HUDDSON COUNTY IMPROVEMENT AUTHORITY

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

-----------------------------------------------
WEDNESDAY, APRIL 11, 2018
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCEING AT 5:45 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN (NOT PRESENT)
NICHOLAS GOLDSACK, TREASURER
FRANK LORENZO, SECRETARY
FRED M. BADO, COMMISSIONER
BRIAN DELLABELLA, COMMISSIONER (NOT PRESENT)
JEFFREY DUBLIN, COMMISSIONER
MARTIN T. MARTINETTI, COMMISSIONER
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
<table>
<thead>
<tr>
<th>ALSO PRESENT:</th>
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<tr>
<td>MARY-ELLEN GILPIN, HCIA</td>
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<td>JAMES POLICASTRO, HCIA</td>
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<td>MICHAEL O'CONNOR, HCIA</td>
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<td>TED DOMURACKI, MAST CONSTRUCTION</td>
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<td>JEFF LANIGAN</td>
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<td>MICHAEL COMBA, HOOKEN STRATEGY GROUP</td>
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<th>MS. LOZANO: We have a quorum with seven board members being present, two not present.</th>
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<td>CHAIRMAN PESTANA:</td>
<td>Mr. Netchter.</td>
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<td>MR. NETCHERT:</td>
<td>Yes, Mr. Chairman.</td>
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<td>This is a public meeting. Notice of this meeting was forwarded to both the Jersey Journal and Star-Ledger for publication in those respective newspapers on February 15th, 2018. 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 in each of those respective offices, and notice finally was posted on the bulletin board outside this meeting room and on the Authority's website. These notices are all in compliance with the requirements of the Open Public Meetings Act.</td>
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<td>CHAIRMAN PESTANA: Thank you, Mr. Netchter.</td>
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<td>At this time I'll call for a motion for approval of the minutes from the March 14th meeting.</td>
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<td>COMMISSIONER GOLDSACK:</td>
<td>Motion.</td>
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<td>COMMISSIONER MARTINETTI:</td>
<td>Second.</td>
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<th>CHAIRMAN PESTANA: I would like to call the meeting to order. Everyone please rise to salute the flag. (At this time the Pledge of Allegiance is recited.)</th>
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<td>CHAIRMAN PESTANA: Carmen, please take the roll.</td>
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<td>MS. LOZANO: Commissioner Bado.</td>
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<td>COMMISSIONER BADO: Present.</td>
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<td>MS. LOZANO: Commissioner Dellabella.</td>
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<td></td>
<td>Not present.</td>
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<td>Commissioner Doran. Not present.</td>
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<td>Commissioner Dublin.</td>
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<td>COMMISSIONER DUBLIN: Here.</td>
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<td>MS. LOZANO: Commissioner Goldsack.</td>
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<td>COMMISSIONER GOLDSACK: Here.</td>
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<td>MS. LOZANO: Commissioner Lorenzo.</td>
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<td>COMMISSIONER LORENZO: Here.</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>MS. LOZANO: Commissioner Peneda.</td>
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<td>COMMISSIONER PENEDA: Abstain.</td>
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<td>MS. LOZANO: Chairman Pestana.</td>
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<td>CHAIRMAN PESTANA: Yes.</td>
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<td>MS. LOZANO: The minutes of March 14th, 2018 passes in the affirmative by five board members voting yes, two not present, and two abstentions. CHAIRMAN PESTANA: At this time we'll take comments from the public on anything related to the agenda. (No response)</td>
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2 (Pages 2 to 5)

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CHAIRMAN PESTANA: Seeing none, the public motion is now closed.

MR. GUERRA: Item four, Resolution 4-2018-4 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of April 2018.

CHAIRMAN PESTANA: Does anybody have any questions or motions on the bills?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Seconed by Commissioner Lorenzo.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: 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 4-2018-4 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Item number five is Resolution 4-2018-5 of the Hudson County Improvement Authority recommending an amendment to the Hudson County Solid Waste Management Plan modifying the terms for the inclusion of the Cardella Trucking Company, Inc. Transfer Station/Materials Recovery Facility.

