HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, SEPTEMBER 14, 2016
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:37 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN
STEPHEN J. GALLO, TREASURER
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER (NOT PRESENT)
JOHN PENEDA, COMMISSIONER
NICHOLAS GOLDSACK, COMMISSIONER (NOT PRESENT)
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:

ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JAMES POLICASTRO, HCIA
TED DOMURACKI, MAST CONSTRUCTION
JAY DeDOMENICO, TMA
JEFF LANIGAN

CHAIRMAN PESTANA: Here.
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 the first of the new regularly scheduled board meetings. Notice of the new meeting schedule was forwarded to the Jersey Journal and to the Star-Ledger for publication in those respective newspapers on August 1st, 2016.
Notice was also forwarded to the Clerk of the County of Hudson, the Clerk of the Hudson County Board of Freeholders for publication on their bulletin boards. Notice was also posted on the bulletin board outside of this meeting room and on the Authority's website.
All of these notices are in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you.
Do we have a motion for approval of the minutes from the previous meeting.
COMMISSIONER DORAN: Motion.
CHAIRMAN PESTANA: Motion by Commissioner Doran.

CHAIRMAN PESTANA: I would like to call the meeting to order.
Please stand for the Pledge of Allegiance.
(At this time the Pledge of Allegiance is recited.)
CHAIRMAN PESTANA: Carmen, call the roll please.
MS. LOZANO: Commissioner Bado. Not present.
Commissioner Doran.
COMMISSIONER DORAN: Here.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Here.
MS. LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Here.
MS. LOZANO: Commissioner Goldsack.
Not present.
Commissioner Lorenzo.
COMMISSIONER LORENZO: Here.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Here.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Here.
MS. LOZANO: Chairman Pestana.

COMMISSIONER GALLO: Second.
CHAIRMAN PESTANA: And second by Commissioner Gallo.
MS LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: I abstain.
MS LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS LOZANO: The minutes of the July 27th, 2016 meeting passes in the affirmative by six board members voting yes, one abstention, two not present.
CHAIRMAN PESTANA: At this time we would take comments from the public on anything pertaining to the agenda.
(No response)
CHAIRMAN PESTANA: Seeing none the
public portion is now closed.

Norman.

MR. GUERRA: Item four, Resolution
9-2016-4 of the Hudson County Improvement
Authority ratifying payment of certain costs and
expenses of the Authority for the month of
August 2016.

CHAIRMAN PESTANA: Is there a motion?
COMMISSIONER DUBLIN: Motion.
CHAIRMAN PESTANA: Is there a second?
COMMISSIONER DORAN: Second.
CHAIRMAN PESTANA: Motion by
Commissioner Dublin and seconded by Commissioner
Doran.

MS LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Yes.
MS LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Resolution 9-2016-4 passes
in the affirmative by seven board members voting
yes, two not present.

MR. GUERRA: Item five is Resolution
9-2016-5 of the Hudson County Improvement
Authority authorizing payment of certain costs and
expenses of the Authority for the month of
September 2016.

CHAIRMAN PESTANA: Is there a motion?
COMMISSIONER GALLO: Moved.
CHAIRMAN PESTANA: Is there a second?
COMMISSIONER PENEDA: I'll second it.
CHAIRMAN PESTANA: Motion by
Commissioner Gallo and seconded by Commissioner
Peneda.

MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Yes.

A perfect example, and it was right
after that meeting, July 1st we get the annual
site remediation fee from the DEP and the drop
dead date was like August 30th. So in the
meantime what happened with this particular case
Beazer paid for it and then we shared the costs
with Beazer.

So what we’re proposing, a little
different than what I guess you guys talked about
at your last meeting, is that this would be done
in consultation with the Chairman and a member of
the Finance Committee whereby myself or Kurt would
contact both commissioners, explain to them what
it is, provide the supporting documentation, and
then once they approve it, again when the check is
cut it is signed by a commissioner and either
myself or Kurt, and then at your following board
meeting that bill, that invoice, will be on the
bill list and it will be ratified by the full
board. So pretty much that’s what it’s for. It’s
for those time sensitive filings.

And again, we had discussed it with
Commissioner Doran and Commissioner Pestana when
we had that phone meeting last week.

CHAIRMAN PESTANA: Does anyone have any
COMMISSIONER LORENZO: Is there a total amount?

