

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, FEBRUARY 10, 2016  
830 BERGEN AVENUE, 9TH FLOOR  
JERSEY CITY, NEW JERSEY 07306  
COMMENCING AT 5:55 P.M.

BOARD MEMBERS:

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

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1  
 2 ALSO PRESENT:  
 3  
 4 AMIT JANI, VISION MEDIA  
 5 MARY-ELLEN GILPIN, HCIA  
 6 JAMES POLICASTRO, HCIA  
 7 JAY DeDOMENICO, TMA  
 8 MATTHEW P POSADA, NETCHERT, DINEEN & HILLMANN  
 9 CHARLES RAUDENBUSH, JR., WASTE MANAGEMENT  
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1 MS. LOZANO: Commissioner Goldsack.  
 2 COMMISSIONER GOLDSACK: Abstain.  
 3 MS. LOZANO: Commissioner Lorenzo  
 4 COMMISSIONER LORENZO: Yes.  
 5 MS. LOZANO: Commissioner Peneda.  
 6 COMMISSIONER PENEDA: Yes.  
 7 MS. LOZANO: Chairman Pestana.  
 8 CHAIRMAN PESTANA: Yes.  
 9 MS. LOZANO: We have the minutes of the  
 10 December 16, 2015, which is Resolution 2-2016-2,  
 11 passes in the affirmative by four board members  
 12 voting yes, two abstentions, and three not  
 13 present.  
 14 CHAIRMAN PESTANA: Okay. At this time  
 15 we'll take comments from the public on anything  
 16 pertaining to the Agenda.  
 17 Seeing none, the public portion is now  
 18 closed.  
 19 Mr. Guerra.  
 20 MR. GUERRA: Item four is Resolution  
 21 2-2016-4 of the Hudson County Improvement  
 22 Authority ratifying payment of certain costs and  
 23 expenses of the Authority for the month of  
 24 January 2016.  
 25 CHAIRMAN PESTANA: Do we have a motion

1 MR. NETCHERT: The same members who  
 2 answered the roll call for the Annual  
 3 Reorganization Meeting are present and in  
 4 attendance for the purposes of this Regular  
 5 meeting.  
 6 And since I interrupted, this is a good  
 7 time for me to ask Matt to stand up for a second.  
 8 This is Matt Posada. Matt is an associate in my  
 9 office. And for the one of two times that I may  
 10 not be here you may see a young face who is a good  
 11 looking guy and he won't run away. I just wanted  
 12 to introduce him to you.  
 13 MR. POSADA: Nice to meet you guys.  
 14 CHAIRMAN PESTANA: Do we have a motion  
 15 for approval of the minutes from the last meeting?  
 16 COMMISSIONER DORAN: Motion.  
 17 CHAIRMAN PESTANA: Motion by  
 18 Commissioner Doran.  
 19 COMMISSIONER LORENZO: Second.  
 20 CHAIRMAN PESTANA: Second by  
 21 Commissioner Lorenzo.  
 22 MS. LOZANO: Commissioner Doran.  
 23 COMMISSIONER DORAN: Yes.  
 24 MS. LOZANO: Commissioner Dublin.  
 25 COMMISSIONER DUBLIN: Abstain.

1 to pay the bills?  
 2 COMMISSIONER DORAN: Motion.  
 3 COMMISSIONER GOLDSACK: Second.  
 4 CHAIRMAN PESTANA: Motion by  
 5 Commissioner Doran and Second by Commissioner  
 6 Goldsack.  
 7 MS. LOZANO: Commissioner Doran.  
 8 COMMISSIONER DORAN: Yes.  
 9 MS. LOZANO: Commissioner Dublin.  
 10 COMMISSIONER DUBLIN: Yes.  
 11 MS. LOZANO: Commissioner Goldsack.  
 12 COMMISSIONER GOLDSACK: 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 2-2016-14  
 20 passes in the affirmative by six board members  
 21 voting yes, three not present.  
 22 MR. GUERRA: Item number five is  
 23 Resolution 2-2016-5 of the Hudson County  
 24 Improvement Authority authorizing payment of  
 25 certain costs and expenses of the Authority for

1 the month of February 2016.  
 2 CHAIRMAN PESTANA: Do we have a motion  
 3 to pay the February bills?  
 4 COMMISSIONER GOLDSACK: Motion.  
 5 COMMISSIONER DORAN: Second.  
 6 CHAIRMAN PESTANA: Motion by  
 7 Commissioner Goldsack and seconded by Commissioner  
 8 Doran.  
 9 MS. LOZANO: Commissioner Doran.  
 10 COMMISSIONER DORAN: Yes.  
 11 MS. LOZANO: Commissioner Dublin.  
 12 COMMISSIONER DUBLIN: Yes.  
 13 MS. LOZANO: Commissioner Goldsack.  
 14 COMMISSIONER GOLDSACK: Yes.  
 15 MS. LOZANO: Commissioner Lorenzo  
 16 COMMISSIONER LORENZO: Yes.  
 17 MS. LOZANO: Commissioner Peneda.  
 18 COMMISSIONER PENEDA: Yes.  
 19 MS. LOZANO: Chairman Pestana.  
 20 CHAIRMAN PESTANA: Yes.  
 21 MS. LOZANO: Resolution 2-2016-5 passes  
 22 in the affirmative, as amended, by six board  
 23 members voting yes, three not present.  
 24 MR. GUERRA: Item number six is  
 25 Resolution 2-2016-6 of the Hudson County

