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HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, APRIL 10, 2019
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:30 P.M.

BOARD MEMBERS:

- FRANK PESTANA, CHAIRMAN (VIA PHONE)
- JAMES DORAN, VICE CHAIRMAN (VIA PHONE)
- NICHOLAS GOLDSACK, TREASURER (VIA PHONE)
- FRANK LORENZO, SECRETARY
- FRED M. BADO, COMMISSIONER (ABSENT)
- BRIAN DELLABELLA, COMMISSIONER (VIA PHONE)
- JEFFREY DUBLIN, COMMISSIONER (ABSENT)
- MARTIN T. MARTINETTI, COMMISSIONER (VIA PHONE)
- JOHN PENEDA, COMMISSIONER (VIA PHONE)

APPEARANCES:

- NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
- KURT CHERRY, EXECUTIVE DIRECTOR/CFO
- MICHAEL O'CONNOR, ESQ.
- MARY ELLEN GILPIN, ASSISTANT SECRETARY PRO TEM

ALSO PRESENT:

CHAD BALODIS

SHARON PALMER LYNCH
CERTIFIED SHORTHAND REPORTER

R. J. O'CONNELL ASSOCIATES
P.O. BOX 277
CEDAR GROVE, NEW JERSEY 07009
(973) 239-7252

1 (The meeting commences at 5:33)

2

3 MR. GUERRA: Frank, call the meeting to
4 order and then counsel will read the public
5 notification.

6 CHAIRMAN PESTANA: Okay. Do we have to
7 do the Salute to the Flag on this one?

8 MR. GUERRA: We will do that after the
9 meeting is called to order, so call the meeting to
10 order, right, and now we'll stand up to salute the
11 flag.

12 CHAIRMAN PESTANA: Okay. At this time
13 we will call the meeting to order.

14 Would everyone please rise to salute
15 the flag.

16 MR. GUERRA: Let Mary-Ellen call the
17 roll call first

18 CHAIRMAN PESTANA: Would you now please
19 call the roll.

20 MS. GILPIN: Commissioner Bado. Not
21 present.

22 Commissioner Dellabella.

23 COMMISSIONER DELLABELLA: Present.

24 MS. GILPIN: Commissioner Doran.

25 COMMISSIONER DORAN: Present.

1 MS. GILPIN: Commissioner Dublin. Not
2 present.

3 Commissioner Goldsack.

4 COMMISSIONER GOLDSACK: Present.

5 MS. GILPIN: Commissioner Lorenzo.

6 COMMISSIONER LORENZO: Present.

7 MS. GILPIN: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Here.

9 MS. GILPIN: Commissioner Peneda.

10 COMMISSIONER PENEDA: Present

11 MS. GILPIN: Chairman Pestana.

12 CHAIRMAN PESTANA: Here.

13 MS. GILPIN: Chairman, we have a quorum
14 with seven board members present, two not present.

15 MR. GUERRA: Now the Pledge of
16 Allegiance.

17 CHAIRMAN PESTANA: Okay.

18 At this time we'll do the Pledge of
19 Allegiance. Would everyone please rise.

20 (The Pledge of Allegiance is recited.)

21 MR. GUERRA: Commissioners, before we
22 start if you're going to ask any questions just
23 state your name first so that the reporter can
24 accurately record that.

25 CHAIRMAN PESTANA: Okay.

1 Mr. O'Connor.

2 MR. GUERRA: Mike.

3 MR. O'CONNOR: Mr. Chairman, pursuant
4 to the New Jersey Open Public Meetings Act notice
5 of this meeting was forwarded to both the Jersey
6 Journal and Star-Ledger for publication in their
7 respective newspapers. Notice was also forwarded
8 to the Clerk of the County of Hudson and the Clerk
9 of the Board of the Hudson County Freeholders for
10 posting on their respective public meeting boards.

11 MR. GUERRA: Hold on, Mike.

12 Did someone just jump on? Is this Fred
13 or Jeff?

14 (No response)

15 MR. GUERRA: I thought I just heard
16 someone.

17 CHAIRMAN PESTANA: So everything is in
18 order then, Norman?

19 MR. GUERRA: Yes.

20 CHAIRMAN PESTANA: So Norman, you want
21 to take over --

22 MR. GUERRA Yes.

23 CHAIRMAN PESTANA: -- like we discussed
24 earlier.

25 MR. GUERRA: You're done, right?

1 MR. O'CONNOR: Notice was also posted
2 on the bulletin board outside of this meeting room
3 and on the Authority's website.

4 These notices are in compliance and
5 this meeting is in compliance with the
6 requirements of the Open Public Meetings Act.