MR. GUERRA: There is no total amount.

Again, Frank, it's going to be like we get an invoice from the DEP saying we need $4,200 for doing a project like the school or we're going to be doing of the foot of Duncan Avenue. That's actually a waterfront permit. That's actually on your list. But there are deadlines for that before they issue the permits. So it's pretty much for that. I mean occasionally there might be something else, but very rarely. Most of the time it has to do with the State Treasury.

COMMISSIONER LORENZO: Thank you.

CHAIRMAN PESTANA: Commissioner Doran and I have spoken to them about it last week and we tidied it up a little bit. We're comfortable doing it this way.

COMMISSIONER LORENZO: All right.

Thank you.

CHAIRMAN PESTANA: Are there any other questions?

(No response)

CHAIRMAN PESTANA: Are there any motions?

COMMISSIONER LORENZO: Motion.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Motion by Commissioner Lorenzo and seconded by Commissioner Doran.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Aye.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Aye.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 9-2016-6 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Item seven, Resolution 9-2016-7 of the Hudson County Improvement Authority authorizing a contract for social media and website content development with Hoboken Strategy Group.

The resolution that was handed out this evening is the resolution that I'm going to talk about now.

In the past we had developed a website. We have a website, which is currently being reconfigured. We were doing that internally.

We have also developed a Facebook page and Twitter account, which really hasn't been maintained to its full potential.

Our attempt is to venture into this social media world, which is a little challenging in doing that.

As you know, we advertise in numerous areas such as Our Seasons. We do brochures, whether for the environmental program or, if we want to promote the golf course or the tennis programs, it's pretty much fliers and our newsletter.

We met with Hoboken Strategies to discuss their social media services and how could we effectively communicate with the municipalities in the county. As a result of those discussions they did prepare a proposal.

The initial costs to get everything up and running, including finishing our website and implementation of an advertising campaign through Facebook, Twitter and Instagram, the total cost per month is $4,375. And with what we're proposing this takes us up to the end of the year. And come January we'll be able to evaluate it. We go through our process, I believe in January or February, to retain the various professional services, and at that time we can make a decision if we want to continue to proceed or let them at least maintain it.

So it's our recommendation that we accept this proposal and it's just for a four-month period.

COMMISSIONER DUBLIN: I mean you said --

MR. GUERRA: I'm learning. I don't do Twitter, I don't do Instagram.

They have done some other work for the County with a couple of different programs that the County has and a couple of the municipalities. I think they are doing something, Jeff, with Jersey City, and I forget what it's called, but
that is the world we live in today. It seems like
the quickest way to get a message out there is
with social media.
I'm sorry, Jeff.
COMMISSIONER DUBLIN: You said this is
an experienced group. Do it for other
municipalities in the county?
MR. GUERRA: Yes. They are doing
something for the county and they are doing
something with -- was it Jersey City Kurt? Do you
remember?
MR. CHERRY: Yes.
MR. GUERRA: I have it inside. I
forget the name.
MR. CHERRY: Jersey City Now or --
MR. GUERRA: Or Jersey City First.
It's something like that. They are doing that.
And they are doing a couple for the county and
they are working with Bill O'Rosa's group in Union
County also. And some of this they are going to
tie into --
COMMISSIONER MARTINETTI: Union City.
MR. GUERRA: I'm hanging out there too
much.
MR. NETCHERT: It is Jersey City Now,

advertising campaign of all of these programs. As
you know, with the environmental programs between
the shredding, recycling, the compost bins,
household hazardous waste, all that, we're
currently putting out there that whole calendar
of events, it will all be done through Twitter,
Instagram and Facebook.
COMMISSIONER DORAN: Okay.
MR. GUERRA: So I think it's worth
trying. And if we see it's not that effective, we
won't renew it.
CHAIRMAN PESTANA: Are there any other
questions?
(No response)
CHAIRMAN PESTANA: Are there any
motions?
COMMISSIONER GALLO: I'll move it.
CHAIRMAN PESTANA: Motion by
Commissioner Gallo.
COMMISSIONER LORENZO: Second.
CHAIRMAN PESTANA: Second by
Commissioner Lorenzo.
MS. LOZANO: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS. LOZANO: Commissioner Dublin.

