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HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, DECEMBER 12, 2018
830 BERGEN AVENUE, 8TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:40 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN
NICHOLAS GOLDSACK, TREASURER
FRANK LORENZO, SECRETARY (ABSENT)
FRED M. BADO, COMMISSIONER (ABSENT)
BRIAN DELLABELLA, COMMISSIONER
JEFFREY DUBLIN, COMMISSIONER (ABSENT)
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

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ALSO PRESENT:

MARY-ELLEN GILPIN, HCIA

ELIZABETH RAMOS, EXECUTIVE ASSISTANT

JAMES POLICASTRO, HCIA

MICHAEL O'CONNOR, HCIA

MICHAEL COMBA, HOBOKEN STRATEGY GROUP

JEFF LANIGAN

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1 (The meeting commences at 5:40 p.m.)
 2 CHAIRMAN PESTANA: Everyone welcome to
 3 the Hudson County Improvement Authority meeting.
 4 Everyone please rise to salute the
 5 Flag.
 6 (The Pledge of Allegiance is recited.)
 7 CHAIRMAN PESTANA: Carmen, would you
 8 now please call the roll.
 9 MS. LOZANO: Commissioner Bado. Not
 10 present.
 11 Commissioner Dellabella.
 12 COMMISSIONER DELLABELLA: Present.
 13 MS. LOZANO: Commissioner Doran.
 14 COMMISSIONER DORAN: Present.
 15 MS. LOZANO: Commissioner Dublin. Not
 16 present.
 17 Commissioner Goldsack.
 18 COMMISSIONER GOLDSACK: Present.
 19 MS. LOZANO: Commissioner Lorenzo. Not
 20 present.
 21 Commissioner Martinetti. Not present.
 22 Commissioner Peneda.
 23 COMMISSIONER PENEDA: Here
 24 MS. LOZANO: Chairman Pestana.
 25 CHAIRMAN PESTANA: Here.

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1 MS. LOZANO: We have a quorum with five
 2 board members present, four not present.
 3 CHAIRMAN PESTANA: Thank you, Carmen.
 4 Mr. Netchert.
 5 MR. NETCHERT: Yes, Mr. Chairman.
 6 This is a public meeting. Notice of
 7 this meeting was forwarded to both the Jersey
 8 Journal and The Star-Ledger for publication in
 9 those respective newspapers on February 15th,
 10 2018. Notice was also forwarded to the Clerk of
 11 the County of Hudson, the Clerk of the Hudson
 12 County Board of Freeholders for posting on their
 13 respective bulletin boards outside of their
 14 offices, and finally notice was posted on the
 15 bulletin board outside of this meeting room as
 16 well as on the Authority's website.
 17 These notices are all in compliance
 18 with the requirements of the Open Public Meetings
 19 Act.
 20 THE COURT: Thank you.
 21 At this time I'll call for the approval
 22 of the minutes of the meeting of November 7th,
 23 2018.
 24 COMMISSIONER GOLDSACK: Motion.
 25 CHAIRMAN PESTANA: Motion by

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1 Commissioner Goldsack.
 2 CHAIRMAN PESTANA: Is there a second?
 3 COMMISSIONER DELLABELLA: Second.
 4 CHAIRMAN PESTANA: Seconded by
 5 Commissioner Dellabella.
 6 MS. LOZANO: Commissioner Dellabella.
 7 COMMISSIONER DELLABELLA: Yes.
 8 MS. LOZANO: Commissioner Doran.
 9 COMMISSIONER DORAN: Yes.
 10 MS. LOZANO: Commissioner Goldsack.
 11 COMMISSIONER GOLDSACK: Yes.
 12 MS. LOZANO: Commissioner Peneda.
 13 COMMISSIONER PENEDA: Yes.
 14 MS. LOZANO: Chairman Pestana.
 15 CHAIRMAN PESTANA: Yes.
 16 MS. LOZANO: The minutes of the meeting
 17 of November 7th, 2018, Resolution 12-2018-2,
 18 passes in the affirmative by five board members
 19 voting yes, four not present.
 20 CHAIRMAN PESTANA: At this time we'll
 21 take comments from the public on anything related
 22 to the agenda.
 23 (No response)
 24 CHAIRMAN PESTANA: Seeing none, the
 25 public portion is now closed.