As most of you know, Cardella has been a licensed facility operating in North Bergen for probably the last 25 to 30 years. In January of 2018 they had submitted an application for a tonnage increase. They are currently permitted to accept 400 tons of waste called Type 13 and 13C, which is primarily construction debris. They are seeking to increase the tonnage from 400 tons 800 tons per day.

Our consulting engineer, John Bolan, had reviewed the initial submission by Cornerstone Environmental. That’s the Cardella consulting firm.

After careful analysis and evaluation by PS&S the attached plan amendment was prepared. The plan amendment also includes language whereby the Authority and the Town of North Bergen can rescind this plan amendment and it would be in place for a six-month trial basis.

As part of the process we also had a meeting with the SWAC Committee, which is the Solid Waste Advisory Committee, which consists of representatives from each municipality. The SWAC Committee was okay with it.

This resolution before you authorizes us to make the recommendation to the Board of Freeholders for this to be included in the plan. Then what happens is there is a meeting with the freeholders to introduce it at the first meeting, the second meeting is a public hearing, and then they vote on it. And then the plan is forwarded to the New Jersey DEP for their technical review and certifications. The sole process takes about 150 days. This is the item that we pulled last month because we had not had the SWAC meeting due to one of those snow events.

CHAIRMAN PESTANA: And you have spoken to the administrator.

MR. GUERRA: I spoke to the Town and they are comfortable, especially with the language that for the first six months it’s monitored. It’s a trial basis.

CHAIRMAN PESTANA: Does anybody else have any questions or motions?

(No response)

COMMISSIONER LORENZO: Motion.

CHAIRMAN PESTANA: Is there a second?

COMMISSIONER DUBLIN: Second.

CHAIRMAN PESTANA: Motion by Commissioner Lorenzo, seconded by Commissioner Dublin.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: 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.

MS. LOZANO: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.
MS. LOZANO: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. LOZANO: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. LOZANO: Resolution 4-2018-5 passes in the affirmative by seven board members voting yes, two not present.
MR. GUERRA: Item number six is Resolution 4-2018-6 of the Hudson County Improvement Authority amending an agreement with Remington, Vernick Engineers - LSRP Services. Back in November of 2016 we entered into a contract with Remington, Vernick for such services relating to the Hudson County Schools of Technology, the new school, in the amount of $160,600.
Since then it has been determined that additional services are required. They were unanticipated at the time the initial contract was awarded.
It appears there was a site investigation remedial report submitted and it had been determined that there were some areas of concern which had been fenced off. As a result of that what is required now is what is known as a remedial action outcome report, which is needed in order to obtain the Certificate of Occupancy for the school.
Attached to the resolution, I believe in your packet, was a proposal which outlines all of the work. I think it's a three or four page proposal. There is about 11 different tasks that is outlined in there of the work that needs to be provided. The cost for those additional services is $116,600. Our recommendation is to amend the initial contract to include these additional costs.
The LSRP is working closely with the DEP, and this is all time sensitive, to make sure that we have all of this in place in order for the school to open, in order for us to have the Certificate of Occupancy.
With us tonight, as you can see, is Ted Domuracki, our project rep, who has done a wonderful job with this project. So if you have any questions of either I or Ted, we would be happy to answer them.
(No response)
CHAIRMAN PESTANA: Are there any questions?
(No response)
CHAIRMAN PESTANA: Do we have any motions?
COMMISSIONER PENEDA: I'll make a motion.
CHAIRMAN PESTANA: Motion by Commissioner Peneda.
CHAIRMAN PESTANA: Is there a second?
COMMISSIONER LORENZO: Second.
CHAIRMAN PESTANA: Seconded by Commissioner Lorenzo.
MS. LOZANO: Commissioner Bado.
COMMISSIONER BADO: 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 4-2018-6 passes in the affirmative by seven board members voting yes, two not present.
MR. GUERRA: Item number seven is Resolution 4-2018-7 of the Hudson County Improvement Authority making application to the Local Finance Board pursuant to N.J.S.A. 40A:5A-6. The total amount of the proposed financing through our Pooled Note Program is $49,100 - I'm sorry, $49,167,000.
The participating municipalities in this transaction are the City of Bayonne for $29,090,000, the City of Union City for $6,744,000, and the Township of Weehawken for $13,333,000.
This resolution is strictly to make application to the Local Finance Board.
CHAIRMAN PESTANA: Does anybody have any questions?
(No response)
CHAIRMAN PESTANA: Do we have any motions?
COMMISSIONER GOLDSACK: Motion.
CHAIRMAN PESTANA: Motion by
Commissioner Goldsack.