1 Improvement Authority making application to the  
 2 Local Finance Board pursuant to N.J.S.A. 40A:5A-6  
 3 and N.J.S.A. 4037A-80 with respect to the  
 4 County-Guaranteed Pooled Loan Note, Series 2016A.  
 5 This transaction provides project  
 6 financing for the City of Union City, the Township  
 7 of Weehawken, and the Authority on behalf of the  
 8 Special Improvement District in the Township of  
 9 Weehawken. The total amount of financing is  
 10 \$41,948,000. Again, this is part of the Pooled  
 11 Note Program.  
 12 CHAIRMAN PESTANA: Does anyone have any  
 13 questions on this?  
 14 (No response)  
 15 CHAIRMAN PESTANA: Is there a motion on  
 16 this?  
 17 COMMISSIONER DORAN: Motion to move.  
 18 CHAIRMAN PESTANA: Motion by  
 19 Commissioner Doran.  
 20 COMMISSIONER LORENZO: Second.  
 21 CHAIRMAN PESTANA: Second by  
 22 Commissioner Lorenzo.  
 23 MS. LOZANO: Commissioner Doran.  
 24 COMMISSIONER DORAN: Yes.  
 25 MS. LOZANO: Commissioner Dublin.

1 COMMISSIONER DUBLIN: Yes.  
 2 MS. LOZANO: Commissioner Goldsack.  
 3 COMMISSIONER GOLDSACK: Yes.  
 4 MS. LOZANO: Commissioner Lorenzo  
 5 COMMISSIONER LORENZO: Yes.  
 6 MS. LOZANO: Commissioner Peneda.  
 7 COMMISSIONER PENEDA: Yes.  
 8 MS. LOZANO: Chairman Pestana.  
 9 CHAIRMAN PESTANA: Yes.  
 10 MS. LOZANO: Resolution 2-2016-6 passes  
 11 in the affirmative by six board members voting  
 12 yes, three not present.  
 13 MR. GUERRA: Item number seven is  
 14 Resolution 2-2016-7 of the Hudson County  
 15 Improvement Authority, the 2016 Subordinated  
 16 Supplemental Bond Resolution authorizing the  
 17 issuance of not to exceed \$7.1 million  
 18 Subordinated Waterfront Improvement Bonds or Notes  
 19 of the Hudson County Improvement Authority and  
 20 determining other matters related thereto.  
 21 I'm going to defer this over to our CFO  
 22 because I don't believe bond counsel was able to  
 23 make it this evening and Kurt can provide or  
 24 summarize this transaction.  
 25 MR. CHERRY: Thank you, Norman.

1 This subordinated bond resolution is  
 2 directly related to the preceding note resolution.  
 3 The Authority actually borrows and the  
 4 proceeds of our borrowing is put into a bond that  
 5 goes to the Weehawken Special Improvement  
 6 District. It's also guaranteed by Hartz Mountain.  
 7 It's used for their improvements that they're  
 8 doing down in that district down at the  
 9 waterfront.  
 10 MR. NETCHERT: We have been renewing  
 11 this since 2010.  
 12 MR. CHERRY: Yes. And the Town of  
 13 Weehawken Special Improvement District have been  
 14 making legally installments to pay down this -  
 15 well, for them it's a bond, for us it's a note.  
 16 MR. GUERRA: And this is for the public  
 17 walkways --  
 18 MR. CHERRY: It is.  
 19 MR. GUERRA: -- along the waterfront.  
 20 MR. CHERRY: It is.  
 21 CHAIRMAN PESTANA: Thank you, Kurt.  
 22 Are there any questions?  
 23 (No response)  
 24 CHAIRMAN PESTANA: Is there any  
 25 motions?

1 COMMISSIONER GOLDSACK: Motion.  
 2 COMMISSIONER DORAN: Second.  
 3 CHAIRMAN PESTANA: Motion by  
 4 Commissioner Goldsack and seconded by Commissioner  
 5 Doran.  
 6 MS. LOZANO: Commissioner Doran.  
 7 COMMISSIONER DORAN: Yes.  
 8 MS. LOZANO: Commissioner Dublin.  
 9 COMMISSIONER DUBLIN: Yes.  
 10 MS. LOZANO: Commissioner Goldsack.  
 11 COMMISSIONER GOLDSACK: Yes.  
 12 MS. LOZANO: Commissioner Lorenzo  
 13 COMMISSIONER LORENZO: Yes.  
 14 MS. LOZANO: Commissioner Peneda.  
 15 COMMISSIONER PENEDA: Yes.  
 16 MS. LOZANO: Chairman Pestana.  
 17 CHAIRMAN PESTANA: Yes.  
 18 MS. LOZANO: Resolution 2-2016-7 passes  
 19 in the affirmative by six board members voting  
 20 yes, three not present.  
 21 MR. GUERRA: Item eight, while Kurt  
 22 goes to the video, Resolution 2-2016-8 of the  
 23 Hudson County Improvement Authority closing the  
 24 Construction Services Agreement with J.E. Hannon,  
 25 Inc. Trading as Bird Construction for certain