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1 MR. GUERRA: Item four, Resolution
 2 12-2018-4 of the Hudson County Improvement
 3 Authority authorizing payment of certain costs and
 4 expenses of the Authority for the month of
 5 December 2018.
 6 CHAIRMAN PESTANA: Do we have a motion
 7 on this?
 8 COMMISSIONER DORAN: Motion?
 9 CHAIRMAN PESTANA: Motion by
 10 Commissioner Doran.
 11 Is there a second?
 12 COMMISSIONER PENEDA: Second.
 13 CHAIRMAN PESTANA: Seconded by
 14 Commissioner Peneda.
 15 MS. LOZANO: Commissioner Dellabella.
 16 COMMISSIONER DELLABELLA: Yes.
 17 MS. LOZANO: Commissioner Doran.
 18 COMMISSIONER DORAN: Yes.
 19 MS. LOZANO: Commissioner Goldsack.
 20 COMMISSIONER GOLDSACK: Yes.
 21 MS. LOZANO: Commissioner Peneda.
 22 COMMISSIONER PENEDA: Yes.
 23 MS. LOZANO: Chairman Pestana.
 24 CHAIRMAN PESTANA: Yes.
 25 MS. LOZANO: Resolution 12-2018-4

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1 passes in the affirmative, as amended, by five
2 board members voting yes, four not present.

3 MR. GUERRA: Item five is Resolution
4 12-2018-5 of the Hudson County Improvement
5 Authority appointing Elizabeth Ramos as Assistant
6 Secretary to the Board.

7 As you know, Carmen will be retiring in
8 a few weeks.

9 (Comments off the record.)

10 MR. GUERRA: At this time I would
11 recommend that Liz serve as Assistant Secretary to
12 the Board.

13 CHAIRMAN PESTANA: Is there a motion on
14 this?

15 COMMISSIONER PENEDA: I would make a
16 motion.

17 CHAIRMAN PESTANA: Motion by
18 Commissioner Peneda.

19 Is there a second?

20 COMMISSIONER DORAN: Second.

21 CHAIRMAN PESTANA: Seconded by
22 Commissioner Doran.

23 MS. LOZANO: Commissioner Dellabella.

24 COMMISSIONER DELLABELLA: Yes.

25 MS. LOZANO: Commissioner Doran.

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1 COMMISSIONER DORAN: Yes.

2 MS. LOZANO: Commissioner Goldsack.

3 COMMISSIONER GOLDSACK: Yes.

4 MS. LOZANO: Commissioner Peneda.

5 COMMISSIONER PENEDA: Yes.

6 MS. LOZANO: Chairman Pestana.

7 CHAIRMAN PESTANA: Yes.

8 MS. LOZANO: Resolution 12-2018-5

9 passes in the affirmative by five board members
10 voting yes, four not present.

11 CHAIRMAN PESTANA: I would like to
12 thank Carmen for her years of service here at the
13 Authority.

14 (Applause)

15 COMMISSIONER GOLDSACK: Are you still
16 going to order the food?

17 MS. LOZANO: I gave my menu folder to
18 Liz.

19 MR. GUERRA: She will serve as our food
20 consultant.

21 CHAIRMAN PESTANA: And congratulations
22 to Liz.

23 MR. GUERRA: Item six is Resolution --

24 COMMISSIONER GOLDSACK: If I may.

25 MR. GUERRA: Yes.

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1 COMMISSIONER GOLDSACK: Mr. Chairman,
2 the Finance Committee met on the consultant
3 contracts which represent Resolutions 6 through 16
4 and we see no problems, no exceptions to it. With
5 the commissioners consent, without any objection,
6 can we vote on these by title and text in one?

7 MR. GUERRA: I can read them into the
8 record.

9 COMMISSIONER GOLDSACK: Yes.

10 MR. GUERRA: So I'll start reading
11 them.

12 Item six, Resolution 12-2018-6 of the
13 Hudson County Improvement Authority authorizing
14 Professional Service Contracts.

