

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, OCTOBER 10, 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 (NOT PRESENT)
- FRED M. BADO, COMMISSIONER (NOT PRESENT)
- BRIAN DELLABELLA, COMMISSIONER
- 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

ALSO PRESENT:

MARY-ELLEN GILPIN, HCIA

ELIZABETH RAMOS, EXECUTIVE ASSISTANT

JAMES POLICASTRO, HCIA

MICHAEL O'CONNOR, HCIA

MICHAEL HOLLOWAY

ANTONIA SPANO, HOBOKEN STRATEGY GROUP

1 (The meeting commences at 5:40 p.m.)
 2 CHAIRMAN PESTANA: At this time I would
 3 like to call the meeting to order.
 4 Please rise to salute the flag.
 5 (At this time the Pledge of Allegiance
 6 is recited.)
 7 CHAIRMAN PESTANA: Carmen.
 8 MS. LOZANO: Commissioner Bado. Not
 9 present.
 10 Commissioner Dellabella.
 11 COMMISSIONER DELLABELLA: Present.
 12 MS. LOZANO: Commissioner Doran.
 13 COMMISSIONER DORAN: Present.
 14 MS. LOZANO: Commissioner Dublin.
 15 COMMISSIONER DUBLIN: Present.
 16 MS. LOZANO: Commissioner Goldsack.
 17 COMMISSIONER GOLDSACK: Present.
 18 MS. LOZANO: Commissioner Lorenzo. Not
 19 present.
 20 Commissioner Martinetti.
 21 COMMISSIONER MARTINETTI: Here.
 22 MS. LOZANO: Commissioner Peneda.
 23 COMMISSIONER PENEDA: Here
 24 MS. LOZANO: Chairman Pestana.
 25 CHAIRMAN PESTANA: Here.

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

1 MS. LOZANO: We have a quorum by seven
 2 board members present, two not present.
 3 CHAIRMAN PESTANA: Mr. Netchert.
 4 MR. NETCHERT: Yes, Mr. Chairman.
 5 This is a public meeting. Notice of
 6 the regular board meeting schedule was forwarded
 7 to the Jersey Journal and the Star-Ledger for
 8 publication in their respective newspapers on
 9 February 15th, 2018. Notice was also forwarded to
 10 the Clerk of the County of Hudson, the Clerk of
 11 the Hudson County Board of Freeholders for posting
 12 on their respective bulletin boards, and notice
 13 was posted on the bulletin board outside of this
 14 meeting room as well as on the Authority's
 15 website.
 16 These notices are all in compliance
 17 with the requirements of the Open Public Meetings
 18 Act.

19 CHAIRMAN PESTANA: Thank you.
 20 At this time I would take a motion for
 21 approval of the minutes from the September 12th
 22 meeting.

23 COMMISSIONER GOLDSACK: Motion.
 24 CHAIRMAN PESTANA: Motion by
 25 Commissioner Goldsack.

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

1 COMMISSIONER MARTINETTI: Second.
 2 CHAIRMAN PESTANA: Seconded by
 3 Commissioner Martinetti.
 4 MS. LOZANO: Commissioner Dellabella.
 5 COMMISSIONER DELLABELLA: Abstain.
 6 MS. LOZANO: Commissioner Doran.
 7 COMMISSIONER DORAN: Yes.
 8 MS. LOZANO: Commissioner Dublin.
 9 COMMISSIONER DUBLIN: Yes.
 10 MS. LOZANO: Commissioner Goldsack.
 11 COMMISSIONER GOLDSACK: Yes.
 12 MS. LOZANO: Commissioner Martinetti.
 13 COMMISSIONER MARTINETTI: Yes.
 14 MS. LOZANO: Commissioner Peneda.
 15 COMMISSIONER PENEDA: Yes
 16 MS. LOZANO: Chairman Pestana.
 17 CHAIRMAN PESTANA: Yes.
 18 MS. LOZANO: The minutes of
 19 September 12th, 2018 meeting pass in the
 20 affirmative by six board members voting yes, one
 21 abstention, two not present.
 22 CHAIRMAN PESTANA: At this time we'll
 23 take comments from the public on anything relating
 24 to the agenda.

(No response)

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

1 CHAIRMAN PESTANA: Seeing none, the
 2 public portion is now closed.
 3 Norman.
 4 MR. GUERRA: Item four, Resolution
 5 10-2018-4 of the Hudson County Improvement
 6 Authority authorizing payment of certain costs and
 7 expenses of the Authority for the month of
 8 October 2018.
 9 CHAIRMAN PESTANA: Do we have a motion
 10 on this?
 11 COMMISSIONER DORAN: Motion to approve.
 12 CHAIRMAN PESTANA: Motion by
 13 Commissioner Doran.
 14 COMMISSIONER GOLDSACK: Second.
 15 CHAIRMAN PESTANA: Second by
 16 Commissioner Goldsack.
 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 Martinetti.

