HUDDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, JUNE 14, 2017
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:34 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN (NOT PRESENT)
NICHOLAS GOLDSACK, TREASURER
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER
FRED M. BADO, COMMISSIONER (NOT PRESENT)
JOHN PENEDA, COMMISSIONER
JEFFREY DUBLIN, COMMISSIONER
BRIAN DELABELLA, COMMISSIONER

APPEARANCES:
NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
KURT CHERRY, EXECUTIVE DIRECTOR/CFO
WILLIAM J. NETCHERT, ESQ.
GENERAL COUNSEL TO THE BOARD

CARMEN LOZANO, EXECUTIVE ASSISTANT/ASSISTANT
SECRETARY TO THE BOARD

SHARON PALMER
CERTIFIED SHORTHAND REPORTER

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

AMIT JANI, VISION MEDIA
MARY-ELLEN GILPIN, HCIA
JAY DeDOMENICO, TMA
JEFF LANIGAN
MICHAEL COMBA, HOBOKEN STRATEGY GROUP

Act.

CHAIRMAN PESTANA: Thank you.
Carmen, call the roll please.
MS. LOZANO: Commissioner Bado. Not present.
Commissioner Dellabella.
COMMISSIONER DELLABELLA: Present.
MS. LOZANO: Commissioner Doran. Not present.
Commissioner Dublin.
COMMISSIONER DUBLIN: Present.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Present.
MS. LOZANO: Commissioner Lorenzo.
COMMISSIONER LORENZO: Present.
MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Here.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Here.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Here.
MS. LOZANO: We have a quorum with seven board members present, two not present.
CHAIRMAN PESTANA: At this time I'll call for approval of the minutes of the May 8th meeting.

CHAIRMAN PESTANA: We'll call the meeting to order.
Please rise to salute the flag.
(At this time the Pledge of Allegiance is recited.)
THE COURT: Mr. Netchert.
MS. LOZANO: Roll call, chairman.
CHAIRMAN PESTANA: Roll call first or Mr. Netchert goes first?
MR. NETCHERT: You want me to go first?
I first want to welcome you back.
MS. LOZANO: Thank you.
MR. NETCHERT: Mr. Chairman, tonight's meeting is a public meeting. Notices of tonight's meeting have been forwarded to the Jersey Journal and Star Ledger for publication in those respective newspapers on February 24th, 2017.
Notice was also forwarded to the Clerk of the County of Hudson, Clerk of the Hudson County Board of Freeholders and for posting on their respective bulletin boards, and finally notice was posted on the bulletin board outside of this meeting room as well as on the Authority's website.
These notices are all in compliance with the requirements of the Open Public Meetings

meeting.

COMMISSIONER DUBLIN: Motion.
COMMISSIONER DELLABELLA: Second.
CHAIRMAN PESTANA: Motion by Commissioner Dublin, second by Commissioner Dellabella.
MS. LOZANO: Commissioner Dellabella.
COMMISSIONER DELLABELLA: Yes.
MS. LOZANO: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. LOZANO: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Abstain.
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: The minutes of the May 8th, 2017 meeting are approved in the affirmative by five board members voting yes, two abstention, and two not present.
CHAIRMAN PESTANA: At this time we'll
take comments from the public on anything related
to the agenda.
(No response).
CHAIRMAN PESTANA: Seeing none, the
public portion is now closed.

MR. GUERRA: Item four, Resolution
6-2017-4 of the Hudson County Improvement
Authority authorizing payment of certain costs and
expenses of the Authority for the month of
June 2017.
CHAIRMAN PESTANA: Do we have any
motions?
COMMISSIONER GOLDSACK: Motion.
CHAIRMAN PESTANA: Motion by
Commissioner Goldsack.
COMMISSIONER MARTINETTI: Second.
CHAIRMAN PESTANA: Second by
Commissioner Martinetti.

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.

COMMISSIONER PENDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-4 passes
in the affirmative, as amended, by seven board
members voting yes, two not present.

MR. GUERRA: Item number five,
Resolution 6-2017-5 of the Hudson County
Improvement Authority concerning review of the
findings of the Local Finance Board made at a
meeting of said Board on May 10th, 2017 in
accordance with the provisions of N.J.S.A.
40A:5A-7 with respect to the issuance of
County-Guaranteed Pooled Note Loans, Series 2017B.
The matter was heard on the May 10th
meeting of the Local Finance Board and they had
issued positive findings on this matter.
CHAIRMAN PESTANA: Is there any
questions?
(No response)
CHAIRMAN PESTANA: Is there any
motions?

