

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, MAY 16, 2018
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:40 P.M.

BOARD MEMBERS:

- FRANK PESTANA, CHAIRMAN
- JAMES DORAN, VICE CHAIRMAN (ABSENT)
- NICHOLAS GOLDSACK, TREASURER (ABSENT)
- 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
- ELIZABETH RAMOS, EXECUTIVE ASSISTANT TO THE BOARD

SHARON PALMER LYNCH
CERTIFIED SHORTHAND REPORTER

R.J. O'CONNELL ASSOCIATES,
P.O. BOX 277
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(973) 239-7252

1
 2 ALSO PRESENT:
 3
 4 MARY-ELLEN GILPIN, HCIA
 5 JAMES POLICASTRO, HCIA
 6 MICHAEL O'CONNOR, HCIA
 7 TED DOMURACKI, MAST CONSTRUCTION
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1 COMMISSIONER PENEDA: Here.
 2 MS. RAMOS: Chairman Pestana.
 3 CHAIRMAN PESTANA: Here.
 4 MS. RAMOS: Mr. Chairman, we have a
 5 quorum with six board members present, three not
 6 present.
 7 CHAIRMAN PESTANA: Thank you, Liz.
 8 At this time we're looking for a motion
 9 for approval of the minutes from the April 11th
 10 meeting.
 11 COMMISSIONER DUBLIN: Motion.
 12 CHAIRMAN PESTANA: Motion by
 13 Commissioner Dublin.
 14 COMMISSIONER PENEDA: Second.
 15 CHAIRMAN PESTANA: Second by
 16 Commissioner Peneda.
 17 MS. RAMOS: Commissioner Bado.
 18 COMMISSIONER BADO: Yes.
 19 MS. RAMOS: Commissioner Dellabella.
 20 COMMISSIONER DELLABELLA: Abstain.
 21 MS. RAMOS: Commissioner Dublin.
 22 COMMISSIONER DUBLIN: Yes.
 23 MS. RAMOS: Commissioner Lorenzo.
 24 COMMISSIONER LORENZO: Yes.
 25 MS. RAMOS: Commissioner Peneda.

1 CHAIRMAN PESTANA: At this time we'll
 2 call the meeting of the Hudson County Improvement
 3 Authority to order.
 4 Would everyone please rise to salute
 5 the flag.
 6 (At this time the Pledge of Allegiance
 7 is recited.)
 8 CHAIRMAN PESTANA: Liz, would you call
 9 the roll please.
 10 MS. RAMOS: Sure.
 11 Commissioner Bado.
 12 COMMISSIONER BADO: Present.
 13 MS. RAMOS: Commissioner Dellabella.
 14 COMMISSIONER DELLABELLA: Here.
 15 MS. RAMOS: Commissioner Doran. Not
 16 present.
 17 Commissioner Dublin.
 18 COMMISSIONER DUBLIN: Here.
 19 MS. RAMOS: Commissioner Goldsack. Not
 20 present.
 21 Commissioner Lorenzo.
 22 COMMISSIONER LORENZO: Here.
 23 MS. RAMOS: Commissioner Martinetti.
 24 Not present.
 25 Commissioner Peneda.

1 COMMISSIONER PENEDA: Yes.
 2 MS. RAMOS: Chairman Pestana.
 3 CHAIRMAN PESTANA: Yes.
 4 MS. RAMOS: The minute of April 11th,
 5 2018 are approved with five board members voting
 6 yes, one abstention, and three not present.
 7 CHAIRMAN PESTANA: Okay. At this time
 8 we'll take comments from the public.
 9 (No response)
 10 MR. NETCHERT: There is a bit of
 11 housekeeping, Mr. Chairman.
 12 CHAIRMAN PESTANA: Oh, yes.
 13 Mr. Netchert.
 14 MR. NETCHERT: We'll do the notice
 15 provision in a second.
 16 Off the record.
 17 (Discussion off the record.)
 18 MR. NETCHERT: Back on the record.
 19 Mr. Chairman, as the board knows, this
 20 is a public meeting. Notice of tonight's meeting
 21 was forwarded to both the Star-Ledger and Jersey
 22 Journal for publication in their respective
 23 newspapers on February 15th, 2018. Notice was
 24 also forwarded to the Clerk of the County of
 25 Hudson, the Clerk of the Hudson County Board of

