HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, DECEMBER 14, 2017
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
NICHOLAS GOLDSACK, TREASURER
FRANK LORENZO, SECRETARY
FRED M. BADO, COMMISSIONER
BRIAN DELABELLA, COMMISSIONER
JEFFREY DUBLIN, COMMISSIONER (NOT PRESENT)
MARTIN T. MARTINETTI, COMMISSIONER
JOHN PENEDA, COMMISSIONER (NOT PRESENT)

APPEARANCES:

NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
KURT CHERRY, EXECUTIVE DIRECTOR/CFO
WILLIAM J. NETCHERT, ESQ. GENERAL COUNSEL
CARMEN LOZANO, SENIOR EXECUTIVE ASSISTANT
ASSISTANT SECRETARY TO THE BOARD

SHARON PALMER LYNCH
CERTIFIED SHORTHAND REPORTER

R.J. O'CONNELL ASSOCIATES,
P.O. BOX 277
CEDAR GROVE, NEW JERSEY 07009
(973) 239-7252
ALSO PRESENT:

MARY-ELLEN GILPIN, HCIA
ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JAMES POLICASTRO, HCIA
MICHAEL O'CONNOR, HCIA
MICHAEL HOLLOWAY

MR. GUERRA: Mr. Chairman, at the end of the agenda we would like to go into closed session to discuss matters relating to the settlement of New Jersey Transit's taking of 20 acres of a section of the Koppers site. So we'll go into closed session. That's the last item. We will have the closed session for the record and then we'll take a vote on the resolution.

Also for the record, commissioners, in view of our inability to have the proper recording devices we're doing the best we can. So when each of you speak if you would identify by name who it is that is speaking so that the court reporter, who is listening to the tape, doesn't have to memorize each of your voices and she knows who is speaking.

CHAIRMAN PESTANA: Are we in compliance with the Sunshine law, Mr. Netchert?

MR. NETCHERT: Notice of tonight's meeting was forwarded to both the Jersey Journal and the Star-Ledger for publication in their respective newspapers on February 24th, 2017. Notice was also forwarded to the Clerk of the County of Hudson, the Clerk of the Hudson County Board of Freeholders for posting on their respective bulletin boards. Notice was also posted on the Authority's website.

These notices are all 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 for the October 11th meeting?

COMMISSIONER DORAN: Motion.

CHAIRMAN PESTANA: Do we have a second?

COMMISSIONER GOLDSACK: Second.

CHAIRMAN PESTANA: Motion by Commissioner Doran, second by Commissioner Goldsack.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Abstain.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

CHAIRMAN PESTANA: I'll call the meeting to order. Please rise to salute the flag. (The Pledge of Allegiance is recited.)

CHAIRMAN PESTANA: Roll call.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Present.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Present.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: Present.

MS. LOZANO: Commissioner Dublin. Not present.

Commissioner Goldsack.

COMMISSIONER GOLDSACK: Present.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Present.

MS. LOZANO: Commissioner Marinetti.

COMMISSIONER MARTINETTI: Here.

MS. LOZANO: Commissioner Peneda. Not present.

Chairman Pestana.

CHAIRMAN PESTANA: Here.

MS. LOZANO: We have a quorum with seven board members present, two not present.
December 2017.

CHAIRMAN PESTANA: Do we have a motion to pay the bills?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

Is there a second?

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Second by Commissioner Lorenzo.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELBELLA: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: 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 Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 12-2017-4 passes in the affirmative.

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

Resolution 12-2007-5 passes in the affirmative, as amended, with seven board members voting yes, two not present.

MR. GUERRA: Chairman, item number six.

I’ll read the caption of the resolution and then I’ll read the contractors into the record, and then vote on all of them as one. I’ll read them all.

CHAIRMAN PESTANA: Yes.

MR. GUERRA: Item six, Resolution 12-2017-6 of the Hudson County Improvement Authority authorizing Professional Services Contracts.

Law office of Karen R. Boylan, special counsel on enforcement matters.

Calu Consulting, LLC., parking facility consultants for our parking matters.

Chiesa, Shahinian & Giantomasi, PC, legal counsel.

DeCotiis, Fitzpatrick, Cole & Giblin, special counsel.

Desman Design Management, design management services relating to parking structures.

Donohue, Gironda & Doria, our auditors.

Greener by Design, our energy consultant.

Hoboken Strategy Group, social media consultant.

Mast Construction Services, construction management.

MBI Gluc-Shaw, consultant/lobbying services.