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

1 COMMISSIONER MARTINETTI: Yes.
 2 MS. LOZANO: Commissioner Peneda.
 3 COMMISSIONER PENEDA: Yes
 4 MS. LOZANO: Chairman Pestana.
 5 CHAIRMAN PESTANA: Yes.
 6 MS. LOZANO: Resolution 10-2018-4
 7 passes in the affirmative, as amended, with seven
 8 board members voting yes, two not present.
 9 MR. GUERRA: Item five, Resolution
 10 10-2018-5 of the Hudson County Improvement
 11 Authority acknowledging a lease by the County of
 12 Hudson to the Hudson County Housing Resource
 13 Center, Inc. - Provision of Housing Counseling
 14 Services, 830 Bergen Avenue, Jersey City, New
 15 Jersey.
 16 As the owner of unit number one the
 17 County is seeking to lease the space in this
 18 building to that group known as the Hudson County
 19 Housing Resource Center, which is a 501(c)(3).
 20 They provide counseling to low income residents
 21 and the homeless. The County will be entering
 22 into a five-year agreement for a nominal
 23 consideration.
 24 As the owner of unit two, because this
 25 is a condo association here, as owner of unit two
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 the Freeholder resolution authorizing the lease
 2 requested action from this Board.
 3 The Freeholder resolution authorizes
 4 the lease and has requested action of the Board as
 5 a unit owner in this condominium association. So
 6 the resolution before you acknowledges the lease
 7 by the County to that group in the terms set forth
 8 in their proposed lease.
 9 If I am missing anything counsel might
 10 be able to help you with that.
 11 COMMISSIONER DORAN: How is that
 12 working so far as the building goes?
 13 MR. GUERRA: The condominium?
 14 COMMISSIONER DORAN: Yes.
 15 MR. GUERRA: We basically, and correct
 16 me if I'm wrong, Kurt, got an eighth of about
 17 everything. We have parking spaces in eight, we
 18 share some costs in eight.
 19 COMMISSIONER DORAN: The HCIA?
 20 MR. GUERRA: Correct.
 21 COMMISSIONER DORAN: Now are you still
 22 --
 23 MR. GUERRA: We own this floor.
 24 COMMISSIONER DORAN: Okay.
 25 MR. GUERRA: This is known as unit two.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 The rest of the building --
 2 COMMISSIONER DORAN: This is known as
 3 unit two. Okay. I thought there would be an
 4 interest --
 5 MR. GUERRA: I thought it was --
 6 COMMISSIONER DORAN: Who else is here
 7 so far as the unit goes?
 8 MR. GUERRA: The County.
 9 COMMISSIONER DORAN: So the County has
 10 --
 11 MR. GUERRA: The County has two units,
 12 That's all. All of the other floors are unit --
 13 COMMISSIONER DORAN: I see. Okay.
 14 MR. GUERRA: So in unit one, that whole
 15 block, they have a little space on one of these
 16 floors that they are leasing to this group.
 17 COMMISSIONER DUBLIN: Each unit is
 18 responsible for --
 19 MR. GUERRA: We're responsible for our
 20 interior, although a lot of the services here the
 21 County provides, but some things -- when we did
 22 the renovations in here, the new lighting
 23 carpeting, we paid for that not the County. So
 24 the --
 25 COMMISSIONER DUBLIN: So on each floor,
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 like the maintenance of the building, each floor
 2 is responsible.
 3 MR. GUERRA: For their own. We have
 4 our own cleaning service. We have our own
 5 cleaning service for our floor.
 6 COMMISSIONER DUBLIN: So each unit is
 7 responsible for getting their own --
 8 MR. GUERRA: Yes.
 9 COMMISSIONER DUBLIN: -- responsible for
 10 --
 11 MR. GUERRA: Yes.
 12 And sometimes if we have an issue with
 13 the bathroom we use their plumber but when we have
 14 to wait, wait too long, we just call a plumber.
 15 COMMISSIONER DUBLIN: Okay.
 16 COMMISSIONER DORAN: Do you have like
 17 condo association get-togethers like wine and
 18 cheese parties?
 19 MR. GUERRA: We're supposed to --
 20 MR. NETCHERT: The condominium
 21 documents call for a condominium association on an
 22 annual basis.
 23 COMMISSIONER DORAN: Right.
 24 MR. NETCHERT: That's the best answer I
 25 can give you. And there was an initial
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 reorganization --
 2 COMMISSIONER DORAN: Okay.
 3 MR. NETCHERT: -- or organizational
 4 meeting.
 5 COMMISSIONER DORAN: Okay.
 6 MR. NETCHERT: And in looking at the
 7 documents the other day Mike and I, prompted by
 8 the fact that the freeholders sent us this, and if
 9 you notice in our resolution it says we
 10 acknowledge that they are renting the space
 11 because we don't have a right to approve or
 12 disapprove what they do with this space, but they
 13 were waiting for something back from us. So what
 14 we are getting from us is a resolution
 15 acknowledging they are renting the space. But
 16 this prompted us to ask the question that you are
 17 asking.
 18 In looking at the documents a lot of
 19 the original condominium board members are no
 20 longer either employed by or are alive. Norman
 21 still remains the president of the association.
 22 We're in the process of --
 23 MR. GUERRA: I don't remember.
 24 COMMISSIONER DORAN: I know there is a
 25 whole process for nominating trustees do it. I
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 just wanted -- the only reason I'm asking is
 2 because I'm on a condo board and --
 3 MR. NETCHERT: Hopefully yours is
 4 running.
 5 MR. GUERRA: Would you like to be on
 6 another one?
 7 COMMISSIONER DORAN: No, no, thank you.
 8 MR. NETCHERT: Experience matters.
 9 COMMISSIONER DORAN: The interesting
 10 thing is that it's only a four-unit dwelling, so
 11 we never meet, we talk, and there is another
 12 trustee. But the insurance company asked us to
 13 see our meeting and stuff and they put our
 14 insurance in jeopardy for the building so, so we
 15 --
 16 MR. NETCHERT: Because your condo
 17 documents called for a meeting.
 18 MR. O'CONNOR: When we were discussing
 19 this I called up my significant other and asked,
 20 because she is the president of her condo