1 Freeholders for posting on their respective
 2 bulletin boards outside of their offices, and
 3 finally notice was posted on the bulletin board
 4 outside this meeting room as well as on the
 5 Authority's website. These notices are all in
 6 compliance with the requirements of the Open
 7 Public Meetings Act.
 8 CHAIRMAN PESTANA: Thank you.
 9 So going back, are there any comments
 10 on anything relating to the agenda?
 11 (No response)
 12 CHAIRMAN PESTANA: Seeing none, the
 13 public portion is now closed.
 14 MR. GUERRA: Item number four is
 15 Resolution 5-2018-4 of the Hudson County
 16 Improvement Authority authorizing payment of
 17 certain costs and expenses of the Authority for
 18 the month of May 2018.
 19 CHAIRMAN PESTANA: Is there any
 20 questions or motions?
 21 (No response)
 22 CHAIRMAN PESTANA: Is there a motion to
 23 pay the bills?
 24 COMMISSIONER PENEDA: I'll make a
 25 motion.

1 Item number five is Resolution 5-2018-5
 2 of the Hudson County Improvement Authority
 3 approving Change Order No. 6 to the Agreement
 4 between the Authority and Terminal Construction
 5 Corporation for Design-Build Services for a new
 6 High Tech High School.
 7 As you know, back in April of 2016 we
 8 executed the Design-Build Agreement with Terminal
 9 Construction, and in accordance with that
 10 agreement all of the change orders and the scope
 11 of work and related services need to be
 12 authorized. Those change orders need to be
 13 authorized by this Board.
 14 To date the Board has approved five
 15 change orders totalling \$5,912,918.
 16 Our construction manager, who is with
 17 us tonight, is seeking approval for Change Order
 18 No. 6 in the amount of \$1,449,818. This is for
 19 unanticipated expenses relating to electrical
 20 work, adding emergency frequencies for the
 21 Sheriff's Office, adding additional security
 22 cameras, there is an extension of a walkway, the
 23 fitness equipment, and the environmental work that
 24 has been recently requested by the LSRP.
 25 Ted is with us this evening. If Ted

1 CHAIRMAN PESTANA: Motion by
 2 Commissioner Peneda.
 3 COMMISSIONER DELLABELLA: I'll second
 4 it.
 5 CHAIRMAN PESTANA: Seconded by
 6 Commissioner Dellabella.
 7 MS. RAMOS: Commissioner Bado.
 8 COMMISSIONER BADO: Yes.
 9 MS. RAMOS: Commissioner Dellabella.
 10 COMMISSIONER DELLABELLA: Aye.
 11 MS. RAMOS: Commissioner Dublin.
 12 COMMISSIONER DUBLIN: Aye.
 13 MS. RAMOS: Commissioner Lorenzo.
 14 COMMISSIONER LORENZO: Yes.
 15 MS. RAMOS: Commissioner Peneda.
 16 COMMISSIONER PENEDA: Yes.
 17 MS. RAMOS: Chairman Pestana.
 18 CHAIRMAN PESTANA: Yes.
 19 MS. RAMOS: Resolution 5-2018-4 passes,
 20 as amended, with six board members voting yes,
 21 three not present.
 22 MR. GUERRA: Commissioners, item five,
 23 the packet in your resolution, is replaced by the
 24 one that we handed out earlier. I believe there
 25 was a typo in the earlier resolution.

1 just wants to expound a little bit on the scope of
 2 work.
 3 MR. DOMURACKI: We're in the process of
 4 cleaning up paperwork from subcontractors in order
 5 to execute these change orders. The work was
 6 proceeding by these contractors many months ago.
 7 We did not approve it until we came in front of
 8 the Board.
 9 One of the items on it is the extension
 10 of the walkway. If you look at the project, that
 11 tan walkway that you see there, we elected to
 12 extend it all the way around the building. It was
 13 on the original design and it was reduced for
 14 value engineering. The project can support those
 15 additions and costs, so we added it back in
 16 because it would be almost impossible to do after
 17 the school opened.
 18 In addition to that, there is
 19 additional cameras that we added specifically in
 20 the elevators, cart access in the elevators, and
 21 the school wanted coaxial cable with all of their
 22 digital SMART Boards, which was in addition to
 23 scope.
 24 A lot of these changes in electrical
 25 and low voltage have to do specifically with the

1 specialty areas, the Black Box Theater, the
2 gymnasium, and it has relative to do with the IT
3 that we took on from the School of Technology.
4 Some electrical capacity had to be added from the
5 contractor that we hired for this IT work.