McManimon, Scotland & Baumann, special counsel on redevelopment matters.

McManimon, Scotland & Baumann, bond counsel.

MHI M Tech Group, computer software.

Mott McDonald, engineers.

Netchert, Dineen & Hillman, special counsel to the Authority.

Noble Systems, website design and maintenance

NNW Financial Group, financial advisors.

Paulus, Sokolowski & Sartor, engineers.

The law offices of Mateo Perez, special counsel on enforcement.
RSC Architects, working on the Casino in the Park project.
Spire Group, LLC, the pooled loan administrators.
Starr, Gem, Davison & Rubin, special counsel
Vision Media Marketing Group, Inc., public relations.
The Law Offices of Kathleen Walrod, special counsel on enforcement matters.
Waters, McPherson, McNell, PC, special counsel on the redevelopment matters.
Are there any questions?
COMMISSIONER DORAN: These are our normal appointments?
MR. GUERRA: These are the normal appointments, and there is another list of them that we will go into that we qualify. Now there are some on here that are currently under contract and --
MR. NETCHERT: Do you want to do the short version of it or do we pledge to all?
CHAIRMAN PESTANA: We can either do it --
COMMISSIONER DORAN: Are these the ones that we do at the reorganization meeting? It's funny that it's A to Z and there are 26. Usually we do those once a year at the --
MR. NETCHERT: At the December meeting. We don't do it at the reorganization.
COMMISSIONER DORAN: Okay.
MR. NETCHERT: So the answer is yes and the answer is no, not at the reorganization meeting, at the December meeting.
COMMISSIONER DORAN: Okay.
MR. NETCHERT: So the answer is yes and the answer is no, not the reorganization meeting, the December meeting, because they all expire in December.
COMMISSIONER DORAN: Okay.
MR. GUERRA: What is not on here is Terracon, who is currently under contract to do work on the school project and review, and Remington Vernick, also under contract for the school project. And that contract ends when the school is done, and that's going to be.
MR. NETCHERT: It expires in December.
MR. GUERRA: I know what is not on here
Hudson County Improvement Authority determining
the firm of CME Associates as qualified consulting
engineers.

Item ten, Resolution 12-2017-10 of the
Hudson County Improvement Authority determining
the firm of Cumming Construction Management, Inc.
as qualified construction manager/owner
representatives.

Item eleven, Resolution 12-2017-11 of the
Hudson County Improvement Authority
determining the firm of DeCotis, Fitzpatrick,
Cole & Giblin, LLP as qualified bond counsel.

Item twelve, Resolution 12-2017-12 of the
Hudson County Improvement Authority
determining the firm of Engenuity Infrastructure
as qualified consulting engineers.

Item thirteen, Resolution 12-2017-13 of the
Hudson County Improvement Authority
determining the firm of KS Engineers, PC as
qualified construction manager/owner representative.

Item fourteen, Resolution 12-2017-14 of the
Hudson County Improvement Authority
determining the firm of Remington & Vernick,
Engineers, Inc., as qualified consulting

Commissioner Dellabella.

MS. LOZANO: Resolution 12-2017-7 through 12-2017-15 -- I'm sorry I didn't take a vote.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: 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 Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 12-2017-7 through 12-2017-15 passes in the affirmative by
seven board members voting yes, two not present.

MR. GUERRA: Item number 16 is
Resolution 12-2017-16 of the Hudson County
Improvement Authority authorizing execution of a
lease agreement with the County of Hudson

Engineers.

Item fifteen, Resolution 12-2017-15 of the
Hudson County Improvement Authority
determining the firm of Terracon Consultants as
qualified consulting engineers.

Commissioners, these are for our RFQ process, and these are firms that have responded
and were qualified to do the work that had to be
done. The Authority has done no work with them at
this point, but by qualifying them now, in the
event we need their services during the year, we
don't have to go out and do the process at that
time.

CHAIRMAN PESTANA: Does anybody have
any questions on any of these?

(No response)

CHAIRMAN PESTANA: Hearing none.

Do we have a motion?

COMMISSIONER DORAN: I'll make a
motion.

CHAIRMAN PESTANA: Motion by
Commissioner Doran on seven through fifteen.

Is there a second?

COMMISSIONER DELABELLA: Second.

CHAIRMAN PESTANA: Second by

Regarding the operation, maintenance and repair of
the Casino-in-the-Park located in Jersey City, New
Jersey.

As you know, we had the task of
implementing a process to procure a restaurant
operator for the Casino-In-The-Park.

