

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, NOVEMBER 9, 2016
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:35 P.M.

BOARD MEMBERS:

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

APPEARANCES:

- NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
- KURT CHERRY, EXECUTIVE DIRECTOR/CFO
- MICHAEL O'CONNOR, ESQ.
- CARMEN LOZANO, EXECUTIVE ASSISTANT/ASSISTANT
SECRETARY TO THE BOARD

SHARON PALMER
 CERTIFIED SHORTHAND REPORTER
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1
 2 ALSO PRESENT:
 3
 4 AMIT JANI, VISION MEDIA
 5 BAKARI LEE, ESQ. (McMANIMON SCOTLAND & BAUMANN)
 6 MARY-ELLEN GILPIN, HCIA
 7 ELIZABETH RAMOS, EXECUTIVE ASSISTANT
 8 JAMES POLICASTRO, HCIA
 9 JAY DeDOMENICO, TMA
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1 CHAIRMAN PESTANA: Thank you.
 2 Carmen, would you call the roll please.
 3 MS. LOZANO: Commissioner Bado.
 4 COMMISSIONER BADO: Present.
 5 MS. LOZANO: Commissioner Doran. Not
 6 present.
 7 Commissioner Dublin.
 8 COMMISSIONER DUBLIN: Here.
 9 MS. LOZANO: Commissioner Gallo.
 10 COMMISSIONER GALLO: Here.
 11 MS. LOZANO: Commissioner Goldsack.
 12 Not present.
 13 Commissioner Lorenzo.
 14 COMMISSIONER LORENZO: Here.
 15 MS. LOZANO: Commissioner Martinetti.
 16 Not present.
 17 Commissioner Peneda. Not present.
 18 Chairman Pestana.
 19 CHAIRMAN PESTANA: Here.
 20 MS. LOZANO: We have a quorum with five
 21 board members present, four not present.
 22 CHAIRMAN PESTANA: At this time I would
 23 like a motion for approval of the minutes from the
 24 October 12th meeting.
 25 COMMISSIONER LORENZO: Motion.

1 CHAIRMAN PESTANA: We'll call the
 2 meeting to order.
 3 Please stand for the Pledge of
 4 Allegiance.
 5 (At this time the Pledge of Allegiance
 6 is recited.)
 7 CHAIRMAN PESTANA: Mr. O'Connor.
 8 MR. O'CONNOR: Yes.
 9 The requirements of the Open Public
 10 Meetings Act of the State of New Jersey have been
 11 satisfied for this meeting by inclusion of the
 12 time, place and date of this board meeting. And
 13 actually a new notice for the 2016-2017 regular
 14 board meeting schedule, which was forwarded to the
 15 Jersey Journal and The Star-Ledger and was
 16 published on August 1st of 2016. It was also
 17 forwarded for posting on the public information
 18 bulletin board, to the Clerk of the Board of
 19 Chosen Freeholders, and the Clerk of Hudson County
 20 on August 1st, 2016. This meeting schedule has
 21 also been posted on the Authority's website and
 22 the Authority's public information bulletin
 23 boards.
 24 I would ask that this notice be placed
 25 in the minutes of the meeting.

1 COMMISSIONER GALLO: Second.
 2 CHAIRMAN PESTANA: Motion by
 3 Commissioner Lorenzo and seconded by Commissioner
 4 Gallo.
 5 MS. LOZANO: Commissioner Bado.
 6 COMMISSIONER BADO: Yes.
 7 MS. LOZANO: Commissioner Dublin.
 8 COMMISSIONER DUBLIN: Yes.
 9 MS. LOZANO: Commissioner Gallo.
 10 COMMISSIONER GALLO: Yes.
 11 MS. LOZANO: Commissioner Lorenzo.
 12 COMMISSIONER LORENZO: Yes.
 13 MS. LOZANO: Chairman Pestana.
 14 CHAIRMAN PESTANA: Yes.
 15 MS. LOZANO: The minutes of the
 16 October 12th, 2016 meeting passes in the
 17 affirmative by five board members voting yes, four
 18 not present.
 19 CHAIRMAN PESTANA: At this time we
 20 would take comments from the public on anything on
 21 the agenda.
 22 (No response)
 23 CHAIRMAN PESTANA: Seeing none the
 24 public portion is now closed.
 25 Mr. Guerra.

