

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, OCTOBER 11, 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 DELLABELLA, COMMISSIONER
- JEFFREY DUBLIN, COMMISSIONER
- MARTIN T. MARTINETTI, COMMISSIONER (ABSENT)
- JOHN PENEDA, COMMISSIONER

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

1
 2 ALSO PRESENT:
 3
 4 MARY-ELLEN GILPIN, HCIA
 5 ELIZABETH RAMOS, EXECUTIVE ASSISTANT
 6 MICHAEL O'CONNOR, HCIA
 7 JAY DeDOMENICO, TMA
 8 MICHAEL COMBA, HOBOKEN STRATEGY GROUP
 9 MAURICIO CANTO, (DONOHUE, GIRONDA, DORIA &
 10 TOMKINS)
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1 CHAIRMAN PESTANA: Everyone welcome to
 2 the Hudson County Improvement Authority meeting.
 3 Please rise to salute the flag.
 4 (At this time the Pledge of Allegiance
 5 is recited.)
 6 CHAIRMAN PESTANA: Mr. Netchert.
 7 MR. NETCHERT: Yes, Mr. Chairman.
 8 As you know, this is a public meeting.
 9 Notice of tonight's meeting was
 10 forwarded to both the Jersey Journal and the
 11 Star-Ledger for publication in their respective
 12 newspapers on February 24th, 2017. Notice was
 13 also forwarded to the Clerk of the County of
 14 Hudson, the Clerk of the Hudson County Board of
 15 Freeholders for posting on their respective
 16 bulletin boards. Notice was also posted on the
 17 bulletin board outside of this meeting room.
 18 These notices are all in compliance
 19 with the requirements of the Open Public Meetings
 20 Act.
 21 CHAIRMAN PESTANA: Thank you.
 22 Carmen, call the roll please.
 23 MS. LOZANO: Yes.
 24 Commissioner Bado.
 25 COMMISSIONER BADO: Present.

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 2 CHAIRMAN PESTANA: Carmen, call the
 3 roll please.
 4 MS. LOZANO: Commissioner Bado.
 5 COMMISSIONER BADO: Here.
 6 MS. LOZANO: Commissioner Dellabella.
 7 COMMISSIONER DELLABELLA: Here.
 8 MS. LOZANO: Commissioner Doran.
 9 COMMISSIONER DORAN: Here.
 10 MS. LOZANO: Commissioner Dublin.
 11 COMMISSIONER DUBLIN: Here.
 12 MS. LOZANO: Commissioner Goldsack.
 13 COMMISSIONER GOLDSACK: Here.
 14 MS. LOZANO: Commissioner Lorenzo.
 15 COMMISSIONER LORENZO: Here.
 16 MS. LOZANO: Commissioner Martinetti.
 17 COMMISSIONER MARTINETTI: Here.
 18 MS. LOZANO: Commissioner Peneda.
 19 COMMISSIONER PENEDA: Here.
 20 MS. LOZANO: Chairman Pestana.
 21 CHAIRMAN PESTANA: Here.
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1 MS. LOZANO: Commissioner Dellabella.
 2 COMMISSIONER DELLABELLA: Present.
 3 MS. LOZANO: Commissioner Doran.
 4 COMMISSIONER DORAN: Present.
 5 MS. LOZANO: Commissioner Dublin.
 6 COMMISSIONER DUBLIN: Present.
 7 MS. LOZANO: Commissioner Goldsack.
 8 COMMISSIONER GOLDSACK: Present.
 9 MS. LOZANO: Commissioner Lorenzo.
 10 COMMISSIONER LORENZO: Present.
 11 MS. LOZANO: Commissioner Martinetti.
 12 Not present.
 13 Commissioner Peneda.
 14 COMMISSIONER PENEDA: Here.
 15 MS. LOZANO: Chairman Pestana.
 16 CHAIRMAN PESTANA: Here.
 17 MS. LOZANO: We have a quorum with
 18 eight board members present, one not present.
 19 CHAIRMAN PESTANA: At this time I would
 20 like to get a motion for the approval of the
 21 minutes from the September 13th meeting.
 22 COMMISSIONER DORAN: Motion.
 23 COMMISSIONER GOLDSACK: Second.
 24 CHAIRMAN PESTANA: Motion by
 25 Commissioner Doran and seconded by Commissioner