Union City First.
COMMISSIONER DORAN: The price of that,
is that the initial stuff getting it up and going?
MR. GUERRA: Yes, because we need help
actually finishing our website. They're going to
do some of the writing for us and putting all of
this in play. When we renew this it should just
be a matter of maintaining it.
COMMISSIONER DORAN: Okay.
MR. GUERRA: So I think the costs now,
which we discussed with them, is most of the work
to get it all up and running.
And then after the four months it
should be up, it should be running, all the
writing should be done.
We started, like I said, to reconfigure
the website, but there is a lot of writing for all
these different programs that we're doing. And at
times Mary-Ellen would take a shot, Kurt and
myself, and then we get s detracted, and it just
never gets done. So they are going to come in, do
that, work on the Facebook that we have, the
Twitter and the Instagram.
COMMISSIONER DORAN: Okay.
MR. GUERRA: And it includes this

COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Gallo.
COMMISSIONER GALLO: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 9-2016-7 passes
in the affirmative by seven board members voting
yes, two not present.
MR. GUERRA: Chairman, I'm asking that
we jump down to nine. Eight is the audit. The
gentleman from Donohue Gironda & Doria's firm
should be here any minute. They are probably tied
up.
MR. CHERRY: He's not going to make
it --
MR. GUERRA: Oh, he's not going to make
it?
MR. CHERRY: -- so I'll take care of
it.
MR. GUERRA: Ch, okay. Sorry. I thought he was on his way.
I'm going to read the resolution in and then we'll refer to Kurt.
Resolution 9-2016-8 of the Hudson County Improvement Authority accepting the calendar year audit for the period ended December 31st, 2015 prepared by Donohue, Gironda, Doria & Tompkins in accordance with the provisions of N.J.S.A. 40A:5A-15 and N.J.S.A. 40A:5A-17.
Kurt, if you want to just try to summarize the audit.
MR. CHERRY: Sure.
I wish he was here so that he could say all of these nice things about me, but I'll keep it to a minimum.
COMMISSIONER MARTINETTI: That's why he's not here.
MR. CHERRY: Maybe.
As far as the financial results for the year we ended up with a net change, a change of net position or income of $7 million. So definitely it's going the right way. And I always wish it could be more, but I'm happy with that. So that's, from a financial activity standpoint,

the end result is this report.
If there are any questions I'll take them at this time.
CHAIRMAN PESTANA: I assume we're going to talk about the pension in item eleven?
MR. GUERRA: Yeah, but that's a different item.
CHAIRMAN PESTANA: How are we making up that $9 million?
MR. CHERRY: We just charge it to operations and we -- it's a non-cash charge for us, so it's not really money out of the pocket. But from an income statement standpoint it's something that gets recognized.
COMMISSIONER DORAN: What was the problem, Kurt?
MR. CHERRY: What problem?
COMMISSIONER DORAN: What was the problem with the pension?
MR. CHERRY: The Governmental Accounting Standards Board came out with a statement and said that each participant with the State Pension System has to realize their portion of the liability.
The liability is a result that goes