1 MR. GUERRA: Yes. Resolution item
2 four, Resolution 11-2016-4 of the Hudson County
3 Improvement Authority authorizing payment of
4 certain costs and expenses of the Authority for
5 the month of November 2016.

6 CHAIRMAN PESTANA: Do we have a motion
7 on this?

8 COMMISSIONER LORENZO: Motion.

9 COMMISSIONER GALLO: Second.

10 CHAIRMAN PESTANA: Motion by
11 Commissioner Lorenzo and seconded by Commissioner
12 Gallo.

13 MS. LOZANO: Commissioner Bado.

14 COMMISSIONER BADO: Yes.

15 MS. LOZANO: Commissioner Dublin.

16 COMMISSIONER DUBLIN: Yes.

17 MS. LOZANO: Commissioner Gallo.

18 COMMISSIONER GALLO: Yes.

19 MS. LOZANO: Commissioner Lorenzo.

20 COMMISSIONER LORENZO: Yes.

21 MS. LOZANO: Chairman Pestana.

22 CHAIRMAN PESTANA: Yes.

23 MS. LOZANO: Resolution 11-2016-4
24 passes in the affirmative by five board members
25 voting yes, four not present.

1 MR. GUERRA: Item five, Resolution
2 11-2016-5 of the Hudson County Improvement
3 Authority authorizing an agreement with Remington,
4 Vernick & Arango for LSRP services.

5 As you know, on behalf of the County,
6 the Authority has been serving as the entity for
7 the development and construction of the new high
8 tech school.

9 The Hudson County Schools of Technology
10 is in the process of seeking to replace their LSRP
11 of record for the project.

12 The school LSRP had been retained early
13 on in the project when they were doing all of the
14 planning and preliminary work before the project
15 was switched over to us.

16 Going forward, the school has requested
17 that the Authority, as owner of the project,
18 retain the services of an LSRP.

19 Back in November, as we will be doing
20 this November, November of 2015, the Authority did
21 advertise for such services, and at that time we
22 did qualify Remington, Vernick & Arango. We had
23 not given them a contract because we didn't have
24 any work at that time.

25 What we're proposing is that that firm,

1 they did submit a proposal for those services,
2 they met with Ted Domuracki, who is our
3 construction manager for the project, and
4 Remington is going to assign Douglas Schairer, a
5 licensed site remediation professional, to provide
6 those services through December of 2017. So the
7 contract is for a fourteen month period in an
8 amount not to exceed \$160,000. Under the old LSRP
9 it was averaging about 11 to \$14,000 a month. So
10 the resolution before you authorizes this
11 agreement.

12 CHAIRMAN PESTANA: Any questions?
13 (No response)

14 CHAIRMAN PESTANA: Do we have a motion?

15 COMMISSIONER GALLO: I'll move it.

16 CHAIRMAN PESTANA: Motion by
17 Commissioner Gallo.

18 COMMISSIONER LORENZO: Second.

19 CHAIRMAN PESTANA: Second by
20 Commissioner Lorenzo.

21 MS. LOZANO: Commissioner Bado.

22 COMMISSIONER BADO: Yes.

23 MS. LOZANO: Commissioner Dublin.

24 COMMISSIONER DUBLIN: Yes.

25 MS. LOZANO: Commissioner Gallo.

1 COMMISSIONER GALLO: Yes.

2 MS. LOZANO: Commissioner Lorenzo.

3 COMMISSIONER LORENZO: Yes.

4 MS. LOZANO: Chairman Pestana.

5 CHAIRMAN PESTANA: Yes.

6 MS. LOZANO: Resolution 11-2016-5
7 passes in the affirmative by five board members
8 voting yes, four not present.

9 MR. GUERRA: Item six, Resolution
10 11-2016-6 of the Hudson County Improvement
11 Authority establishing a policy for purchasing of
12 Authority property no longer needed for Authority
13 purposes at a public sale.

14 As you know, over the years we would
15 typically advertise for the auctioning of vehicles
16 that we feel have reached their useful life.

