public portion is now closed.

MR. GUERRA: Item four, Resolution 9-2015-4 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of September 2015.

CHAIRMAN PESTANA: Do we have a motion?

COMMISSIONER GOLDSACK: Motion.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack and second by Commissioner Doran.

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 Peneda.

COMMISSIONER PENDED: Yes.

MS. LOZANO: Commissioner Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 9-2015-4 passes in the affirmative, as amended, with seven board members voting yes, two not present.

MR. GUERRA: Item five is Resolution 9-2015-5 of the Hudson County Improvement Authority authorizing an amendment to a Power Purchase Agreement in connection with the Authority's Renewable Energy Program.

As you know, the City of Jersey City has taken part in our Renewable Energy Program. We had entered into a Shared Service Agreement for the installation of solar panels on their new municipal complex in Jersey City. They also have these canopies where the panels will be going over the canopies also.

As a result of the bid process we entered into an Agreement with Sun Edison, who is the developer. The Agreement, at times, had been amended because prior to Sun Edison it was actually a different developer who sold to Sun Edison. The Agreement called for us to provide construction and project management services.

As part of the process we entered into what is called a Power Purchase Agreement along with Jersey City with Sun Edison, and that determines the amount that the Town with the City would be paying for the electric used by the system. At that time the project not only included solar panels, but it included what is known as a battery storage component.

Recently we were informed by an independent system operator that the battery's storage component is no longer available.

Therefore, what is being proposed by Sun Energy is that they will even lower the rate to be paid for the electric service, lower than what they originally bid.

Jersey City has reviewed this and Jersey City's counsel acted on the amendment because they are a part of this Agreement. And what his resolution calls for is us to amend our portion of the Agreement to reflect that. So Jersey City is on board. We're comfortable with it. And Jersey City is getting a little better rate, but they are not getting the battery storage component for the system.

CHAIRMAN PESTANA: Any questions? Any motions?

No response.

CHAIRMAN PESTANA: Is there a motion?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Second by Commissioner Doran.

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 Peneda.

COMMISSIONER PENDED: Yes.

MS. LOZANO: Resolution 9-2015-5 passes in the affirmative by seven board members voting yes, two not present.
MR. GUERRA: Item number six is Resolution 9-2015-6 of the Hudson County Improvement Authority in support of a grant proposal by the Hackensack Riverkeeper, Inc. to the Hudson County Open Space Trust for completion of the Laurel Hill Promenade.

If you remember, we had awarded the contract for the construction, which has begun. It's 400 linear feet of promenade.

Initially the award was in two phases. Phase I, which was 250 feet, and we had additional money to do a portion of Phase II, which totalled 320 feet.

The initial award was for $834,425. To complete the remaining 82 feet would require, including soft costs, an additional $140,000 to complete this.

We started the process with the County's Office of Planning. We spoke to folks in the County that the Riverkeeper was going to apply and we would support it to the Open Space.

However, the County felt and has agreed that it, through the Parks Department, would provide the 140,000 to complete that. So there is no need for us to continue to pursue the money from the Open Space. So this will be funded through that.

So this resolution here, if I'm correct, could just be withdrawn.

That's just giving you a little background on that.

There is no action to be taken on that, right?

MR. NETCHERT: Right.

So, for the record, item six, the resolution that Norman read into the record, is withdrawn by the Director.

MR. GUERRA: Right.

Item number seven is Resolution 9-2015-7 of the Hudson County Improvement Authority authorizing execution of a subcontract for Fiscal Year 2016 between the Transportation Management Association and the North Jersey Transportation Planning Authority and the New Jersey Institute of Technology.

This funding is, of course, related to our TMA, and it's for the TMA Work Program, and the total amount of the grant is $530,000.

I'll ask Jay to comment and just provide you with a little overview.

MR. DeDOMENICO: This is a continuation of long standing grants that we have had. It's our main grant and funds about 90 percent of the programs that we do.

Thank you.