1 Goldsack.
 2 MS. LOZANO: Commissioner Bado.
 3 COMMISSIONER BADO: Abstain.
 4 MS. LOZANO: Commissioner Dellabella.
 5 COMMISSIONER DELLABELLA: Yes.
 6 MS. LOZANO: Commissioner Doran.
 7 COMMISSIONER DORAN: Yes.
 8 MS. LOZANO: Commissioner Dublin.
 9 COMMISSIONER DUBLIN: Abstain.
 10 MS. LOZANO: Commissioner Goldsack.
 11 COMMISSIONER GOLDSACK: Yes.
 12 MS. LOZANO: Commissioner Lorenzo.
 13 COMMISSIONER LORENZO: Abstain
 14 MS. LOZANO: Commissioner Peneda.
 15 COMMISSIONER PENEDA: Yes.
 16 MS. LOZANO: Chairman Pestana.
 17 CHAIRMAN PESTANA: Yes.
 18 MS. LOZANO: The minutes of the
 19 September 13, 2017 Board Meeting are approved by
 20 five board members voting yes, three abstentions,
 21 one not present.
 22 CHAIRMAN PESTANA: At this time we will
 23 take comments from the public on anything related
 24 to the agenda.
 25 Seeing none, the public position is now

1 COMMISSIONER LORENZO: Yes
 2 MS. LOZANO: Commissioner Peneda.
 3 COMMISSIONER PENEDA: Yes.
 4 MS. LOZANO: Chairman Pestana.
 5 CHAIRMAN PESTANA: Yes.
 6 MS. LOZANO: Resolution 10-2017-4
 7 passes in the affirmative by eight board members
 8 voting yes, one not present.
 9 MR. GUERRA: Item five, just for the
 10 record, is the resolution that was tabled at last
 11 months meeting with the confusion of the right
 12 resolution in the packet.
 13 This resolution is Resolution 10-2017-5
 14 of the Hudson County Improvement Authority
 15 concerning review of findings of the Local Finance
 16 Board made at a meeting of said Board on
 17 September 13, 2017 in accordance with the
 18 provisions of N.J.S.A. 40A:5A-7 with respect to
 19 the issuance of County-Guaranteed Pooled Loan
 20 Notes, Series 2017C.
 21 This certifies that the board members
 22 have reviewed the positive findings issued by the
 23 Local Finance Board.
 24 The project financing in the amount
 25 total amount of \$57,134,950 was on behalf of Union

1 closed.
 2 MR. GUERRA: Item four is Resolution
 3 10-2017-4 of the Hudson County Improvement
 4 Authority authorizing payment of certain costs and
 5 expenses of the Authority for the month of
 6 October 2017, as amended.
 7 CHAIRMAN PESTANA: Do we have a motion
 8 to pay the bills?
 9 COMMISSIONER GOLDSACK: Motion.
 10 CHAIRMAN PESTANA: Motion by
 11 Commissioner Goldsack.
 12 COMMISSIONER DORAN: Second.
 13 CHAIRMAN PESTANA: Second by
 14 Commissioner Doran.
 15 MS. LOZANO: Commissioner Bado.
 16 COMMISSIONER BADO: Yes.
 17 MS. LOZANO: Commissioner Dellabella.
 18 COMMISSIONER DELLABELLA: Yes.
 19 MS. LOZANO: Commissioner Doran.
 20 COMMISSIONER DORAN: Yes.
 21 MS. LOZANO: Commissioner Dublin.
 22 COMMISSIONER DUBLIN: Yes.
 23 MS. LOZANO: Commissioner Goldsack.
 24 COMMISSIONER GOLDSACK: Yes.
 25 MS. LOZANO: Commissioner Lorenzo.

1 City, the City of Bayonne, the Township of
 2 Weehawken, the Township of West New York, and the
 3 Weehawken Parking Authority.
 4 CHAIRMAN PESTANA: Are there any
 5 questions?
 6 (No response)
 7 CHAIRMAN PESTANA: Do we have any
 8 motions?
 9 COMMISSIONER GOLDSACK: Motion.
 10 CHAIRMAN PESTANA: Motion by
 11 Commissioner Goldsack.
 12 COMMISSIONER DORAN: Second.
 13 CHAIRMAN PESTANA: Second by
 14 Commissioner Doran.
 15 MS. LOZANO: Commissioner Bado.
 16 COMMISSIONER BADO: Yes.
 17 MS. LOZANO: Commissioner Dellabella.
 18 COMMISSIONER DELLABELLA: Yes.
 19 MS. LOZANO: Commissioner Doran.
 20 COMMISSIONER DORAN: Yes.
 21 MS. LOZANO: Commissioner Dublin.
 22 COMMISSIONER DUBLIN: Can I ask a
 23 question?
 24 CHAIRMAN PESTANA: Sure.
 25 COMMISSIONER DUBLIN: Why was it tabled

1 at the last meeting.

2 MR. GUERRA: There was a mixup with --
3 in fact, on September 13th, that was the day of
4 the Board meeting, there was a meeting of the
5 Local Finance Board. The resolution that was in
6 the packet was a resolution that had nothing to do
7 with that meeting. So that's why it was tabled.