Since then we commissioned a condition
for it which outlines the existing building
conditions such as structure, the HVAC systems,
electrical, et cetera.

We also issued a request for interest
whereby restaurant operators would have had an
opportunity to respond and offer their input as it
relates to the County's vision for the facility.

Although no one submitted, it is still the
County's belief, and our belief, that there are
restaurant owners who are interested in developing
the facility.

We have drafted the request for
proposals, which we have advertised for the second
week of January.

The County has authorized the execution
of a lease agreement with the Authority regarding
the operation, maintenance and repair. The term
of the lease is not to exceed 30 years. It
requires us to enter into a sublease agreement
with the operator, again up to 30 years. And the
lease with the operator will commence after the
improvements are made.
The County is also selecting a review
committee which will consist of one member of this
Authority, an administration official, a member of
the County Law Department, and I believe a
community member. That selection has not been put
in place yet.
So what they're asking us now is to
enter into the lease.
MS. LOZANO: Does anybody have any
questions?
COMMISSIONER GOLDSACK: Mr. Chairman.
CHAIRMAN PESTANA: Yes.
COMMISSIONER GOLDSACK: What is our
liability, if any, entering into a lease
agreement.
MR. GUERRA: With the County.
COMMISSIONER GOLDSACK: Yes.
MR. GUERRA: We own it. We're going to
sublease the facilities. In terms of the County,
I'm sure there is some indemnification. I don't
think it will be --

MR. NETCHERT: Liability.
COMMISSIONER GOLDSACK: The restaurant,
specifically the restaurant itself. I mean the
fact that we're basically going to be operating
that.
MR. GUERRA: No, we're not.
COMMISSIONER GOLDSACK: We will be
leasing it.
MR. GUERRA: We will be subleasing it.
And then I would assume that's their only
endeavor. That would go on the restauranteur.
That's the way it is intended to work.
MR. NETCHERT: The County would prefer
not to do this. They prefer for us to do it,
first off I will tell you, because we do it better
than they can do it. Secondly, because we can do
things that the County can't do. Local liability,
things like that, require some things to be done
differently than we are requesting to do things.
That's the County Improvement Authority. New
Jersey Improvement Authorities grant budget
(indiscernible) in Improvement Authorities do
things.
So basically what the County is saying
is we're going to lease you this property and we
want you to determine the lease. We want you
to incorporate those same terms with that lease
into whoever you choose. You choose them.
As Norman pointed out, we will choose
it by taking a vote that says we approve whoever
it is. But we're not going to select whoever it
is.
As Norman pointed out, there is a
selection committee going to be appointed, only
one of whom is going to be a representative of the
Authority, one representative of the County
Executive, and one from the County Law Department.
We don't know for certain how many there will be.
Perhaps one from the County Parks Department and
one community member, possibly one being a Board
of Freeholders member. The committee will still
determine, and we'll let you know who the
committee is, but it's we're not picking the
committee. So in terms of who makes the
selection there is no liability on us for what
they give us.
I assume you mean liability for if a
guy sets the place on fire, what happens if
somebody breaks their leg on the way out.
COMMISSIONER GOLDSACK: Correct.
COMMISSIONER BADO: Do we pay rent to the County?
MR. NETCHERT: We pay the net payment that we receive from the County.
COMMISSIONER BADO: During this interim period as you go out to bid and a period of selecting someone, is there a payment to the County?
MR. NETCHERT: By us?
COMMISSIONER BADO: Yes.
MR. NETCHERT: No, but they have somebody in there operating right now.
COMMISSIONER BADO: But also during this interim period we will have fire insurance and liability insurance to protect us during the period of time?
MR. NETCHERT: The property itself is going to be -- it is county owned property. We will not own the property. We will get a lease of the property and then we're going to lease it to whoever does it.
MR. O'CONNOR: We won't, as the Authority, occupy the facility. And the term of the lease, the term of the lease, which could be up to 30 years for the sublease, that won't start -- we won't start the lease -- our lease with the County will not take effect until we actually, the Authority, actually enters into a sublease. They will be coterminous --
A VOICE: Exist.
MR. O'CONNOR: Exist. Exactly.
MR. NETCHERT: That's what we hope and believe will be the case, that the lease may be signed tomorrow, but will not become effective until we have carried out our responsibility in finding an operator to operate it, at which point both leases will become effective.
MR. O'CONNOR: That's correct, and that's in the terms of the lease that's been drafted.
CHAIRMAN PESTANA: Are there any questions?
Hearing none.
CHAIRMAN PESTANA: Are there any motions?
COMMISSIONER GOLDSACK: I'll make a motion.
CHAIRMAN PESTANA: Motion by
Commissioner Goldsack.

