HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, MAY 9, 2016
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:40 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN (NOT PRESENT)
JAMES DORAN, VICE CHAIRMAN (NOT PRESENT)
STEPHEN J. GALLO, TREASURER & ACTING CHAIRMAN
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER (NOT PRESENT)
JOHN PENEDA, COMMISSIONER (NOT PRESENT)
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
CEDAR GROVE, NEW JERSEY 07009
(973) 239-7252
ALSO PRESENT:

AMIT JANI, VISION MEDIA
MARY-ELLEN GILPIN, HCIA
ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JAMES POLICASTRO, HCIA

MS. LOZANO: Commissioner Peneda. Not present.
CHAIRMAN GALLO: Counsel, has adequate notice been provided.
MR. NETCHERT: Yes, Mr Chairman.
Notice of tonight's meeting, which is the May Regular Meeting of the Improvement Authority, was forwarded for publication to the Jersey Journal and Star-Ledger on April 29th, 2016. Notice was also forwarded to the Clerk of the Board of Chosen Freeholders and the Clerk of the County of Hudson for posting on their respective bulletin boards.
And finally, notice was posted on the Authority's website and the Authority's public information bulletin boards.

These notices are all in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN GALLO: Thank you.
The first item on the agenda is the approval of the minutes. Should we do this together or separately?

MR. NETCHERT: We will call the meeting to order.
Please stand for the Pledge.
(At this time the Pledge of Allegiance is recited.)

MR. NETCHERT: For the purposes of tonight's meeting both the Chair and the Vice Chair are not present and were unable to attend.
The Treasurer of the association and Chairman Pro Tem, Steve Gallo, will act as the Chair of this meeting. So you can take the roll call now. He would have told you that.

MS. LOZANO: Commissioner Bado. Not present.
Commissioner Doran. Not present.

COMMISSIONER DUBLIN: Present.

COMMISSIONER GALLO: Here.

COMMISSIONER GOLDSACK: Here.

COMMISSIONER LORENZO: Here.

COMMISSIONER MARTINETTI: Here.

MR. GUERRA: We had the minutes in there from last months meeting, so let's do them separately.

CHAIRMAN GALLO: On the approval of the minutes from the March 23rd, 2016 meeting do we have a motion?

COMMISSIONER GOLDSACK: I'll make a motion.

COMMISSIONER MARTINETTI: Second.

CHAIRMAN GALLO: Motion by Commissioner Goldsack and seconded by Commissioner Martinetti.

On the motion?

MS. LOZANO: Roll call?

CHAIRMAN GALLO: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: 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: We have five board members
 approving the March 23rd, 2016 minutes, four not present.
MR. GUERRA: Item four, Resolution 4-
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MR. NETCHERT: We need the April 6th on the minutes.
MR. GUERRA: Yes, Sorry.
CHAIRMAN GALLO: Is there a motion on the April 6 minutes?
COMMISSIONER GOLDSACK: I'll make a motion.
COMMISSIONER LORENZO: Second.
COMMISSIONER GOLDSACK, second by Commissioner Lorenz.
CHAIRMAN GALLO: Roll call.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Abstain.
MS. LOZANO: Chairman Gallo.
CHAIRMAN GALLO: Yes.
MS. LOZANO: We have five board members approving Resolution 5-2016-4, five approved in agreement and four not present.
MR. GUERRA: Item five, Resolution, 5-2016-5 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of May 2016.
CHAIRMAN GALLO: Any questions?
(No response)
CHAIRMAN GALLO: Can I have a motion to approve please.
COMMISSIONER GOLDSACK: Motion.
COMMISSIONER LORENZO: Second.
CHAIRMAN GALLO: Motion by Commissioner Goldsack and seconded by Commissioner Lorenzo.
Roll call.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Chairman Gallo.
CHAIRMAN GALLO: Yes.
MS. LOZANO: Resolution 5-2016-5 passes in the affirmative by five board members voting yes, four not present.
MR. GUERRA: The next item, number six, was time sensitive and that's why we had the urgency of having this meeting, because it goes before the Local Finance Board this coming Wednesday.
Resolution 5-2016-6 of the Hudson County Improvement Authority making application to the Local Finance Board pursuant to N.J.S.A. 40:5A-6.
The resolution before you authorizes...
the submission of the application to the Local Finance Board for project financing through our pooled note program.