15 The Law Offices of Karen R. Boylan,
16 Special Counsel on Enforcement Matters.

17 Tom Calu, Parking Consultant.

18 Chiesa, Shahinian & Giantomasi, Legal
19 Counsel.

20 DeCotiis, Fitzpatrick, Cole & Giblin,
21 Special Counsel.

22 Desman Design Management, Design
23 Management Service for parking garages.

24 Donohue, Girona Doria, Auditors.

25 Greener By Design, Energy Consultant.

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1 Hoboken Strategy Group, Social Media
2 Consultant.

3 Mast Construction Services, our
4 Construction Management.

5 MBI Gluck-Shaw, Government Relations.
6 McManimon, Scotland & Baumann, Special

7 Counsel.

8 McManimon, Scotland & Baumann, Bond
9 Counsel.

10 MHM Tech Group, Computer Software
11 Design.

12 Netchert Dineen & Hillmann, Special
13 Counsel.

14 Nobel Systems, Website Design and
15 Maintenance.

16 NW Financial Group, Financial Advisors.
17 Paulus, Sokolowski & Sartor, PS&S,

18 Engineers.

19 R.J. O'Connell Associates, Court

20 Reporter.

21 Spire Group, LLC, Pooled Loan
22 Administrator.

23 Vision Media Marketing Group, Public
24 Relations.

25 The Law Offices of Kathleen Walrod,

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1 Special Counsel on Enforcement Matters.
 2 Waters, McPherson, McNeill, Special
 3 Counsel.
 4 I'm now going to read items 7 through
 5 16.
 6 CHAIRMAN PESTANA: Yes.
 7 MR. GUERRA: Resolution 12-2018-7 of
 8 the Hudson County Improvement Authority
 9 authorizing the appointment of Sirocco Financial
 10 Group Inc. to provide Insurance Consulting
 11 Services.
 12 They have been providing such services
 13 and have done a good job, so I highly recommend
 14 them to continue providing those services.
 15 Item eight, Resolution 12-2018-8 of the
 16 Hudson County Improvement Authority determining
 17 the firm of Chiesa Shahinian & Giantomasi, P.C.
 18 as Qualified Attorney/Lobbyist.
 19 Item nine, Resolution 12-2018-9 of the
 20 Hudson County Improvement Authority determining
 21 the firm of DeCotiis, Fitzpatrick, Cole & Giblin
 22 as Qualified Bond Counsel.
 23 Resolution 12-2018-10 of the Hudson
 24 County Improvement Authority determining the firm
 25 of Engenuity Infrastructure as Qualified
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1 Consulting Engineers.
 2 Resolution 12-2018-11 of the Hudson
 3 County Improvement Authority determining the firm
 4 of Mott McDonald as Qualified Consulting
 5 Engineers.
 6 Resolution 12-2018-12 of the Hudson
 7 County Improvement Authority determining the firm
 8 of Remington & Vernick Engineers, Inc. as
 9 Qualified Consulting Engineers.
 10 Resolution 12-2018-13 of the Hudson
 11 County Improvement Authority determining the firm
 12 of RSC Architects as Qualified Consulting
 13 Architects.
 14 Resolution 12-2018-14 of the Hudson
 15 County Improvement Authority determining the firm
 16 of SPL Reporting, LLC as a Certified Shorthand
 17 Reporter for the Hudson County Improvement
 18 Authority.
 19 Resolution 12-2018-15 of the Hudson
 20 County Improvement Authority determining the firm
 21 of Suburban Consulting Engineers, Inc. as
 22 Qualified Consulting Engineers.
 23 Resolution 12-2018-16 of the Hudson
 24 County Improvement Authority determining the firm
 25 of Terracon Consultants, Inc. as Qualified
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1 Consulting Engineers.
 2 COMMISSIONER GOLDSACK: Correct me if
 3 I'm wrong. The amount of the contract is down
 4 from the actual for 2018?
 5 MR. GUERRA: Yes. The contracts
 6 compared to the actual cost -- well, in 2018 the
 7 contract amount was \$3,582,500 and the proposed
 8 contracts for 2019 is \$2,432,250.
 9 Some of that, a little bit of it, had
 10 to do with the school, which is over, some of it
 11 had to do with - there was another project that
 12 was sort of - oh, Duncan Avenue improvements.
 13 That is winding down to practically nothing. So
 14 there are a couple of contracts that we actually
 15 fell under budget and a couple of others that were
 16 completed that initiated that drop.
 17 CHAIRMAN PESTANA: It's almost a
 18 million dollar difference.
 19 MR. GUERRA: Yes. It's pretty close to
 20 it, yes.
 21 CHAIRMAN PESTANA: Anybody have any
 22 questions or issues?
 23 COMMISSIONER PENEDA: I'll make a
 24 motion.
 25 CHAIRMAN PESTANA: Motion by
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1 Commissioner Peneda.
 2 Is there a second?
 3 COMMISSIONER GOLDSACK: Second.
 4 CHAIRMAN PESTANA: Seconded by
 5 Commissioner Goldsack.
 6 That's for Resolutions 6 through 16,
 7 correct?
 8 COMMISSIONER PENEDA: Yes.
 9 COMMISSIONER GOLDSACK: Yes.
 10 MS. LOZANO: Commissioner Dellabella.
 11 COMMISSIONER DELLABELLA: Yes.
 12 MS. LOZANO: Commissioner Doran.
 13 COMMISSIONER DORAN: Yes.
 14 MS. LOZANO: Commissioner Goldsack.
 15 COMMISSIONER GOLDSACK: Yes.
 16 MS. LOZANO: Commissioner Peneda.
 17 COMMISSIONER PENEDA: Yes.
 18 MS. LOZANO: Chairman Pestana.
 19 CHAIRMAN PESTANA: Yes.
 20 MS. LOZANO: Resolutions 12-2018-6A
 21 through 12-2018-16 all pass in the affirmative by
 22 five board members voting yes, four not present.
 23 MR. GUERRA: Item 17, Resolution
 24 12-2018-17 of the Hudson County Improvement
 25 Authority making application to the Local Finance
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1 Board pursuant to N.J.S.A. 40A:5A-6 and 40:37A-80
2 with respect to the Pooled Loan Notes, Series
3 2018A.