Is there a second?

COMMISSIONER DELLABELLA: Second by Commissioner Dellabela.

Commissioner Dellabela.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: 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 Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 12-2017-16

passes in the affirmative by seven board members

voting yes, two not present.

MR. GUERRA: Item number 17 is tabled

for this evening.

Item 18 is Resolution 12-2017-18 of the

Authority authorizing the Chief Executive Officer,

Hudson County Improvement Authority authorizing a

contract for professional appraisal services and

related consulting services with Stack, Coolahan &

Stack, LLC.

We’re seeking to retain the services as

it relates to the acquisition of properties that

may be needed to advance our efforts in developing

the infrastructure required of the development of

not only the entire – not only Koppers, but the

total peninsula for the Koppers Seaboard site.

The cost for the appraisal services is

not to exceed $30,000. We sort of identified a

number of properties required to put the roadway

in, required to put all of the infrastructure

relating to the site.

This just gives authorization to enter

into the contract. So we’re ready to start doing

that to hit the ground running.

CHAIRMAN PESTANA: Are there any

questions?

(No response)

CHAIRMAN PESTANA: Are there any

motions?

COMMISSIONER DORAN: I’ll make a

motion.

CHAIRMAN PESTANA: Motion by

Commissioner Doran.

COMMISSIONER GOLDSACK: I’ll second it.

CHAIRMAN PESTANA: Second by

Commissioner Goldsack.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: 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 Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 12-2017-13

passes in the affirmative by seven board members

vote willing yes, two not present.

MR. GUERRA: Item 19 is Resolution

12-2017-19 of the Hudson County Improvement

or his designee, to enter into an Agreement with

IPS Group for parking related systems.

The administration has requested that

the Authority operate the surface parking lots

owned by the County which borders Hoboken Avenue,

Oakland, and Cook Street opposite the County

Administration Building.

There are approximately 140 spots, 40

of which is being assigned to jurors who are

assigned cases at no charge. For the remaining

100 spots they are looking for us to sell monthly

parking permits which will be made available to

county employees and, if there is room, the

general public.

It has been determined that the best

way for us to proceed would be to retain the

services of this parking management company who

has provided a web-based system to process monthly

permits. Our parking consultant, Calu, has

identified the IPS Group who specializes in

parking systems and has developed this online

web-based service.

Monthly permits can be applied for

online. They will obtain a permit with a credit

card. The IPS group will serve as the merchant of
record and process all transactions. There is a
one time initial setup fee in the amount of
$4,000. There is a $3 transaction fee per monthly
permit. And there is a $2.00 or 3 percent credit
card fee which would be charged to the public.
After expenses the County has agreed or the County
Administrator has agreed that we would split the
revenues 50/50. The unknown at this time for the
County is what this counter offers County
employees.

We're not ready to do this yet, but it
could happen between now and our next board
meeting. So we're just seeking authorization in the
event the County does ask us to proceed, and
we have had a number of requests from the County
on this, we will be in a position to start.

CHAIRMAN PESTANA: I don't think that one is in our package.

MR. GUERRA: There are three add-ons.
MR. NETCHERT: Oh, I'm sorry.
MR. GUERRA: You should all have three.

CHAIRMAN PESTANA: We have 20, --

(Indiscernible due to multiple
simultaneous voices.)

MR. GUERRA: We also talked about daily

parkers which would require an aid station, but
the County is confident with all the court workers
that they will have 100 spots.

MR. NETCHERT: Recently we didn't have
the resolution, but we only had the caption as we
knew it was going to be called, but we didn’t know
what it was going to say when we sent the packet
out.

MR. GUERRA: We were still working on
it.

CHAIRMAN PESTANA: Okay.

MR. GUERRA: I' l tell you what we
could do. It is pretty much what I said. Why
don't we send it to you tomorrow and then maybe we
can do a phone vote.

MR. NETCHERT: Well, it's $4,000 plus
the fee.

MR. GUERRA: It's 4,000 plus the fees.
I mean if you want to do that. You don't have to.

COMMISSIONER DORAN: What happened to
the resolution?

MR. NETCHERT: The resolution is here
if you would like to see it.