where we're at.
There is no corrective action plan because there is no comments or recommendations again this year.
The only other thing that has really changed from a financial standpoint is that we're now required to pick up our share of pension liability. That's a portion of the State Pension System for PERS. And that ended up being a charge to us for $9 million. So we're totally compliant with the GASB Statement 68, which is the governmental accounting standards for Statement 68.
The accounting industry is self-regulating and they come up with a lot of what they feel are enhancements to reporting to make sure that we're comparative with other entities like us. So that's the long and short of it.
Jim Policastro here had a lot to do with the audit, Joe and Amina, and auditors have questions and sometimes they can't find things.
So that's where the entire Finance Department comes in and we make sure that they find what they need to find, we answer their questions. And so back to Governor Whitman. And at the time what she did was she said okay, no one had to make pension contributions and we were going to cut your State aid for municipalities at the same time. And also the bargaining units that they deal with were up in arms about it, and they said okay. To keep them quiet you don't have to make the contribution to the pension. So that's what started it. What that ended up doing was creating a structural deficit in State budgets in succeeding years.
There was one other thing that then Governor Whitman did, and that was that she revalued the pension assets because they were on a cost basis and not a market basis. So when they increased it to the market basis, it added value to the pension fund, and so it was actually overfunded at that point. And so having done that, what it did was it created a structural deficit. So no other governor was ever able actually make the pension contribution without impacting the State Budget and the amount of taxes that would have to be raised to support that budget. And it went all the way up through our present governor, who has made contributions, but
not the amount that is required for the pension.
So the can has been kicked down the road.
This is where we find ourselves today
with over an $80 billion deficit in the pension
fund. So we went from an overfunded pension back
in the Whitman years to one that has over $80
billion of deficit today.
So what they’re saying is that the
account, in order to reflect our true financial
picture, they want us to reflect the amount of
pension liability that is attributable to the
Improvement Authority. And that’s for all
that’s going to be for the schools, that’s going
to be for all of the municipalities. They are
going to be implementing that.
COMMISSIONER DORAN: Is it something
that you have to pay or is that something that you
just have to calculate as part of your --
MR. CHERRY: One would think you would
have to pay for it at some point.
Now I said it is going to affect
everybody. I’m not really sure how the State is
going to handle that because municipalities, and
not as much, the school districts to some
extent do not report on true GAAP, or generally
accepted accounting principles, and they use what
- they just changed the term on it, but it used to
be called an other comprehensive basis of the
County. I’m not sure what they call it now, but
it’s called something else. What it is is that
the State has come up with their own accounting
system, so they are not what they call true GAAP.
We are true GAAP here.
I’m sure at a minimum what’s going to
happen is there is going to have to be additional
disclosure in the notes that a financial statement
would say okay, we didn’t put it on a balance
sheet, but our share of the deficit is $9 million.
So that’s the whole issue with the
pension right now. Somebody has to pay it at some
point.
COMMISSIONER DORAN: Right.
MR. CHERRY: And the question is who is
responsible for it. And I guess there is some
responsibility from us as a local participant,
there is probably some State responsibility for
it.
I mean I think the Pension System was
called a pay as you go system, which means that as
retirees they would bill us based on retirees and
there would be a contribution.
Surprisingly enough we paid over
$400,000 for pensions during the 2015 fiscal year.
They actually said our liability was $700,000 or
$800,000. So I’m saying to myself why - how could
we run up this deficit and then not get billed for
it, but I don’t have an answer for that.
COMMISSIONER DORAN: Thank you.
MR. GUERRA: It sounds like it could
work for the government and it could work a long
time because there would be no pension at the end
of the long tunnel.
COMMISSIONER DUBLIN: Mr. Chair.
CHAIRMAN PESTANA: Yes.
COMMISSIONER DUBLIN: I want to know
why we didn’t receive this when we got our package
so that we could go over it? So maybe in the
future we get at least a day or two just to read
it to absorb it.
MR. CHERRY: They were in my office.
I’ll take responsibility for that.
If you come up with anything in
reviewing the report you are welcome to call me.
MR. GUERRA: Kurt would be happy to sit
with you and walk you through it.
CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 9-2016-8 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Item number nine is Resolution 9-2016-9 of the Hudson County Improvement Authority authorizing an amendment to the contract for legal services with Waters, McPherson, McNeill.

As you may be aware, the firm has been representing the Authority on matters relating to New Jersey Transit, for the development of the 26 acres of Koppers, and that's part of the microgrid project. That process and the complexity of the developing of the site, including the coordination of the development activities between the Morris Company, New Jersey Transit as it relates to the infrastructure, sharing easements et cetera, has been quite challenging. However the planning and required approvals by Transit and other regulatory entities within their organization are moving along in a positive direction.

So we are seeking to increase the cap by $150,000 for the remainder of this year. The initial cap was $200,000. The total will be $350,000 as they continue to work with Transit.

They do not represent us as it relates to the Morris Company. That's a different firm. That's McManimon & Scotland.

CHAIRMAN PESTANA: Are there any questions on this?

(No response)

CHAIRMAN PESTANA: Are there any motions?

COMMISSIONER GALLO: Moved.

CHAIRMAN PESTANA: Motion by Commissioner Gallo.

Is there a second?

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Second by Commissioner Lorenzo.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.
Weehawken, West New York. So we're just joining
company with these other members. So that's
basically what this will allow us to do.

CHAIRMAN PESTANA: Thank you, Kurt.
Are there any questions?
(No response)

CHAIRMAN PESTANA: Are there any
motions?

COMMISSIONER DORAN: Motion to move
COMMISSIONER PENEDE: I'll second it.

CHAIRMAN PESTANA: Motion by
Commissioner Doran and seconded by Commissioner
Peneda.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDE: Yes.