COMMISSIONER DELLABELLA: Motion by
Commissioner Dellabella.

COMMISSIONER GOLDSACK: Second.
CHAIRMAN PESTANA: Second by
Commissioner Goldsack.

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: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-5 passes
in the affirmative by seven board members voting
yes, two not present.

MR. GUERRA: Item six, Resolution
6-2017-6 of the Hudson County Improvement
Authority authorizing an Agreement with Clean
Earth Dredging Technologies, LLC for the
geotextile fiber fabric and clean cover stone.
This is for the Koppers Seaboard.
As we discussed at the prior meetings,
Clean Earth have done their best to try on control
and minimize the blowing of the dry PDM from the
site.

In the past we have been notified by
the State, we have been notified by some local
county agencies to immediately take the necessary
steps to mitigate and prevent this situation from
recurring.

On May 17th I had forwarded the Board
members a memo recommending the award of a
contract to Clean Earth for the capping of the
Koppers with this geotextile liner in four to six
inches of quarry clean stone directly from the
quarry.

At that time I had attached a memo from
John Bolan, who is our consulting engineer and
LSRP for the site and he had gone and obtained
three quotes.
The lowest proposal that was submitted
was Clean Earth in the amount of $2,285,500 and
that's to cover approximately 80 to 90 acres of
the site.
The purpose of your actions today, as a
result of your e-mail vote that took place then,
is to ratify your actions and thereby awarding the
contract to Clean Earth again in the amount of
$2,285,500.

CHAIRMAN PESTANA: Do we have a motion
on this? We already approved it basically.
MR. GUERRA: Yes. Everybody voted by
phone, but you just need to ratify it.
COMMISSIONER DELABELLA: I'll make a
motion.
COMMISSIONER PENEDA: Second.
Chairman Dellabella, seconded by Commissioner
Peneda.

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: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 6-2017-6 passes
in the affirmative by seven board members voting
yes, two not present.
MR. GUERRA: Item number seven,
Resolution 6-2017-7 of the Hudson County
Improvement Authority authorizing an Agreement
with Counseling Care Associates, LLC to provide
for our Employee Assistance Program to the
Authority's employees.
Counseling Care has been providing this
program for the past few years. This is a renewal
contract, which is being recommended in accordance
with the same terms and conditions as the expiring
contract.
The annual cost for the services is
$5,520. This new contract will commence July 1st,
2017 and terminating June 30th, 2018.

CHAIRMAN PESTANA: Are there any

questions.

(No response)

CHAIRMAN PESTANA: Are there any
motions?

COMMISSIONER GOLDSACK: Motion.
CHAIRMAN PESTANA: Motion by
Commissioner Goldsack.

COMMISSIONER MARTINETTI: I'll second
it.

CHAIRMAN PESTANA: Second by
Commissioner Martinetti.

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: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-7 passes
in the affirmative by seven board members voting
yes, two not present.
MR. GUERRA: Item eight, Resolution
6-2017-8 of the Hudson County
Authority authorizing renewal of an Agreement to
provide Governmental Affairs Consulting Services
and Interlocal Agreements for Shared Services with
the County of Hudson, the Hudson County Community
College, and Hudson County Vocational-Technical
School with Winning Strategies Washington, LLC.
As you know, this is also a renewal
agreement for governmental affairs consulting
service. And again, this is done in accordance
with the same terms and conditions of the expiring
contract.
They do assist us in seeking federal
funding sources for various County initiatives,
programs and projects relating to homeland
security, education, infrastructure, light rail
and other public projects that not only the
Authority, but the Schools of Technology, the
Community College and the County itself are
involved with.

The total cost is the same as the
Comissioner Goldsack.

COMMISSIONER PENEDA: Second.

CHAIRMAN PESTANA: Second by Commissioner Peneda.

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: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-8 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Item nine, Resolution 6-2017-9 scene of the Hudson County Improvement Authority authorizing the renewal of general liability and umbrella coverage insurance for Lincoln Park/Skyway West. We combined West/Skyway Golf Course.