1 Laurel Hill Promenade improvements in connection  
 2 with Laurel Hill Park located within the Town of  
 3 Scaucus, New Jersey.  
 4 The construction of the Laurel Hill  
 5 Park Public Walkway Promenade has been completed.  
 6 As you know, through a settlement  
 7 agreement with the Hackensack Riverkeeper,  
 8 Honeywell provided approximately \$1,249,927.60 for  
 9 the project.  
 10 If you recall, we had gone out to bid  
 11 back in July of 2015.  
 12 Shortly thereafter we entered into the  
 13 contract with Bird Construction in the amount of  
 14 \$845,425. At that time we awarded the contract  
 15 for Phase One and Phase Two. Phase One was for  
 16 about 270 feet, linear feet of pier and Phase Two,  
 17 because we weren't certain if we had all of the  
 18 money to complete it, was to -- we had enough to  
 19 at least drive all of the piles, get everything  
 20 set. And in that last section, which was another  
 21 130 linear feet, we had to secure financing. At  
 22 that time Count Parks committed to providing  
 23 \$140,000. To complete the project we expended a  
 24 portion of the 140.  
 25 The total amount of funding set aside

1 at that time for the project was \$1,389,000. So  
 2 that's the 140 from the County and from Honeywell.  
 3 Upon completion the total construction  
 4 cost was \$953,738.88. The total project cost to  
 5 date, both construction and soft costs, excluding  
 6 the little bit left for the close-out that we're  
 7 doing now, was about \$1,293,176. So as we sit  
 8 here today in that pot we still have about  
 9 \$95,000. There are some more costs that Kurt has  
 10 to calculate, but we're very confident that we're  
 11 under that total number.  
 12 Kurt, if you can you bring that up,  
 13 I'll give you a quick look as to what the pier  
 14 looks like.  
 15 This job went very smooth. Who is with  
 16 us is Vatsal Shah, who was at some of our earlier  
 17 meetings, he was the engineer, our project manager  
 18 who also flew the drone over this.  
 19 COMMISSIONER DORAN: Is the price of  
 20 the drone included in the --  
 21 MR. GUERRA: There is one where the  
 22 drone had a rough landing. I didn't pick that  
 23 one.  
 24 This came out very nice. People have  
 25 been walking. I think the day they flew this some

1 people were walking through the pier.  
 2 Where you see those little drop-down  
 3 notches as this goes around, I had a concern  
 4 because I felt somebody could sit on there.  
 5 MR. NETCHERT: These are easy access  
 6 fall overs.  
 7 MR. GUERRA: No, but what they are is  
 8 that was a requirement from the State.  
 9 Twenty-five percent of that pier had to have those  
 10 drop-downs, and that's for handicapped people who  
 11 may fish.  
 12 CHAIRMAN PESTANA: Aren't they supposed  
 13 to be 42 inches high all around?  
 14 MR. SHAH: When you have the drop-down  
 15 you have to have, as Norman said, 25 percent for  
 16 ADA compliance.  
 17 CHAIRMAN PESTANA: I have never heard  
 18 of that.  
 19 MR. SHAH: Yeah.  
 20 CHAIRMAN PESTANA: If it is supposed to  
 21 be 42, why can't a normal person fall over the  
 22 drop-down?  
 23 MR. GUERRA: It came out well.  
 24 And this, the whole project - we were  
 25 awarded the contract in July of 2015. So it went

1 smooth. It went well. And the contractor did a  
 2 good job with it. We had no issues at all.  
 3 COMMISSIONER DORAN: Where is this in  
 4 relationship to where the school is going.  
 5 MR. GUERRA: You'll see it in a minute.  
 6 As soon as it turns, back in that -- You can't  
 7 catch it.  
 8 COMMISSIONER DORAN: Okay.  
 9 MR. GUERRA: That upper right hand  
 10 corner.  
 11 COMMISSIONER DORAN: Okay.  
 12 MR. GUERRA: Way back up in there.  
 13 COMMISSIONER DORAN: Okay.  
 14 MR. GUERRA: People are walking there.  
 15 That's what the pier looks like just to  
 16 give you an idea.  
 17 So we're closing out the project.  
 18 That's the purpose of this resolution.  
 19 MR. NETCHERT: For those commissioners  
 20 who have been here long enough that's another  
 21 feather in your cap to be proud of. We do good  
 22 things here despite what people say.  
 23 CHAIRMAN PESTANA: Does anyone else  
 24 have any questions regarding this or are there any  
 25 motions?

1 COMMISSIONER DORAN: Motion.  
 2 CHAIRMAN PESTANA: Motion by  
 3 Commissioner Doran.  
 4 COMMISSIONER PENEDA: I'll second it.  
 5 CHAIRMAN PESTANA: And second by  
 6 Commissioner Peneda.  
 7 MS. LOZANO: Commissioner Doran.  
 8 COMMISSIONER DORAN: Yes.  
 9 MS. LOZANO: Commissioner Dublin.  
 10 COMMISSIONER DUBLIN: Yes.  
 11 MS. LOZANO: Commissioner Goldsack.  
 12 COMMISSIONER GOLDSACK: 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 2-2016-8 passes  
 20 in the affirmative by six board members voting  
 21 yes, three not present.  
 22 MR. GUERRA: Item nine is Resolution  
 23 2-2016-9 of the Hudson County Improvement  
 24 Authority making application to the Local Finance  
 25 Board pursuant to N.J.S.A. 40A:5A-6 reference