As we went back and looked at those
records it showed, I guess, another title that had
been given to that individual at that time. The
individual had a certain title of Deputy Executive
Director and then, I guess, became Deputy
Executive Director of Planning. So we need to pay
that back.

CHAIRMAN PESTANA: Are there any
questions?

COMMISSIONER DUBLIN: So this is
affecting the pension payment?

MR. GUERRA: It affects the pension
payment, I guess, yes.

COMMISSIONER DUBLIN: Is he retired?

MR. GUERRA: Oh, yes. He retired a
while ago.

COMMISSIONER DUBLIN: So that's giving
him more dollars.

MR. GUERRA: So we have to report this
to Pension and Benefits.

CHAIRMAN PESTANA: Does anybody have
any other questions?

(No response)

CHAIRMAN PESTANA: Are there any
motions?

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 9-2016-10
passes in the affirmative by seven board members
voting yes, two not present.

MR. GUERRA: Item number eleven is
Resolution 9-2016-11 of the Hudson County
Improvement Authority acknowledging under
reporting of salary and authorizing payment of
back benefits to New Jersey State Division of
Pensions and Benefits.

We have determined that a benefit to a
former employee, who had retired, was incorrect.
It appeared that there was an oversight in the
fiscal year 2003 whereby the employee was not
given credit for a certain title change at that
time. That resulted in a change from salary of
$72,100 to $82,100. So, therefore, as a result of
this unreported income of $14,666, which we're now
required to report to the Division of Pensions and
Benefits, this resolution authorizes the payment
of the back benefits to the New Jersey Pensions
and Benefits group. This is a title change that
had taken place probably before Billy and I came,
because we came here in January of 2003.

COMMISSIONER DUBLIN: Motion.

CHAIRMAN PESTANA: Motion by
Commissioner Dublin.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Second by
Commissioner Doran.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Gallo.

COMMISSIONER GALLO: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDE: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 9-2016-11
passes in the affirmative by seven board members
voting yes, two not present.

MR. GUERRA: Item twelve is Resolution
12-2016-12 of the Hudson County Improvement
Authority recommending an amendment to the Hudson County District Solid Waste Management Plan modifying the inclusion of the Durable Recycling, LLC Class B Recycling Facility located in the City of Bayonne.

Durable Recycling has been operating a Class B facility in Bayonne at an adjacent site to the Bayonne Crossing, which is on 22nd Street near 440.

The company is seeking to redevelop the existing site into a strip mall. The town has entered into a redevelopment agreement with that company to develop the existing site and has issued a letter of support for them to move to a new site, which is known as the Bayonne Port District at 85th Street and Second Avenue.

Durable has submitted the required application for modification to our Solid Waste Management Plan for the inclusion of the new proposed location, and the application has been reviewed by our legal and engineering professionals for compliance.

The relocation and the development of the new facility requires an amendment to our Hudson County Solid Waste Management Plan.

The matter has been part of this whole process. It has been presented to the SWAC Committee. And then the next step is for this board to approve that. And then the next step is it goes to the Board of Chosen Freeholders for two public hearings. And once they approve it, then it goes down to the State, New Jersey DEP, for certification of our plan.

CHAIRMAN PESTANA: Are there any questions?

MR. GUERRA: So this is the early steps.

We have received a letter from the City of Bayonne from the Mayor supporting this application.

COMMISSIONER DUBLIN: So where is the original plan located?

MR. GUERRA: Near Bayonne Crossing on 22nd Street and 440 in Bayonne.

COMMISSIONER GALLO: It's a big pile of dirt.

MR. GUERRA: It's right by --

COMMISSIONER DUBLIN: It's near Wal-Mart?

COMMISSIONER GALLO: Yes, right there.
Waste Management Pla, they have submitted an application for a major modification to the existing plan. The modification includes bringing in state of the art technology recycling equipment, which enhances the potential end uses for that recycled glass. The modification also includes a redesign of the exterior portions of the plant. Pace has submitted and I think has been granted approval by the Jersey City Planning Division for all of the site work that they're doing. The application and major modification to the plant has been again reviewed by both our legal counsel and our engineers for compliance. The matter again was reviewed by the SWAC Committee, which is a step in this whole process.

CHAIRMAN PESTANA: Are there any questions?