4 The towns who are participating in this
5 round of financing are Weehawken SID for
6 \$2,855,000; City of Union City, \$26,523,359;
7 Township of Weehawken \$12,377,000, Weehawken,
8 \$9,707,000; City of Union City another \$7,109,767.
9 The grand total of this financing is \$58,572,126.

10 CHAIRMAN PESTANA: Does anybody have
11 any questions on this?

12 (No response)

13 CHAIRMAN PESTANA: Are there any
14 motions?

15 COMMISSIONER GOLDSACK: Motion.

16 CHAIRMAN PESTANA: Motion by
17 Commissioner Goldsack.

18 COMMISSIONER DORAN: Second.

19 CHAIRMAN PESTANA: Seconded by
20 Commissioner Doran.

21 MS. LOZANO: Commissioner Dellabella.

22 COMMISSIONER DELLABELLA: Yes.

23 MS. LOZANO: Commissioner Doran.

24 COMMISSIONER DORAN: Yes.

25 MS. LOZANO: Commissioner Goldsack.

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1 COMMISSIONER GOLDSACK: Yes.

2 MS. LOZANO: Commissioner Peneda.

3 COMMISSIONER PENEDA: Yes.

4 MS. LOZANO: Chairman Pestana.

5 CHAIRMAN PESTANA: Yes.

6 MS. LOZANO: Resolution 12-2018-17
7 passes in the affirmative by five board members
8 voting yes, four not present.

9 MR. GUERRA: Item 12-2018-18 of the
10 Hudson County Improvement Authority authorizing
11 the submission of a loan application to the New
12 Jersey Infrastructure Bank's Water and
13 Transportation Bank.