1 Hudson County Schools of Technology.  
 2 As you know, the Authority, on behalf  
 3 of the County, has been serving as the  
 4 redevelopment entity for the construction of the  
 5 new High Tech High School.  
 6 This resolution authorizes the  
 7 submission of an application to the Local Finance  
 8 Board for the project financing relating to the  
 9 construction of the school. And it's the  
 10 Authority's intent to issue approximately \$160  
 11 million in lease revenue bonds.  
 12 CHAIRMAN PESTANA: I know I have asked  
 13 you before. When is the expected completion  
 14 roughly?  
 15 MR. NETCHERT: It depends. We can  
 16 either give you a 2018 date or a 2019 date  
 17 depending upon what happens within the next few  
 18 days. The project could be delayed or it could  
 19 not be delayed by certain intervening factors that  
 20 we're used to intervening. It was cryptic, but  
 21 Jeff will understand.  
 22 MR. GUERRA: Jeff will understand that.  
 23 COMMISSIONER DUBLIN: Yes.  
 24 MR. GUERRA: It was a matter that I was  
 25 going to say the freeholders brought up -- but any

1 way.  
 2 Originally it has always been 2018, but  
 3 we'll see. That was the plan. That was how  
 4 everything was laid out. Proposals are due the  
 5 end of this month I think. Yes.  
 6 MR. NETCHERT: And as all of you who  
 7 have been here know, we got on the track, it was a  
 8 fast track. The track was dictated by the  
 9 School's Development Authority because the  
 10 legislation had authorized us to do this, required  
 11 us to follow the School's Development Authority  
 12 rules, regulations and guidelines as opposed to  
 13 others rules regulations and guidelines. We have  
 14 done that.  
 15 Commissioner Doran is one of those  
 16 persons on the Review Committee.  
 17 We have protected vigorously the  
 18 independence of the Review Committee so as to be  
 19 able to defend any challenge that may be made by  
 20 an unhappy bidder who is not selected. We  
 21 continue to protect that process despite efforts  
 22 to kind of interfere with the process.  
 23 And we're about -- I think we're  
 24 expecting February 26th to receive the bids on it  
 25 unless something happens. If all goes well, we'll

1 get those bids on the 26th. And Commissioner  
2 Doran, you probably know better than I do the  
3 schedules.

4 COMMISSIONER DORAN: The design-build  
5 proposals.

6 MR. NETCHERT: Kurt Cherry is also one  
7 of the commissioners on it. You guys are our  
8 representatives. I think the Authority has two,  
9 the Schools of Technology has two, and --

10 MR. GUERRA: Ted Domuracki.

11 MR. NETCHERT: And Ted Domuracki is  
12 their chair, the construction manager.

13 So hopefully it will go according to  
14 schedule. Hopefully we'll select a contractor who  
15 can comply with the time constraints put in the  
16 contract. There are even some penalties I think  
17 in there for delay. So we'll see what happens.

18 We have done, and I commend all of the  
19 professionals work, we have done a great job and  
20 the committee in keeping the process as close to  
21 the best as we can.

22 MR. GUERRA: And everything has been  
23 done in accordance with the SDA guidelines.

24 COMMISSIONER DORAN: Yes.

25 MR. NETCHERT: Commissioner Dublin has

1 trades and 30 percent of minorities.

2 MR. NETCHERT: It's 100 percent  
3 apprentice, 30 percent which must be minority.  
4 And the problem, Jeff, that we have is that that's  
5 the general, and has been for awhile, the general  
6 policy of the County of Hudson and its agencies  
7 and authorities. It is not the policy of the  
8 Schools Development Authority. And we're about  
9 six months down the road from getting the thing  
10 approved through the State Comptrollers Office and  
11 the Schools Development Authority. And now this  
12 bump has occurred.

13 MR. GUERRA: Tomorrow there is a  
14 meeting that's been scheduled with the freeholders  
15 who had raised those concerns along with the  
16 County Executive and our professionals to sit in a  
17 caucus type of setting to review that. But at the  
18 end of the day there is a PLA agreement, at the  
19 end of the day when that proposal is selected, he  
20 will be sitting with Mr. Kelleher and negotiating  
21 their PLA agreement. And a lot of this can be  
22 addressed at that time.

23 FREEHOLDER DUBLIN: And I think that  
24 the County has been more reasonable working with  
25 the PLA or the PAL. I mean we have built a lot of

1 a question.

2 FREEHOLDER DUBLIN: So are there any  
3 like restraining issues that the Freeholders have  
4 about moving forward with this project?

5 MR. GUERRA: Well, everyone had been  
6 apprised of the project, how it's structured.  
7 It's a design-build. Everything is being done in  
8 accordance with the SDA guidelines, and they have  
9 certain guidelines.

10 I think most recently, and the question  
11 was raised last night, I was not at the meeting,  
12 having to do with an apprenticeship program,  
13 having to do with the unions, and we do have a PLA  
14 agreement in the documents. So there has been  
15 what's called the short list. We had gone, just  
16 for your benefit, we had gone through the RFQ  
17 process. That was short listed with five  
18 companies in it and now it's down to four  
19 companies.