8 COMMISSIONER DUBLIN: Okay.

9 MR. GUERRA: It was just an error on
10 our part putting the package together or not
11 having the right resolution from their attorney.

12 COMMISSIONER DUBLIN: Okay.

13 I'll vote yes.

14 MS. LOZANO: Commissioner Goldsack.

15 COMMISSIONER GOLDSACK: Yes.

16 MS. LOZANO: Commissioner Lorenzo.

17 COMMISSIONER LORENZO: Yes.

18 MS. LOZANO: Commissioner Peneda.

19 COMMISSIONER PENEDA: Yes.

20 MS. LOZANO: Chairman Pestana.

21 CHAIRMAN PESTANA: Yes.

22 MS. LOZANO: Resolution 10-2017-5
23 passes in the affirmative by eight board members
24 voting yes, one not present.

25 MR. GUERRA: Item six, Resolution

1 deductible from \$250,000 under the old policy, to
2 a \$15,000 deductible on the renewal policy.

3 They also provided us with a million
4 dollars of limited liability drone coverage, even
5 though we don't have our own drone. Occasionally
6 we're utilizing a drone from one of the insurance
7 companies, so they felt it was good for us to also
8 have some coverage.

9 There is some other little enhancements
10 such as robbery and safe burglary coverage.

11 At the end of the day our premium has
12 only increased \$617 over the expiring premium. So
13 the renewal premium is \$311,383.15. And again,
14 the expiring premium was \$310,765.47.

15 The recommendation is to renew with the
16 Glatfelter, the insurance carrier.

17 CHAIRMAN PESTANA: I have a question
18 regarding the drone coverage only because I'm also
19 on the Joint Insurance Fund for the Authority. We
20 just also got coverage for drones, but they would
21 only insure us for drones that are ten pounds or
22 less. Is there a limit on that?

23 MR. GUERRA: I'll ask that question.

24 Again, we don't even own one. It is
25 just if someone else is doing a job for us. And

1 10-2017-6 of the Hudson County Improvement
2 Authority authorizing the purchase of property and
3 casualty insurance through Sirocco Financial
4 Group.

5 As you know, Scirocco is the
6 Authority's insurance broker. They had consulted
7 with a number of other carriers and also discussed
8 the renewal program and solicited a formal quote
9 from Glatfelter, who is actually our carrier, our
10 current carrier and has been our carrier.

11 In working with them Scirocco had
12 significantly enhanced our insurance program.

13 Just a couple of quick things. We no
14 longer have separate policies as it relates to
15 property insurance for the Harrison Deck and the
16 other properties.

17 There is no separate policy for the
18 public officials. Again, there were two policies.
19 Now it is one.

20 They have enhanced our property
21 coverage as it relates to flood insurance for the
22 Harrison Deck. Increased the limit.

23 They also increased the limits for the
24 public officials policy from 10 million - to 11
25 million from 10 million, and dropped the

1 it is for, I guess, if there is some sort of suit
2 we will have some protection, which was peanuts.

3 MR. NETCHERT: I think overweight
4 drones have a bigger tendency to crash.

5 MR. GUERRA: I could find that out for
6 you.

7 CHAIRMAN PESTANA: I just want to make
8 sure we have the right coverage.

9 MR. NETCHERT: Probably there is, and
10 it is probably based upon the amount of damage
11 they believe they can cause. The bigger they are,
12 the --

13 CHAIRMAN PESTANA: Right.

14 MR. GUERRA: Recently you had one that
15 hit an Army helicopter and the helicopter was
16 forced to land at Linden Airport.

17 CHAIRMAN PESTANA: Are there any other
18 questions?

19 (No response)

20 CHAIRMAN PESTANA: Are there any
21 motions?

22 COMMISSIONER PENEDA: I'll make a
23 motion.

24 CHAIRMAN PESTANA: Motion by
25 Commissioner Peneda.

1 COMMISSIONER DELLABELLA: Second.
 2 CHAIRMAN PESTANA: Second by
 3 Commissioner Dellabella.
 4 MS. LOZANO: Commissioner Bado.
 5 COMMISSIONER BADO: Yes.
 6 MS. LOZANO: Commissioner Dellabella.
 7 COMMISSIONER DELLABELLA: Yes.
 8 MS. LOZANO: Commissioner Doran.
 9 COMMISSIONER DORAN: Yes.
 10 MS. LOZANO: Commissioner Dublin.
 11 COMMISSIONER DUBLIN: Yes.
 12 MS. LOZANO: Commissioner Goldsack.
 13 COMMISSIONER GOLDSACK: Yes.
 14 MS. LOZANO: Commissioner Lorenzo.
 15 COMMISSIONER LORENZO: Yes
 16 MS. LOZANO: Commissioner Peneda.
 17 COMMISSIONER PENEDA: Yes.
 18 MS. LOZANO: Chairman Pestana.
 19 CHAIRMAN PESTANA: Yes.
 20 MS. LOZANO: Resolution 10-2017-6
 21 passes in the affirmative by eight board members
 22 voting yes, one not present.
 23 MR. GUERRA: Item seven is Resolution
 24 10-2017-7 of the Hudson County Improvement
 25 Authority accepting the Calendar Year Audit for