The towns included in this transaction are the City of Bayonne in the amount of $53,298,471; the Township of Weehawken in the amount of $16,744,000; and the City of Union City in the amount of 7 million.

The total amount of the project financing for this transaction is $77,042,471.

CHAIRMAN GALLO: Any questions or discussion?

(No response)

CHAIRMAN GALLO: May I have a motion.

COMMISSIONER GOLDSACK: Motion.

COMMISSIONER LORENZO: Second.

CHAIRMAN GALLO: Motion by Commissioner Goldsack, seconded by Commissioner Lorenzo.

Roll call.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

years.

This resolution before you provides for the authorization to enter into a Shared Service Agreement with the County, which we think is the best way to do this.

A lot of times we'll get a call on a building that we own, but lease it back to the County and they need some engineering work done, they would use our consultants and then we would pay them, but at least they have all of the authorization up front to do that.

COMMISSIONER GALLO: Question. Does this have to be ratified every year?

MR. NETCHERT: No.

MR. GUERRA: It's good for ten years.

MR. NETCHERT: No. They still have to approve a budget, which includes the monies that they have agreed to pay us.

COMMISSIONER GOLDSACK: Thank you.

CHAIRMAN GALLO: Any questions?

(No response)

May I have a motion.

COMMISSIONER GOLDSACK: I'll make a motion.

COMMISSIONER LORENZO: Second.
services, mostly computers, which are Apple computers which, according to our CFO, you can't really buy under State contract. So we believe it's in our best interest to participate in this program.

CHAIRMAN GALLO: Is there any discussion?

(No response)

CHAIRMAN GALLO: Do we have a motion?

COMMISSIONER GOLDSACK: Motion.

COMMISSIONER LORENZO: Second.

CHAIRMAN GALLO: We have a pattern going on here.

Motion by Commissioner Goldsack and seconded by Commissioner Lorenzo.

Roll call.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Chairman Gallo.

CHAIRMAN GALLO: Yes.

MS. LOZANO: Resolution 5-2016-8 passes in the affirmative by five board members voting yes, four not present.

MR. GUERRA: Item number ten is Resolution 5-2016-10 of the Hudson County Improvement Authority approving a contract with Terracon Consultants, Inc. for Geotechnical Engineering and Material Testing Services.

As you know, we had awarded the contract for the construction of the new High Tech High School. Upon advice of our construction managers, which is Mast Construction, there is a need for geotechnical engineering services and materials testing. The services include a lot of earthwork observation and related construction activities.

Terracon has been provided with the original project schedule and will remain on site daily during the earthwork activities. I believe the earthwork activities alone is projected out at about $24 million.

It is projected by our design team that approximately 40,000 cubic yards of rock removal and blasting be done in addition to bringing in additional fill in the amount of 60,000 cubic yards.

In addition to the geotechnical they will be doing material testing, which some of the material in testing talks about the review of cast in place concrete, fabrication, some fabrication workup, test specimen, review of structural steel, metal decking, masonry, concrete laboratory
testing, and on and on, fireproof inspection.
Terracon will also be attending project and construction meetings along with Mast Construction.
Compensation is based on a projected schedule of the project taking 28 months, although I believe their proposal and an average monthly fee of $55,000 a month is for a 22-month period.
Again, this is just a projected number because until they have the final plans and until the work actually starts, and then it's controlled by Mast Construction in terms of how much testing and schedules and everything else.
So we had pre-qualified Terracon back in, early on in the year. We have had experience with Terracon in the past. They have done good work for us. And Mast Construction also felt they would be good to perform this task.
So the above resolution provides the authorization to enter into the contract with Terracon for the Hudson County High Tech High School.
CHAIRMAN GALLO: Is there any discussion?
(No response)

CHAIRMAN GALLO: Any questions?
(No response)
CHAIRMAN GALLO: Do we have a motion?
COMMISSIONER GOLDSACK: I'll make a motion.
COMMISSIONER LORENZO: Second.
CHAIRMAN GALLO: Back to the old ways.
Motion by Commissioner Goldsack and seconded by Commissioner Lorenzo.
On the motion, roll call.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Chairman Gallo.
CHAIRMAN GALLO: Yes.
MS. LOZANO: Resolution 5-2016-10 passes in the affirmative by five board members voting yes, four not present.
MR. GUERRA: Item eleven, Resolution 5-2016-11 of the Hudson County Improvement