6 MR. GUERRA: And the total amount, and
7 I may not have said this, if I did, I'll just
8 repeat ourselves. The total amount of this change
9 order is \$1,449,818. The total change orders to
10 date is \$7,362,737 which is approximately
11 5.3 percent of the overall project. So the total
12 amount to date spent for the construction of the
13 school is \$150,462,736.93.

14 COMMISSIONER DUBLIN: Sir.

15 MR. GUERRA: Yes.

16 COMMISSIONER DUBLIN: What was the
17 total estimated cost on it?

18 MR. GUERRA: For the entire --

19 COMMISSIONER DUBLIN: The initial
20 overall price for everything.

21 MR. GUERRA: The initial contract for
22 the whole --

23 COMMISSIONER DUBLIN: Yes.

24 MR. GUERRA: -- thing, the initial was
25 was 143, Ted?

1 MR. DOMURACKI: And the thing is we're
2 vetting and negotiating change orders. We have
3 reduced the cost over a million dollars in terms
4 of what was requested through the life of the job,
5 but we need proper paperwork to vet the
6 subcontractors' requests.

7 COMMISSIONER DUBLIN: And we're still
8 on schedule for --

9 MR. DOMURACKI: We're on schedule for
10 July 27th for a TCO.

11 COMMISSIONER DUBLIN: Okay.

12 CHAIRMAN PESTANA: Does anybody else
13 have questions?

14 (No response)

15 CHAIRMAN PESTANA: Do we have any
16 motions on this change order?

17 COMMISSIONER LORENZO: Motion.

18 MR. GUERRA: Hold on, Kurt. He just
19 asked me if we could wait ten minutes.

20 CHAIRMAN PESTANA: We have a motion by
21 Commissioner Lorenzo.

22 Do we have a second?

23 COMMISSIONER PENEDA: I'll second it.

24 CHAIRMAN PESTANA: We have a second by
25 Commissioner Peneda.

1 MR. DOMURACKI: It was \$140 million and
2 it had a \$3 million allowance, which we used for
3 some of this work. So we have to use this source
4 of funds from project contingencies to finance
5 these changes. And the source of funds are
6 available for these changes.

7 COMMISSIONER DUBLIN: Do we project any
8 more costs?

9 MR. DOMURACKI: Yes.

10 COMMISSIONER DUBLIN: Are they before
11 the board on any other changes orders?

12 MR. DOMURACKI: Yes. We anticipate
13 another round of change orders. We have the
14 capacity to pay for them. I just don't want to
15 disclose --

16 MR. GUERRA: We're still within the
17 budget that we have.

18 COMMISSIONER DUBLIN: Okay.

19 CHAIRMAN PESTANA: So you're aware of
20 what may be coming?

21 MR. DOMURACKI: Yes.

22 CHAIRMAN PESTANA: And you're not
23 concerned with any of it?

24 MR. DOMURACKI: No.

25 CHAIRMAN PESTANA: Okay.

1 MS. RAMOS: Commissioner Bado.

2 COMMISSIONER BADO: Yes.

3 MS. RAMOS: Commissioner Dellabella.

4 COMMISSIONER DELLABELLA: Yes.

5 MS. RAMOS: Commissioner Dublin.

6 COMMISSIONER DUBLIN: Yes.

7 MS. RAMOS: Commissioner Lorenzo.

8 COMMISSIONER LORENZO: Yes.

9 MS. RAMOS: Commissioner Peneda.

10 COMMISSIONER PENEDA: Yes.

11 MS. RAMOS: Chairman Pestana.

12 CHAIRMAN PESTANA: Yes.

13 MS. RAMOS: Resolution 5-2018-5 passes,
14 as amended, with six board members voting yes,
15 three not present.

16 MR. GUERRA: Chairman, if we can just
17 move to item number seven and then we'll come back
18 to six. I just want to give Ryan five more
19 minutes.