20 The one issue became, again having to  
21 do with certain requirements for the apprentice  
22 program. I think somebody was -- a freeholder had  
23 recommended - not recommended, wanted us to have  
24 language in there that says 30 percent of the  
25 union -- I'm sorry -- 100 percent of Hudson County

1 private -- When I was on the freeholder board  
2 there has been an ongoing thing. And to be off  
3 the board for two years now, and there still  
4 hasn't been no structure and getting the school  
5 built, you know, it's --

6 MR. GUERRA: We were on a time frame  
7 now that it's really moving. And if, I mean  
8 hopefully it continues the way we're going, like  
9 you said, the proposals, but if there is any type  
10 of delay and we have to re-file with the SDA it  
11 throws the schedule complete out of whack. It  
12 could throw it out of whack as much as a year.

13 MR. NETCHERT: Or forever.

14 MR. GUERRA: Right.

15 MR. NETCHERT: As you know, Jeff, the  
16 commitment we have from the State to pay the debt  
17 service on the bond, if it's not used, they could  
18 give it away to somebody else.

19 COMMISSIONER DUBLIN: Right.

20 MR. NETCHERT: So there is a lot of  
21 risk here that we need to kind of focus in on and  
22 try to keep the project moving forward.

23 As Norman said, we can, through  
24 persuasion, once a developer is selected, we can  
25 through the meetings with the developer use

1 persuasion to get the compliance that we want with  
2 respect to apprenticeship and minority  
3 participation. We just can't at this point  
4 legislate it without impacting the schedule.

5 FREEHOLDER DUBLIN: Right. Thank you.

6 CHAIRMAN PESTANA: Anybody else have  
7 any questions?

8 (No response)

9 CHAIRMAN PESTANA: Do we have any  
10 motions.

11 COMMISSIONER GOLDSACK: Motion.

12 CHAIRMAN PESTANA: Motion by  
13 Commissioner Goldsack.

14 COMMISSIONER LORENZO: Second.

15 CHAIRMAN PESTANA: Seconded by  
16 Commissioner Lorenzo.

17 MS. LOZANO: Commissioner Doran.

18 COMMISSIONER DORAN: Yes.

19 MS. LOZANO: Commissioner Dublin.

20 COMMISSIONER DUBLIN: Yes.

21 MS. LOZANO: Commissioner Goldsack.

22 COMMISSIONER GOLDSACK: Yes.

23 MS. LOZANO: Commissioner Lorenzo

24 COMMISSIONER LORENZO: Yes.

25 MS. LOZANO: Commissioner Peneda.

1 Waste Management of New Jersey and IWS Transfer  
2 Systems of New Jersey for the disposal of this  
3 Type 13 waste.

4 The Authority's staff and the  
5 professional consultants have reviewed the bids  
6 and it has about that determined that Waste  
7 Management of New Jersey was the lowest  
8 responsible and complying bidder for the disposal  
9 of approximately 60,000 tons annually. Even that  
10 number might be a little high because under the  
11 County Plan generators of that type of waste can  
12 go to a materials recovery facility. Some of the  
13 towns do that, other towns opt not to do that.  
14 But the bids were very close.

15 We are recommending awarding the  
16 three-year contract effective date June 20th, 2016  
17 through June 19th, 2019. It would be a three-year  
18 contract. It's a three-year contract with two  
19 one-year options.

20 The numbers, Waste Management's  
21 numbers, for the first year was \$69 and IWS was  
22 \$69.40. For the second year Waste Management was  
23 \$70.38 and IWS was \$71.53. And then year three  
24 Waste Management was \$71.78 and IWS was \$73.82.  
25 In your packet John Bolan did an

1 COMMISSIONER PENEDA: Yes.

2 MS. LOZANO: Chairman Pestana.

3 CHAIRMAN PESTANA: Yes.

4 MS. LOZANO: Resolution 2-2016-9 passes  
5 in the affirmative by six board members voting  
6 yes, three not present.

7 MR. GUERRA: Item number ten is  
8 Resolution 2-2016-10 of the Hudson County  
9 Improvement Authority authorizing the award to and  
10 execution of a Solid Waste Disposal Agreement with  
11 Waste Management of New Jersey, Inc. for the  
12 provision of solid waste disposal services for  
13 Solid Waste Types 13, 13C, 23, and 27 generated in  
14 Hudson County.

15 As you know, under the County's Solid  
16 Waste Management Plan we are required to provide  
17 disposal services for the above types of waste  
18 that I had mentioned.

19 In the past we had entered into  
20 interlocal agreements with, at that time they were  
21 known as the New Jersey Meadowlands Commission.  
22 However, in anticipation of the expiring contract  
23 with them and the proposed closing of the Keegan  
24 Landfill we had gone out to bid.

25 In late December we received bids from

1 analysis of it and at the end of the day it came  
2 out that Waste Management again was the lowest  
3 responsible bidder.

4 So we are proposing to do a three-year  
5 contract with two one-year options.

6 CHAIRMAN PESTANA: Are there any other  
7 questions on this?

8 COMMISSIONER DORAN: Which disposal is  
9 that?

10 MR. GUERRA: This is all Type 13 waste,  
11 which is the bulk waste, construction and  
12 demolition waste, animal waste; and also ID27,  
13 which could be soils and the type of waste like  
14 that.

15 COMMISSIONER GOLDSACK: These prices,  
16 are they comparable to what we were paying.

17 MR. GUERRA: The Meadowlands was a lot  
18 lower especially because they had a hole in the  
19 ground for us to fill, the Keegan Landfill, so the  
20 trucks went right there and tipped.