MR. GUERRA: She said she doesn't have
it, but I know you had it here. Do you want to

wait for it --

COMMISSIONER DORAN: No.
MR. GUERRA: -- and get a call
tomorrow. Everything I said is --

COMMISSIONER DORAN: Can we approve
everything based on the prices that you mentioned?

MR. NETCHERT: First off, you have
authority to do whatever you want to do up to a
certain amount any way up to $4,000.

MR. GUERRA: The initial cost is 4,000.
The other fee is just a percentage of, like I said
2 or $3 for the processing fee.

Do you want to vote tonight?

CHAIRMAN PESTANA: Yes.

Do we have a motion?

COMMISSIONER DELLELLA: I'll make a
motion to approve it in the amount for the price
said.

CHAIRMAN PESTANA: Motion by
Commissioner Dellabella.

COMMISSIONER DORAN: Second.
CHAIRMAN PESTANA: Second by
Commissioner Doran.

Carmen stepped out.

MR. GUERRA: Why don't we have Kurt, so

our battery doesn't go dead, touch upon the
budget.

MR. NETCHERT: I can do it for Carmen.

What was the resolution? Who made the
resolution?

COMMISSIONER DELLELLA: I made the
motion, Dellabella and it was seconded by Doran.

MR. NETCHERT: Okay. On resolution
12-2017-19, Oh, we need a vote first.

MR. GUERRA: On Resolution
12-2017-19

CHAIRMAN PESTANA: Mr. Netchert can
call for the vote please

MR. NETCHERT: Vote on Resolution

MR. GUERRA: Of the Hudson County
Improvement Authority authorizing the Chief
Executive Officer, or his designee, to enter into
an Agreement with IPS Group for parking related
systems.

Do we have a motion?

CHAIRMAN PESTANA: We have a motion and
we have a second. Let’s do a roll call vote.

MS. LOZANO: Wait. Who voted first?

CHAIRMAN PESTANA: Motion by
Commissioner Dellabella.

MR. NETCHERT: By Dellabella, second by Commissioner Doran.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELBELLA: Yes.

MS. LOZANO: Commissioner Doran.

COMMISSIONER DORAN: 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 Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 12-2017-19 passes in the affirmative by seven board members voting yes, two present.

MR. GUERRA: Item number 20, Resolution 12-2017-20 of the Hudson County Improvement Authority approving its Fiscal Year 2018 budget.

Kurt is with us tonight.

MR. CHERRY: Thank you. This is Kurt Cherry, your financial officer.

The budget for 2018 totals $242,064,463. This budget is a reduction from last year's budget of $265,745,111. That total increase is $19,510,048. Of that increase, the increase in debt service also corresponds with this as $18,920,336. That means that just from the operating appropriations standpoint, taking out that debt service, there is actually a reduction of this budget of $589,712. Percentage wise that's .23 percent. It's just less than a quarter of a percent of the increase. I would say this budget is virtually flat for all purposes.

The revenues that are being used in this budget have been examined for the reasonableness and determined that they are sufficient to meet the obligations from appropriations as well as for our debt service obligations, and there will be no affect on the local economy as a result of this budget.

CHAIRMAN PESTANA: Does anybody have any questions on the budget?

(No response)

CHAIRMAN PESTANA: Good job.

MR. CHERRY: Thank you.

CHAIRMAN PESTANA: Do we have a motion?

COMMISSIONER GOLDSACK: I'll make the motion.

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack, second by Commissioner Doran.

MS. LOZANO: Did we do 20 and 21?

MR. CHERRY: You know what, no, we didn't, but we can go through it if you want. It's up to you.

There is a second resolution in there, which is the budget is actually due at the State Division of Local Government Services 60 days prior to the end of the beginning of the fiscal year. We did not make that deadline this year as a result of one of the meetings that got cancelled as well as some financial information that we needed to have to complete the budget and did not have that in time. So we're asking that the Division Director actually approve the budget even though it is past the deadline to be submitted.

And the amount that it is late is 53 days.