 21 association --
 22 COMMISSIONER DORAN: Right.
 23 MR. O'CONNOR: -- which is 16 units,
 24 and she said basically the same thing. Yes, by
 25 the way, annual meeting minutes are necessary.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 COMMISSIONER DORAN: Yes.
 2 MR. O'CONNOR: So we're going to do
 3 that.
 4 MR. NETCHERT: There is an annual
 5 report that's supposed to be filed with the
 6 Secretary of State.
 7 COMMISSIONER DORAN: Correct.
 8 MR. NETCHERT: There is a filing fee
 9 due that's \$35 or something.
 10 MR. O'CONNOR: Yes, which is being
 11 paid.
 12 MR. NETCHERT: But you asked the
 13 question. You're getting more answers than you
 14 wanted.
 15 MR. DORAN: No. I was thinking that --
 16 MR. NETCHERT: That prompted Mike and I
 17 to ask the real important question of Kurt. Is
 18 the County paying its share of the costs here?
 19 Are we getting our fair share? And it appears
 20 that the only thing about the association that is
 21 up to date is the sharing of the costs.
 22 COMMISSIONER DORAN: Right.
 23 MR. NETCHERT: And the other things
 24 need to be worked on.
 25 COMMISSIONER DORAN: We don't get -- we
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 pay association dues.
 2 MR. NETCHERT: No. My recollection of
 3 the documents, as written at the time, said that
 4 there was to be an initial budget prepared and
 5 that each of the parties would be assigned their
 6 percentage of the budget. The hope was that each
 7 of us would put into the condo kitty the estimated
 8 costs, and then the costs would be paid out of
 9 that. I'm not sure that's the way it's working.
 10 You have to talk to Mr. Finance over there. But I
 11 get a feeling that we pay the bills and send them
 12 to the County and they owe us for whatever.
 13 MR. CHERRY: The County does do
 14 services for the building.
 15 MR. NETCHERT: Right.
 16 MR. CHERRY: So it's not like they are
 17 doing nothing, but it's not --
 18 MR. GUERRA: It appears that way
 19 sometimes.
 20 MR. NETCHERT: Sometimes it appears
 21 that we're --
 22 COMMISSIONER DORAN: Who shovels the
 23 snow?
 24 MR. O'CONNOR: They do all of that.
 25 MR. GUERRA: No, no. I sent our guys
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 out there so it gets done.
 2 MR. NETCHERT: It depends if you want
 3 it removed or not.
 4 MR. GUERRA: We do that.
 5 COMMISSIONER DORAN: During the winter.
 6 MR. NETCHERT: Norman has his guys, we
 7 have our plow.
 8 MR. GUERRA: We have a spreader.
 9 MR. NETCHERT: We have a spreader. So
 10 when you come here in the snow and that lot is
 11 clean, our guys did it.
 12 MR. GUERRA: Their spreader lasted the
 13 first storm, and that was it.
 14 COMMISSIONER DORAN: I got it.
 15 MR. CHERRY: They do have a maintenance
 16 team for what that's worth.
 17 COMMISSIONER DORAN: Okay.
 18 MR. NETCHERT: We wanted to own the
 19 whole building when we thought it was a good idea.
 20 And then we thought we were going to, and Jeff
 21 would remember, I think he was over on the board
 22 at the time, we thought we were going to lease out
 23 --
 24 MR. DORAN: Right.
 25 MR. NETCHERT: -- a portion to have the
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 County and a portion to Jersey City. Jersey City
 2 then backed out. And then the County decided,
 3 hey, this is a good deal, we'll let you stay in
 4 our building. We'll take the building.
 5 So Norman and I were just talking the
 6 other day. If we don't like it, we can always
 7 lease our space out and move out.
 8 COMMISSIONER DORAN: Sublease it.
 9 MR. NETCHERT: While it's working
 10 loosely, it's working.
 11 COMMISSIONER DORAN: Right.
 12 MR. GUERRA: Except for the elevator.
 13 COMMISSIONER DORAN: Except for the
 14 elevator.
 15 Who got stuck in it last time?
 16 MR. GUERRA: It was this young lady
 17 right here.
 18 THE STENOGRAPHER: I did.
 19 COMMISSIONER DORAN: Okay.
 20 MR. GUERRA: When you left we were
 21 still here. We were still here.
 22 COMMISSIONER DORAN: Is that overtime?
 23 MR. GUERRA: And it took a while.
 24 MS. LOZANO: Yes.
 25 COMMISSIONER DORAN: Do you need a
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 motion? I'm sorry.
 2 COMMISSIONER GOLDSACK: Did we vote on
 3 this?
 4 MS. LOZANO: No.
 5 COMMISSIONER DORAN: Motion.
 6 CHAIRMAN PESTANA: Do we have a second?
 7 COMMISSIONER PENEDA: I'll second it.
 8 CHAIRMAN PESTANA: Motion by
 9 Commissioner Doran, seconded by Commissioner
 10 Peneda.
 11 MS. LOZANO: Who was the second?
 12 CHAIRMAN PESTANA: It was Commissioner
 13 Doran.
 14 COMMISSIONER DORAN: Correct.
 15 CHAIRMAN PESTANA: And Commissioner
 16 Peneda.
 17 COMMISSIONER PENEDA: Right.
 18 COMMISSIONER DORAN: It's interesting
 19 at least.
 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.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 MS. LOZANO: Commissioner Goldsack.
 2 COMMISSIONER GOLDSACK: Yes.
 3 MS. LOZANO: Commissioner Martinetti.
 4 COMMISSIONER MARTINETTI: Yes.
 5 MS. LOZANO: Commissioner Peneda.
 6 COMMISSIONER PENEDA: Yes
 7 MS. LOZANO: Chairman Pestana.
 8 CHAIRMAN PESTANA: Yes.
 9 MS. LOZANO: Resolution 10-2018-5
 10 passes in the affirmative by seven board members
 11 voting yes, two not present.
 12 MR. GUERRA: Item six, Resolution
 13 10-2018-6 of the Hudson County Improvement
 14 Authority authorizing contract for appraisal
 15 services with Helix Real Estate.
 16 We have received notice of intent from
 17 New Jersey Transit to acquire an easement through
 18 an unused portion of land adjacent to the
 19 northeast corridor for the portal bridge
 20 replacement. That strip runs from Koppers through
 21 Standard through Tiara under that little trestle,
 22 and then there is another parcel of property on
 23 the other side.
 24 The resolution before you authorizes us
 25 to retain the services of Helix Real Estate to
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 perform an appraisal for the property in an amount
2 not to exceed \$5,000.