CHAIRMAN PESTANA: Does anybody have any questions?

(No response)

MR. GUERRA: Thank you, Jay.

CHAIRMAN PESTANA: Is there a motion?

COMMISSIONER PENEDA: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Peneda.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Doran.

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.
construction and demolition, which is known as
Type 13, and they would like to be in the Plan.
Once they are in the Plan, before they
take any of our waste, they have to enter into an
Agreement with us. So by administrative action we
can include them in the Plan, but they will not be
able to accept the material until they negotiate
that Agreement with us. And what that Agreement
will do will specify the amount of residual that
we believe we're entitled to. And again, this is
strictly for construction and demolition waste,
not Type 10 waste, which is the commercial and
residential type of waste.

CHAIRMAN PESTANA: They are currently
taking C&D?
MR. GUERRA: They are taking C&D
probably from all over other counties, New York.
They have been there for years. They are right on
sort of Paterson Plank Road and Westside Avenue.
It's that facility.

CHAIRMAN PESTANA: It's a small
facility. Are they going to be able to take on
this --
MR. GUERRA: They are permitted for
700 tons a day. Chances are they have lost some

from either another county or New York, so
they probably have to-- they are not looking for
an increase in tonnage. It's strictly giving them
the ability to accept our Hudson waste.

CHAIRMAN PESTANA: Okay.
MR. GUERRA: They will become another
player for the other facilities along that rail
line that do exist.
We just need a vote that authorizes me
to do the letter.
We discussed this with special counsel,
our solid waste special counsel, and they felt
that we did not have to do a full blown plan
amendment because they are already licensed,
permitted, and have been operating.

COMMISSIONER DORAN: How is the
community up there?
MR. GUERRA: The community is fine with
this. We had some input from the community in
North Bergen and they are fine with it.

COMMISSIONER DORAN: Okay.

CHAIRMAN PESTANA: Like I said, as long
as --

COMMISSIONER DORAN: At one point there
was some discussion of traffic on Westside Avenue,
some issues with a couple of those places. As
long as we --

MR. GUERRA: I know North Bergen is
okay with it.

COMMISSIONER DORAN: Okay.

CHAIRMAN PESTANA: So there is no
increase in their tonnage?
MR. GUERRA: There is no increase in
 tonnage, so the volume of trucks will not
increase.

CHAIRMAN PESTANA: And we're not taking
anything other --

MR. GUERRA: Correct.

CHAIRMAN PESTANA: -- than C&D.

MR. GUERRA: Yes.

CHAIRMAN PESTANA: Is there a motion on
this?
Are there any other questions?
(No response)

CHAIRMAN PESTANA: Is there a motion?

COMMISSIONER GALLO: Motion.

CHAIRMAN PESTANA: Motion by
Commissioner Gallo.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: And second by

Commissioner Doran.

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 Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

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

MR. GUERRA: Item number nine is
Resolutions 9-2015-9 of the Hudson County
Improvement Authority authorizing an amendment to
the contract with J.E. Hannon, Inc., and I think
it should be Hanson, Inc., and Bird Construction,
Inc. for completion of Phase II Promenade - Laurel
Hill Park.
As discussed earlier, due to the lack of funding, we had originally awarded to Bird the contract to complete Phase I and apportion of Phase II. Now that we have identified the additional funding in the amount of $140,000 we are proposing an amendment whereby the remaining amount of decking, required in Phase II, can now be completed. This resolution authorizes that amendment.

CHAIRMAN PESTANA: Any questions or motions on this?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER GALLO: Second.

CHAIRMAN PESTANA: Second by Commissioner Gallo.

MR. NETCHERT: And for the record, this is a motion and second on the amended resolution correcting the name of J.E. Hannon to J.E. Hanson, S-O-N.

MR. GUERRA: I'll check that first. I thought it was Hanson.

MR. NETCHERT: Why don't we vote on the resolution subject to putting the correct spelling of Hanson or Hannon in.