1 Department at the Authority is very well staffed
 2 and does an excellent job from the comptroller to
 3 the CFO, so we haven't had any issues.
 4 This year we did not have a single
 5 audit, which is a Special Grant Audit for Federal
 6 or State grants, because you didn't have over
 7 \$750,000 in expenditures for either federal or
 8 state grants. So that section of the audit was
 9 taken out.
 10 So is there any questions?
 11 MR. GUERRA: I would just like to
 12 commend the whole staff and, of course Kurt, but
 13 Jim Policastro, who is the comptroller, and Joe
 14 Cappazzoli, who is not with us, for doing a great
 15 job with this.
 16 COMMISSIONER DORAN: Great job.
 17 COMMISSIONER GOLDSACK: Absolutely.
 18 MR. GUERRA: And yourself.
 19 CHAIRMAN PESTANA: Do we have any
 20 motions on this?
 21 COMMISSIONER DELLABELLA: Motion.
 22 CHAIRMAN PESTANA: Motion by
 23 Commissioner Dellabella.
 24 Is there a second?
 25 COMMISSIONER PENEDA: And I'll second

1 the period ended December 31st, 2016 prepared by
 2 Donohue, Gironda, Doria & Tomkins, LLC in
 3 accordance with the provisions of N.J.S.A.
 4 40A:5A-15 and N.J.S.A. 40A:5A-17.
 5 Again, this resolution authorizes your
 6 acceptance of the 2016 Audit.
 7 With us tonight, in addition to Kurt,
 8 is Mauricio Canto, who will provide you with a
 9 quick overview of the audit and any comments he
 10 may have relating to the audit.
 11 Mauricio.
 12 MR. CANTO: Good evening.
 13 Mauricio Canto from Donohue, Gironda,
 14 Doria & Tomkins.
 15 We did the audit this year and a few
 16 years back. We had also done the audit for a few
 17 years.
 18 It appears that the Hudson County
 19 Improvement Authority continues to have a strong
 20 operating income of around \$7 million, which it
 21 has had over the past few years. So overall the
 22 financials of the Hudson County Improvement
 23 Authority has been doing very well.
 24 And then so far as any findings or
 25 comments, we did not have any. The Finance

1 it.
 2 CHAIRMAN PESTANA: Seconded by
 3 Commissioner Peneda.
 4 MS. LOZANO: Commissioner Bado.
 5 COMMISSIONER BADO: Yes.
 6 MS. LOZANO: Commissioner Dellabella.
 7 COMMISSIONER DELLABELLA: Yes.
 8 MS. LOZANO: Commissioner Doran.
 9 COMMISSIONER DORAN: Yes.
 10 MS. LOZANO: Commissioner Dublin.
 11 COMMISSIONER DUBLIN: Yes.
 12 MS. LOZANO: Commissioner Goldsack.
 13 COMMISSIONER GOLDSACK: Yes.
 14 MS. LOZANO: Commissioner Lorenzo.
 15 COMMISSIONER LORENZO: Yes.
 16 MS. LOZANO: Commissioner Peneda.
 17 COMMISSIONER PENEDA: Yes.
 18 MS. LOZANO: Chairman Pestana.
 19 CHAIRMAN PESTANA: Yes.
 20 MS. LOZANO: Resolution 10-2017-7
 21 passes in the affirmative by eight board members
 22 voting yes, one not present.
 23 MR. GUERRA: Item number eight is
 24 Resolution 10-2017-8 of the Hudson County
 25 Improvement Authority authorizing a License

1 Agreement with LAZ Parking New York/New Jersey,
2 LLC. for parking management service at the County
3 lot.

4 The County has requested that the
5 Authority oversee the operation of some County
6 owned surface parking lots, which they had
7 acquired from Jersey City for the purpose of some
8 day building a new justice complex in that area.

9 We will be entering into an agreement
10 with the County, which will permit for juror
11 parking and public parking.

12 Our intent is to have LAZ operate and
13 manage the lot on a daily basis where Tom Calu,
14 who works for us as our consultant, along with LAZ
15 and us, has prepared an operating budget.

16 LAZ will just receive a flat fee of
17 \$2,000 a month for their service. The Authority
18 also will receive a flat fee of \$1,500 a month.