3 CHAIRMAN PESTANA: Are there any
4 questions?

(No response)

6 CHAIRMAN PESTANA: Are there any
7 motions?

8 COMMISSIONER DELLABELLA: I'll make a
9 motion.

10 CHAIRMAN PESTANA: Motion by
11 Commissioner Dellabella.

12 COMMISSIONER GOLDSACK: Second.

13 CHAIRMAN PESTANA: Seconded by
14 Commissioner Goldsack.

15 MS. LOZANO: Commissioner Dellabella.

16 COMMISSIONER DELLABELLA: Yes.

17 MS. LOZANO: Commissioner Doran.

18 COMMISSIONER DORAN: Yes.

19 MS. LOZANO: Commissioner Dublin.

20 COMMISSIONER DUBLIN: Yes.

21 MS. LOZANO: Commissioner Goldsack.

22 COMMISSIONER GOLDSACK: Yes.

23 MS. LOZANO: Commissioner Martinetti.

24 COMMISSIONER MARTINETTI: Yes.

25 MS. LOZANO: Commissioner Peneda.

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

1 COMMISSIONER PENEDA: I abstain.

2 MS. LOZANO: Chairman Pestana.

3 CHAIRMAN PESTANA: Yes.

4 MS. LOZANO: Resolution 10-2018-6
5 passes in the affirmative by six board members
6 voting yes, one abstention, two not present.

7 MR. GUERRA: Item seven is Resolution
8 10-2018-7 of the Hudson County Improvement
9 Authority amending an emergency award of an
10 agreement to FTS Construction, LLC for water
11 supply source at the Koppers Seaboard site.

12 As you may recall, last year we
13 installed an aboveground water line at the Koppers
14 site to assist in mitigation of emergency dust
15 blowing on the site. At that time we ran about
16 700 feet of line.

17 As a result of our ongoing settlement
18 negotiations with the New Jersey DEP regarding a
19 dust issue, which happened back in December of
20 2017, we agreed to keep those waterlines running
21 and those water trucks out there during the winter
months.

23 We have proposed a -- we have paid a
24 proposal from FTS to actually insulate the line
25 and heat-wrap the line at a cost of about \$19,200.

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

1 However, there is some electrical work on both
2 ends of the line. One end is relatively simple,
3 the other end is more involved. We have a
4 proposal to do the electric for \$31,000. So the
5 total cost to insulate the pipe, run this electric
6 over it, around it, is about \$50,200.

7 Again, this is part of our -- actually
8 tomorrow we're going out there with the inspectors
9 from the DEP to show what we have been doing - the
10 attempt we have been making to control the dust.
11 We have been pretty good with it. We had a lot of
12 rain, and that definitely helps, but we need to do
13 this for the winter months because when it gets to
14 a certain temperature then that line freezes.

15 So again, it is a good faith effort on
16 us to do the best we can to control that until the
17 property is sold to either Transit or the Morris
18 company.

19 COMMISSIONER DORAN: Do you think maybe
20 a stone service or something like that might work
21 better?

22 MR. GUERRA: We had stoned 20 acres
23 already, and that cost us a half a million
24 dollars. That we did on the Transit parcel.

25 We felt that the Transit parcel was

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

1 where most of the dust was coming from because it
2 sits just opposite the Owens Corning plant --

3 COMMISSIONER DORAN: Right.

4 MR. GUERRA: -- and that's where the
5 complaints were coming from.

6 Since then there has been a lot of
7 vegetation, so I sent in a drone shot showing them
8 all of the vegetation. There are some bald spots
9 in some areas, but he wanted to come out and see.

10 I'm hoping that he doesn't ask us to do
11 another 10, 15, 20 acres of stone because this
12 stone, when this site is developed, is going to
13 come up. And, like I said, it was a half a
14 million because they put a liner down and we did
15 20 acres. It looks great, the stone works, but
16 knowing we will develop it and knowing we're going
17 to hopefully be selling the property, closing
18 soon, we --

19 COMMISSIONER DORAN: And it does cost
20 more.

21 MR. GUERRA: But I think, when he sees
22 the vegetation, I think he's going to be happy
23 with that, and when he sees the stone that's
24 placed and knowing what we're doing with the water
25 line.

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

1 CHAIRMAN PESTANA: Are any other
 2 questions?
 3 (No response)
 4 CHAIRMAN PESTANA: Are there any
 5 motions?
 6 COMMISSIONER PENEDA: I would make a
 7 motion.
 8 CHAIRMAN PESTANA: Motion by
 9 Commissioner Peneda.
 10 Is there a second?
 11 COMMISSIONER DORAN: Second.
 12 CHAIRMAN PESTANA: Seconded by
 13 Commissioner Doran.
 14 MS. LOZANO: Commissioner Dellabella.
 15 COMMISSIONER DELLABELLA: Yes.
 16 MS. LOZANO: Commissioner Doran.
 17 COMMISSIONER DORAN: Yes.
 18 MS. LOZANO: Commissioner Dublin.
 19 COMMISSIONER DUBLIN: Yes.
 20 MS. LOZANO: Commissioner Goldsack.
 21 COMMISSIONER GOLDSACK: Yes.
 22 MS. LOZANO: Commissioner Martinetti.
 23 COMMISSIONER MARTINETTI: Yes.
 24 MS. LOZANO: Commissioner Peneda.
 25 COMMISSIONER PENEDA: Yes

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

1 MS. LOZANO: Chairman Pestana.
 2 CHAIRMAN PESTANA: Yes.
 3 MS. LOZANO: Resolution 10-2018-7
 4 passes in the affirmative by seven board members
 5 voting yes, two not present.
 6 MR. GUERRA: Item eight, Resolution
 7 10-2018-8 of the Hudson County Improvement
 8 Authority authorizing execution of a subcontract
 9 for the Hudson TMA YF 2019 TMA Work Program
 10 between the Hudson County, I'm sorry, Hudson
 11 Transportation Management Association, The North
 12 Jersey Transportation Planning Authority, and the
 13 New Jersey Institute of Technology.
 14 This is the primary funding source in
 15 the amount of \$518,000 for our TMA programs. The
 16 term of this agreement is from July 1st, 2018 to
 17 June 30th, 2019. This is a federal grant that's
 18 passed through the State. It's the same amount
 19 that's been funded for the past few years.
 20 So the resolution before you authorizes
 21 the execution of this agreement between us, the
 22 New Jersey Transportation Planning Authority and
 23 the Institute of Technology and, of course, our
 24 TMA.
 25 COMMISSIONER PENEDA: Norm, I think you

