

HUDSON COUNTY IMPROVEMENT

AUTHORITY

IN THE MATTER OF : TRANSCRIPT OF
THE REORGANIZATION MEETING : PROCEEDINGS

WEDNESDAY, FEBRUARY 10, 2016
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:45 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

SHARON PALMER
CERTIFIED SHORTHAND REPORTER
R.J. O'CONNELL ASSOCIATES,
P.O. BOX 277

1 CEDAR GROVE, NEW JERSEY 07009
2 (973) 239-7252
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1 CHAIRMAN PESTANA: Welcome to the
2 Hudson County Improvement Authority meeting.
3 Please rise for the Salute to the Flag.
4 (All present recite the Pledge of
5 Allegiance.)
6 CHAIRMAN PESTANA: Carmen, call the
7 roll please.
8 MS. LOZANO: Commissioner Bado. Not
9 present.
10 Commissioner Doran.
11 COMMISSIONER DORAN: Here.
12 MS. LOZANO: Commissioner Dublin.
13 COMMISSIONER DUBLIN: Here.
14 MS. LOZANO: Commissioner Gallo. Not
15 present.
16 Commissioner Goldsack.
17 COMMISSIONER GOLDSACK: Here.
18 MS. LOZANO: Commissioner Lorenzo.
19 COMMISSIONER LORENZO: Here.
20 MS. LOZANO: Commissioner Martinetti.
21 Not present.
22 MS. LOZANO: Commissioner Peneda.
23 COMMISSIONER PENEDA: Here.
24 MS. LOZANO: Chairman Pestana.
25 CHAIRMAN PESTANA: Here.

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: We have a quorum with six
2 board members present, three not present.
3 CHAIRMAN PESTANA: I would like to
4 welcome the new commissioner, Commissioner Dublin
5 to the Board.
6 MR. GUERRA: Welcome, Jeff.
7 CHAIRMAN PESTANA: We will have the
8 reorg now, I believe, so I'll turn the meeting
9 over to Mr. Netchert.
10 MR. NETCHERT: Yes, Mr. Chairman, thank
11 you.
12 As the Chairman said, this is the
13 Annual Reorganization Meeting of the Hudson County
14 Improvement Authority.
15 Before we do that, let me read into the
16 record that this is an open public meeting.
17 Notice of tonight's meeting was forwarded to the
18 Jersey Journal and the Star-Ledger for publication
19 in those respective newspapers on January 19th,
20 2016. Notice was also forwarded for posting on
21 the public information bulletin boards of the
22 Hudson County Clerk and the Clerk of the Hudson
23 County Board of Freeholders on that same date.
24 Notice was also posted on the bulletin board
25 outside of this meeting room and posted on the

1 Authority's website.

2 These notices, all of which are good
3 for both this meeting and the regular meeting that
4 will follow, are in compliance with the Open
5 Public Meetings Act.

6 That having been said, as I said, this
7 is the Annual Reorganization Meeting and the
8 Chairman has turned over the conduct of the
9 meeting for the purposes of selecting a new chair
10 to myself as an independent party.

11 At this time I would call for
12 nominations for Chair and/or Vice Chair and/or
13 Secretary and/or Treasurer of this Board.

14 COMMISSIONER GOLDSACK: Mr. Chairman.

15 MR. NETCHERT: Yes.

16 COMMISSIONER GOLDSACK: I would like to
17 put up for nomination the slate of officers, if I
18 may.

19 MR. NETCHERT: Sure.

20 COMMISSIONER GOLDSACK: For Chairman,
21 Frank Pestana; for Vice Chairman, James Doran; for
22 Treasurer, Stephen J. Gallo; for Secretary, Frank
23 Lorenzo; and for Assistant Secretary, Carmen
24 Lozano.

25 MR. NETCHERT: Motion has been made to

1 zero.

2 I'll now turn the meeting back over to
3 the Chairman.

4 Congratulations to the members
5 reelected.

6 Thank you, Commissioner Goldsack, for
7 your assistance.

8 COMMISSIONER GOLDSACK: Thank you.

9 CHAIRMAN PESTANA: Thank you.

10 MR. NETCHERT: You are in charge;
11 Frank. You can go back to the agenda wherever it
12 is.

13 We're down to 12 now. That was items
14 one through eleven of the agenda for the special
15 meeting of the Board - I mean the Reorganization
16 Meeting of the Board.

