HUDSON COUNTY IMPROVEMENT AUTHORITY

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

-----------------------------

WEDNESDAY, DECEMBER 11, 2019
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY

BOARD MEMBERS:
FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN (ABSENT)
NICHOLAS GOLDSACK, TREASURER
FRANK LORENZO, SECRETARY
FRED M. BADO, COMMISSIONER
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, GENERAL COUNSEL
ELIZABETH RAMOS, ASSISTANT SECRETARY TO
THE BOARD

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

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

MARY-ELLEN GILPIN, HCIA
MICHAEL COMBA, HOBOKEN STRATEGY GROUP
JAY DiDOMENICO
CAITLYN MOTA
(The meeting commences at 5:31 p.m.)

CHAIRMAN PESTANA: Call the meeting to order. Everyone, please rise to salute the flag.

(Pledge of Allegiance is recited.)

CHAIRMAN PESTANA: Call the roll, please.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Present.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Present.

MS. RAMOS: Commissioner Doran, not present. Commissioner Dublin.

COMMISSIONER DUBLIN: Here.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Present.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Present.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Here.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Here.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Here.

MS. RAMOS: Chairman, we have a quorum
with eight board members present, one not present.

CHAIRMAN PESTANA: Mr. Netchert.

MR. NETCHERT: Yes, Mr. Chairman. As you know, this is a public meeting. Notice of the meeting was forwarded to both The Star Ledger and The Jersey Journal for publication in those respective newspapers on February 14, 2019. Notice was also forwarded to the Clerk of the Board of Freeholders and to the Hudson County Clerk for posting on the respective bulletin boards outside of those offices. And notice was posted on the bulletin board outside of this meeting room, as well as on the Authority's website. These notices are all in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you. Okay. At this time, do we have a motion for approval of the minutes of the November 13th meeting?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Second by Commissioner Lorenzo.

MS. RAMOS: Commissioner Bado.
COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Abstain.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Abstain.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: The minutes of November 13, 2019, are now approved, six board members voting yes, two abstentions, one not present.

CHAIRMAN PESTANA: Okay. So at this time, we'll open it up to the public. Anybody have anything to say on anything relating to the agenda? Seeing none, the public portion is now closed.

MR. GUERRA: Item Number 4, Resolution 12-2019-4 of the Hudson County Improvement
Authority authorizing payment of certain costs and expenses of the Authority for the month of December 2019.

COMMISSIONER DUBLIN: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Dublin.

COMMISSIONER GOLDSACK: Second.

CHAIRMAN PESTANA: Second by Commissioner Goldsack.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.
MS. RAMOS: Resolution 12-2019-4 passes in the affirmative, eight board members voting yes, one not present.

MR. GUERRA: Item Number 5, Resolution Number 12-2019-5, from A to V, of the Hudson County Improvement Authority authorizing professional service contracts. Chairman, I'll read each title and the amount of the contracts and then the board will vote.

CHAIRMAN PESTANA: We previously reviewed these in the finance committee.

MR. GUERRA: Yes. Karen Boylan law offices, special counsel to the Authority on financial matters.

B is Chiesa, Shahinian and Giantomasi, $50,000 for matters relating to Skyway Golf Course, Casino in the Park project and labor matters.

C is the firm of DeCotiis, Fitzpatrick, Cole & Giblin, special counsel on solid waste matters and miscellaneous energy matters, that's $55,000 -- not to exceed $55,000.

Desman Design Management, they are parking consultants, $50,000.

Donohue, Gironda, Doria and Tomkins,
they provide for our annual audit. This year they'll be auditing Skyway Golf Course and their amount is $89,750.

Greener by Design, energy related matters, not to exceed $45,000.

HBK, they're CPAs, consultants for our pooled loan program, not to exceed $35,000.

Hoboken Strategy Group, Inc., they provide social media services for us, not to exceed $61,000.

Mast Construction Services, they are working on the Brennan Courthouse improvements, changes within the old courthouse, Brennan Courthouse west entrance, the Casino in the Park, and the training facility in Secaucus and the justice complex, which will be built on Newark Avenue. Their total amount not to exceed $1,291,250.

MBI Gluck, they represent us on state government affairs, not to exceed $45,000.

McManimon, Scotland and Baumann, they represent us on redevelopment matters, Hudson County Schools of Technology matters, Casino in the Park and Hudson County Economic Development, that's not to exceed $285,000. McManimon,
Scotland also serves as our bond counsel. MHM Tech Group, that's computer software design for our enforcement division, not to exceed 50,000.