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

1 said \$518,000.
 2 MR. GUERRA: Yes, 518,000. Is that
 3 correct, Kurt?
 4 MR. CHERRY: No, It's 515.
 5 MR. GUERRA: Oh, 515. I'm sorry. My
 6 notes said it. Okay, \$515,000. Thank you.
 7 CHAIRMAN PESTANA: Are there any other
 8 questions?
 9 (No response)
 10 CHAIRMAN PESTANA: Are there any
 11 motions?
 12 COMMISSIONER PENEDA: I'll make a
 13 motion.
 14 CHAIRMAN PESTANA: Motion by
 15 Commissioner Peneda.
 16 Is there a second?
 17 COMMISSIONER DELLABELLA: Second.
 18 CHAIRMAN PESTANA: Seconded by
 19 Commissioner Dellabella.
 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.

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

1 MS. LOZANO: Commissioner Goldsack.
 2 COMMISSIONER GOLDSACK: Yes.
 3 MS. LOZANO: Commissioner Martinetti.
 4 COMMISSIONER MARTINETTI: Yes.
 5 MS. LOZANO: Commissioner Peneda.
 6 COMMISSIONER PENEDA: Yes
 7 MS. LOZANO: Chairman Pestana.
 8 CHAIRMAN PESTANA: Yes.
 9 MS. LOZANO: Resolution 10-2018-8
 10 passes in the affirmative by seven board members
 11 voting yes, two not present.
 12 MR. GUERRA: Item nine, Resolution
 13 10-2018-9 of the Hudson County Improvement
 14 Authority amending an Agreement with Remington,
 15 Vernick Engineers, LSRP Services.
 16 If you recall back in November of 2016
 17 the Board had authorized an agreement with at that
 18 time they were Remington, Vernick & Arango. Now
 19 they are known as Remington Vernick who do serve
 20 as our LSRP for the school project.
 21 The LSRP had obtained the remedial
 22 action outcome approval which was needed for the
 23 Certificate of Occupancy.
 24 Although the school opened a month ago,
 25 there was still some ongoing work. There is an

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

1 area around the school known as the farm area and
2 Terminal's subcontractor, who had placed the clean
3 fill, was working in that area and one of their
pieces of equipment sprung a hydraulic leak, which
now tainted the newly placed soil. With that
6 said, the LSRP must take the appropriate actions,
7 notify the State. So there is some work involved
8 with that.

9 So we have our owner's representative,
10 Mast Construction, who has recommended and
11 approved the proposal submitted by Remington in an
12 amount not to exceed \$6,625. That cost will be
13 reimbursed by our general contractor, Terminal
14 Construction.

15 The resolution before you provides the
16 authorization to increase the cap on Remington
17 Vernick for those LSRP services, but we will
18 recover those costs through a credit from
19 Terminal.

20 CHAIRMAN PESTANA: How much fluid
21 actually leaked?

22 MR. GUERRA: I was advised -- it must
23 have been a pretty big machine. You know, it
24 depends. Some of those machines have big tanks.
25 Maybe the guy was running around and didn't

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

1 realize that it was pouring out.

2 What they have to do then is report it
3 and then fill out the forms and then delineate
4 around it, but Terminal is going to pay for the
5 full freight.

6 CHAIRMAN PESTANA: Are there any other
7 questions?

8 (No response)

9 CHAIRMAN PESTANA: Are there any
10 motions?

11 COMMISSIONER GOLDSACK: Motion.

12 CHAIRMAN PESTANA: Motion by
13 Commissioner Goldsack.

14 Is there a second?

15 COMMISSIONER DORAN: Second.

16 CHAIRMAN PESTANA: Seconded by
17 Commissioner Doran.

18 MS. LOZANO: Commissioner Dellabella.

19 COMMISSIONER DELLABELLA: Yes.

20 MS. LOZANO: Commissioner Doran.

21 COMMISSIONER DORAN: Yes.

22 MS. LOZANO: Commissioner Dublin.

23 COMMISSIONER DUBLIN: Yes.

24 MS. LOZANO: Commissioner Goldsack.

25 COMMISSIONER GOLDSACK: Yes.

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

1 MS. LOZANO: Commissioner Martinetti.

2 COMMISSIONER MARTINETTI: Yes.

3 MS. LOZANO: Commissioner Peneda.

4 COMMISSIONER PENEDA: Yes

5 MS. LOZANO: Chairman Pestana.

6 CHAIRMAN PESTANA: Yes.

7 MS. LOZANO: Resolution 10-2018-9

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

10 MR. GUERRA: Item ten, Resolution
11 10-2018-10 of the Hudson County Improvement
12 Authority amending an Agreement with M&E Engineers
13 for services related to Pay for Performance
14 Program in the Office of Clean Energy.

15 We had retained M & E Engineers to
16 perform commissioning services for the lead
17 certification of the school.

18 Through the New Jersey Board of Public
19 Utilities, their Pay For Performance Program, the
20 Authority, as a project owner, may be eligible to
21 receive approximately \$418,000 in incentives based
22 on that lead energy model.

23 In 2017 M & E had contracted to make
24 the application, was contracted to make the
25 application on our behalf. The cost of that was

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

1 \$77,500. The application is currently pending
2 with the Clean Energy Program.

3 Since then there is now a need for
4 additional services to revise the application
5 because of the impact of this ten-year maintenance
6 agreement, which I'm going to go into detail in a
7 later resolution that the school has entered into,
8 for the maintenance of the combination heat and
9 power system. The change in the detailed
10 calculations submitted in the pending application
11 need to be revised. The ten-year maintenance
12 agreement was part of the design-build where
13 Terminal was responsible for that. And again,
14 we'll go into that later because we will transfer
15 that and he will provide the necessary credit for
16 that.