CHAIRMAN PESTANA: Do we have a second?

COMMISSIONER DUBLIN: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Dublin.

MS. LOZANO: Commissioner Bado.

COMMISSIONER BADO: 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 4-2018-7 passes in the affirmative by seven board members voting yes, two not present.

MR. GUERRA: Item number eight is Resolution 4-2018-8 of the Hudson County Improvement Authority authorizing execution of a

Subcontract for Hudson TMA, Fiscal Year 2018, TMA Work Program between the Hudson Transportation Management Association, which is our TMA, and the North Jersey Transportation Planning Authority and the New Jersey Institute of Technology.

I'm going to defer this to Kurt, but I know this is something that we have been doing for a number of years and this is how the programs are funded.

Kurt.

MR. CHERRY: Thank you.

This is the major grant funding source of the TMA for the year. This funds all of their programs that are the normal run of the mill programs including the bike rodeo and van pooling and --

MR. GUERRA: Car pooling.

MR. CHERRY: -- all of those kind of programs.

They do receive other grants, which is safe routes to schools, that's another program altogether, but the main one is this one that you are being asked to consider tonight.

We have done this for maybe - I have done it for 17 years, so --
the County Guarantee, when they come to the County looking for the County Guarantee, unless there is a PLA provision in the work that is going to be done in the individual municipalities, the County will not add the Guarantee.

MR. GUERRA: They must have a Project Labor Agreement in order to have the County guarantee financing.

MR. NETCHERT: And at this moment the County Guarantee trigger amount for a PLA is $5,000,000. It's my understanding that there is at least under discussion a concept of lowering that PLA number from $5,000,000 to $500,000. Whether it happens or not, I don't know. I think there is consideration on a statewide basis as well for that. I'm pretty sure the League of Municipalities is involved and has a position on it. We'll see where it goes.

There is nothing for you to do and there is nothing for us to ever do except give the towns a heads-up that you are borrowing the money for a construction project. And if it in excess of $5,000,000 until that number changes, and you're going to need a County Guarantee, they are not going to give you the Guarantee.

COMMISSIONER BADO: 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 4-2018-9, 10 and 11 all pass in the affirmative by seven board members voting yes, two not present.
MR. GUERRA: Commissioners, there is one other item just for informational purposes. The County Executive and I believe the Board of Freeholders had passed a --
MR. NETCHERT: Actually the County Executive, by Executive Order, has mandated that in all matters where municipalities may be and/or municipal entities may be borrowing monies through the Improvement Authority which seek and require
CHAIRMAN PESTANA: If there is no other business --

MR. GUERRA: No.

CHAIRMAN PESTANA: -- do we have a motion to adjourn?

COMMISSIONER GOLDSACK: I'll make a motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER PENEDA: Second.

CHAIRMAN PESTANA: Seconded by Commissioner Peneda.

All in favor.

COMMISSIONER BADO: Aye.

COMMISSIONER DUBLIN: Aye.

COMMISSIONER GOLDSACK: Aye.

COMMISSIONER LORENZO: Aye.

COMMISSIONER MARTINETTI: Aye.

COMMISSIONER PENEDA: Aye.

CHAIRMAN PESTANA: Aye.

Meeting adjourned.

Thanks everybody.

(The meeting concludes at 6:03 p.m.)

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: April 13, 2018