20 Resolution 5-2018-7 of the Hudson
21 County Improvement Authority concerning review of
22 the findings of the Local Finance Board made at a
23 meeting of said Board on May 9th, 2018 in
24 accordance with the provisions of N.J.S.A.
25 40A:5A-7 with respect to the issuance of

1 County-Guarantee Pooled Notes.
 2 Last month the Board had authorized the
 3 filing of the application to the Local Finance
 4 Board as it related to the 2018 Series B issuance
 5 of notes in the total amount of \$49,301,000.
 6 Local Finance Board has issued positive findings
 7 and they were for the cities of Bayonne, Union
 8 City and Weehawken.
 9 CHAIRMAN PESTANA: Does anybody have
 10 any questions on this?
 11 (No response)
 12 CHAIRMAN PESTANA: Are there any
 13 motions?
 14 COMMISSIONER DELLABELLA: I'll make a
 15 motion.
 16 CHAIRMAN PESTANA: Motion by
 17 Commissioner Dellabella.
 18 COMMISSIONER LORENZO: Second.
 19 CHAIRMAN PESTANA: Second by
 20 Commissioner Lorenzo.
 21 MS. RAMOS: Commissioner Bado.
 22 COMMISSIONER BADO: Yes.
 23 MS. RAMOS: Commissioner Dellabella.
 24 COMMISSIONER DELLABELLA: Yes.
 25 MS. RAMOS: Commissioner Dublin.

1 On April 9th we advertised for bids.
 2 There were four bidders who bid on the project.
 3 On May 2nd we actually received the bids. In your
 4 package is a Letter of Recommendation. The lowest
 5 bidder was T.R. Weniger. The amount of the bid
 6 was \$449,600. The second lowest bidder was
 7 \$530,000 and then the other bids went up to close
 8 to \$700,000.
 9 There is a recommendation letter in
 10 there by Mott McDonald, who was our consulting
 11 engineer on that project, and his recommendation
 12 is that it is to be awarded to the lowest bidder,
 13 which is T.R. Weniger, for the repair work.
 14 We're trying to get this work done at
 15 least by June. The Hackensack Riverkeeper has
 16 been using property, I believe a marina, on the
 17 other side of the river, and I believe it's in
 18 either East Rutherford or Rutherford, where they
 19 are using that as a boat launch ramp. The season
 20 usually starts in May, so we're hoping to have
 21 this done by June.
 22 COMMISSIONER DUBLIN: Is that recurrent
 23 --
 24 MR. GUERRA: I'm sorry?
 25 COMMISSIONER DUBLIN: Before it was

1 COMMISSIONER DUBLIN: Yes.
 2 MS. RAMOS: Commissioner Lorenzo.
 3 COMMISSIONER LORENZO: Yes.
 4 MS. RAMOS: Commissioner Peneda.
 5 COMMISSIONER PENEDA: Yes.
 6 MS. RAMOS: Chairman Pestana.
 7 CHAIRMAN PESTANA: Yes.
 8 MS. RAMOS: Resolution 5-2018-7 passes
 9 in the affirmative by six board members voting
 10 yes, three not present.
 11 MR. GUERRA: Item number eight is
 12 Resolution 5-2018-8 of the Hudson County
 13 Improvement Authority authorizing the award of the
 14 contract for the Laurel Hill Park Laurel Hill Boat
 15 Launch Improvements within the Town of Secaucus,
 16 County of Hudson, New Jersey.
 17 The County, back in, oh, January 4th,
 18 at the beginning of the year, there was extensive
 19 damage done to the boat launch ramp and the
 20 gangway, or dock as they call it.
 21 If you recall, we did an emergency
 22 contract to remove the damaged dock. Then we had
 23 gone out to bid. The request was made by the
 24 Hackensack Riverkeeper through the County
 25 Executive's office.

