HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, FEBRUARY 8, 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
MARTIN T. MARTINETTI, COMMISSIONER (ABSENT)
FRED M. BADO, COMMISSIONER
JOHN PENEDA, COMMISSIONER (ABSENT)
JEFFREY DUBLIN, COMMISSIONER
BRIAN DELLABELLA, COMMISSIONER

APPEARANCES:

KURT CHERRY, EXECUTIVE DIRECTOR/CFO and
ACTING CHAIRMAN
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:

MARY-ELLEN GILPIN, HCIA
ELIZABETH RAMOS, EXECUTIVE ASSISTANT
JAMES POLICASTRO, HCIA
JAY DeDOMENICO, TMA
JEFF LANIGAN
AMIT JANI, VISION MEDIA
MICHAEL J. COMBA, HOBOKEN STRATEGY GROUP

1. to abstain since I wasn’t on the Board.

2. MS. LOZANO: Commissioner Dublin.

3. COMMISSIONER DUBLIN: I have to abstain. I wasn’t at the meeting.

4. MS. LOZANO: Commissioner Goldsack.

5. COMMISSIONER GOLDSACK: Yes.

6. MS. LOZANO: Commissioner Lorenzo.

7. COMMISSIONER LORENZO: Yes.

8. MS. LOZANO: Chairman Pestana.

9. CHAIRMAN PESTANA: Yes.

10. MS. LOZANO: The minutes of the December 14, 2016 meeting passes in the affirmative by four board members voting yes, two abstention, three not present.

11. CHAIRMAN PESTANA: Okay. At this time we’ll take comments from the public on anything related to the agenda.


13. The public portion of the meeting is now closed.

14. Mr. Cherry.

15. MR. CHERRY: Thank you.


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

18. COMMISSIONER GOLDSACK: Motion.

19. CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

20. COMMISSIONER DUBLIN: Second.


22. MS. LOZANO: Commissioner Bado.

23. COMMISSIONER BADO: Yes.

24. MS. LOZANO: Commissioner Dellabella.

25. COMMISSIONER DELLABELLA: I would like
their respective newspapers. Notice was also
forwarded to the Clerk of the County of Hudson and
the Clerk of the Hudson County Board of
Freeholders for posting on their bulletin boards
outside of their offices. Notice was also posted
on the bulletin board outside of this meeting hall
as well as on the Authority's website.
These notices are all in compliance
with the requirements of the Open Public Meetings
Act.

CHAIRMAN PESTANA: Thank you, Mr.
Netchert.

Carmen, could you call the roll please.

MS. LOZANO: Yes.

Commissioner Bado.

COMMISSIONER BADO: Present.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELABELLA: Present.

MS. LOZANO: Commissioner Doran. Not
present.

Commissioner Dublin.

COMMISSIONER DUBLIN: Present.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Present.

MS. LOZANO: Commissioner Lorenzo.

CHAIRMAN PESTANA: Would everyone
please stand.
(The Pledge of Allegiance is recited by
those present)
MR. NETCHERT: For the record we
apologize for moving the flag around.
(Discussion off the record.)

CHAIRMAN PESTANA: I would like to
welcome you to the Hudson County Improvement
Authority meeting.

I would now like to turn the meeting
over to Mr. Netchert for the Reorganization
Meeting.

MR. NETCHERT: Thank you, Mr. Chairman,
Before we get started I would like to
read into the record the Open Public Meetings Act
requirement notice.

CHAIRMAN PESTANA: Yes.

MR. NETCHERT: As the Chair said, this
is the Annual Reorganization Meeting as well as
the regularly scheduled meeting of the Hudson
County Improvement Authority.

Notice of tonight's meetings was
forwarded to the Star-Ledger and to the Jersey
Journal on August 1st, 2016 for publication in

COMMISSIONER LORENZO: Present.

MS. LOZANO: Commissioner Martinetti.

Not present.

Commissioner Peneda. Not present.

Chairman Pestana.

CHAIRMAN PESTANA: Here.

MS. LOZANO: We have a quorum with six
board members present, three not present.