Netchert, Dineen and Hillmann, special counsel, general counsel to the Authority, not to exceed $190,000.

Nobel Systems, computer software, web design and maintenance, not to exceed $60,000.

NW Financial Group, financial services, not to exceed $40,000.

Court reporter, R.J. O'Connell Associates, not to exceed $12,000.

Paulus, Sokolowski and Sartor (PS&S), not to exceed $400,000. They provide general engineering services, services relating to Hudson County plaza, the demo and construction activity at the new Casino in the Park and also representing us as our LSRP for Koppers site.

Terracon Consultants, geotechnical engineering for material testing, not to exceed $100,000, for the justice complex.

Vision Media Marketing, public relations, inhouse production, not to exceed $125,000.
Kathleen Walrod law offices, special
counsel on enforcement matters, not to exceed
$60,000.

And Waters, McPherson, McNeill special
counsel, not to exceed $200,000 for matters
relating to property acquisition for the Koppers
project and matters relating to New Jersey
Transit.

COMMISSIONER MARTINETTI: What's the
amount of the first one, A?

MR. GUERRA: A was $60,000 and that's
special counsel on enforcement matters.

CHAIRMAN PESTANA: Does anybody have any
questions on A through V?

MR. NETCHERT: Commissioners, the only
thing you should be aware of is the contracts with
Desman, Greener by Design, Mast Construction and
McManimon and Scotland for the redevelopment
counsel, most of those expenses are reimbursed to
the Authority by the County of Hudson. So they're
retained by us, but paid for by the County of
Hudson, just for your information.

CHAIRMAN PESTANA: Okay. Anything else,
anybody have anything? Do we have a motion on A
through V?
COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER PENEDA: I'll second.

CHAIRMAN PESTANA: Second by Commissioner Peneda.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolutions 12-2019-5 A through V pass in the affirmative, eight board members voting yes, one not present.
MR. GUERRA: Chairman, I'll read into the record resolutions from 6 through 19 and then I guess you would vote.

MS. RAMOS: Six is separate.

MR. GUERRA: I'll read them all separately. Item Number 6, Resolution 12-2019-6 of the Hudson County Improvement Authority authorizing the appointment of Scirocco Financial Group to provide insurance consulting services.

CHAIRMAN PESTANA: We'll vote on that separately. Do we have a motion on that?

COMMISSIONER GOLDSACK: Motion.

COMMISSIONER DELLABELLA: Second.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack, second by Commissioner Dellabella.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.
MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 12-2019-6 passes in the affirmative, eight board members voting yes, one not present.

CHAIRMAN PESTANA: Seven is separate, too, right?

MR. GUERRA: These are all qualifying. The word qualified was missed on the resolution. So seven through 19 these are firms that we're just qualifying, in the event something comes up during the year, at least they have been qualified.

Resolution 12-2019-7 of the Hudson County Improvement Authority determining the firm of Tom Calu Consulting, LLC, as qualified parking facility management consultant.

Item Number 8, Resolution Number 12-2019-8 of the Hudson County Improvement
Authority determining the firm of Chiesa, Shahinian and Giantomasi, PC, as qualified attorney/lobbyist.

Item Number 9, Resolution 12-2019-9 of the Hudson County Improvement Authority determining the firm of Hawkins, Delafield, and Wood, LLP, as qualified special counsel for solid waste matters.

Resolution Number 12-2019-10 of the Hudson County Improvement Authority determining the firm of Hawkins, Delafield and Wood, LLP, as qualified bond counsel.

Resolution 12-2019-11 of the Hudson County Improvement Authority determining the firm of Netta Architects, LLC, as qualified consultants for architectural services.

Resolution Number 12-2019-12 of the Hudson County Improvement Authority determining the architectural firm of RSC Architects is qualified consulting architects.

Resolution 12-2019-13 of the Hudson County Improvement Authority determining the firm of Musial Group, PA, as qualified consultants for architectural and engineering services.

Resolution 12-2019-14 of the Hudson
County Improvement Authority determining the firm
of CME Associates as qualified consulting
engineers.

Resolution 12-2019-15 of the Hudson
County Improvement Authority determining the firm
of Engenuity Infrastructure as qualified
consulting engineers.

Number 16, Resolution 12-2019-16 of the
Hudson County Improvement Authority determining
the engineering firm of MFS Engineers and
Surveyors as qualified consultant engineers.

Resolution 12-2019-17 of the Hudson
County Improvement Authority determining the
engineering firm of Mott MacDonald as qualified
consulting engineers.