7 MR. GUERRA: Okay. Thank you.

8 Item number two, Approval of the
9 Minutes of the Regular Board Meeting of March
10 13th, 2019.

11 CHAIRMAN PESTANA: Do we have any
12 motions?

13 COMMISSIONER GOLDSACK: I'll make a
14 motion.

15 CHAIRMAN PESTANA: Motion by
16 Commissioner Goldsack.

17 Is there a second?

18 COMMISSIONER DELLABELLA: I'll second
19 it.

20 CHAIRMAN PESTANA: Seconded by
21 Commissioner Dellabella.

22 MR. GUERRA: Can we have a roll call
23 vote.

24 MS. GILPIN: Roll call.

25 Commissioner Bado, not present.

1 Commissioner Dellabella.
2 COMMISSIONER DELLABELLA: Yes.
3 MS. GILPIN: Commissioner Doran.
4 COMMISSIONER DORAN: Yes.
5 MS. GILPIN: Commissioner Dublin is not
6 present.
7 Commissioner Goldsack.
8 COMMISSIONER GOLDSACK: Yes.
9 MS. GILPIN: Commissioner Lorenzo.
10 COMMISSIONER LORENZO: Yes.
11 MS. GILPIN: Commissioner Martinetti.
12 COMMISSIONER MARTINETTI: Yes.
13 MS. GILPIN: Commissioner Peneda.
14 COMMISSIONER PENEDA: Yes.
15 MS. GILPIN. Chairman Pestana.
16 CHAIRMAN PESTANA: Yes.
17 Do you have Doran?
18 COMMISSIONER DORAN: Yes. It was yes.
19 CHAIRMAN PESTANA: Okay. Got it.
20 MS. GILPIN: The minutes of the
21 March 13, 2019 meeting are now approved with seven
22 board members voting yes, two not present.
23 MR. GUERRA: Are there any comments
24 from the public?
25 (No response)

1 MR. GUERRA: I don't believe there are.
2 Chairman, item number four, Resolution
3 4-2019-4 of the Hudson County Improvement
4 Authority authorizing payment of certain costs and
5 expenses of the Authority for the month of
6 April 2019. Also there was an addendum that was
7 sent to everyone this morning, which is part of
8 that.

9 CHAIRMAN PESTANA: Do we have any
10 motions?

11 COMMISSIONER GOLDSACK: Motion.

12 CHAIRMAN PESTANA: Motion by
13 Commissioner Goldsack.

14 Do we have a second?

15 COMMISSIONER DELLABELLA: I'll second
16 it.

17 CHAIRMAN PESTANA: Seconded by
18 Commissioner Dellabella.

19 MS. GILPIN: Thank you.

20 Roll call.

21 Commissioner Bado, not present.

22 Commissioner Dellabella.

23 COMMISSIONER DELLABELLA: Yes.

24 MS. GILPIN: Commissioner Doran.

25 COMMISSIONER DORAN: Yes.

1 MS. GILPIN: Commissioner Dublin is not
2 present.

3 Commissioner Goldsack.

4 COMMISSIONER GOLDSACK: Yes.

5 MS. GILPIN: Commissioner Lorenzo.

6 COMMISSIONER LORENZO: Yes.

7 MS. GILPIN: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. GILPIN: Commissioner Peneda.

10 COMMISSIONER PENEDA: Yes.

11 MS. GILPIN. Chairman Pestana.

12 CHAIRMAN PESTANA: Yes.

13 MS. GILPIN: Resolution 4-2019-4, as
14 amended, passes in the affirmative with seven
15 board members voting yes, two not present.

16 MR. GUERRA: Item five, Resolution
17 4-2019-5 of the Hudson County Improvement
18 Authority renewing a Sub-Contract with the County
19 of Hudson under the Ryan White HIV/AIDS Treatment
20 Extension Act of 2009 and continuing the
21 employment of a Manager and Planning Council
22 Support Staff of Hudson County TGA-HIV/AIDS
23 Services Planning Council.

24 The resolution before you is the
25 renewal of the subcontract with the County.

1 The agreement also provides for the
2 continued employment of Chad Balodis, who is the
3 manager of the program, and also his support
4 staff.

5 The renewal period is for one year,
6 March 1st, 2019 through February 29th, 2020. And,
7 of course, this is subject to the continued
8 allocation of funds through the County.

9 The County's Board of Freeholders have
10 allocated \$137,746 of the Grant to the Hudson
11 County Improvement Authority.

12 Chad happens to be with us tonight in
13 the event anybody has any questions about the
14 program.

15 (No response)

16 MR. GUERRA: And again, this is just a
17 renewal of the expiring program.

18 CHAIRMAN PESTANA: Does anybody have
19 any questions or comments?

20 (No response)

21 CHAIRMAN PESTANA: Do we have any
22 motions on this?

23 COMMISSIONER LORENZO: I'll make a
24 motion.

25 CHAIRMAN PESTANA: Do we have any

1 motions?