17 M & E had submitted a flat fee to redo
18 these calculations and resubmit this because in
19 order for us to continue to be eligible for that
20 grant we need to do that in a timely fashion for
21 us to receive this favorable determination for the
22 grant award.

23 The resolution before you amends the
24 additional - the initial agreement with M & E in
25 an amount not to exceed \$5,240.

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

1 When we receive that grant that
 2 \$418,000 goes into our pocket for the project.
 3 CHAIRMAN PESTANA: Are there any
 4 questions?
 (No response)
 6 CHAIRMAN PESTANA: Are there any
 7 motions?
 8 COMMISSIONER GOLDSACK: Motion.
 9 CHAIRMAN PESTANA: Motion by
 10 Commissioner Goldsack.
 11 Is there a second?
 12 COMMISSIONER DELLABELLA: Second.
 13 CHAIRMAN PESTANA: Seconded by
 14 Commissioner Dellabella.
 15 MS. LOZANO: Commissioner Dellabella.
 16 COMMISSIONER DELLABELLA: Yes.
 17 MS. LOZANO: Commissioner Doran.
 18 COMMISSIONER DORAN: Yes.
 19 MS. LOZANO: Commissioner Dublin.
 20 COMMISSIONER DUBLIN: Yes.
 21 MS. LOZANO: Commissioner Goldsack.
 22 COMMISSIONER GOLDSACK: Yes.
 23 MS. LOZANO: Commissioner Martinetti.
 24 COMMISSIONER MARTINETTI: Yes.
 25 MS. LOZANO: Commissioner Peneda.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 COMMISSIONER PENEDA: Yes
 2 MS. LOZANO: Chairman Pestana.
 3 CHAIRMAN PESTANA: Yes.
 4 MS. LOZANO: Resolution 10-2018-10
 5 passes in the affirmative by seven board members
 6 voting yes, two not present.
 7 MR. GUERRA: Chairman, item eleven we
 8 would like to table because we're still in
 9 discussions with the Sports Authority on possibly
 10 extending the agreement we have on the Keegan
 11 Landfill.
 12 Item 12, Resolution 12-2018-12 of the
 13 Hudson County Improvement Authority authorizing
 14 the purchase of property and casualty --
 15 COMMISSIONER GOLDSACK: Should we make
 16 a motion to table Resolution 11 or what?
 17 MR. NETCHERT: Or do you want to just
 18 withdraw it?
 19 MR. GUERRA: Well, we can just withdraw
 20 it.
 21 COMMISSIONER GOLDSACK: Okay.
 MR. GUERRA: You know what, we should
 23 just withdraw it because if we don't meet terms
 24 then we're just going to rebid it in the private
 25 sector.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 MR. NETCHERT: So we will withdraw the
 2 matter.
 3 CHAIRMAN PESTANA: Motion to withdraw
 4 by Commissioner Goldsack.
 5 Do we have a second?
 6 COMMISSIONER DUBLIN: Second.
 7 CHAIRMAN PESTANA: Seconded by
 8 Commissioner Dublin.
 9 MS. LOZANO: Commissioner Dellabella.
 10 COMMISSIONER DELLABELLA: Yes, to
 11 withdrawing it.
 12 MS. LOZANO: Commissioner Doran.
 13 COMMISSIONER DORAN: Yes.
 14 MS. LOZANO: Commissioner Dublin.
 15 COMMISSIONER DUBLIN: Yes.
 16 MS. LOZANO: Commissioner Goldsack.
 17 COMMISSIONER GOLDSACK: Yes.
 18 MS. LOZANO: Commissioner Martinetti.
 19 COMMISSIONER MARTINETTI: Yes.
 20 MS. LOZANO: Commissioner Peneda.
 21 COMMISSIONER PENEDA: Yes.
 22 MS. LOZANO: Chairman Pestana.
 23 CHAIRMAN PESTANA: Yes, to withdrawing
 24 Resolution 11.
 25 MS. LOZANO: Resolution 10-2018-11
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 passes in the affirmative by seven board members
 2 voting for withdrawal, two not present.
 3 MR. GUERRA: Item twelve, Resolution
 4 10-2018-12 of the Hudson County Improvement
 5 Authority authorizing the purchase of property and
 6 casualty insurance through Scirocco Financial
 7 Group.
 8 The property casualty insurance program
 9 includes auto, terrorism, property, general
 10 liability umbrella, and the excess umbrella.
 11 Our insurance consultant has
 12 recommended that we obtain the coverage through
 13 the current carrier, Glatfelter, A Public
 14 Practice, through the American Alternative
 15 Insurance Company.
 16 Over the past few years they were able
 17 to significantly enhance our coverage. We no
 18 longer have to purchase public officials
 19 separately. The limits of public officials
 20 coverage now provides up to \$11 million and
 21 \$15,000 deductible for all claims. They have
 22 included drone coverage for a limited liability of
 23 1 million. The coverage for our outdoor property
 24 increased from \$100,000 to 150,000. The robbery
 25 and safe burglary coverage increased from \$5,000
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 to \$100,000 and there has been a notable change,
2 especially since the deletion of the Harrison
3 parking deck. We saved another \$48,732. Thank
4 you to Harrison.

5 They also realized, Glatfelter, that -
6 they had contacted us and they overcharged in last
7 year's renewal, and I believe that was discovered
8 during the audit, so we saved another 19,000 on
9 the credit.

10 So the expiring premium is \$337,510.30
11 and the renewal is \$260,546.96. So the savings is
12 approximately \$76,963.34. That's how much the
13 premium dropped this year.