17 It is counsel's opinion that a policy
18 be establish which eliminates the appearance of a
19 conflict of interest or to be criticized or have
20 someone question our ethical practices or
21 policies, therefore, the resolution before you
22 calls for, as a matter of policy, that no active
23 employee or presently sitting commissioner of the
24 HCIA or any immediate family members shall be
25 permitted to participate as a buyer in a public

1 sale or auction of vehicles. So counsel, Bill
2 Netchert, had felt that this would be something
3 good for the Authority to do.

4 I believe that the County has something
5 similar to this.

6 COMMISSIONER LORENZO: I would like to
7 ask that it be tabled.

8 CHAIRMAN PESTANA: Actually I think
9 that is a good idea to have this resolution --

10 MR. GUERRA: Counsel felt it would. I
11 understand the reason for it.

12 If you want to table it for further
13 discussion until next meeting, we can. It's not
14 that we need it tonight. If you want to have a
15 discussion with the full board present we can do
16 that.

17 CHAIRMAN PESTANA: Why don't we do
18 that.

19 MR. GUERRA: We can table it to the
20 next meeting when Billy will be here and he'll go
21 into detail on it.

22 COMMISSIONER DUBLIN: So this policy
23 now eliminates commissioners and employees from
24 purchase.

25 MR. GUERRA: If I were going to bid --

1 we do advertise in the paper, but it would
2 eliminate me as an employee, you as a
3 commissioner, or family member of mine or family
4 member of a commissioner. That's how I understand
5 it now.

6 COMMISSIONER LORENZO: That's a public
7 auction and it's open to everybody.

8 MR. GUERRA: I guess.

9 COMMISSIONER LORENZO: I don't see why
10 you should exclude anyone.

11 COMMISSIONER DUBLIN: When I was at the
12 Incinerator Authority we had the same policy that
13 if you worked there, you could not purchase or a
14 family member couldn't purchase --

15 MR. GUERRA: The concern is that
16 somebody could be criticized that you have some
17 inside knowledge of the condition of the vehicle,
18 and things of that nature.

19 For tonight let's table it and then
20 we'll have a discussion for the next meeting. And
21 then, Frank, feel free, when Billy is back, you
22 can have the conversation with Bill and he'll give
23 you his thoughts on the matter.

24 CHAIRMAN PESTANA: So so we'll table
25 this one until further notice.

1 MR. GUERRA: Okay.

2 As to item seven, we're tabling that,
3 Mr. Cherry. This is the adoption of the Budget.
4 Kurt, do you want to explain why we're
5 tabling it tonight.

6 MR. CHERRY: Commissioners the reason
7 that we're recommending that you table this is
8 that the Division needs to approve the Budget
9 prior to final adoption.

10 The Division did get back to me with
11 some review notes, which I took care of.

12 And then today, when I was down in
13 Trenton, they indicated that there was something
14 else that they needed to talk about, which is an
15 adjustment to net assets related to solid waste.

16 I was not able to address their
17 concerns today in time for them to give us
18 approval to finally adopt.

19 My recommendation is to table this
20 resolution until our December meeting.

21 MR. GUERRA: Okay.

22 CHAIRMAN PESTANA: There is no major
23 issue with what they were asking you to do, right?

24 MR. CHERRY: No.

25 CHAIRMAN PESTANA: Okay.

1 So we'll table resolution seven as
2 well.

3 MR. CHERRY: Yes.

4 MR. GUERRA: Item eight, Resolution
5 11-2016-8 of the Hudson County Improvement
6 Authority authorizing execution of an agreement
7 with Gaeta Recycling company, Inc. for material
8 recovery services to accept and recycle solid
9 waste generated within Hudson County in accordance
10 with the Hudson County District Solid Waste
11 Management Plan.

12 Gaeta Recycling had submitted an
13 application seeking to enter into such an
14 agreement, thereby permitting them to accept what
15 we call non-processible waste, not processible
16 Type 10 waste, which is dry recyclable waste or
17 bulky waste or C and D waste, which is Type 13.