MR. GUERRA: Hannon or Hanson.

CHAIRMAN PESTANA: Is everyone okay with that?

(No response)

CHAIRMAN PESTANA: Carmen, we will vote subject to the correction of the spelling.

There was a motion by Commissioner Goldsack and second 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 Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

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

MR. GUERRA: If we could just jump down to item 12, which I believe is a handout. It is Resolution 9-2015-12 of the Hudson County Improvement Authority concerning review of the findings of the Local Finance Board made at meeting of said Board on September 9th, 2015 in accordance with the issuance of County-Guaranteed Pooled Loan Notes (Local Unit Loan Program).

I know that Kurt attended the Local Finance Board meeting and positive findings were issued.

I believe after this meeting Carmen will circulate the document that needs to be signed.

This is just positive findings, and this relates to, I believe, the Pooled Note Program.

CHAIRMAN PESTANA: We have to go back to 11. You skipped that.

MR. GUERRA: Right. That's the one for Beazer.

CHAIRMAN PESTANA: Right, but you went to 12.

MR. GUERRA: What am I showing? I went to 12, but I was showing Beazer on --

CHAIRMAN PESTANA: You said 12.

MR. GUERRA: I meant Morris, not Beazer. I have 10. Sorry. I'm sorry. It is 10 that Glenn will -- We'll jump back to 10. I'm sorry. Yes. We'll do 11 now. Now I really confused you.

MR. NETCHERT: The resolution which has already been read into the record and explained is resolution number 12, which was Local Finance Board.

MR. GUERRA: Local Finance Board, correct?

MR. NETCHERT: So my suggestion is you move forward on that one and then we'll go back to that.

CHAIRMAN PESTANA: Could we save a motion on Resolution number 12.

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Doran.