21 In this case they have to drive to the  
22 facility, which is in Fairview. For North Bergen  
23 it's very easy and probably Secaucus and the towns  
24 in the north.

25 The rate I believe we were paying was

1 more like 60 --

2 A VOICE: It's 59.

3 MR. GUERRA: Okay, 59 to the  
4 Meadowlands. It was a little lower when we first  
5 started, but it's 59.

6 But in this case they have to tip it,  
7 they have to reload it into trailers or rail cars,  
8 if they have a rail operation, but I think their  
9 operation is trucking it from that location, and  
10 it goes to an out of state landfill.

11 MR. NETCHERT: So, yes, commissioner in  
12 answer to your question, as a result of us having  
13 to bid this it is costing us more, which means  
14 it's costing the municipalities more to dispose of  
15 it.

16 COMMISSIONER GOLDSACK: Thank you.

17 MR. NETCHERT: Because it's a blended  
18 rate that is passed along.

19 MR. GUERRA: And most of the 13 waste  
20 and 13C is generated by the private sector by the  
21 demolition jobs.

22 Even I believe, and Jeff correct me if  
23 I'm wrong, even the Incinerator Authority they  
24 have chosen to go to a MRF versus the Keegan  
25 Landfill. On occasion they might, but in most

1 COMMISSIONER DUBLIN: Yes.

2 MS. LOZANO: Commissioner Goldsack.

3 COMMISSIONER GOLDSACK: Yes.

4 MS. LOZANO: Commissioner Lorenzo

5 COMMISSIONER LORENZO: Yes.

6 MS. LOZANO: Commissioner Peneda.

7 COMMISSIONER PENEDA: Yes.

8 MS. LOZANO: Chairman Pestana.

9 CHAIRMAN PESTANA: Yes.

10 MS. LOZANO: Resolution 2-2016-10  
11 passes in the affirmative by six board members  
12 voting yes, three not present.

13 MR. GUERRA: Item eleven is Resolution  
14 2-2016-12 of the Hudson County Improvement  
15 Authority recommending an amendment to the Hudson  
16 County District Solid Waste Management Plan to  
17 incorporate a new contract for Solid Waste  
18 Disposal Services.

19 Again, under our County Plan, the  
20 County Solid Waste Management Plan, we're required  
21 to amend that plan to include in this case Waste  
22 Management of New Jersey as part of our disposal  
23 system.

24 Once the resolution is approved by this  
25 Board it is sent over to the Freeholder Board for

1 cases I believe they go to MRF, which is permitted  
2 under our plan.

3 CHAIRMAN PESTANA: And the Keegan is  
4 closed?

5 MR. GUERRA: Keegan is going to close -  
6 I want to say it is going to close in June.

7 COMMISSIONER PENEDA: Sometime this  
8 year.

9 MR. SHAH: June, so we're talking about  
10 this year.

11 MR. GUERRA: And then I assume they  
12 would have to go through a landfill closure  
13 process, and that's kind of a lengthy and costly  
14 procedure to close that landfill.

15 CHAIRMAN PESTANA: Are there any  
16 motions on this?

17 COMMISSIONER GOLDSACK: Motion.

18 CHAIRMAN PESTANA: Motion by  
19 Commissioner Goldsack.

20 COMMISSIONER DUBLIN: Second.

21 CHAIRMAN PESTANA: Seconded by  
22 Commissioner Dublin.

23 MS. LOZANO: Commissioner Doran.

24 COMMISSIONER DORAN: Yes.

25 MS. LOZANO: Commissioner Dublin.

1 introduction. And then after that there is  
2 another meeting of the Freeholder Board where they  
3 conduct a public hearing. And if the matter  
4 passes, then from that point it goes down to the  
5 New Jersey DEP for the certification. So this is  
6 the next step in the process.

7 CHAIRMAN PESTANA: Are there any  
8 questions?

9 (No response)

10 CHAIRMAN PESTANA: Are there any  
11 motions?

12 COMMISSIONER GOLDSACK: Motion.

13 CHAIRMAN PESTANA: Motion by  
14 Commissioner Goldsack.

15 COMMISSIONER DORAN: Second.

16 CHAIRMAN PESTANA: Second by  
17 Commissioner Doran.

18 MS. LOZANO: Commissioner Doran.

19 COMMISSIONER DORAN: Yes.

20 MS. LOZANO: Commissioner Dublin.

21 COMMISSIONER DUBLIN: Yes.

22 MS. LOZANO: Commissioner Goldsack.

23 COMMISSIONER GOLDSACK: Yes.

24 MS. LOZANO: Commissioner Lorenzo

25 COMMISSIONER LORENZO: Yes.



1 MS. LOZANO: Commissioner Peneda.  
 2 COMMISSIONER PENEDA: Yes.  
 3 MS. LOZANO: Chairman Pestana.  
 4 CHAIRMAN PESTANA: Yes.  
 5 MS. LOZANO: Resolution 2-2016-11  
 6 passes in the affirmative by six board members  
 7 voting yes, three not present.  
 8 MR. GUERRA: Item number twelve is  
 9 Resolution 2-2016-12 approving the filing of a  
 10 Spending Plan for 2015 Recycling Enhancement Act  
 11 Entitlement by the Hudson County Improvement  
 12 Authority.  
 13 This plan is actually similar to the  
 14 2014 plan. I'll ask Mary-Ellen just to sort of  
 15 summarize the plan for you, which pretty much  
 16 mirrors last year's, I brief.  
 17 MS. GILPIN: Commissioners, we do have  
 18 good news. We did get a 35 percent increase over  
 19 last year's grant. So that gave us or insured  
 20 that we were able to continue all of the programs  
 21 that we have been doing in the past and hopefully  
 22 add a little bit more, add some of the things that  
 23 we had taken out when the grant went down so much  
 24 in previous years. You will see from the little  
 25 handout I gave you that from 2010 to 2011 it