18 As with other MRFs, we do enter into
19 agreement with them, and the percentage of that
20 residual has to go to our designated facility.
21 They will be required to tip at their -- they
22 can't tip at their facility, and have the option
23 of either loading that residual in trucks, taking
24 it to our facility, or paying us that percentage
25 that's agreed upon and just paying the Authority

1 directly covering our debt service and admin
2 component of the debt fee.

3 So the resolution before you authorizes
4 the execution of an agreement between Gaeta
5 Recycling and the Authority.

6 All of these recycling facilities,
7 which are known as recovery facilities, we pretty
8 much have agreements with just about all of them
9 now.

10 This is a very small facility and the
11 percentage, and we're going to visit the facility
12 again, but it's probably on a residual that's
13 going to be a little higher than most because it's
14 not a highly automated system.

15 CHAIRMAN PESTANA: Are there any
16 questions on this resolution?

17 (No response).

18 CHAIRMAN PESTANA: Are there any
19 motions?

20 COMMISSIONER LORENZO: Motion.

21 CHAIRMAN PESTANA: Is there a second.

22 COMMISSIONER GALLO: Second.

23 CHAIRMAN PESTANA: Motion by
24 Commissioner Lorenzo and seconded by Commissioner
25 Gallo.

1 Landfill through June 30th, 2016.

2 In anticipation of that facility's
3 permit to expire the Authority had gone out to bid
4 for disposal services and awarded a contract to
5 Waste Management.

6 While the contract was being reviewed
7 by the DEP the Sports Authority notified us that
8 they intended to acquire the property of the
9 Keegan Landfill through condemnation proceedings.

10 The Sports Authority filed condemnation
11 action in Superior Court and was successful at
12 that time, which allowed the facility to continue
13 to accept waste.

14 At that time this Board approved an
15 extension agreement with the Sports Authority for
16 a period of six months, which comes up for or will
17 expire December 20th, 2016.

18 Since then there has been various
19 actions on both sides, the Town of Kearny and the
20 Sports Authority, relating to the condemnation and
21 the renewal of the operating permit is still
22 pending.

23 We believe at this point another
24 extension is needed because, again, they have not
25 received their final permit, however, the State

1 MS. LOZANO: Commissioner Bado.

2 COMMISSIONER BADO: Yes.

3 MS. LOZANO: Commissioner Dublin.

4 COMMISSIONER DUBLIN: Yes.

5 MS. LOZANO: Commissioner Gallo.

6 COMMISSIONER GALLO: Yes.

7 MS. LOZANO: Commissioner Lorenzo.

8 COMMISSIONER LORENZO: Yes.

9 MS. LOZANO: Chairman Pestana.

10 CHAIRMAN PESTANA: Yes.

11 MS. LOZANO: Resolution 11-2016-8
12 passes in the affirmative by five board members
13 voting yes, four not present.

14 MR. GUERRA: Item nine, Resolution
15 11-2016-9 of the Hudson County Improvement
16 Authority authorizing an amendment to the Hudson
17 County District Solid Waste Management Plan by
18 administrative action for inclusion of a second
19 extension of the Solid Waste Disposal Agreement
20 with the New Jersey Sports and Exposition
21 Authority for the provision of non-processible
22 waste disposal services at the Keegan Landfill.

23 If you remember back in April of 2014
24 the DEP had approved our disposal agreement for
25 the disposal of Type 13 waste at the Keegan

1 does permit them to continue operating.

2 Therefore, before you is a resolution
3 authorizing a second extension to the disposal
4 agreement for a period of six months, and
5 hopefully during this six months it will be worked
6 out whether they will be open going forward or
7 they have to close.

8 CHAIRMAN PESTANA: Are there any
9 questions?

10 (No response)