As you know, Scirocco Group is our insurance broker who had obtained a quote from Selective Fire and Casualty Insurance. They currently have been insuring the golf course since we opened back in June 2015.

The renewal premium is approximately $3,700 higher than the expiring contract primarily due to the increase in limits relating to additional groundskeeping equipment, tools and other related maintenance equipment for the golf course as it continues to grow and in terms of keeping it the way it is. It's in excellent shape. There is additional limits relating to the umbrella and liability coverage also.

The total premium is $39,561. That covers all that netting, it covers the greens, it covers the fairways, there is theft coverage. It covers all liability insurance. So $3,700 for the -- this will be the second full year, 2015 and 2016, going into the third year that it's been opened.

CHAIRMAN PESTANA: Are there any questions?
CHAIRMAN PESTANA: Are there any motions?
COMMISSIONER PENEDA: I'll make a motion.
CHAIRMAN PESTANA: Motion by Commissioner Peneda.
COMMISSIONER MARTINETTI: I'll second it.
CHAIRMAN PESTANA: Seconded by Commissioner Martinetti.
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: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-9 passes in the affirmative by seven board members voting yes, two not present.
MR. GUERRA: Item ten, Resolution 6-2017-10 of the Hudson County Improvement Authority authorizing an amendment to the Hudson County District Solid Waste Management Plan by Administrative Action clarifying the relocation and inclusion of the Durable Recycling, LLC Class B Recycling Facility located in the City of Bayonne.

You will recall back in March at our March meeting through an administrative action we amended our Solid Waste Management Plan to reflect an increase in the daily permitted capacity at the facility.

At that time the amendment permitted the acceptance of 2,500 tons per day of what is known as Class B petroleum, hydrocarbon contaminated soil for production of asphalt as well as concrete and brick. Durable's consulting engineers have come back and now requested clarification as it relates to the correct processing of petroleum, hydrocarbons, contaminated soils for reuse. It's their desire that they will process this as a beneficial use fill material and not produce asphalt, concrete and brick. This resolution before you incorporates and clarifies that.

Once we do this by administrative action, it then goes to the New Jersey DEP through reviews and approves the amendment. If they don't approve it, then it doesn't happen.

But I think there was some confusion as to what they were looking for back in March, and that's why we're doing this again.

Prior to that we did amendments having to do with the change of address because they moved from one location to another location at the end of Bayonne.

Hopefully this going to be the last amendment.
COMMISSIONER GOLDSACK: Define beneficial use.
MR. GUERRA: Again, sometimes in certain - depending on where they're going with it, the material could be used as landfill cover, it could be used to make a product.

I thought originally, I kind of understood the asphalt, maybe they could do that,

but not brick and concrete. I don't think you can make that out of contaminated soil.
Beneficial use for that, to me, would be strictly a landfill cover if it is permitted in that state. Some states have different regulations. And even that, for a beneficial use, who approves that is the DEP. That's called a beneficial use determination that's given by the New Jersey DEP. So even if in this case or any of these MRFS wanted to do that, they need to get what's called the BUD from the State of New Jersey, which is a beneficial use determination.
COMMISSIONER GOLDSACK: Thank you.
COMMISSIONER DELABELLA: So Norman, if this is approved it goes to the DEP and they have the authority?
MR. GUERRA: They have the authority to approve or reject it. Yes. It is totally in their hands.

COMMISSIONER DELABELLA: Okay.

CHAIRMAN PESTANA: Are there any other questions?

(No response).  
CHAIRMAN PESTANA: Is there any motions?
M&E has proposed a lump sum fee in the amount of $77,500. That requires them to create what's known as an energy model, provide for the cost estimating, develop a Pay For Performance Energy Reduction Plan, which shows all of the different equipment initiatives, installation of a Pay For Performance post installation, as it's referred to. They develop the application. They create the application, they submit the application, and there is also a separate application for the Combined Heat and Power Program.

This all is created by them developing this model dealing with the suppliers and the vendors that are suppling all that equipment that's designed for the school. Some of this is state-of-the-art equipment. And that's why that number of $548,000 is high. So the money to pay this firm can be paid through that money that would come in. We had our energy consultant meet with them, along with our construction managers, and we recommend that it is worth doing.