Resolution 12-2019-18 of the Hudson
County Improvement Authority determining the
engineering firm of T&M Associates is qualified
consultants for engineering services.

And Resolution 12-2019-19 of the Hudson
County Improvement Authority determining the firm
of Remington and Vernick Engineers as qualified
consultants for engineering services.

Those are the firms that we propose to
qualify.
CHAIRMAN PESTANA: Does anybody have any questions or anything on items 7 through 19?

COMMISSIONER LORENZO: Question. Now that we qualify them, if we need them sometime, does it come back to us?

MR. GUERRA: We'll draft a contract.

MR. NETCHERT: If and when we contract with them, we won't have to go out for RFPs, we've qualified them. But we'll still come back to the board with a contract for approval.

CHAIRMAN PESTANA: Anybody have anything else? Do we have any motions on 7 through 19?

COMMISSIONER LORENZO: Motion.

COMMISSIONER DELABELLA: Second.

CHAIRMAN PESTANA: Motion by Commissioner Lorenzo. Second by Commissioner Dellabella.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELABELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.
MS. RAMOS: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.
COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.
CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolutions 12-2019-7 through 19 pass in the affirmative, eight board members voting yes, one not present.

MR. GUERRA: Item Number 20, Resolution 12-2019-20 of the Hudson County Improvement Authority amending an agreement with Remington Vernick Engineers for LSRP, Remington's, the company's LSRP has been providing services for the new Hudson County Schools of Technology and this year there's an inspection and submission of that, some certification that has to go through the state that's projected to be $12,500. So we're amending the initial contract for LSRP services to include this in the amount of $12,500 for them to provide it.

CHAIRMAN PESTANA: Okay. Any questions? Any motions?
COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by Commissioner Goldsack.

COMMISSIONER PENEDA: I'll second.

CHAIRMAN PESTANA: Second by Commissioner Peneda.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 12-2019-20 passes in the affirmative, eight board members voting yes, one not present.
MR. GUERRA: Item Number 21, Resolution
Number 12-2019-21 of the Hudson County Improvement
Authority making application to the local finance
board, pursuant to N.J.S.A. 40A:5A-6 and 40:37A-80
with respect to series 2020 A notes.
Participating in this transaction are the
following towns:

Weehawken in the amount of $19,925,000.
Town of Union City, $31,967,000.
And Weehawken SID, $2,130,000.
Total amount of financing is

$54,022,000.

This resolution before you authorizes
the filing with the local finance board.

CHAIRMAN PESTANA: Anybody have any
questions on that? Any motions?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by
Commissioner Goldsack.

COMMISSIONER LORENZO: Second.

CHAIRMAN PESTANA: Second by
Commissioner Lorenzo.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.
COMMISSIONER DELLELLA: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti.

COMMISSIONER MARTINETTI: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 12-2019-21 passes in the affirmative, eight board members voting yes, one not present.

MR. GUERRA: The only other item, Chairman, that I have is the Christmas cheer we're having in the lobby downstairs on the 19th?

MS. GILPIN: Yes.

MR. GUERRA: Between 2:30 and 4:30, refreshments, sandwiches. We figure it would be good to do it in the lobby. We have the new tree there, that's where the County did their Christmas tree lighting because they were doing work in the
rotunda, so they used the tree downstairs and had
a party there. They had the kids singing, they
had the tree lighting. So we decided to have our
little Christmas gathering for the employees
downstairs.

CHAIRMAN PESTANA: Very good.

MR. GUERRA: Other than that --

CHAIRMAN PESTANA: Just want to say the
decorations around here --

MR. GUERRA: They did a fabulous job,
Liz and her little elves, they did a good job.

CHAIRMAN PESTANA: Anything else?

MR. GUERRA: I think we're good.

CHAIRMAN PESTANA: Mary Ellen still
going to be around?

MS. RAMOS: She's not going anywhere.

MS. GILPIN: Yes, May 31st. She keeps
saying I'm not going anywhere.

MR. GUERRA: We're going to lock the
doors.

CHAIRMAN PESTANA: If there's nothing
else, do we have a motion to adjourn?

COMMISSIONER GOLDSACK: Motion.

CHAIRMAN PESTANA: Motion by
Commissioner Goldsack.
COMMISSIONER DELLABELLA: Second.

CHAIRMAN PESTANA: Second by
Commissioner Dellabella. All in favor?

(All Commissioners indicate their vote.)

(The meeting was concluded at
approximately 5:50 p.m.)
CERTIFICATE

I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700