11 CHAIRMAN PESTANA: Are there any
12 motions?

13 COMMISSIONER GALLO: Motion.

14 CHAIRMAN PESTANA: Motion by
15 Commissioner Gallo.

16 COMMISSIONER DUBLIN: Second.

17 CHAIRMAN PESTANA: Second by
18 Commissioner Dublin.

19 MS. LOZANO: Commissioner Bado.

20 COMMISSIONER BADO: Yes.

21 MS. LOZANO: Commissioner Dublin.

22 COMMISSIONER DUBLIN: Yes.

23 MS. LOZANO: Commissioner Gallo.

24 COMMISSIONER GALLO: Yes.

25 MS. LOZANO: Commissioner Lorenzo.

1 COMMISSIONER LORENZO: Yes.
 2 MS. LOZANO: Chairman Pestana.
 3 CHAIRMAN PESTANA: Yes.
 4 MS. LOZANO: Resolution 11-2016-9
 5 passes in the affirmative by five board members
 6 voting yes, four not present.
 7 MR. GUERRA: Item 10, Resolution
 8 11-2016-10 authorizing the issuance of Red Bull
 9 Arena Settlement Bonds, Series 2016, of the Hudson
 10 County Improvement Authority and determining other
 11 matters related thereto.
 12 I know the transaction had been
 13 discussed at a previous meeting.
 14 With us tonight is Bakari Lee from
 15 McManimon & Scotland.
 16 What I do know is today the application
 17 was actually accepted and approved by the Local
 18 Finance Board and we did receive positive findings
 19 on it.
 20 I would like to turn this over to
 21 Bakari Lee and he can discuss the transaction with
 22 you.
 23 MR. LEE: Thank you, Norman.
 24 Good evening, commissioners.
 25 As you may recall, I was here before

1 court regarding the same. They were unsuccessful.
 2 They appealed. They were unsuccessful again. And
 3 then they petitioned the Supreme Court of the
 4 State of New Jersey for cert to have the case
 5 held.
 6 At that the point the parties came
 7 together and negotiated a settlement of the
 8 litigation, the tax issues. That transaction
 9 contemplates transfer of the land, the dirt upon
 10 which the stadium is built, to the Improvement
 11 Authority and by Harrison Redevelopment Agency.
 12 The transfer by Red Bull of fee simple
 13 ownership in the stadium is also to the
 14 Improvement Authority, so the Improvement
 15 Authority would be the owner of the dirt under the
 16 stadium and the stadium itself.
 17 The Improvement Authority then would
 18 enter into a lease agreement with Red Bull for a
 19 triple net lease agreement with Red Bull for their
 20 ongoing use and operation of the facility. Red
 21 Bull would be required to pay any maintenance,
 22 insurance, so on and so forth.
 23 Part of the transaction, or the
 24 settlement I should say, contemplates the issuance
 25 of these bonds that you have before you in the

1 you previously for a resolution making application
 2 to the Local Finance Board in connection with the
 3 issuance by the Improvement Authority of the Red
 4 Bull Arena Settlement Bonds. The same transaction
 5 I'll highlight briefly.
 6 Essentially, as you may recall, there
 7 was litigation between Red Bull and the Town of
 8 Harrison regarding the tax assessor's
 9 determination that Red Bull was required to pay
 10 real property taxes on its interest - it's
 11 ownership of the stadium.
 12 Back in 2006, when Red Bull's
 13 predecessor, the Town of Harrison, Harrison
 14 Redevelopment Agency, and the Improvement
 15 Authority constructed the transaction, the
 16 understanding or belief among the parties was that
 17 the facility would not be subject to real property
 18 taxation.
 19 Subsequent to that, the Town of
 20 Harrison's tax assessor, who is separate from the
 21 Town of Harrison, determined that real estate
 22 taxes, real property taxes were applicable to the
 23 stadium and levied taxes against Red Bull as a
 24 result.
 25 Red Bull filed a complaint with the tax

1 form of a general bond resolution and supplemental
 2 resolution.
 3 The structure of the bond issuance
 4 would be a taxable private placement of the bonds
 5 with a Red Bull affiliate entity. So, in short,
 6 what that means is that Red Bull would either
 7 designate or create a single purpose entity. That
 8 entity would buy the bond. And Red Bull, under
 9 the lease agreement would pay the debt service for
 10 the bonds. So in essence, Red Bull is paying its
 11 own debt service.
 12 The purpose of this structure is to
 13 provide additional security to Red Bull, in the
 14 form of leasehold mortgages and fee mortgages, and
 15 to provide Red Bull, with a position as a bond
 16 holder, with a secured interest in the stadium.
 17 Their concern throughout has always
 18 been we spent \$200 million to build the stadium
 19 and now, unanticipated by us previously, we have
 20 to convey it to another entity.
 21 So what they're seeking to do is to
 22 have as many mechanisms as possible in order to
 23 insure their ongoing interest in the stadium,
 24 their secured interest in the stadium. And these
 25 bonds, and the presentation and approval before