1 there it was frequently used.
 2 MR. GUERRA: Oh, yes. It's quite
 3 active.
 4 COMMISSIONER DUBLIN: Yes.
 5 MR. GUERRA: It's quite active. You
 6 get a lot of people dropping canoes in there,
 7 small boats, and what have you. It's right in
 8 Laurel Hill Park. It was a nice setup that they
 9 had, but the boat launch ramp itself was in total
 10 disrepair as was one of the piers.
 11 COMMISSIONER DUBLIN: What was the
 12 other one?
 13 MR. GUERRA: The original one?
 14 COMMISSIONER DUBLIN: Yeah.
 15 MR. GUERRA: That was done through the
 16 Parks Department years ago before we were here.
 17 But it's a nice setup that they have there. And
 18 that's where we built that other pier. It's like
 19 a public promenade and walkway that goes out and
 20 comes back into the land.
 21 CHAIRMAN PESTANA: It's that one there,
 22 right? It's very nice.
 23 MR. GUERRA: Yes. That one we did.
 24 It's pretty close to that. It's just on the other
 25 side. And there is some restoration to the

1 bulkhead involved with this too. And the County
 2 is funding this. I believe that they are doing it
 3 through their Green Acre Programs.
 4 CHAIRMAN PESTANA: Are there any other
 5 questions?
 6 (No response)
 7 CHAIRMAN PESTANA: Are there any
 8 motions?
 9 COMMISSIONER PENEDA: I'll make a
 10 motion.
 11 CHAIRMAN PESTANA: Motion my
 12 Commissioner Peneda.
 13 COMMISSIONER DELLABELLA: Second.
 14 CHAIRMAN PESTANA: Seconded by
 15 Commissioner Dellabella.
 16 MS. RAMOS: Commissioner Bado.
 17 COMMISSIONER BADO: Yes.
 18 MS. RAMOS: Commissioner Dellabella.
 19 COMMISSIONER DELLABELLA: Yes.
 20 MS. RAMOS: Commissioner Dublin.
 21 COMMISSIONER DUBLIN: Yes.
 22 MS. RAMOS: Commissioner Lorenzo.
 23 COMMISSIONER LORENZO: Yes.
 24 MS. RAMOS: Commissioner Peneda.
 25 COMMISSIONER PENEDA: Yes.

1 recommended a five-year contract with Kemper
 2 Sports.
 3 Ryan is not with us right now, and I
 4 know he's at another meeting. He said to call him
 5 in ten minutes.
 6 Kemper Sports bid for year one, year
 7 two, three, four and five. And for year one
 8 Kemper Sports was about \$66,000 for year one,
 9 whereas Casper was \$93,000 for year one. Again,
 10 we fund the budget. We just pay them a management
 11 fee to operate this. And then each year
 12 thereafter --
 13 Mike, I know you have the evaluation.
 14 MR. O'CONNOR: Yeah.
 15 MR. GUERRA: The total amounts.
 16 MR. O'CONNOR: The total amounts for
 17 the contracts for Kemper, the current operator,
 18 years one through five, the total amount for
 19 operation was \$350,403 and for Casper the total
 20 amount was \$483,975. So it's more than \$130,000
 21 in difference over the five-year operation of the
 22 proposal. That was the primary difference in the
 23 scoring.
 24 The others were -- one element to the
 25 scoring, if you look at the scoring sheet in the

1 MS. RAMOS: Chairman Pestana.
 2 CHAIRMAN PESTANA: Yes.
 3 MS. RAMOS: Resolution 5-2018-8 passes
 4 in the affirmative by six board members voting
 5 yes, three not present.
 6 MR. GUERRA: Item number six is
 7 Resolution 5-2018-6 of the Hudson County
 8 Improvement Authority selecting a successful
 9 proposer from the proposals received in response
 10 to the requests for proposals for the operation
 11 and management of Skyway Public Nine-Hole Golf
 12 Course at Lincoln Park West, a Hudson County Park,
 13 City of Jersey City, County of Hudson, State of
 14 New Jersey, dated February 9th, 2018.
 15 If you recall, back in January the
 16 Board had authorized the issuance of an RFP for
 17 the operation and management of the golf course.
 18 As you know, Kemper Sports has been operating it
 19 since we opened it.
 20 We had gone through a process, Ryan
 21 Scerbo, who was with us, had prepared the requests
 22 for proposals, and two companies participated,
 23 Kemper Sports and Billy Casper. The evaluation
 24 team reviewed and scored the proposals received.
 25 Based on their review and scoring the team