2 MR. GUERRA: Frank Lorenzo made a
3 motion.

4 CHAIRMAN PESTANA: Motion by
5 Commissioner Lorenzo.

6 Is there a second?

7 COMMISSIONER DELLABELLA: I'll second
8 it.

9 CHAIRMAN PESTANA: Seconded by
10 Commissioner Dellabella.

11 MS. GILPIN: Okay.

12 Roll call.

13 Commissioner Dellabella.

14 COMMISSIONER DELLABELLA: Yes.

15 MS. GILPIN: Commissioner Doran.

16 COMMISSIONER DORAN: Yes.

17 MS. GILPIN: Commissioner Goldsack.

18 COMMISSIONER GOLDSACK: Yes.

19 MS. GILPIN: Commissioner Lorenzo.

20 COMMISSIONER LORENZO: Yes.

21 MS. GILPIN: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. GILPIN: Commissioner Peneda.

24 COMMISSIONER PENEDA: Yes.

25 MS. GILPIN. Chairman Pestana.

1 CHAIRMAN PESTANA: Yes.

2 MS. GILPIN: Resolution 4-2019-5 passes
3 in the affirmative with seven board members voting
4 yes, two not present.

5 MR. GUERRA: Item six is Resolution
6 4-2019-6 of the Hudson County Improvement
7 Authority making application to the Local Finance
8 Board pursuant to N.J.S.A. 40A:5A-6.

9 This financing has to do with the
10 Pooled Loan Program and the participating towns
11 for this tranche of financing is Weehawken,
12 \$6,605,000; Union City, \$6,488,000; and the Town
13 of Bayonne, \$31,347,000. And this is just to make
14 application to the Local Finance Board.

15 CHAIRMAN PESTANA: Does anybody have
16 any questions?

17 (No response)

18 CHAIRMAN PESTANA: Do we have any
19 motions?

20 COMMISSIONER GOLDSACK: I'll make a
21 motion.

22 CHAIRMAN PESTANA: Motion by
23 Commissioner Goldsack.

24 Is there a second?

25 COMMISSIONER PENEDA: Second.

1 CHAIRMAN PESTANA: Seconded by
2 Commissioner Peneda.

3 MS. GILPIN: Okay.

4 Commissioner Dellabella.

5 COMMISSIONER DELLABELLA: Yes.

6 MS. GILPIN: Commissioner Doran.

7 COMMISSIONER DORAN: Yes.

8 MS. GILPIN: Commissioner Goldsack.

9 COMMISSIONER GOLDSACK: Yes.

10 MS. GILPIN: Commissioner Lorenzo.

11 COMMISSIONER LORENZO: Yes.

12 MS. GILPIN: Commissioner Martinetti.

13 COMMISSIONER MARTINETTI: Yes.

14 MS. GILPIN: Commissioner Peneda.

15 COMMISSIONER PENEDA: Yes.

16 MS. GILPIN. Chairman Pestana.

17 CHAIRMAN PESTANA: Yes.

18 MS. GILPIN: Resolution 4-2019-6 passes
19 in the affirmative with seven board members voting
20 yes, two not present.

21 MR. GUERRA: Commissioners, the only
22 last item is the reminder of, Mary-Ellen,
23 April 27th.

24 MS. GILPIN: April 27th is Earth Day in
25 our new and hopefully improved location in the

1 two-hour parking lot at the Liberty State Park.

2 MR. GUERRA: This is the field -- those
3 of you that may be familiar with the old railroad
4 terminal, it's on the north side of it, and it is
5 also sort of east of the Liberty House Restaurant.
6 It's that whole area there. So it is really a
7 nice location.

8 We set it up a little differently this
9 year. And the race starts at 10:00 where the
10 Governor and Mrs. Governor are also registered to
11 run in the race. Last year we had over 400
12 runners --

13 MS. GILPIN: Yes.

14 MR. GUERRA: -- in the race. So this
15 year we're expecting the same. And that's
16 followed by the fair, which runs for the rest of
17 the day. So if you could make it, please do so.

18 MS. GILPIN: I'll be sending out
19 parking passes ahead of time.

20 MR. GUERRA: Other than that, Chairman,
21 that's all we have.

22 CHAIRMAN PESTANA: All right. So if
23 there is no other business, do we have a motion to
24 adjourn?

25 COMMISSIONER DELLABELLA: Motion.

1 CHAIRMAN PESTANA: Motion by
2 Commissioner Dellabella.

3 COMMISSIONER PENEDA: Second.

4 CHAIRMAN PESTANA: Seconded by
5 Commissioner Peneda.

6 All in favor?

7 COMMISSIONER DELLABELLA: Aye.

8 COMMISSIONER DORAN: Aye.

9 COMMISSIONER GOLDSACK: Aye.

10 COMMISSIONER LORENZO: Aye.

11 COMMISSIONER MARTINETTI: Aye.

12 COMMISSIONER PENEDA: Aye.

13 CHAIRMAN PESTANA: Aye.

14 MR. GUERRA: Thank's everybody.

15 CHAIRMAN PESTANA: Thank you.

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17 (The meeting concludes at 5:40 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: April 12, 2019