1 the Local Finance Board, was part of that.
 2 Another thing that they have sought to
 3 do is have as many regulatory approvals as
 4 possible in order to get any party that could
 5 potentially have a say on this to agree that this
 6 transaction is sound.
 7 The County Executive has executed a
 8 Pre-Approval Certificate authorizing this body to
 9 adopt the bond resolutions. The Local Finance
 10 Board today rendered positive findings in favor of
 11 this transaction. And the County Board of Chosen
 12 Freeholders, at their caucus meeting today, heard
 13 a Section 56 resolution, an approving resolution,
 14 related to the transaction and indicated their
 15 approval of it.
 16 That's essentially the transaction.
 17 We would look to close sometime around
 18 the middle of December.
 19 CHAIRMAN PESTANA: Thank you, Bakari.
 20 Norman.
 21 MR. GUERRA: Do you want me to read 11
 22 into the record and you can vote on both
 23 resolutions?
 24 CHAIRMAN PESTANA: Yes.
 25 MR. GUERRA: Item 11, Supplement

1 COMMISSIONER DUBLIN: Yes.
 2 MS. LOZANO: Commissioner Gallo.
 3 COMMISSIONER GALLO: Yes.
 4 MS. LOZANO: Commissioner Lorenzo.
 5 COMMISSIONER LORENZO: Yes.
 6 MS. LOZANO: Chairman Pestana.
 7 CHAIRMAN PESTANA: Yes.
 8 MS. LOZANO: Resolution 11-2016-10 and
 9 11-2016-11 passes in the affirmative by five board
 10 members voting yes, four not present.
 11 MR. GUERRA: Mary-Ellen, do you have
 12 anything on the recycling or Jay, on the TMA?
 13 MR. DeDOMENICO: No.
 14 MS. GILPIN: No.
 15 MR. GUERRA: Mr. Chairman, that's all
 16 we have for this evening.
 17 CHAIRMAN PESTANA: Okay. So seeing
 18 nothing else could I have a motion to adjourn the
 19 meeting.
 20 COMMISSIONER LORENZO: Motion.
 21 CHAIRMAN PESTANA: Motion by
 22 Commissioner Lorenzo.
 23 COMMISSIONER DUBLIN: Second.
 24 CHAIRMAN PESTANA: Second by
 25 Commissioner Dublin.

1 Resolution 11-2016-11 authorizing the issuance of
 2 not to exceed \$2 million Red Bull Settlement
 3 Bonds, Series 2016, of the Hudson County
 4 Improvement Authority and determining various
 5 other matters in connection therewith.
 6 So you want to call for a motion on
 7 both resolutions, items 10 and 11.
 8 CHAIRMAN PESTANA: Are there any
 9 questions or motions on Resolutions 10 and 11?
 10 (No response)
 11 CHAIRMAN PESTANA: Hearing none.
 12 Any motions?
 13 COMMISSIONER LORENZO: Motion.
 14 CHAIRMAN PESTANA: Motion by
 15 Commissioner Lorenzo.
 16 COMMISSIONER GALLO: Second.
 17 CHAIRMAN PESTANA: This is for 10 and
 18 11.
 19 MR. GUERRA: Yes.
 20 CHAIRMAN PESTANA: Seconded by
 21 Commissioner Gallo.
 22 This is on Resolutions 10 and 11.
 23 MS. LOZANO: Commissioner Bado.
 24 COMMISSIONER BADO: Yes.
 25 MS. LOZANO: Commissioner Dublin.

1 All in favor.
 2 COMMISSIONER BADO: Aye.
 3 COMMISSIONER DUBLIN: Aye.
 4 COMMISSIONER GALLO: Aye.
 5 COMMISSIONER LORENZO: Aye.
 6 CHAIRMAN PESTANA: Aye.
 7 Thank you.
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 9 (The meeting concludes at 6:00)
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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: November 11, 2016