17 MR. GUERRA: Resolution 2-2016-12 of
18 the Hudson County Improvement Authority setting
19 the schedule of Regular Board Meetings for 2016
20 and 2017.

21 The meetings pretty much are the third
22 Wednesday of the month.

23 MR. NETCHERT: Fourth Wednesday.

24 MR. GUERRA: I'm sorry, the fourth
25 Wednesday of the month. Again, some are adjusted,

1 consider the reappointment of the existing slate
2 of officers for the upcoming year of 2016.

3 Do we have any other nominations?

4 Seeing none, I'll close the
5 nominations.

6 Motion again has been made to reappoint
7 the existing slate of officers for the calendar
8 year 2016.

9 I'll call for a vote.

10 Commissioner Goldsack.

11 COMMISSIONER GOLDSACK: Yes.

12 MR. NETCHERT: Commissioner Pestana.

13 COMMISSIONER PESTANA: Yes.

14 MR. NETCHERT: There is no order for
15 me, Carmen. I can look at them.

16 Commissioner Doran.

17 COMMISSIONER DORAN: Yes.

18 MR. NETCHERT: Commissioner Peneda.

19 COMMISSIONER PENEDA: Yes.

20 MR. NETCHERT: Commissioner Dublin.

21 COMMISSIONER DUBLIN: Yes.

22 MR. NETCHERT: And Commissioner

23 Lorenzo.

24 COMMISSIONER LORENZO: Yes.

25 MR. NETCHERT: Motion carries six to

1 it may not be that case, and usually in November,
2 if you notice, around the League and another one
3 around Christmas. And again, sometimes they are
4 subject to change depending on what's happening
5 here and what we need to do.

6 Do we have a motion?

7 COMMISSIONER PENEDA: I'll make a
8 motion.

9 COMMISSIONER GOLDSACK: Second.

10 CHAIRMAN PESTANA: I have a motion by
11 Commissioner Peneda and seconded by Commissioner
12 Goldsack.

13 MS. LOZANO: Commissioner Doran.

14 COMMISSIONER DORAN: Yes.

15 MS. LOZANO: Commissioner Dublin.

16 COMMISSIONER DUBLIN: Yes.

17 MS. LOZANO: Commissioner Goldsack.

18 COMMISSIONER GOLDSACK: Yes.

19 MS. LOZANO: Commissioner Lorenzo

20 COMMISSIONER LORENZO: Yes.

21 MS. LOZANO: Commissioner Peneda.

22 COMMISSIONER PENEDA: Yes.

23 MS. LOZANO: Chairman Pestana.

24 CHAIRMAN PESTANA: Yes.

25 MS. LOZANO: Resolution 2-2016-12ROM

1 passes in the affirmative by six board members
 2 voting yes, three not present.
 3 MR. GUERRA: Item 13 is Resolution
 4 2-2016-13ROM of the Hudson County Improvement
 5 Authority designating the Jersey Journal and
 6 Star-Ledger as official newspapers for the purpose
 7 of publishing Authority notices.
 8 CHAIRMAN PESTANA: Is there a motion?
 9 COMMISSIONER DUBLIN: Motion.
 10 COMMISSIONER DORAN: Second.
 11 CHAIRMAN PESTANA: Motion by
 12 Commissioner Dublin and seconded by Commissioner
 13 Doran.
 14 MS. LOZANO: Commissioner Doran.
 15 COMMISSIONER DORAN: Yes.
 16 MS. LOZANO: Commissioner Dublin.
 17 COMMISSIONER DUBLIN: Yes.
 18 MS. LOZANO: Commissioner Goldsack.
 19 COMMISSIONER GOLDSACK: Yes.
 20 MS. LOZANO: Commissioner Lorenzo
 21 COMMISSIONER LORENZO: Yes.
 22 MS. LOZANO: Commissioner Peneda.
 23 COMMISSIONER PENEDA: Yes.
 24 MS. LOZANO: Chairman Pestana.
 25 CHAIRMAN PESTANA: Yes.