14 Do we have a motion to renew?

15 CHAIRMAN PESTANA: Are there any
16 motions?

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

19 CHAIRMAN PESTANA: Is there a second?

20 COMMISSIONER PENEDA: I'll second it.

21 CHAIRMAN PESTANA: Motion by
22 Commissioner Dellabella, seconded by Commissioner
23 Peneda.

24 MS. LOZANO: Commissioner Dellabella.

25 COMMISSIONER DELLABELLA: Yes.

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

1 MS. LOZANO: Commissioner Doran.

2 COMMISSIONER DORAN: Yes.

3 MS. LOZANO: Commissioner Dublin.

4 COMMISSIONER DUBLIN: Yes.

5 MS. LOZANO: Commissioner Goldsack.

6 COMMISSIONER GOLDSACK: Yes.

7 MS. LOZANO: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. LOZANO: Commissioner Peneda.

10 COMMISSIONER PENEDA: Yes

11 MS. LOZANO: Chairman Pestana.

12 CHAIRMAN PESTANA: Yes.

13 Resolution 10-2018-12 passes in the
14 affirmative by seven board members voting yes, two
15 not present.

16 MR. GUERRA: Item thirteen is
17 Resolution 10-2018-13 of the Hudson County
18 Improvement Authority approving its Fiscal Year
19 2019 Budget.

20 I would like to ask Mr. Cherry, our
21 CFO, to address the Board on the budget.

22 MR. CHERRY: The budget for the
23 appropriations for this year will be \$214,942,105.
24 That's a decrease from last year of approximately
25 \$28,175,000. The bulk of that is all the

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

1 reduction of debt service. So there is less
2 principal and interest being paid this year. When
3 you take that into consideration actually there
4 was an increase in the budget of \$5,521. So the
5 calculations, at zero percent, it's a flat budget.

6 So this Budget is designed to meet all
7 of our obligations so far as debt service. It's
8 also will meet the operating requirements of this
9 Authority for 2019.

10 COMMISSIONER GOLDSACK: What do you
11 think of the capital budget that we should be
12 aware of?

13 MR. CHERRY: Capital budget is the same
14 as last year. There is \$450,000 that will be
15 allocated for capital, and of that \$250,000 is
16 vehicles and the rest of it is just equipment
17 needs. We do not bond for any of this. It's just
18 comes out of operations.

19 COMMISSIONER GOLDSACK: Thank you.

20 CHAIRMAN PESTANA: Are there any other
21 questions?

22 (No response)

23 CHAIRMAN PESTANA: Do we have any
24 motions?

25 MR. GUERRA: No, except to put a new
R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 wing on our condo.

2 CHAIRMAN PESTANA: Good job.

3 MR. CHERRY: This Budget will come back
4 to you, and it will be - the full budget will be
5 at the November meeting for final adoption. This
6 will go down to the Division of Local Government
7 Services for their review. I do not anticipate
8 any changes to it.