MS. LOZANO: Commissioner Bado.
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<thead>
<tr>
<th>COMMISSIONER BADO:</th>
<th>Yes.</th>
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<tr>
<td>MS. LOZANO:</td>
<td>Commissioner Doran.</td>
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<td>COMMISSIONER DORAN:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Gallo.</td>
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<td>COMMISSIONER GALLO:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Goldsack.</td>
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<td>COMMISSIONER GOLDSACK:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Lorenzo.</td>
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<td>COMMISSIONER LORENZO:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Peneda.</td>
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<td>COMMISSIONER PENEDEA:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Chairman Pestana.</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Resolution 9-2015-12</td>
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<td>passes in the affirmative by seven board members</td>
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<td>voting yes, two not present.</td>
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<td>MR. GUERRA:</td>
<td>Item number 11, which is Resolution 9-2015-11 o’ the Hudson County</td>
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<td>Improvement Authority agreeing to share the cost with Beazer East, Inc. for the 2015 CEA Biennial Report for the Koppers Seaboard site.</td>
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<td>This is known as a Classification Exception Area Report, which is required by the DEP. The report pretty much is done every two years. It basically establishes a mechanism to essentially monitor the control of the site-affected groundwater. And again, it's every two years.</td>
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<td>Our site LSRP, John Bolan, has had discussions with both Beazer and their engineering firm, which is Key Environmental, who knows more than anyone about that site. They have done all of the engineering for it on behalf of Beazer over the years. They discussed the groundwater activities and the scope of what should be in the report.</td>
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<td>Again, Key has broad knowledge of the site and Key has submitted a proposal in the amount of $16,783 of which we split that cost with Beazer. It's a 60/40.</td>
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<td>The resolution before you authorizes the sharing of costs with the not exceeding number to the Authority of $10,000 and Beazer pays the rest of it. This resolution provides the authorization to proceed with this.</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Do we have any questions or motion?</td>
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<td>COMMISSIONER PENEDEA:</td>
<td>Yes.</td>
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<td>Norman it says $10,100.</td>
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<td>MR. NETCHERT:</td>
<td>And 10,100 is the right number because when you take the proposal and you 60/40 it, it's 10,100. Boy, we did a good job so far. It is $10,100 and I think that's what the resolution reads.</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Yes, it does.</td>
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<td>COMMISSIONER PENEDEA:</td>
<td>It does.</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Anybody else have any questions or any comments?</td>
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<td>(No response)</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Is there a motion?</td>
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<td>COMMISSIONER DORAN:</td>
<td>Motion to move</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Motion by Commissioner Doran.</td>
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<td>COMMISSIONER PENEDEA:</td>
<td>I'll second it.</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Second by Commissioner Peneda.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Bado.</td>
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<td>COMMISSIONER BADO:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Doran.</td>
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<td>COMMISSIONER DORAN:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Gallo.</td>
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<td>COMMISSIONER GALLO:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Goldsack.</td>
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<td>COMMISSIONER GOLDSACK:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Commissioner Lorenzo.</td>
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<td>COMMISSIONER LORENZO:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Chairman Pestana.</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Yes.</td>
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<td>MS. LOZANO:</td>
<td>Resolution number 9-2015-11 passes in the affirmative by seven board members voting yes, two not present.</td>
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<td>MR. NETCHERT:</td>
<td>Before going back, just so that the record is complete, the correct spelling of the contractor's name in Resolution number --</td>
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<td>CHAIRMAN PESTANA:</td>
<td>Nine.</td>
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<td>MR. NETCHERT:</td>
<td>Nine is correct.</td>
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<td>MR. O'CONNOR:</td>
<td>It is correct as drafted in the resolution. It should be J.D. Hannon.</td>
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<td>MR. NETCHERT:</td>
<td>So it is as the resolution was prepared. I don't know what he was reading this week.</td>
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<td>MR. GUERRA:</td>
<td>It was in my other notes.</td>
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<td>MR. NETCHERT:</td>
<td>So we will now return to what is listed as item number 10 on your agenda.</td>
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| We decided to hold it until the end because we thought for five or ten minutes or so we would go into closed session. We have Glenn Scotland here.
who is the lead attorney on our special
redevelopment counsel team. He and other members
of the staff, in addition to Norman and myself and
Mike O'Connor, have been meeting far too much to
come up with what we felt was a fair contract for
us to enter into. And before asking you to vote
on it, I just thought that if Glenn came, we could
do a little closed session and give you the
information. Once we vote on it it's in the
public domain any way. I think that's the best
way for us to proceed.
I'll entertain a motion from someone
that we should go into closed session for the
purposes of discussing a negotiation on a
contract.
COMMISSIONER DORAN: Motion.
COMMISSIONER PENEDA: I'll second.
CHAIRMAN PESTANA: Motion by
Commissioner Doran and second by Commissioner
Peneda to go into closed session.
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 Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: The motion to go into
closed session is approved by seven board members
voting yes, two not present.
MR. NETCHERT: I would ask everyone,
other than members of the Board and the
professionals, to please leave the room.
And Junior, before you leave, you will
come back in when we do this, but so that you
know, the resolution is subject to us coming over
to the Freeholders and dealing with the issue as
well.
FREEHOLDER MALDONADO: Right.
(Whereupon a closed session is
conducted, which is contained in a separate
transcript.)

MR. NETCHERT: I was just about to tell
you. This designation of these blocks and lots
are as accurate as we can give you awaiting the
final survey and title search. If they
misdesignated, we will be back for an amendment,
but we believe that they are descriptive of all of
the lots included in the Purchase and Sale.
COMMISSIONER GOLDSACK: Would it be to
our advantage to just amend this to read various
block and lots that will be determined on the
final document?
MR. NETCHERT: If you don't want us to
sell some other things as well, yeah. We could do
it that way if you want.
MR. SCOTLAND: Sure.
MR. NETCHERT: So what we can do is we
can change the caption as well as the reference.
I think that's the only place it's mentioned right
in the caption.
MR. GUERRA: The block and lots.
MR. NETCHERT: It's over here.
So we can amend the resolution to read
and such other lots and blocks as may be necessary
to accomplish a sale of the property to Morris,
whatever they're called now.