19 After all of the expenses are covered
20 and the parking tax paid any excess revenue would
21 go back to the County.

22 The resolution before you authorizes
23 the extension, I guess, of an amendment to the
24 Master Parking Management and Operating Agreement
25 we currently have with LAZ. So this is something

1 making some repairs to it, improving the lighting
2 around the booth. But for the lot itself it's
3 pretty much set.

4 COMMISSIONER DUBLIN: And this is the
5 lot on Hoboken Avenue?

6 MR. GUERRA: This is on Hoboken,
7 Oakland, and Cook Street. Now Cook Street
8 eventually will be vacated. They're going to open
9 up Central Avenue.

10 COMMISSIONER DUBLIN: Okay.

11 MR. GUERRA: Now this is all in
12 preparation for the big master plan some day to
13 build a justice complex.

14 COMMISSIONER DUBLIN: But in the
15 meantime -- right now actually the jurors are
16 parking on one section. The County is handling
17 that themselves. And the jurors park for free.
18 But that will be incorporated, so the lot will be
19 a little bigger. I think it holds, if I remember,
20 Kurt, close to 100 cars?

21 MR. CHERRY: Something like --

22 MR. GUERRA: I think it's something
23 like that.

24 COMMISSIONER DUBLIN: When I was in the
25 Road Department we used to clean and cut the

1 that may take place.

2 The County's intent is to put it on
3 their October 24th agenda for the Freeholders. We
4 did draft an MOU. And they are targeting sometime
5 in the beginning of November for us to assume the
6 operation.

7 COMMISSIONER DUBLIN: I have a
8 question.

9 MR. GUERRA: Yes, Jeff.

10 COMMISSIONER DUBLIN: The parking lots,
11 they are already paved?

12 MR. GUERRA: Jersey City was operating
13 them. Well, Jersey City leased the property to a
14 parking company --

15 COMMISSIONER DUBLIN: Right.

16 MR. GUERRA: -- and that company kept
17 all of the revenues, they did everything. They
18 just paid a monthly lease.

19 The lot is paved. Another section of
20 the adjacent lot owned by the County is paved.
21 There is a gravel section we're not on. So there
22 is some little improvements that have been made,
23 but we did some of that. There is an old parking
24 attendant's booth. We had our own couple of guys
25 go there just yesterday and cleaned the area, were

1 weeds. That was years ago.

2 MR. GUERRA: We just cut all of the
3 weeds yesterday. We started to clean it up. And
4 we'll be doing the plowing and salting there. But
5 if it comes to removal of the snow, then we'll
6 have the County come in and do that.

7 CHAIRMAN PESTANA: Are there any other
8 questions?

9 (No response)

10 CHAIRMAN PESTANA: Do we have any
11 motions?

12 COMMISSIONER DUBLIN: Motion.

13 CHAIRMAN PESTANA: Motion by
14 Commissioner Dublin.

15 COMMISSIONER DORAN: Second.

16 CHAIRMAN PESTANA: Seconded by
17 Commissioner Doran.

18 MS. LOZANO: Commissioner Bado.

19 COMMISSIONER BADO: Yes.

20 MS. LOZANO: Commissioner Dellabella.

21 COMMISSIONER DELLABELLA: Yes.

22 MS. LOZANO: Commissioner Doran.

23 COMMISSIONER DORAN: Yes.

24 MS. LOZANO: Commissioner Dublin.

25 COMMISSIONER DUBLIN: Yes.

1 MS. LOZANO: Commissioner Goldsack.
 2 COMMISSIONER GOLDSACK: Yes.
 3 MS. LOZANO: Commissioner Lorenzo.
 4 COMMISSIONER LORENZO: Yes
 5 MS. LOZANO: Commissioner Peneda.
 6 COMMISSIONER PENEDA: Yes.
 7 MS. LOZANO: Chairman Pestana.
 8 CHAIRMAN PESTANA: Yes.
 9 MS. LOZANO: Resolution 10-2017-8
 10 passes in the affirmative by eight board members
 11 voting yes, one not present.
 12 MR. GUERRA: Item nine is Resolution
 13 10-2017-9 of the Hudson County Improvement
 14 Authority authorizing an Amendment to the Contract
 15 with Mast Construction Services, Inc.
 16 Again, as you know, we had entered into
 17 this Shared Service Agreement with the County for
 18 various County sponsored projected.
 19 The County has requested our assistance
 20 again as it relates to the proposed new, I call it
 21 a justice complex.
 22 Right now they know Mast Construction
 23 has a contract with us and they want to utilize
 24 Mast's services to assist in qualifying - doing
 25 some research to qualify firms that do - the