1 decreased 51 percent. So this will help us get  
 2 back a little bit of those program funds.  
 3 The one thing, big thing we would like  
 4 to do this year is -- back in 1994 we gave used  
 5 motor oil and antifreeze container tanks to each  
 6 of the municipalities to collect used motor oil  
 7 from their residents so that they didn't have to  
 8 hold it for household hazardous waste. And that  
 9 saves us with household hazardous waste collection  
 10 costs and it saves the residents from having to  
 11 hold onto it, which is dangerous. Those  
 12 containers are now way past their life expectancy  
 13 and most of them need to be replaced. So out of  
 14 this we have asked the towns to go half with us on  
 15 this so that it would be a shared expense and they  
 16 can use their recycling tonnage grant money for  
 17 this. And they have all agreed to do that. So  
 18 that's part of this money, a good \$60,000 of the  
 19 difference of last year's grant would go for that.  
 20 So that's the biggest thing.  
 21 We're trying to replenish some of our  
 22 equipment for clean-ups because those are  
 23 expanding.  
 24 Everything else is pretty much the  
 25 same.

1 We're trying to keep our print  
 2 advertising costs down and do a lot more social  
 3 media advertising. So we'll keep some of those  
 4 costs even.  
 5 So that's basically this grant.  
 6 COMMISSIONER DORAN: Thank you.  
 7 Good job on the calendar too.  
 8 MS. GILPIN: Oh, thank you.  
 9 CHAIRMAN PESTANA: Thank you,  
 10 Mary-Ellen.  
 11 MS. GILPIN: You're welcome.  
 12 CHAIRMAN PESTANA: Anybody else have  
 13 any questions?  
 14 (No response)  
 15 CHAIRMAN PESTANA: Anybody have any  
 16 motions?  
 17 COMMISSIONER DORAN: Motion.  
 18 COMMISSIONER PENEDA: I'll second it.  
 19 CHAIRMAN PESTANA: Motion by  
 20 Commissioner Doran and seconded and by  
 21 Commissioner Peneda.  
 22 MS. LOZANO: Commissioner Doran.  
 23 COMMISSIONER DORAN: Yes.  
 24 MS. LOZANO: Commissioner Dublin.  
 25 COMMISSIONER DUBLIN: Yes.

1 MS. LOZANO: Commissioner Goldsack.  
 2 COMMISSIONER GOLDSACK: Yes.  
 3 MS. LOZANO: Commissioner Lorenzo  
 4 COMMISSIONER LORENZO: Yes.  
 5 MS. LOZANO: Commissioner Peneda.  
 6 COMMISSIONER PENEDA: Yes.  
 7 MS. LOZANO: Chairman Pestana.  
 8 CHAIRMAN PESTANA: Yes.  
 9 MS. LOZANO: Resolution 2-2016-12  
 10 passes in the affirmative by six board members  
 11 voting yes, three not present.  
 12 MR. GUERRA: Item number thirteen is  
 13 Resolution 2-2016-13 of the Hudson County  
 14 Improvement Authority authorizing execution of an  
 15 Agreement with New Jersey Department of  
 16 Transportation and Hudson TMA/HCIA for Safe Routes  
 17 to School Non-Infrastructure Program.  
 18 As in the past the DOT has requested of  
 19 our TMA to provide support services necessary for  
 20 this program. The agreement covers the terms from  
 21 September 1st, 2015 through August 31st, 2017 in  
 22 an amount of \$213,359.39.  
 23 Jay, is there anything that you may  
 24 want to add or just summarize the program a little  
 25 bit.

1 MR. DeDOMENICO: We had a two-year  
 2 contract two years ago. Same amount of money.  
 3 The services are basically providing and managing  
 4 bicycle safety for children and encouraging  
 5 children to walk to school. It's a program that's  
 6 statewide.  
 7 The Federal Highway, which is where the  
 8 money comes from, is very pleased with not only  
 9 our communities, but all the communities, and they  
 10 are happy to continue the program for these next  
 11 two years.  
 12 CHAIRMAN PESTANA: Thank you, Jay.  
 13 Does anyone have questions.  
 14 (No response)  
 15 CHAIRMAN PESTANA: Are there any  
 16 motions?  
 17 COMMISSIONER PENEDA: I'll make a  
 18 motion.  
 19 COMMISSIONER DUBLIN: Second.  
 20 CHAIRMAN PESTANA: Motion by  
 21 Commissioner Peneda and seconded by Commissioner  
 22 Dublin.  
 23 MS. LOZANO: Commissioner Doran.  
 24 COMMISSIONER DORAN: Yes.  
 25 MS. LOZANO: Commissioner Dublin.