14 The Authority's intent is to prepare an
15 application with them for the financing of the
16 Koppers peninsula infrastructure. The application
17 includes transportation and border-quality related
18 infrastructure, it includes financing for the
19 spine road as well as the intersection in the
20 western portion of the site, the intersection in
21 the eastern portion of the site as it goes under
22 the New Jersey Main Line and the entire spine
23 road. The application also includes eligible
24 stormwater and sanitary sewer and other components
25 to facilitate the development of the site.

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1 Again, the resolution before you just
2 provides the authorization for us to begin
3 preparing the application for submission.

4 CHAIRMAN PESTANA: Are there any
5 questions?

6 (No response)

7 CHAIRMAN PESTANA: Are there any
8 motions?

9 COMMISSIONER GOLDSACK: Do we know how
10 much approximately?

11 MR. GUERRA: It could be as much as 31
12 to 35 million.

13 MR. O'CONNOR: It depends on what is
14 eligible for the grant, for the loans and grant of
15 the infrastructure of the property.

16 MR. GUERRA: The spine road runs the
17 whole length of the site coming in.

18 MR. NETCHERT: Including the access
19 intersections off of Route 7 into the site and
20 then --

21 MR. GUERRA: Which has a controlled
22 traffic signal so you can make a left or a right
23 when you come into the site. And then on the
24 eastern portion you come in off of Fish House
25 Road, you bear to the right, and then you're going

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1 underneath the New Jersey Transit Main Line to get
2 the eastern portion end of that spine road and
3 take it all the way west to pop out on Route 7.
4 So there is quite a bit of work there. And there
5 is certain fill that you have to use for that
6 spine road because it runs along the embankment
7 for the Main Line of Transit.

8 MR. NETCHERT: Actually Commissioner,
9 it's going to be as big as the Trust determines
10 that the ASKS are eligible or not for funding. So
11 I think that the intent is to ask for as much as
12 they will consider eligible fundable project costs
13 only because the cost is minimal, if anything.

14 COMMISSIONER DORAN: Wouldn't it be
15 ultimately be the new buyer?

16 MR. GUERRA: Well, they would pay that
17 debt on --

18 COMMISSIONER DORAN: Yes.

19 MR. NETCHERT: Only the government can
20 apply for it, but --

21 MR. GUERRA: At the end of the day
22 they're paying.

23 MR. NETCHERT: And the truth be told,
24 and we can create a record of me saying this, if
25 the new buyer doesn't buy it, we're doing the road

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1 the new buyer doesn't buy it, we're doing the road
2 any way because the road will ultimately increase
3 the value of the properties.

4 The real answer is, unlike in the past,
5 like in Harrison, I think Advanced was an
6 applicant under the Trust and the Town. Only a
7 government entity can be the applicant now.

8 COMMISSIONER DORAN: Okay.
9 CHAIRMAN PESTANA: Are there any other
10 questions?

11 (No response)
12 CHAIRMAN PESTANA: Are there any
13 motions?

14 COMMISSIONER GOLDSACK: Motion.

15 CHAIRMAN PESTANA: Motion by
16 Commissioner Goldsack.

17 Is there a second?

18 COMMISSIONER DELLABELLA: Second.

19 CHAIRMAN PESTANA: Seconded by
20 Commissioner Dellabella.

21 MS. LOZANO: Commissioner Dellabella.

22 COMMISSIONER DELLABELLA: Yes.

23 MS. LOZANO: Commissioner Doran.

24 COMMISSIONER DORAN: Yes.

25 MS. LOZANO: Commissioner Goldsack.

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1 COMMISSIONER GOLDSACK: Yes.

2 MS. LOZANO: Commissioner Peneda.

3 COMMISSIONER PENEDA: Yes.

4 MS. LOZANO: Chairman Pestana.

5 CHAIRMAN PESTANA: Yes.

6 MS. LOZANO: Resolution 12-2018-18
7 passes in the affirmative by five board members
8 voting yes, two not present.

9 MR. GUERRA: Item 19, Resolution
10 12-2018-19 of the Hudson County Improvement
11 Authority appointing Mary-Ellen Gilpin as
12 Assistant Secretary Pro Tem to the Board.