MR. GUERRA: And again, after this board approves it, then it goes to the freeholders for two public hearings. So whenever there is a major modification or relocation like that the plan has to be amended to reflect that change. CHAIRMAN PESTANA: Are there any questions on this resolution?

COMMISSIONER DUBLIN: Yes. Pace right now is I guess leasing or renting space from Reliable?

MR. GUERRA: This is the one on Bishop, Jeff.

COMMISSIONER DUBLIN: The one on Garfield Avenue -

MR. GUERRA: Oh.

COMMISSIONER DUBLIN: The one on Garfield Avenue there is an issue, and we had - because they contacted - people from the block contacted our department over at our Department of Public Works, so we sent a task force, the city task force over there. There are major issues with the glass and everything that are doing over there by the turnpike off of Garfield and Bayview Avenue. And I visited the facility on several occasions. I mean they are being fined right now, Reliable, almost $300 a day until they come up with compliance because we had brought DEP down there.

MR. GUERRA: I didn't sit in on the SWAC meeting and Mary-Ellen is on vacation, so I'm not a hundred percent certain, but Pace, which was owned by Vinnie Pace for years on Bishop Street, I think they may have sold that facility to someone else that's doing this major modification and changing the system and putting in more money. So I'm not sure if, call it the new Pace on Bishop Street --

COMMISSIONER DUBLIN: Right.

MR. GUERRA: -- is the same people that operate Reliable's facility.

COMMISSIONER DUBLIN: Pace had a lot of their equipment down there when we went with the task force down there.

MR. GUERRA: Maybe a lot of the old equipment.

COMMISSIONER DUBLIN: Yeah, yeah. I mean --

MR. GUERRA: I know Jersey City they have been before, and when Mary-Ellen comes in I'll check before we go to the freeholders with this, because the freeholders, as you know from when you were a freeholder, the first question is is the town supportive of this. And I'm told the town is supportive of it. I'm told that the Planning Board did sign off on this. But I'll
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<td>COMMISSIONER DUBLIN: I have to abstain.</td>
<td>that are here. And just relate to the chimney and the turnpike as I go through the photographs of the project.</td>
<td>So this is about four weeks after we started the project, and you can still see the roadways. The trees are protected because of the bird nesting throughout the summer. So we started construction May 20th, so we're into four weeks on the project.</td>
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<td>MS. LOZANO: Commissioner Gallo.</td>
<td>COMMISSIONER GALLO: Yes.</td>
<td>The red barrier that you see is the demarcation between historic fill and the new fill that we're bringing. And later on I'll give you some benchmarks of how much dirt, how many truck loads, and how many things we brought in on the project.</td>
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<td>COMMISSIONER LORENZO: Absent.</td>
<td>MS. LOZANO: Commissioner Lorenzo.</td>
<td>So we brought in -- let me give you some -- we're having to bring in 185,000 tons of soil. That's 107,000 cubic yards. To date we brought in 50 percent of that total. We're raising the grade because the DEP requires it because of the floodplain. That's 3,000 trucks of soil so far that we have brought in on the project. Concrete, 10,500 yards; 3,000 yards of structural concrete; and over a half a million pounds of rebar.</td>
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<td>MS. LOZANO: Commissioner Martinetti.</td>
<td>COMMISSIONER MARTINETTI: Yes.</td>
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<td>MS. LOZANO: Commissioner Peneda.</td>
<td>COMMISSIONER PENEDA: Yes.</td>
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<td>MS. LOZANO: Chairman Pestana.</td>
<td>CHAIRMAN PESTANA: Yes.</td>
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<td>MS. LOZANO: Resolution 9-2016-13 passes in the affirmative with five board members voting yes, two abstentions, two not present.</td>
<td>MR. GUERRA: I had asked Ted Domuracki from Mast Construction if he could attend the meeting tonight, and this will be quick, just to give you an overview of the progress of the new school being built in Laurel Hill Park. This is the new Hudson County Schools of Technology. That's the rendering that you see up on the screen right now. Kurt, you want to help Ted with that and fire that up.</td>
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<td>MR. GUERRA:</td>
<td>MR. CHERRY: Sure.</td>
<td>So we're into two months into the project, now eight weeks.</td>
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<td>MR. GUERRA: I don't want to give it away, but the school is actually coming up out of the ground with the footings, the foundations for the - we refer to it as a plateaux for the parking deck, which is underneath, and then they build the gym on top of it.</td>
<td>MR. GUERRA: I'm going to be very brief. I just want to give you some high points of the job. To start, you approved the project and a notice to proceed was issued back on April 25th. We had a ground breaking on May 17th, just to give you a point of reference. We started construction on May 20th, just three days after the ground breaking. I have a few slides. This is the way it's set up in terms of process of building and sections of the project that I'll relate to. A year ago this was the dinosaur park just as a point of reference and just pay --</td>
<td>We are here three months into a 27-month project.</td>
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<td>MR. DOMURACKI: Good evening, commissioners.</td>
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<td>This is two weeks ago.</td>
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<td>This is last week.</td>
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<td>And I want to point to this. These are the fingers in the academies. If you look closely you can see the piles. We have installed 164 piles. All of the lean concrete that sits on top of the rock to support the footings for the foundation columns for the parking garage are in. This wall is 18 feet high and separates what call the hub from the academies. So they're going to pour the foundation footings. They have already started here. The steel will start sometime in November. Steel has been purchased. It's being fabricated on the site. We paid about a million dollars for that. There is $15 million of work in place out of the $140 million, so we're about eleven percent complete three months or thirteen weeks into the project.</td>
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<td>MR. GUERRA: Then there is that</td>
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concrete wall, Ted, on the right side that's going to wrap around the perimeter.