1 COMMISSIONER GOLDSACK: Yes.
 2 MS. LOZANO: Commissioner Lorenzo
 3 COMMISSIONER LORENZO: Yes.
 4 MS. LOZANO: Commissioner Peneda.
 5 COMMISSIONER PENEDA: Yes.
 6 MS. LOZANO: Chairman Pestana.
 7 CHAIRMAN PESTANA: Yes.
 8 MS. LOZANO: Resolution 2-2016-14ROM
 9 passes in the affirmative by six board members
 10 voting yes, three not present.
 11 MR. GUERRA: Item 15 is Resolution
 12 2-2016-15ROM of the Hudson County Improvement
 13 Authority designating authorized signatories in
 14 connection with the Authority's financial
 15 transaction.
 16 Again, it includes the Chairman, the
 17 Vice Chair, the Secretary, the Treasurer, the
 18 Commissioners and the Chief Executive Officer and
 19 the Executive Director/CFO of the agency.
 20 CHAIRMAN PESTANA: Do we have a motion?
 21 COMMISSIONER GOLDSACK: Motion.
 22 COMMISSIONER DORAN: Second.
 23 CHAIRMAN PESTANA: Motion by
 24 Commissioner Goldsack and seconded by Commissioner
 25 Doran.

1 MS. LOZANO: Resolution 2-2016-13ROM
 2 passes in the affirmative by six board members
 3 voting yes, three not present.
 4 MR. GUERRA: Item number 14 is
 5 Resolution 2-2016-14ROM of the Hudson County
 6 Improvement Authority designating legal
 7 depositories for the funds of the Authority.
 8 Those banks include Capital One Bank in
 9 Jersey City, Bank of America in Hackensack, Bank
 10 of New York in Woodland Park, Wells Fargo Bank in
 11 Glen Rock, Provident Savings Bank in Jersey City,
 12 and TD Bank in Bayonne.
 13 CHAIRMAN PESTANA: Do we have a motion
 14 to approve?
 15 COMMISSIONER DORAN: Motion.
 16 CHAIRMAN PESTANA: Motion by
 17 Commissioner Doran.
 18 COMMISSIONER PENEDA: I'll second it.
 19 CHAIRMAN PESTANA: And seconded by
 20 Commissioner Peneda.
 21 MS. LOZANO: Commissioner Doran.
 22 COMMISSIONER DORAN: Yes.
 23 MS. LOZANO: Commissioner Dublin.
 24 COMMISSIONER DUBLIN: Yes.
 25 MS. LOZANO: Commissioner Goldsack.

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

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

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 4 CERTIFICATION
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 6
 7 I, Sharon Palmer, C.C.R., License
 8 Number X100796, a Certified Court Reporter of the
 9 State of New Jersey, do hereby certify that the
 10 foregoing is a true and accurate transcript of my
 11 stenographic notes of the within proceedings to
 12 the best of my knowledge and ability.
 13

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 18 _____
 19 Sharon Palmer, C.C.R.
 20

Dated: February 11, 2016

1 Commissioner Doran seconded by Commissioner
 2 Peneda.
 3 MS. LOZANO: Commissioner Doran.
 4 COMMISSIONER DORAN: Yes.
 5 MS. LOZANO: Commissioner Dublin.
 6 COMMISSIONER DUBLIN: Yes.
 7 MS. LOZANO: Commissioner Goldsack.
 8 COMMISSIONER GOLDSACK: Yes.
 9 MS. LOZANO: Commissioner Lorenzo
 10 COMMISSIONER LORENZO: Yes.
 11 MS. LOZANO: Commissioner Peneda.
 12 COMMISSIONER PENEDA: Yes.
 13 MS. LOZANO: Chairman Pestana.
 14 CHAIRMAN PESTANA: Yes.
 15 MS. LOZANO: Resolution 2-2016-17ROM
 16 passes in the affirmative by six board members
 17 voting yes, three not present.
 18 MR. GUERRA: Chairman, that concludes
 19 the Reorganization Meeting.
 20 CHAIRMAN PESTANA: So now we can go to
 21 the regular agenda.
 22
 23 (The proceedings of the Regular Meeting are
 24 contained within a separate transcript.)
 25