CHAIRMAN PESTANA: We're now back in
open session.
MR. NETCHERT: Ready?
CHAIRMAN PESTANA: Yes.
MR. NETCHERT: The record should
reflect that the Board went into closed session
for the purposes of explanation by Glenn Scotland,
who is the lead counsel, special redevelopment
counsel, and discussion on the terms of the
contract. That contract is now the subject of a
resolution that the Chief Executive Officer will
read into the record and the Board will be asked
to vote upon, at which point it becomes a document
in the public domain.
MR. GUERRA: Resolution 9-2015-10 of
the Hudson County Improvement Authority
authorizing a Purchase and Sale Agreement with
Morris Koppers Urban Renewal Associates, LLC for
the Authority's property located in the Town of
Kearny, Hudson County, New Jersey, and designated
on the Tax Map of the Town of Kearny as Block 287;
Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62,
62.01, 63, 70, 70.01, 71 and 71.01.
COMMISSIONER GOLDSACK: Are these the
accurate block and lots?
MR. SCOTLAND: Contemplated herein.
MR. NETCHERT: That's a good idea.
That eliminates us having to come back.
COMMISSIONER GALLO: I'll move that resolution.
CHAIRMAN PESTANA: Motion by Commissioner Gallo.
COMMISSIONER DORAN: Second.
CHAIRMAN PESTANA: Seconded by Commissioner Doran.
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 Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 9-2015-10

passes in the affirmative, as amended —
MR. NETCHERT: As amended.
MS. LOZANO: — with seven board members voting yes, two not present.
MR. GUERRA: Mr. Chairman, I don't believe I have anything else.
Mary-Ellen, is there anything in the world of recycling? I know we have all of the events coming up.
MS. GILPIN: The world of recycling is going along well. The shredding is going along very nicely. We have had two events and they both have been very well attended.
I did have one thing though. We are in the process of updating the website, and so before the next board meeting we would like to do new head shots of everybody. It has been quite a while since we have done that. So I'll give you further details as we get closer to the event.
But on the day of the next board meeting that's what we would like to do.
MR. NETCHERT: So put your makeup on.
MR. GUERRA: Put a tie on. We'll have a suit here just so that can just change.
COMMISSIONER GALLO: Zipper in the back.
MR. NETCHERT: Anything else?
MR. GUERRA: Or a cutout and put your head in.
COMMISSIONER GOLDSACK: That's a better idea.
MR. GUERRA: Jay, I know Jay's group has worked with Jersey City on the rolling out of their new bicycle program, the City Bike Program.
MR. DETOMENICO: We have 350 bikes in Jersey City. We have been helping them with business, the corporation outreach, and we're helping them with community outreach and marketing, and it seems like it has kicked off to a successful start.
MR. NETCHERT: I passed six people today on my way up here.
MR. GUERRA: You might get back to Kearny a lot quicker with the bike.
I believe that's it. We have nothing else.
CHAIRMAN PESTANA: Nothing else?
(No response)
CHAIRMAN PESTANA: Do we have a motion to adjourn the meeting?

COMMISSIONER GOLDSACK: Motion.
CHAIRMAN PESTANA: Motion by Commissioner Goldsack.
COMMISSIONER PENEDA: Second.
CHAIRMAN PESTANA: And seconded by Commissioner Peneda.
All in favor.
COMMISSIONER BADO: Aye.
COMMISSIONER DORAN: Aye.
COMMISSIONER GALLO: Aye.
COMMISSIONER GOLDSACK: Aye.
COMMISSIONER LORENZO: Aye.
COMMISSIONER PENEDA: Aye.
CHAIRMAN PESTANA: Aye.
Thank you.
(Whereupon the meeting is concluded.)
CERTIFICATION

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

[Signature]

Sharon Palmer, C.C.R.

Dated: September 25, 2015