1 CHAIRMAN PESTANA: Is there any  
 2 motions?  
 3 COMMISSIONER PENEDA: I'll make a  
 4 motion.  
 5 CHAIRMAN PESTANA: Motion by  
 6 Commissioner Peneda.  
 7 COMMISSIONER DUBLIN: Second.  
 8 CHAIRMAN PESTANA: And seconded by  
 9 Commissioner Dublin.  
 10 MS. LOZANO: Commissioner Doran.  
 11 COMMISSIONER DORAN: Yes.  
 12 MS. LOZANO: Commissioner Dublin.  
 13 COMMISSIONER DUBLIN: Yes.  
 14 MS. LOZANO: Commissioner Goldsack.  
 15 COMMISSIONER GOLDSACK: Yes.  
 16 MS. LOZANO: Commissioner Lorenzo  
 17 COMMISSIONER LORENZO: Yes.  
 18 MS. LOZANO: Commissioner Peneda.  
 19 COMMISSIONER PENEDA: Yes.  
 20 MS. LOZANO: Chairman Pestana.  
 21 CHAIRMAN PESTANA: Yes.  
 22 MS. LOZANO: Resolution 2-2016-14 and  
 23 2-2016-15 both pass in the affirmative by six  
 24 board members voting yes, three not present.  
 25 MR. GUERRA: And on behalf of Kurt and

1 COMMISSIONER DUBLIN: Yes.  
 2 MS. LOZANO: Commissioner Goldsack.  
 3 COMMISSIONER GOLDSACK: Yes.  
 4 MS. LOZANO: Commissioner Lorenzo  
 5 COMMISSIONER LORENZO: Yes.  
 6 MS. LOZANO: Commissioner Peneda.  
 7 COMMISSIONER PENEDA: Yes.  
 8 MS. LOZANO: Chairman Pestana.  
 9 CHAIRMAN PESTANA: Yes.  
 10 MS. LOZANO: Resolution 2-2016-13  
 11 passes in the affirmative by six board members  
 12 voting yes, three not present.  
 13 MR. GUERRA: There are two remaining  
 14 items, Chairman.  
 15 Item 2-2016-14 of the Hudson County  
 16 Improvement Authority authorizing the renewal of  
 17 an employment contract with Norman M. Guerra as  
 18 Chief Executive Officer of the Authority.  
 19 And if you want to do them both  
 20 together, consider them.  
 21 Item 15 is Resolution 2-2016-15 of the  
 22 Hudson County Improvement Authority authorizing  
 23 the renewal of an employment contract with Kurt A.  
 24 Cherry as Executive Director/Chief Financial  
 25 Officer of the Authority.

1 myself I just want to thank the Board for your  
 2 support.  
 3 CHAIRMAN PESTANA: Congratulations.  
 4 COMMISSIONER GOLDSACK: Congratulations.  
 5 MR. GUERRA: I believe that's all we  
 6 have, Chairman.  
 7 Mary-Ellen, do you have anything else?  
 8 Kurt? No?  
 9 MS. GILPIN: We're getting ready for  
 10 Earth Day. You'll be getting lots of little  
 11 notices.  
 12 COMMISSIONER DORAN: I did see the  
 13 flier.  
 14 MS. GILPIN: We have a new thing in  
 15 Earth Day. We have a mobile aquarium coming, so  
 16 that's why you have a fish.  
 17 MR. GUERRA: The fish was much larger.  
 18 When I saw it on her desk one day I said you have  
 19 to reduce the size of the fish.  
 20 MR. SHAH: Can I comment?  
 21 MR. GUERRA: Yes.  
 22 MR. SHAH: As Norman mentioned I'm  
 23 Vatsal Shah. I work for Hatch Mott MacDonald. I  
 24 was one of the project engineers on this project.  
 25 I have dealt with Hatch Mott MacDonald

1 for about eight years now and through my eight  
 2 year tenure we have worked with a lot of  
 3 organizations. Very rarely do we get a chance to  
 4 work with one like the Hudson County Improvement  
 5 Authority, who was as organized and helpful as a  
 6 client could be on a project. So I want to give  
 7 credit where credit is due. Norman, yourself,  
 8 Carmen, Liz, Kurt, Jody are all here. We worked  
 9 with them and they are great to work with. So  
 10 thank you again, and to all of the members of the  
 11 Board, thank you for having Hatch Mott on this  
 12 project.

13 MR. GUERRA: Thank you. Can you come  
 14 back when we ask for a raise?

15 MR. SHAH: Every year in February,  
 16 right?

17 MR. GUERRA: Thank you.

18 Mr. Chairman, that's it.

19 CHAIRMAN PESTANA: If there is nothing  
 20 else is there a motion to adjourn the meeting?

21 COMMISSIONER DORAN: I'll make a  
 22 motion.

23 COMMISSIONER GOLDSACK: Second.

24 CHAIRMAN PESTANA: Motion by  
 25 Commissioner Doran and seconded by Commissioner

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1 Goldsack.  
 2 All in favor.  
 3 COMMISSIONER DORAN: Aye.  
 4 COMMISSIONER DUBLIN: Aye.  
 5 COMMISSIONER GOLDSACK: Aye.  
 6 COMMISSIONER LORENZO: Aye.  
 7 COMMISSIONER PENEDA: Aye.  
 8 CHAIRMAN PESTANA: Aye.  
 9  
 10 (Whereupon the meeting is concluded.)  
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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.



Sharon Palmer, C.C.R.

Dated: February 11, 2016