CHAIRMAN PESTANA: We have to do the
regular meeting.

MR. NETCHERT: We have to do the
Reorganization Meeting first and I believe you
turned it over to me already.

CHAIRMAN PESTANA: Yes, I did.

MR. NETCHERT: All right.

As the Chairman indicated, this is the
Reorganization Meeting of the Hudson County
Improvement Authority. The Chair has stepped down
and appointed myself as Chairman Pro Tem.

At this time I would take nominations
from the floor for the positions of Chair, Vice
Chair, Treasurer and Secretary.

COMMISSIONER DELABELLA: I would like
to nominate following slate: Frank Pestana for
Chairman, James Duran for Vice Chairman, Nicholas
Goldsack for Treasurer and Frank Lorenzo for Secretary.

MR. NETCHERT: Thank you, commissioner. Is there anyone that seconds that nomination?

COMMISSIONER GOLDSACK: Second.

MR. NETCHERT: Before I take a vote are there any other nominations from the floor?

MR. NETCHERT: Seeing none, I will call for a vote on the nomination of the slate as read into the record by Commissioner Dellabella.

COMMISSIONER DUBLIN: I have a question.

MR. NETCHERT: Yes, sir.

COMMISSIONER DUBLIN: When do you discuss when you are having a reorganization, because this is like my first year on the board, so --

MR. NETCHERT: The Reorganization Meeting is the February meeting of every year, and --

COMMISSIONER DUBLIN: Okay.

MR. NETCHERT: -- that is by statute.

COMMISSIONER DUBLIN: Okay.

MR. NETCHERT: Carmen, would you take the roll.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: The slate passes in the affirmative by six board members voting yes, three not present.

MR. NETCHERT: Mr. Chairman, I turn the meeting back over to you.

CHAIRMAN PESTANA: Thank you everyone for the reappointment. I would also like to welcome Commissioner Dellabella to the Board.

COMMISSIONER DELLABELLA: Thank you very much.

CHAIRMAN PESTANA: He's replacing Commissioner Gallo.

I would also like to congratulate Commissioner Goldsack, who is now going to be stepping up as treasurer in place of Commissioner Gallo.

COMMISSIONER GOLDSACK: Thank you, Mr. Chairman.

CHAIRMAN PESTANA: And now --

MR. NETCHERT: That brings you down to number twelve.

CHAIRMAN PESTANA: And that's Resolution --

MR. NETCHERT: Actually that's Kurt.

MR. CHERRY: I'll take that. I don't want to step on you.

Resolution 2-2017-12-ROM of the Hudson County Improvement Authority setting the schedule of regular board meetings for 2017/2018.

CHAIRMAN PESTANA: Do we have any motions?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

Is there a second?

COMMISSIONER LORENZO: Second.
COMMISSIONER DELABELLA: Second.
CHAIRMAN PESTANA: Motion by Commissioner Goldsack, seconded by Commissioner Dellabella.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: Yes.
MS. LOZANO: Commissioner Dellabella.
COMMISSIONER DELABELLA: Yes.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 20-2017-13-ROM passes in the affirmative by six board members voting yes, three not present.
MR. CHERRY: Resolution 2-2017-15-ROM of the Hudson County Improvement Authority designating authorized signatories in connection with the Authority's financial transactions. Just for your information, all commissioners are authorized signatories in addition to the Chief Executive Officer and the Executive Director/CFO.
There is a requirement that one of the two signatures must be an officer of the Authority, which is the Chairman, Vice Chairman, Secretary and Treasurer.
CHAIRMAN PESTANA: Any questions or motions?
COMMISSIONER GOLDSACK: I'll make a motion.
CHAIRMAN PESTANA: Motion by Commissioner Goldsack.
COMMISSIONER LORENZO: And I'll second it.
CHAIRMAN PESTANA: Second by Commissioner Lorenzo.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: Yes.