COMMISSIONER DORAN: Do you get in trouble for that?
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<td>COMMISSIONER DELLABELLA: Yes.</td>
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<td>MS. LOZANO: Commissioner Doran.</td>
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<td>COMMISSIONER DORAN: Yes.</td>
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<td>MS. LOZANO: Commissioner Goldsack.</td>
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<td>COMMISSIONER GOLDSACK: Yes.</td>
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<td>MS. LOZANO: Commissioner Lorenzo.</td>
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<td>COMMISSIONER LORENZO: Yes.</td>
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<td>MS. LOZANO: Commissioner Martinetti.</td>
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<td>COMMISSIONER MARTINETTI: Yes.</td>
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<td>10</td>
<td>MS. LOZANO: Chairman Pestana.</td>
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<td>11</td>
<td>CHAIRMAN PESTANA: Yes.</td>
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<td>12</td>
<td>MS. LOZANO: Resolutions 12-2017-20 and 13</td>
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<tr>
<td>14</td>
<td>21 pass in the affirmative by seven board members voting yes, two not present.</td>
</tr>
<tr>
<td>15</td>
<td>MR. GUERRA: I know that Liz just circulated the resolution having to do with the parking. There is an attachment, which again is that fee schedule that I referred to. Liz is coming in with it now so you'll have it.</td>
</tr>
<tr>
<td>16</td>
<td>There is two items up there that we're still under review with them. It's not really two, it's really one. And the resolution stated that we're still working out some things with that.</td>
</tr>
<tr>
<td>17</td>
<td>The next item on the agenda --</td>
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<td>18</td>
<td>MS. LOZANO:</td>
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<td>19</td>
<td>COMMISSIONER GOLDSACK: Second.</td>
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<tr>
<td>20</td>
<td>COMMISSIONER DORAN: Second by</td>
</tr>
<tr>
<td>22</td>
<td>All in favor?</td>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Mary-Ellen, do you have anything on recycling?</td>
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<tr>
<td>2</td>
<td>MS. GILPIN: No.</td>
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<td>3</td>
<td>MR. GUERRA: On 22 I'll read that --</td>
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<td>4</td>
<td>I'm sorry, we will go into closed session, but I'll read it first.</td>
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<tr>
<td>5</td>
<td>There is just one more thing before we go into closed session, and I may have mentioned this a little earlier. I know that the TMA report is on here, but I want everyone to keep Jay in their prayers. Jay DeDomenico is not doing well, he has been in the hospital now for sometime, so keep him in your prayers. We'll keep you abreast as to how he's doing.</td>
</tr>
<tr>
<td>6</td>
<td>Resolution 12-2017-22 of the Hudson County Improvement Authority approving Settlement of New Jersey Transit's taking of twenty-plus acre section of the Koppers Koke site, (Portions of Block 287, Lots 32.01, 54, 55, 56, 60, 61.02, 61.03, 62.01, 63, 70, 70.01, 71, 71.01 and 80) and taking the entirety of the six-acre parcel known as Block 287, Lot 73 located in the Town of Kearny, New Jersey.</td>
</tr>
<tr>
<td>7</td>
<td>So at this time --</td>
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<td>8</td>
<td>MR. NETCHERT: Chairman, at this point</td>
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<td>9</td>
<td></td>
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<td>10</td>
<td>(Whereupon a closed session is conducted, which is contained in a separate transcript).</td>
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<tr>
<td>11</td>
<td>MR. NETCHERT: We're back in open session.</td>
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<tr>
<td>12</td>
<td>The subject matter discussed in closed session was the terms as negotiated to date of a proposed settlement of the ongoing litigation of HCIA v New Jersey Transit which was answered sometime in 2009, I believe. The caption of the resolution has already been read into the record during open session by the Chief Executive Officer. What we need is a motion.</td>
</tr>
<tr>
<td>13</td>
<td>CHAIRMAN PESTANA: Do we have a motion on Resolution 22.</td>
</tr>
<tr>
<td>14</td>
<td>MR. GUERRA: Resolution 12-2017-22 of the Hudson County Improvement Authority approving settlement of New Jersey Transit's taking of twenty-plus acres section of the Koppers Koke</td>
</tr>
</tbody>
</table>
CERTIFICATION

1. Sharon Palmer Lynch, 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 Lynch, C.C.R.

Dated: December 17, 2017

MS. LOZANO: Resolution 12-2017-22 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: That's it.

CHAIRMAN PESTANA: Is there any other business?

MR. NETCHERT: We have no other business.

CHAIRMAN PESTANA: Is there a motion to adjourn?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Is there a second?

COMMISSIONER DORAN: Second.

CHAIRMAN PESTANA: All in favor?

COMMISSIONER BADO: Aye.

COMMISSIONER DELLABELLA: Aye.

COMMISSIONER DORAN: Aye.

COMMISSIONER GOLDSACK: Aye.

COMMISSIONER LORENZO: Aye.

COMMISSIONER MARTINETTI: Aye.

CHAIRMAN PESTANA: Aye.

(Whereupon the meeting is concluded.)