1 engineering firms, architectural firms, for the
 2 design of a courthouse, determine what those needs
 3 are. The County formed their own committee so
 4 Mast is assisting in vetting those companies,
 5 assisting in the presentations of those companies.
 6 We'll assist now in developing a
 7 request for proposals that those companies submit
 8 for the actual design, preparation of a request
 9 for proposals, and assist in that whole selection
 10 and process and evaluate the cost proposal and
 11 other services.
 12 So with that said, we just want to
 13 extend Mast Construction's contract in the amount
 14 of \$55,000 to cover the costs of this task. This
 15 is an amendment to their existing contract.
 16 As you know, right now they have been
 17 the construction managers for the new Schools of
 18 Technology that we're building. They are our
 19 owner's rep on that project.
 20 COMMISSIONER DORAN: I have a question.
 21 MR. GUERRA: Yes.
 22 COMMISSIONER DORAN: Where is the new
 23 courthouse going to go?
 24 MR. GUERRA: You know where the old
 25 courthouse is, the Admin Building?

1 COMMISSIONER DORAN: Yes.
 2 MR. GUERRA: Right across the street is
 3 a whole block - there is properties there, there
 4 were buildings, and over the years the County has
 5 been acquiring different buildings. So it's
 6 actually going to run from Newark Avenue, down
 7 Oakland, and Cook, the way it sits now, Cook will
 8 become part of this parcel, and a section of
 9 Hoboken Avenue. So it's almost all the way to
 10 Route 139. And maybe we'll show you the area a
 11 little bit.
 12 COMMISSIONER DORAN: The current
 13 Administration Building, I heard that is getting
 14 knocked down.
 15 MR. GUERRA: Well, naturally the whole
 16 idea is to build a criminal and civil courthouse
 17 on the parcel that I'm talking about, along with a
 18 parking deck.
 19 COMMISSIONER DORAN: Okay.
 20 MR. GUERRA: And then eventually the
 21 old courthouse will come down. Of course the
 22 Brennan Courthouse stays.
 23 So it's a a big project. It's going to
 24 be very expensive for the County, what they're
 25 going to plan. So really what they have been

1 doing is just assembling properties to build on.
 2 COMMISSIONER DORAN: Okay.
 3 MR. GUERRA: While those lots sit there
 4 empty, and there is no parking, the intent was to
 5 do some parking for the courthouse activities.
 6 CHAIRMAN PESTANA: Are there any other
 7 questions?
 8 (No response)
 9 CHAIRMAN PESTANA: Are there any
 10 motions.
 11 COMMISSIONER DORAN: Motion.
 12 CHAIRMAN PESTANA: Motion by
 13 Commissioner Doran.
 14 COMMISSIONER DELLABELLA: Second.
 15 CHAIRMAN PESTANA: Second by
 16 Commissioner Dellabella.
 17 MS. LOZANO: Commissioner Bado.
 18 COMMISSIONER BADO: Yes.
 19 MS. LOZANO: Commissioner Dellabella.
 20 COMMISSIONER DELLABELLA: Yes.
 21 MS. LOZANO: Commissioner Doran.
 22 COMMISSIONER DORAN: Yes.
 23 MS. LOZANO: Commissioner Dublin.
 24 COMMISSIONER DUBLIN: Yes.
 25 MS. LOZANO: Commissioner Goldsack.

1 COMMISSIONER GOLDSACK: Yes.
 2 MS. LOZANO: Commissioner Lorenzo.
 3 COMMISSIONER LORENZO: Yes
 4 MS. LOZANO: Commissioner Peneda.
 5 COMMISSIONER PENEDA: Yes.
 6 MS. LOZANO: Chairman Pestana.
 7 CHAIRMAN PESTANA: Yes.
 8 MS. LOZANO: Resolution 10-2017-9
 9 passes in the affirmative by eight board members
 10 voting yes, one not present.
 11 MR. GUERRA: Item ten, Resolution
 12 10-2017-10 of the Hudson County Improvement
 13 Authority acknowledging and correcting a
 14 typographical error in the previously approved
 15 resolutions approving Change Orders to the
 16 Agreement between the Hudson County Improvement
 17 Authority and Terminal Construction Corporation
 18 for Design-Build Services for a new High Tech High
 19 School.
 20 If you remember at that September 13th
 21 Board meeting there was the change orders. Ted
 22 was here. And just to put all that paperwork in
 23 order Change Order No. 2 at that time, at that
 24 meeting, was \$145 million -- and this is the value
 25 of the total contract with that change order. It