CHAIRMAN PESTANA: Any questions or motions?
COMMISSIONER GOLDSACK: I'll make a motion.
CHAIRMAN PESTANA: Motion by Commissioner Goldsack.
COMMISSIONER LORENZO: Second.
CHAIRMAN PESTANA: Second by Commissioner Lorenzo.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: Yes.
MS. LOZANO: Commissioner Dellabella.
COMMISSIONER DELABELLA: Yes.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 2-2017-14-ROM passes in the affirmative by six board members voting yes, three not present.
MR. CHERRY: Resolution 2-2017-16-ROM of the Hudson County Improvement Authority appointing Carmen Lozano as the Assistant Secretary to the Board.
CHAIRMAN PESTANA: Is there any motions?
COMMISSIONER GOLDSACK: Motion.
CHAIRMAN PESTANA: Motion by Commissioner Goldsack.
COMMISSIONER DUBLIN: Second.
CHAIRMAN PESTANA: Second by Commissioner Dublin.
1. MS. LOZANO: Commissioner Bado.
2. COMMISSIONER BADO: Yes.
3. MS. LOZANO: Commissioner Dellabella.
4. COMMISSIONER DELLABELLA: Yes.
5. MS. LOZANO: Commissioner Dublin.
6. COMMISSIONER DUBLIN: Yes.
7. MS. LOZANO: Commissioner Goldsack.
8. COMMISSIONER GOLDSACK: Yes.
9. MS. LOZANO: Commissioner Lorenzo.
10. COMMISSIONER LORENZO: Yes.
11. MS. LOZANO: Chairman Pestana.
12. CHAIRMAN PESTANA: Yes.
13. MS. LOZANO: Resolution 2-2017-16-ROM passes in the affirmative by six board members voting yes, three not present.
14. MR. CHERRY: Resolution 2-217-17-ROM of the Hudson County Improvement Authority appointing Elizabeth Ramos as Assistant Secretary Pro Tem of the Board.
15. CHAIRMAN PESTANA: Is there a motion on this?
16. COMMISSIONER LORENZO: I'll make a motion.
17. COMMISSIONER DELLABELLA: I'll second it.

1. CHAIRMAN PESTANA: Motion my Commissioner Lorenzo, second by Commissioner Dellabella.
2. MS. LOZANO: Commissioner Bado.
3. COMMISSIONER BADO: Yes.
4. MS. LOZANO: Commissioner Dellabella.
5. COMMISSIONER DELLABELLA: Yes.
6. MS. LOZANO: Commissioner Dublin.
7. COMMISSIONER DUBLIN: Yes.
8. MS. LOZANO: Commissioner Goldsack.
9. COMMISSIONER GOLDSACK: Yes.
10. MS. LOZANO: Commissioner Lorenzo.
11. COMMISSIONER LORENZO: Yes.
12. MS. LOZANO: Chairman Pestana.
13. CHAIRMAN PESTANA: Yes. I would note that the resolution says 2-1017.
14. MS. LOZANO: That was me.
15. CHAIRMAN PESTANA: Okay.
16. MS. LOZANO: Resolution 2-2017-17-ROM passes in the affirmative by six board members voting yes, three not present.
17. MR. CHERRY: Resolution 2-2017-18-ROM of the Hudson County Improvement Authority appointing James Ladson as Public Agency
MS. LOZANO: Resolution 2-2017-19-ROM passes in the affirmative by six board members voting yes, three not present.

MR. NETCHERT: Mr. Chairman, at this point we need a resolution to adjourn the Reorganization Meeting and to open the Regular Meeting.

CHAIRMAN PESTANA: Do we have a motion to adjourn and open?

COMMISSIONER DUBLIN: I'll make a motion.

COMMISSIONER GOLDSACK: And I'll second it.

CHAIRMAN PESTANA: Motion by Commissioner Dublin and seconded by Commissioner Goldsack.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. LOZANO: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution to adjourn and proceed to the Regular Board Meeting passes in the affirmative by six board members voting yes, three not present.

MR. NETCHERT: We will now close the record on the Reorg Meeting.

CHAIRMAN PESTANA: Yes.

(Whereupon the Regular Board Meeting takes place and is contained within a separate transcript)

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: February 9, 2017