1 back, the scoring was on 90 points instead of
 2 100 points because the selection committee
 3 determined that it wasn't necessary to do
 4 interviews after reviewing the proposals. So this
 5 is out of 90 points.
 6 And the other items were, one of the
 7 notable ones was that Kemper has particular
 8 expertise here and in other locations with the
 9 operation of an urban golf course, an urban public
 10 golf course, which is a rather unique type of
 11 operation. And while Casper had some experience,
 12 Kemper was scored higher in that regard, and then
 13 I think one or two points scattered throughout the
 14 rest of the matrix.
 15 MR. GUERRA: And I must say that we
 16 have had good experience with Kemper. If any of
 17 you have been out at the golf course, or even
 18 visiting the clubhouse, they do a really good job
 19 with it. Kurt has worked closely with them on the
 20 finance side. They keep the course in excellent
 21 shape. People that golf - golfers love it. And
 22 so our recommendation, along with our consultant,
 23 is to award it to Kemper Sports.
 24 CHAIRMAN PESTANA: Are there any
 25 questions?

1 COMMISSIONER DUBLIN: Yeah. Who scores
 2 them?
 3 MR. O'CONNOR: There was an evaluation
 4 team and Ryan Scerbo leads the team.
 5 MR. GUERRA: Right.
 6 MR. O'CONNOR: Ryan Scerbo leads the
 7 team. Ryan Scerbo is from the DeCotiis firm and
 8 who had helped prepare the proposal and the
 9 original proposal; and PS&S, Mike Cohen, who is a
 10 principal of PS&S and an engineer; Kurt Cherry;
 11 myself, I was on the evaluation committee. I
 12 think Bill Netchert participated in that also and,
 13 I guess, Norman did also.
 14 MR. GUERRA: Really anyone that was
 15 familiar with the operation from day one could
 16 come together --
 17 MR. O'CONNOR: We had evaluated and
 18 everybody was consistent in their evaluation.
 19 COMMISSIONER DUBLIN: So we don't have
 20 like people that often like use the facility like
 21 golfers, somebody like that?
 22 MR. GUERRA: If you ask all the golfers
 23 they're gonna tell you Kemper right up front.
 24 MR. O'CONNOR: I do, and I think that
 25 --

1 You have been down there, right?
 2 COMMISSIONER DUBLIN: Yeah, but I don't
 3 have the patience to hit a golf ball.
 4 MR. GUERRA: We'll go and play a round,
 5 Jeff.
 6 COMMISSIONER DUBLIN: You don't want to
 7 play with me.
 8 MR. O'CONNOR: One of the things is,
 9 Freeholder, one of the qualifications to be one of
 10 the evaluators was that they had a decent golf
 11 swing, so I probably would have had to pull myself
 12 off. Mine is -- I'm sure yours is better than
 13 mine. So yeah.
 14 COMMISSIONER DUBLIN: I think it was a
 15 wonderful thing that we did years ago because you
 16 attract other people. It's too bad we couldn't do
 17 the whole 18 holes and --
 18 MR. O'CONNOR: And a driving range.
 19 MR. GUERRA: And the driving range.
 20 And miniature golf is what I'm looking for, but
 21 there's no room.
 22 MR. NETCHERT: Some of us tried to do
 23 it, others didn't.
 24 COMMISSIONER DUBLIN: We want to get
 25 our warehouse too, Norman. I want to get that

1 COMMISSIONER DUBLIN: You work for
 2 HCIA, so -- but I'm just saying like anybody
 3 outside of that --
 4 MR. O'CONNOR: I guess the answer to
 5 the question is we did not have a nonemployee or
 6 professional engaged by us participate in the
 7 review, but I think, you know, everybody that
 8 works with, or even works here, gets positive
 9 responses from golfers regarding the facility.
 10 There is no place to score that in the matrix. I
 11 mean that's everybody's consistent feeling about
 12 the operation of the course.
 13 MR. GUERRA: I think Commissioner
 14 Dellabella has a question.
 15 COMMISSIONER DELLABELLA: Yes. I'm not
 16 a golfer per se. Friends of mine have used the
 17 course and speak very well of them.
 18 I was actually a volunteer for one of
 19 the organizations, charitable organizations that I
 20 belong to. They had an event there and the staff
 21 was great to deal with. I worked as a volunteer,
 22 so I didn't golf, and the comments I heard and the
 23 feedback from the golfers was that it was top
 24 shelf.
 25 MR. GUERRA: It's like a little oasis.