MR. DOMURACKI: This is the Performing Arts Center.

We have the wall that's already being built around the outside of the site.

We're raising the grade here as we speak for the parking lot, and we also have to fill the detention pond to be up out of the floodplain.

Any questions?

MR. GUERRA: So it is moving rather quickly. The contractor is doing a real good job. He's right on it. The deadline for completion is June 2018.

MR. DOMURACKI: It is June 23rd. Final completion is August 23rd, 2018.

We have all of our departments in place, including DEP, and we have two packages of the three packages for ECA approved. The third package was just the mechanical and architectural to be submitted for approval in November. So in order to fast track the project we did the site work, then we did the foundation and structural steel, and the last package that we're in the process of completing is the design builders mechanical and architectural based on the basis of design.

What is fortunate about the project is they have not to any large degree departed from the basis of design. They are building what was intended with very few exception, and that's a good benefit, a big benefit to the schedule of the project.

MR. GUERRA: And in a couple of weeks, commissioners, if you have an interest in touring the site we can try to schedule something where we can go in our fifteen-passenger bus and pack a lunch and we can go there and we can stop at Koppers on the way back.

MR. NETCHERT: We can go to the fishing pier.

MR. GUERRA: And the fishing pier in Laurel Hill. We can bring the poles with us.

MR. GUERRA: Thank you, Ted.

COMMISSIONER PENEDA: Thank you.

MR. DOMURACKI: Thank you.

MR. GUERRA: And also in your packets are the recycling reports.

Also there is a report in there on tennis. We don't talk a lot about tennis, but the tennis programs that we run in Lincoln Park and in Braddock Park, Jack Waltz manages that, and we're constantly getting a lot of kudos for the programs, the clinics that we run. There is a lot of people that registered at Lincoln Park and Braddock Park for tennis. They are quite active.

Of course, tennis is free. If you remember, when we first were asked to manage the tennis courts, prior to our involvement it was always a free for all where people would just tie up courts, give lessons all day long. And since we went in and developed the plan we have the one hour rule where it is really fair to the community. And the community is very happy in both Lincoln Park and up in Braddock Park. So I put that in there so that you could take a look at it when you have a chance.

Other than that, Chairman, I have nothing else.

CHAIRMAN PESTANA: If there is nothing else could we have a motion to adjourn.

COMMISSIONER DORAN: Motion to adjourn.

CHAIRMAN PESTANA: Motion by Commissioner Doran.

COMMISSIONER GALLO: Second by Commissioner Gallo.

CHAIRMAN PESTANA: Second by Commissioner Gallo.

CHAIRMAN PESTANA: All in favor.

COMMISSIONER DORAN: Aye.

COMMISSIONER DUBLIN: Aye.

COMMISSIONER GALLO: Aye.

COMMISSIONER LORENZO: Aye.

COMMISSIONER MARTINETTI: Aye.

COMMISSIONER PENEDA: Aye.

CHAIRMAN PESTANA: Aye.

(Whereupon the meeting is concluded at 6:22 pm)
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: September 15, 2016