1 would have brought it to 145,100 --
 2 \$145,144,044.41. However, the corrected amount
 3 should have been \$145,204,044.57.
 4 Then there was Change Order No.4. The
 5 total approved amount again was the
 6 \$147,054,044.41 but the corrected amount should
 7 have read \$147,154,044.57.
 8 So the typo was a number by - was it
 9 100,000. Isn't that right, Kurt?
 10 MR. CHERRY: Yes.
 11 MR. GUERRA: So this is to correct
 12 that. We caught that, I think it was the next
 13 morning. It was a typo in that resolution.
 14 CHAIRMAN PESTANA: Is there a motion on
 15 this?
 16 COMMISSIONER DORAN: Motion.
 17 CHAIRMAN PESTANA: Motion by
 18 Commissioner Doran.
 19 Is there a second?
 20 COMMISSIONER PENEDA: I'll second it.
 21 CHAIRMAN PESTANA: Second by
 22 Commissioner Peneda.
 23 MS. LOZANO: Commissioner Bado.
 24 COMMISSIONER BADO: Yes.
 25 MS. LOZANO: Commissioner Dellabella.

1 COMMISSIONER DELLABELLA: Yes.
 2 MS. LOZANO: Commissioner Doran.
 3 COMMISSIONER DORAN: Yes.
 4 MS. LOZANO: Commissioner Dublin.
 5 COMMISSIONER DUBLIN: Yes.
 6 MS. LOZANO: Commissioner Goldsack.
 7 COMMISSIONER GOLDSACK: Yes.
 8 MS. LOZANO: Commissioner Lorenzo.
 9 COMMISSIONER LORENZO: Yes
 10 MS. LOZANO: Commissioner Peneda.
 11 COMMISSIONER PENEDA: Yes.
 12 MS. LOZANO: Chairman Pestana.
 13 CHAIRMAN PESTANA: Yes.
 14 MS. LOZANO: Resolution 10-2017-10
 15 passes in the affirmative by eight board members
 16 voting yes, one not present.
 17 MR. GUERRA: Item 11 is Resolution
 18 10-2017-11 of the Hudson County Improvement
 19 Authority amending an Emergency Award of an
 20 Agreement to FTS Construction, LLC for water
 21 supply source at the Koppers Seaboard site.
 22 If you recall, as part of our
 23 mitigation plan relating to the wind blown dust at
 24 the Koppers site, we had retained the services of
 25 FTS to run a four-inch water supply line to

1 replace the existing two-inch line.
 2 At our June meeting the Board had
 3 provided authorization to proceed in an amount at
 4 that time not to exceed \$57,700. The emergency
 5 work proceeded. The new line is in, including the
 6 tap to the twelve-inch main coming across the
 7 site, and other related work that has been
 8 completed.
 9 Work was conducted under the
 10 supervision of John Bolan, our consulting engineer
 11 and myself. Some of the work to be performed was
 12 on a time and material basis. So at that time it
 13 became necessary to reconfigure the area, the
 14 metering, remove some of the existing abandoned
 15 lines in the vault, clean out the vault from years
 16 of accumulated sludge, and then to fabricate a
 17 metal cover for the vault, which dates back to the
 18 1930s. So we had fabricated this cover.
 19 With that said, after our consultant
 20 engineer reviewed all of the documents it exceeded
 21 the initial contract cost in an amount of
 22 \$10,043.75. That's with the items that were on
 23 the time and material basis and also the cover.
 24 And he had determined that such costs was
 25 reasonable. Therefore, the total cost for the

1 project completion, which it is done, is
2 \$67,743.70.

3 Also since then Clean Earth has brought
4 in what is known as an off-road water truck with a
5 cannon on it. It's one of those real big units to
6 assist the smaller units that were on the site.

7 We have been fortunate that we haven't
8 had any real windy days, but at least the truck is
9 there.

10 This was part of the mitigation plan,
11 that we assured the Hudson Essex Soils Erosion
12 folks and also the DEP.

13 CHAIRMAN PESTANA: Are there any other
14 questions?

15 (No response)

16 CHAIRMAN PESTANA: Are there any
17 motions?

18 COMMISSIONER PENEDA: I'll make a
19 motion.

20 CHAIRMAN PESTANA: Motion by
21 Commissioner Peneda.

22 Is there a second?

23 COMMISSIONER GOLDSACK: Second.

24 CHAIRMAN PESTANA: Second by
25 Commissioner Goldsack.

1 Mary-Ellen, do you have anything to
2 add?

3 COMMISSIONER DORAN: Good job, Mary.

4 MS. GILPIN: We have had a very good
5 season. So far we have three more weekends and
6 then we're done.

7 Shredding has been phenomenal. We had
8 a record number of 331 people in Bayonne and we
9 have had record numbers in Hoboken and in
10 Secaucus -- Jersey City. Jersey City also had a
11 record 256. So we actually filled up the truck in
12 Bayonne and had to turn 20 people away. So now we
13 have to think about what's the next step. Do we
14 see about getting two trucks or are we doing some
15 of the towns. So it's finally taking off and
16 getting popular.