1 warehouse -- I need it to provide some jobs for
 2 Hudson County. We can't have fun and play if
 3 people can't afford to play on that golf course.
 4 I'm one of the ones that was, you know, split it
 5 in half. Let's get the golf course and let's get
 6 the jobs. But, you know, as long as everybody is
 7 happy.
 8 Thank you.
 9 CHAIRMAN PESTANA: I also went once
 10 last year and I thought it was run very well.
 11 COMMISSIONER DUBLIN: I had been there
 12 like with the grand opening, and sometimes like I
 13 used to meet this guy down there named Pat
 14 Stamato. That's the only reason why they --
 15 MR. GUERRA: Why don't you play a round
 16 with him?
 17 MR. NETCHERT: You didn't meet him on
 18 the golf course.
 19 COMMISSIONER DUBLIN: You give me a
 20 golf club --
 21 MR. GUERRA: We're on the record right
 22 now.
 23 All right. Let's call for a vote.
 24 CHAIRMAN PESTANA: Can I have a motion
 25 on this?

1 COMMISSIONER DELLABELLA: I'll make a
 2 motion.
 3 COMMISSIONER PENEDA: And I'll second
 4 it.
 5 CHAIRMAN PESTANA: I have a motion by
 6 Commissioner Dellabella, seconded by Commissioner
 7 Peneda.
 8 MS. RAMOS: Commissioner Bado.
 9 COMMISSIONER BADO: Yes.
 10 MS. RAMOS: Commissioner Dellabella.
 11 COMMISSIONER DELLABELLA: Yes.
 12 MS. RAMOS: Commissioner Dublin.
 13 COMMISSIONER DUBLIN: Yes.
 14 MS. RAMOS: Commissioner Lorenzo.
 15 COMMISSIONER LORENZO: Yes.
 16 MS. RAMOS: Commissioner Peneda.
 17 COMMISSIONER PENEDA: Yes.
 18 MS. RAMOS: Chairman Pestana.
 19 CHAIRMAN PESTANA: Yes.
 20 MS. RAMOS: Resolution 5-2018-6 passes
 21 in the affirmative by six board members voting
 22 yes, three not present.
 23 MR. GUERRA: Mary-Ellen, do you have
 24 anything?
 25 MS. GILPIN: I just want to make one

1 CHAIRMAN PESTANA: Seconded by
 2 Commissioner Lorenzo.
 3 All in favor.
 4 COMMISSIONER BADO: Aye.
 5 COMMISSIONER DELLABELLA: Aye.
 6 COMMISSIONER DUBLIN: Aye.
 7 COMMISSIONER LORENZO: Aye.
 8 COMMISSIONER PENEDA: Aye.
 9 CHAIRMAN PESTANA: Aye.

(The meeting concludes at 6:10 p.m.)

1 comment about shredding, which is over for the
 2 spring. We have increased our participation
 3 almost 100 percent from last spring. I think most
 4 of that was due to all of our faithful
 5 advertising. We actually did two trucks at
 6 Bayonne, Jersey City and Secaucus. So we're
 7 looking to do another good event.
 8 We're in the middle of Household
 9 Hazardous Waste, which was very slow this last
 10 week. So hopefully the rain won't keep too many
 11 people away this weekend.
 12 CHAIRMAN PESTANA: Anything else?
 13 MS. GILPIN: But shredding went very,
 14 very well.
 15 CHAIRMAN PESTANA: Is there anything
 16 else?
 17 MR. GUERRA: That's it, Chairman.
 18 CHAIRMAN PESTANA: All right. So if
 19 there is nothing else, is there a motion to
 20 adjourn?
 21 COMMISSIONER PENEDA: I'll make a
 22 motion.
 23 CHAIRMAN PESTANA: Motion by
 24 Commissioner Peneda.
 25 COMMISSIONER LORENZO: Second.

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 4 CERTIFICATION
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 7 I, Sharon Palmer Lynch, C.C.R., License
 8 Number X100796, a Certified Court Reporter of the
 9 State of New Jersey, do hereby certify that the
 10 foregoing is a true and accurate transcript of my
 11 stenographic notes of the within proceedings to
 12 the best of my knowledge and ability.
 13
 14
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 16
 17
 18 Sharon Palmer Lynch, C.C.R.
 19
 20
 21 Dated: May 17, 2018
 22
 23
 24
 25