9 CHAIRMAN PESTANA: Thank you, Kurt.

10 COMMISSIONER GOLDSACK: Good job.

11 COMMISSIONER DUBLIN: So what do we --
12 so they just introduce it?

13 MR. CHERRY: That's correct.

14 COMMISSIONER DUBLIN: Before we have a
15 Budget?

16 MR. CHERRY: Yes. You will have a full
17 Budget for adoption.

18 CHAIRMAN PESTANA: Do we have a motion?

19 COMMISSIONER GOLDSACK: Motion.

20 CHAIRMAN PESTANA: Motion by
21 Commissioner Goldsack.

22 COMMISSIONER PENEDA: Second.

23 CHAIRMAN PESTANA: Seconded by
24 Commissioner Peneda.

25 MS. LOZANO: Commissioner Dellabella.

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

1 COMMISSIONER DELLABELLA: Yes.
 2 MS. LOZANO: Commissioner Doran.
 3 COMMISSIONER DORAN: Yes.
 4 MS. LOZANO: Commissioner Dublin.
 5 COMMISSIONER DUBLIN: I abstain.
 6 MS. LOZANO: Commissioner Goldsack.
 7 COMMISSIONER GOLDSACK: Yes.
 8 MS. LOZANO: Commissioner Martinetti.
 9 COMMISSIONER MARTINETTI: Yes.
 10 MS. LOZANO: Commissioner Peneda.
 11 COMMISSIONER PENEDA: Yes
 12 MS. LOZANO: Chairman Pestana.
 13 CHAIRMAN PESTANA: Yes.
 14 MS. LOZANO: Resolution 10-2018-13
 15 passes in the affirmative by six board members
 16 voting yes, one abstention, two not present.
 17 MR. GUERRA: Item fourteen is
 18 Resolution 10-2018-14 of the Hudson County
 19 Improvement Authority authorizing the execution of
 20 an Agreement by and between the Hudson County
 21 Improvement Authority and the Hudson County
 22 Schools of Technology regarding certain services
 23 related to the Authority's Design-Build Agreement
 24 with Terminal Construction Corporation.
 25 As I touched upon earlier, in
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 accordance with the terms of the Agreement with
 2 Terminal there is a number of design-build
 3 services, one of them being a maintenance service
 4 warranty for a ten-year period of the combination
 5 heat and power plant to the building.
 6 The services were to be provided
 7 pursuant to a factory protection plan and then
 8 user agreement between Terminal's subcontractor,
 9 who is Brian Trematore, and Capstone Turbine Corp.
 10 In light of this maintenance warranty
 11 service, which covers the ten-year period, we,
 12 along with Terminal and the school, have
 13 determined it's best for all if that warranty
 14 service is provided directly to the school,
 15 meaning that the school would arrange for that
 16 service. The thought is what is being proposed is
 17 that Terminal will execute a change order, they
 18 will sit with our owner's rep, to pay us X amount
 19 of dollars which, in turn, we will enter into this
 20 agreement with the school to give that money to
 21 the school for the sole purpose of paying that
 22 agreement as they go for the ten years.
 23 The resolution before you provides that
 24 authorization for us to enter into this agreement
 25 with the school.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 At the next meeting, which we're pretty
 2 confident we may be closing out the total project,
 3 Mast Construction, Ted Domuracki, will be here and
 4 we can go into deeper as to the amount of that
 5 credit. There is a formula being used. That's
 6 also tied into what the M & E commissioning agent
 7 is working on on that application. It all has to
 8 do with the seed and power system. But we think
 9 it's better because Terminal is not going to be
 10 there, we will not be involved with the school.
 11 So it's better just to give them that money, do an
 12 agreement, and it clearly states, because that's
 13 what the new Superintendent's wanted, that the
 14 school must use it solely for the purpose of that
 15 ten-year maintenance warranty.
 16 MR. NETCHERT: In fact, I think the
 17 thinking is that it will be, the money will be
 18 escrowed into an escrow account to insure that it
 19 will be there to be utilized for the upkeep and
 20 maintenance of the --
 21 COMMISSIONER GOLDSACK: We don't know
 22 how much that money is?
 23 MR. GUERRA: No, not the total amount
 24 yet.
 25 MR. NETCHERT: The 119,000.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 MR. GUERRA: And then there is a
 2 discount and credit. I was talking to Ted before,
 3 but we'll have that before we execute the
 4 Agreement. The Agreement is in a rough draft
 5 form. So even the agreement doesn't have the
 6 number yet, they are still working through some
 7 calculations.
 8 COMMISSIONER GOLDSACK: Thank you.
 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 COMMISSIONER DORAN: Second.
 18 CHAIRMAN PESTANA: Second by
 19 Commissioner Doran.
 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.
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 MS. LOZANO: Commissioner Goldsack.
 2 COMMISSIONER GOLDSACK: Yes.
 3 MS. LOZANO: Commissioner Martinetti.
 4 COMMISSIONER MARTINETTI: Yes.
 5 MS. LOZANO: Commissioner Peneda.
 6 COMMISSIONER PENEDA: Yes
 7 MS. LOZANO: Chairman Pestana.
 8 CHAIRMAN PESTANA: Yes.
 9 MS. LOZANO: Resolution 10-2018-14
 10 passes in the affirmative by seven board members
 11 voting yes, two not present.
 12 MR. GUERRA: Chairman, I believe that's
 13 all I have.
 14 CHAIRMAN PESTANA: I have one thing. I
 15 would like to recognize Norman Guerra, who is
 16 being honored by the Hackensack Riverkeeper with
 17 an excellence in public service award.
 18 (Applause)
 19 MR. GUERRA: It's not just me. It's
 20 the team. It's a team effort. It is our
 21 consultant, it's the sport, it's the County
 22 Executive, the Freeholders, the Riverkeeper. It's
 23 everyone. So I appreciate that.
 24 CHAIRMAN PESTANA: Your name is on top.
 25 MR. GUERRA: Me and Sam Pesin. I'll
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 just turn that mike right over to Sam.
 2 MR. NETCHERT: Actually Norman, and
 3 through Norman the Authority, have become the
 4 Riverkeeper's best friend. And when he has an
 5 idea, and the County likes it, he says I'm going
 6 to do it, but only if I do it through the
 7 Improvement Authority. So we must be doing
 8 something right.
 9 CHAIRMAN PESTANA: Congratulations to
 10 Norman and everyone else.
 11 MR. GUERRA: Thank you.
 12 COMMISSIONER DORAN: Congratulations.
 13 COMMISSIONER PENEDA: Congratulations.
 14 CHAIRMAN PESTANA: Is there any other
 15 business?
 16 MS. LOZANO: Commissioner Peneda.
 17 COMMISSIONER PENEDA: Yes.
 18 CHAIRMAN PESTANA: Norman.
 19 MS. LOZANO: Maybe.
 20 MR. GUERRA: Are you sure you want me
 21 to tell them? This is just an FYI. Carmen will
 22 be retiring at the end of this year, so -- but
 23 like I just said, we have another meeting.
 24 MS. LOZANO: Yes.
 25 MR. GUERRA: Make sure she doesn't
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 change her mind. It's not too late.
 2 COMMISSIONER PENEDA: Speaking of
 3 another meeting --
 4 MR. NETCHERT: And she did that because
 5 with the weather tomorrow, it will be rainy and
 6 windy, the skywriter that we were going to have --
 7 (Laughter)
 8 COMMISSIONER PENEDA: Our next meeting
 9 we won't be around.
 10 MR. GUERRA: It doesn't interfere with
 11 the League. It doesn't.
 12 MR. NETCHERT: We moved it.
 13 MS. LOZANO: It's the day after
 14 Election Day.
 15 COMMISSIONER PENEDA: So it was moved
 16 to the first week?
 17 MS. LOZANO: No.
 18 COMMISSIONER PENEDA: Okay. That's
 19 good, because of the League I was going to say.
 20 MR. GUERRA: Yes.
 21 MS. LOZANO: Yes.
 22 MR. NETCHERT: Oh, is there an
 23 election?
 24 COMMISSIONER DORAN: So the next
 25 meeting is November 7th. Did we get notice of
 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1 that?
 2 MS. LOZANO: It's in the calendar that
 3 we voted on in February.
 4 COMMISSIONER DORAN: Oh, okay.
 5 CHAIRMAN PESTANA: If there is no other
 6 business do we have a motion to adjourn?
 7 COMMISSIONER DORAN: Motion.
 8 COMMISSIONER PENEDA: Second.
 9 CHAIRMAN PESTANA: Motion by
 10 Commissioner Doran, Seconded by Commissioner
 11 Peneda.
 12 All in favor.
 13 COMMISSIONER DELLABELLA: Aye.
 14 COMMISSIONER DORAN: Aye.
 15 COMMISSIONER DUBLIN: Aye.
 16 COMMISSIONER GOLDSACK: Aye.
 17 COMMISSIONER MARTINETTI: Aye.
 18 COMMISSIONER PENEDA: Aye.
 19 CHAIRMAN PESTANA: Aye.
 20
 21 (The meeting concludes at 6:15 p.m.)
 22
 23
 24
 25 R.J. O'CONNELL ASSOCIATES, INC. (973) 239-7252

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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: October 12, 2018

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