17 Next month I should have a full report
18 on all of our events.

19 MR. GUERRA: Thank you.

20 And Jay, do you have anything as to TMA
21 activity?

22 MR. DeDOMENICO: We just dispatched a
23 new initiative. It's a county program, it's
24 statewide, called Street Smart. It's a pedestrian
25 and motor safety program. This is initiated or

1 MS. LOZANO: Commissioner Bado.

2 COMMISSIONER BADO: Yes.

3 MS. LOZANO: Commissioner Dellabella.

4 COMMISSIONER DELLABELLA: Yes.

5 MS. LOZANO: Commissioner Doran.

6 COMMISSIONER DORAN: Yes.

7 MS. LOZANO: Commissioner Dublin.

8 COMMISSIONER DUBLIN: Yes.

9 MS. LOZANO: Commissioner Goldsack.

10 COMMISSIONER GOLDSACK: Yes.

11 MS. LOZANO: Commissioner Lorenzo.

12 COMMISSIONER LORENZO: Yes

13 MS. LOZANO: Commissioner Peneda.

14 COMMISSIONER PENEDA: Yes.

15 MS. LOZANO: Chairman Pestana.

16 CHAIRMAN PESTANA: Yes.

17 MS. LOZANO: Resolution 10-2017-11
18 passes in the affirmative by eight board members
19 voting yes, one not present.

20 MR. GUERRA: Commissioners, also in
21 your packet is a report on the environmental
22 programs. I know this has been a busy season for
23 Mary-Ellen having to do with shredding and
24 household hazardous waste and all of the other
25 programs and the different environmental affairs.

1 led by the County Executive. We'll be focusing on
2 the entire length of Kennedy Boulevard from
3 Bayonne all the way to North Bergen. In each of
4 the five municipalities across the Boulevard we
5 will be focusing on a crash heavy intersection,
6 one in each town. We'll be getting data and
7 working on changing behavior and instances like
8 don't look down, look up; stop distracted walking;
9 motorists that blow through red lights on a lot of
10 -- and other type of safety-related activities,
11 and working through the North Jersey Penn Station
12 Planning Authority. We will be taking that data
13 and then doing a big marketing effort in getting
14 people to understand and see the errors they're
15 making. We will be working with all of the police
16 departments in each of the municipalities. We're
17 going to be giving warnings or actual citations
18 to people to make it more effective. So it's not
19 only an educational program, but there will also
20 be some level of enforcement.

21 This is a great partnership with each
22 municipality. It's about a one month program.
23 And because this is statewide, and we have been
24 part of this for about two years -- we didn't do
25 it in Jersey City two years ago. And 16

1 municipalities in this state have done this, and
 2 in each and every one of them there has been a
 3 reduction of this type of ill safety behavior
 4 which has been reduced by over 30 percent at each
 5 of these intersections. And we'll be doing this
 6 with the big assistance from Recycling and also
 7 from Enforcement, like getting additional manpower
 8 as there was a lot of data and a lot of activity
 9 that we need to do. So we're very excited about
 10 it and it starts Monday.

11 CHAIRMAN PESTANA: Thank you.
 12 COMMISSIONER LORENZO: I just wanted to
 13 tell you make sure you know about the cell phones.
 14 There is a number of kids crossing on the green
 15 with --

16 MR. DeDOMENICO: Yes, with heads down
 17 and --

18 MR. GUERRA: Headphones in. And giving
 19 us, the drivers, the dirty look. You see them.
 20 Stop.

21 MR. NETCHERT: And it's not just kids.
 22 CHAIRMAN PESTANA: Anything else?
 23 MR. GUERRA: That's it, Chairman.
 24 CHAIRMAN PESTANA: Okay.
 25 Is there a motion to adjourn?

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CERTIFICATION

I, 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: October 13, 2017

1 COMMISSIONER DORAN: Motion.
 2 COMMISSIONER PENEDA: Second.
 3 CHAIRMAN PESTANA: Motion by
 4 Commissioner Doran, seconded by Commissioner
 5 Peneda.
 6 All in favor?
 7 COMMISSIONER BADO: Aye.
 8 COMMISSIONER DELLABELLA: Aye.
 9 COMMISSIONER DORAN: Aye.
 10 COMMISSIONER DUBLIN: Aye.
 11 COMMISSIONER GOLDSACK: Aye.
 12 COMMISSIONER LORENZO: Aye.
 13 COMMISSIONER PENEDA: Aye.
 14 CHAIRMAN PESTANA: Aye.
 15 Thank you.
 16 We're adjourned.

(Whereupon the meeting is concluded.)

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