Authority authorizing entry into a partnership with First Tee New York, Inc. and participation in the First Tee Program at the Skyway Golf Course at Lincoln Park West, Jersey City, New Jersey.
We have been working closely with the First Tee Program, which is a division of the World Golf Foundation, and are responsible for introducing golf to young people.
The program that's proposed teaches more than golf. First Tee has developed its own curriculum. It's a First Tee life skills which teaches the young children the values, central values such as honesty, integrity, sportsmanship, self-discipline and giving them the confidence and life skills to pursue broader goals.
The Agreement called for the Authority to provide for a portion of the golf course facility to implement the Hudson County First Tee Program.
We will permit up to 75 students for the first season, and that's our 2016 season.
First Tee will provide and pay for all of the staffing and supervision. This also covers some classroom training.
At some point they will be entitled to play up to 250 rounds of golf, but in most cases it could take a year before the kid actually sees the golf course.
Each student that registers, and right now we got about 25 kids that are interested. They pay First Tee a $50 entry fee, but that $50 comes back to the Improvement Authority or right into the golf course.
They are also committing to pay up front $10,000 to serve as partial funding for the six hitting bays we're putting into the parking lot. And that's where they will do most of the teaching with the kids.
Like I said, right now there is about 125 -- there is 25 students that have already registered for this season.
So the resolution before you authorizes that. And this is something we talked about in the beginning in the development of the golf course, to bring First Tee in, and that will work closely with Kemper. Everything here is at Kemper's discretion. In terms of going onto the golf course, it has to be in off-peak hours. And some of the facilities at the golf course would be maybe some classroom training inside the cart shed
or outside where the hitting bays are, not right
in the middle of the golf course per se.
So we think this is a good program.
This is not costing us anything other than just
letting them use the golf course, parts of it.

CHAIRMAN GALLO: Are there any
questions?

(No response)

CHAIRMAN GALLO: Can we have a motion?

COMMISSIONER GOLDSACK: Motion.

COMMISSIONER I. LORENZO: Second.

CHAIRMAN GALLO: Motion by Commissioner
Goldsack and seconded by Commissioner Lorenzo.

MS. LOZANO: Commissioner Dublin.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Chairman Gallo.

CHAIRMAN GALLO: Yes.

MS. LOZANO: Resolution 5-2016-11

passes in the affirmative by five board members
voting yes, four not present.

CHAIRMAN GALLO: We have one more.

MR. GUERRA: Yes, Commissioner, we have
one last item.

Resolution 5-2015-12 of the Hudson
County Improvement Authority authorizing the
purchase of up to four replacement vehicles for
use by the Authority's staff.

This is again the reassessment of our fleet. We plan on auctioning two of the older
vehicles. We also have some officers that are
doubling up right now. So this will bring our
fleet where we feel it needs to be.

These vehicles are to be purchased
under State contract.

That's about it for that resolution.

CHAIRMAN GALLO: Is there any
discussion?

COMMISSIONER DUBLIN: What type of
vehicles are they?

MR. GUERRA: Probably Ford Explorers.

That's what I believe is under the State contract,
right Kurt?

MR. CHERRY: Correct.

MR. GUERRA: The last few times we
bought vehicles they were Ford Explorers. Prior
to that I think they were Jeep Cherokees under
State contract. And prior to that there was
Durangos.

CHAIRMAN GALLO: Are there any other
questions?

(No response)

CHAIRMAN GALLO: Is there a motion?

COMMISSIONER GOLDSACK: Motion.

COMMISSIONER LORENZO: Second.

CHAIRMAN GALLO: Motion by Commissioner
Goldsack and seconded by Commissioner Lorenzo.

Roll call.

MS. LOZANO: Commissioner Dublin.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Chairman Gallo.

CHAIRMAN GALLO: Yes.

MS. LOZANO: Resolution 5-2016-12

passes in the affirmative by five board members
voting yes, two not present.

CHAIRMAN GALLO: Mr. Guerra, do we have
any further business?

MR. GUERRA: No, I believe that's it,
Chairman

CHAIRMAN GALLO: Is there a motion to
close the meeting?

COMMISSIONER MARTINETTI: Motion.

COMMISSIONER LORENZO: Second.

CHAIRMAN GALLO: Roll call.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Chairman Gallo.

CHAIRMAN GALLO: Yes.

(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 9, 2016