If for some reason it didn't qualify, which everyone believes it will, there is a

award an Agreement to M&E Engineers, Inc. for services related to Pay For Performance Program in the Office of Clean Energy. M&E has been serving as our commissioning agent for the construction of the new Hudson County Schools of Technology High School in Laurel Hill Park.

Recently it has been brought to our attention by both the County and our project team that we may be eligible to participate in a New Jersey Clean Energy Program known as Pay For Performance and the Combined Heat and Power Programs offered by the State.

Due to the nature of the lead energy systems incorporated into the design of the school we may be eligible for about $548,000 in initiatives.

M&E Engineers is a state-approved Pay For Performance partner. There is only so many in the state and they happen to be one of them. They are authorized to enroll in the project with the Office of Clean Energy. The program is provided through the New Jersey Board of Public Utilities. And the purpose of the program is to reduce energy use in New Jersey.
COMMISSIONER GOLDSACK: 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 6-2017-11

passes in the affirmative by seven board members

voting yes, two not present.

MR. GUERRA: Item number 12, Resolution 6-2017-12 of the Hudson County Improvement Authority authorizing the Third Amendment to the Purchase and Sale Agreement with Morris Koppe$$

Urban Renewal Associates, LLC, for the disposition of the Koppe$$

Seaboard Site consisting of Block 287, Lots 32.01, 54, 55, 56, 60, 61.02 (also known as 61B), 61.3 (also known as 61C), 62, 62.01 (also known as 62R), 63, 70, 70.01 (also known as 70R), 71, 71.01 (also known as 71R), and 80 as designated on the Tax Map of the Town of Kearny, Hudson County, New Jersey. That's the whole entire site, all hundred and probably fifty acres.

The purpose of the exception relates to the redesign and relocation of the slurry wall in the western portion of the site. This wall actually can interfere with the planned development for a portion of the fourth warehouse that would be sitting on this site.

There were numerous meetings between Beazer and the partners that are responsible for the two adjacent properties, which is the Superfund site and the Morris Company, and our engineers and LSRP to try to reconfigure the wall. There are still some design issues that need to be resolved. Both parties are working diligently toward that. There are some actions by the EPA that will need to be taken on this. So as a result of that we're just seeking to authorize a three-month extension to the Purchase Sales Agreement until they resolve this or until this matter is resolved.

If I'm missing anything, counsel, you can jump in.

CHAIRMAN PESTANA: Are there any questions?

(No response)

CHAIRMAN PESTANA: Are there any motions?

COMMISSIONER PENEDA: I'll make a motion.

CHAIRMAN PESTANA: Motion by Commissioner Peneda.

COMMISSIONER GOLDSACK: Second.

CHAIRMAN PESTANA: Second by Commissioner Goldsack.

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: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-12

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

MR. GUERRA: Item 13, Resolution 6-2017-13 of the Hudson County Improvement Authority creating the title of Planning Council Support Staff Manager and continuing the Agreement to act as sub-guarantee under the Ryan White Comprehensive Aid Resources Emergency Act.

You may be aware that Marvin Krieger, who has worked here for a number of years and manages the HIV/AIDS program and served as the liaison to their Planning Council Committee is retiring.

The County has requested that the Authority continue to act as the sub-grantee for the purpose of providing staff assistance to that council, and we have been doing that since I believe 1997.

The Planning Council has identified through a process, and I know they conducted a number of interviews, to replace Marvin, and that new title shall be Planning Council Support Staff Manager at a salary of $65,000.

The staff position and all related costs are covered under that Ryan White Grant Fund, which are awarded to the County and then passed to us as the sub-grantee.
Under that Agreement, as we have in the past, we're allowed an administrative fee of not to exceed five percent of that Grant allocation.

The Authority desires to enter into this sub-grant Agreement again with the County and to provide the needed services to hire the person recommended by the HIV/AIDS Planning Council, it's that council, and to create the title. That's pretty much in the body of the resolution.

Therefore, this resolution before you does just that. It enters into the Agreement and creates this title.

(A phone rings)

COMMISSIONER DUBLIN: Norman.

MR. GUERRA: Yes.

COMMISSIONER DUBLIN: When I was on the Freeholder Board we always had a rule that if somebody's cell phone goes off during the meeting they have to donate a dollar.

(Multiple undiscernible voices speaking)

COMMISSIONER DUBLIN: And if he answers the phone it's $20.