13 Mary-Ellen will serve for the time
14 being as the pro tem.

15 CHAIRMAN PESTANA: Is there any
16 motions?

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

19 CHAIRMAN PESTANA: Motion by
20 Commissioner Peneda.

21 Is there a second?

22 COMMISSIONER DORAN: Second.

23 CHAIRMAN PESTANA: Seconded by
24 Commissioner Doran.

25 MS. LOZANO: Commissioner Dellabella.

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1 COMMISSIONER DELLABELLA: Yes.

2 MS. LOZANO: Commissioner Doran.

3 COMMISSIONER DORAN: Yes.

4 MS. LOZANO: Commissioner Goldsack.

5 COMMISSIONER GOLDSACK: Yes.

6 MS. LOZANO: Commissioner Peneda.

7 COMMISSIONER PENEDA: Yes.

8 MS. LOZANO: Chairman Pestana.

9 CHAIRMAN PESTANA: Yes.

10 MS. LOZANO: Resolution 12-2018-19

11 passes in the affirmative by five board members
12 voting yes, four not present.

13 CHAIRMAN PESTANA: I just have one

14 quick question. What is the difference between

15 that one and the other, Liz as pro tem?

16 MR. NETCHERT: Liz is the Assistant

17 Secretary.

18 CHAIRMAN PESTANA: They both say

19 Assistant Secretary.

20 MR. NETCHERT: Pro tem means temporary,
21 when absent.

22 CHAIRMAN PESTANA: So it's when Liz is
23 out.

24 MR. GUERRA: Yes.

25 MR. NETCHERT: If we can't find Frank

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1 and we can't find Liz, then we find Mary-Ellen.

2 CHAIRMAN PESTANA: All right.

3 MR. NETCHERT: There is some

4 consideration to making one of the board members

5 an assistant secretary, but then that person has

6 to sit and be found to sign whatever document

7 needs to get signed. It would be easier to have

8 somebody in-house to act in that capacity.

9 CHAIRMAN PESTANA: No problem.

10 MR. GUERRA: Mary-Ellen, do you have
11 anything?

12 MS. GILPIN: No.

13 MR. NETCHERT: I thought you were going

14 to ask us how come it took us 18 items to finally

15 get to that one. It was simply a matter of that's

16 when we decided we had to deal with it.

17 COMMISSIONER GOLDSACK: Oh, oh.

18 MR. GUERRA: That's all I have,

19 Chairman.

20 CHAIRMAN PESTANA: If there is no other

21 business is there a motion to adjourn?

22 MR. NETCHERT: Before you adjourn I

23 think that Norman didn't do this and I know he

24 wanted to. We have to thank Commissioner

25 Dellabella above and beyond.

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1 MR. GUERRA: Yes.

2 MR. NETCHERT: We were not with a
3 quorum. The commissioner was not coming tonight
4 until he found out that without him we would all
be eating rice pudding and doing nothing else.

6 COMMISSIONER DELLABELLA: It's a good
7 meal, so I changed --

8 MR. NETCHERT: He's entitled to two
9 meals for that.

10 COMMISSIONER DORAN: I have to run to
11 be somewhere else, so I wish everybody a happy
12 holiday, merry Christmas. Whatever you celebrate,
13 enjoy it.

14 CHAIRMAN PESTANA: Is there a motion to
15 adjourn?

16 COMMISSIONER DELLABELLA: I'll make a
17 motion.

18 CHAIRMAN PESTANA: Motion by
19 Commissioner Dellabella.

20 Is there a second?

21 COMMISSIONER PENEDA: Second.

22 CHAIRMAN PESTANA: Seconded by
23 Commissioner Peneda.

24 All in favor.

25 COMMISSIONER DELLABELLA: Aye.

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1 COMMISSIONER DORAN: Aye.

2 COMMISSIONER GOLDSACK: Aye.

3 COMMISSIONER PENEDA: Aye.

4 CHAIRMAN PESTANA: Aye.

5 The meeting is adjourned.


6
7 (Whereupon the meeting concludes at 6:00 p.m.)
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C E R T I F I C A T I O N

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: December 13, 2018

R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252