MR. GUERRA: So $21.

MR. NETCHERT: There is a cop outside telling me I'm getting a ticket out of courtesy.

CHAIRMAN PESTANA: Do we have a motion on this resolution?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER MARTINETTI: Second.

CHAIRMAN PESTANA: Second by Commissioner Martinetti.

MS. LOZANO: Commissioner Dellarbella.

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: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. LOZANO: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. LOZANO: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. LOZANO: Resolution 6-2017-13 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Item number 14, Resolution 6-2017-14 of the Hudson County Improvement Authority amending the emergency award of an Agreement with FTS Construction, LLC water supply source at the Koppers Seaboard site.

This is another item which we discussed at the last couple of meetings.

We have been doing our best to try to extend a four-inch water line directly into the site to load these tanker trucks, to fill them with water in a rather quick fashion to keep up with keeping the dust under control.

Since the last meeting, and we had a proposal at that time to run the line, we were uncertain of the exact cost for the tap.

There have been numerous meetings with our contractors, Suez Water Company, and our engineers at the site, and we thought we had an approach where we were going to install a fire hydrant right on the site because the 12-inch main is on our site, and after all of the meetings and even with the Town of Kearny it was decided to take another approach.

So taking this other approach now is to tap into this 12-inch line, install a four-inch shutoff valve, they have to go into this pit, they have to put the back flow prevention device, some other shutoff valves leading to our little trailer that houses our security guard. With all of this said -- and then put a new cover on top of the vault and then run the line. So in addition to the $16,700 to run the 700 linear feet of line, it's going to cost $35,000 to do the actual tap, pump out the fault that it's in, remove all the sludge sediment, we set aside another $5,000 for the - $6,000, I'm sorry, for the sediment to be disposed of for the new metal top to go on top of this vault, which is underground, and the permits that are required by both the Town of Kearny and Suez. That may be a high number, but we would rather not have to come back here and do this again. So it's a not to exceed.

So what we're proposing here is a total cost of $57,700 from tapping into that 12-inch line, bringing it up, installing the meter, the back flow preventer, and running his 700 feet through the tunnel on the other side of the M&E main line where they have easy access to load these big off-road trucks.
Even though we're going to be capping this site with stone, you still need to do this because doing 90 acres of stone takes a little time. And we have been very fortunate with some of this rain, so we haven’t had any real bad occurrences, but sooner or later that’s going to happen again.

So again we're doing this under an emergency basis. We did, in conversations with the State. We're doing this again just to mitigate this problem so it doesn't reoccur.

CHAIRMAN PESTANA: Is there any motions on this?

COMMISSIONER PENEDA: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Peneda.

COMMISSIONER DUBLIN: Second.

CHAIRMAN PESTANA: Second by Commissioner Dublin.

MS. LOZANO: Commissioner Dellabella.

COMMISSIONER DELLELLA: Yes.

MS. LOZANO: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. LOZANO: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

(The meeting concludes at 6:05 p.m.)

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 6-2017-14 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Just one last item, a reminder. I know I mentioned this before. Liz had e-mailed, I guess maybe a couple of weeks ago, that there is going to be a tour tomorrow of the new High Tech High School. High Tech is having their board meeting inside the construction trailers, and at 5:00 there is going to be a little overview of the project. And then anyone that wanted to tour the building. I believe the school invited not only the County Executive, but the mayors from the various towns and The Board of Chosen Freeholders. So it is 5:00 at the site.

I would not wear your best shoes if you're going to walk toward the building.

The building is really going well. It is about 50 percent complete.

So if you have the opportunity and you want to visit tomorrow, we’ll be there at 5:00.

I don’t think I have anything else,

Chairman.

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

COMMISSIONER DELLELLA: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Dellabella.

COMMISSIONER PENEDA: Second.

CHAIRMAN PESTANA: Second by Commissioner Peneda.

All in favor.

COMMISSIONER DELLELLA: Aye.

COMMISSIONER DUBLIN: Aye.

COMMISSIONER GOLDSACK: Aye.

COMMISSIONER LORENZO: Aye.

COMMISSIONER MARTINETTI: Aye.

COMMISSIONER PENEDA: Aye.

CHAIRMAN PESTANA: Aye.

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.

[Signature]

Sharon Palmer, C.C.R.

Dated: June 15, 2017