

1 HUDSON COUNTY IMPROVEMENT AUTHORITY

2
3 IN THE MATTER OF : TRANSCRIPT OF
4 THE REGULAR MONTHLY MEETING : PROCEEDINGS

5 -----
6 WEDNESDAY, JANUARY 9, 2019
7 830 BERGEN AVENUE, 9TH FLOOR
8 JERSEY CITY, NEW JERSEY 07306
9 COMMENCING AT 12:35 P.M.

10 BOARD MEMBERS:

11 FRANK PESTANA, CHAIRMAN (Via phone)
12 JAMES DORAN, VICE CHAIRMAN
13 NICHOLAS GOLDSACK, TREASURER (Via phone)
14 FRANK LORENZO, SECRETARY
15 FRED M. BADO, COMMISSIONER (Absent)
16 BRIAN DELLABELLA, COMMISSIONER
17 JEFFREY DUBLIN, COMMISSIONER
18 MARTIN T. MARTINETTI, COMMISSIONER (Absent)
19 JOHN PENEDA, COMMISSIONER

20 APPEARANCES:

21 NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
22 WILLIAM J. NETCHERT, ESQ. GENERAL COUNSEL
23 ELIZABETH RAMOS, ASSISTANT SECRETARY TO THE
24 BOARD

25 SHARON PALMER LYNCH
CERTIFIED SHORTHAND REPORTER

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

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ALSO PRESENT:

CHRISTOPHER B. LANGHART, ESQ. (McMANIMON
SCOTLAND & BAUMANN)

MARY-ELLEN GILPIN, HCIA

JAMES POLICASTRO, HCIA

MICHAEL O'CONNOR, HCIA

MICHAEL COMBA, HOBOKEN STRATEGY GROUP

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1 MR. GUERRA: So the Vice Chair will
 2 chair the meeting, Chairman?
 3 CHAIRMAN PESTANA: Yes, sure. No
 4 problem.
 5 COMMISSIONER DORAN: I will call this
 6 meeting to order and ask the clerk to take the
 7 roll.
 8 MS. RAMOS: Commissioner Bado. Not
 9 present.
 10 Commissioner Dellabella.
 11 COMMISSIONER DELLABELLA: Present.
 12 MS. RAMOS: Commissioner Doran.
 13 COMMISSIONER DORAN: Present.
 14 MS. RAMOS: Commissioner Dublin.
 15 COMMISSIONER DUBLIN: Present.
 16 MS. RAMOS: Commissioner Goldsack.
 17 COMMISSIONER GOLDSACK: Present.
 18 MS. RAMOS: Commissioner Lorenzo.
 19 COMMISSIONER LORENZO: Present.
 20 MS. RAMOS: Commissioner Martinetti.
 21 Not present.
 22 Commissioner Peneda.
 23 COMMISSIONER PENEDA: Here.
 24 MS. RAMOS: Chairman Pestana.
 25 CHAIRMAN PESTANA: Here.
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1 MS. RAMOS: We have a quorum with seven
 2 board members present, two not present.
 3 COMMISSIONER DORAN: Thanks.
 4 Is there a motion to approve the
 5 minutes of the December 12th, 2018 meeting.
 6 MR. NETCHERT: The Pledge of
 7 Allegiance.
 8 COMMISSIONER DORAN: I forgot.
 9 Please stand.
 10 (At this time the Pledge of Allegiance
 11 is recited.)
 12 MR. NETCHERT: Mr. Chairman, you asked
 13 about notice.
 14 This is a public meeting. It is a
 15 change of time of the regularly scheduled meeting
 16 for the ninth. The notice of the change of time
 17 was forwarded to the Jersey Journal for
 18 publication and the Star-Ledger for publication in
 19 those respective newspapers on January 3rd, 2019.
 20 Notice was forwarded to the Office of
 21 the Clerk of the County of Hudson as well as the
 22 Office of the Clerk of the Hudson County Board of
 23 Freeholders for posting on those respective
 24 bulletin boards. And notice was finally posted on
 25 the bulletin board outside of this meeting room
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1 and on the Authority's website. These notices are
 2 all in compliance with the requirements of the
 3 Open Public Meetings Act.
 4 COMMISSIONER DORAN: Great.
 5 Can I have a motion to approve the
 6 minutes?
 7 Does anybody have any questions on the
 8 minutes?
 9 COMMISSIONER DELLABELLA: I'll make a
 10 motion.
 11 COMMISSIONER PENEDA: Second.
 12 COMMISSIONER DORAN: Motion by
 13 Commissioner Dellabella, seconded by Commissioner
 14 Peneda.
 15 MS. RAMOS: Commissioner Dellabella.
 16 COMMISSIONER DELLABELLA: Yes.
 17 MS. RAMOS: Commissioner Doran.
 18 COMMISSIONER DORAN: Yes.
 19 MS. RAMOS: Commissioner Dublin.
 20 COMMISSIONER DUBLIN: I don't know if I
 21 was here. I abstain.
 22 MS. RAMOS: Commissioner Goldsack.
 23 COMMISSIONER GOLDSACK: Yes.
 24 MS. RAMOS: Commissioner Lorenzo.
 25 COMMISSIONER LORENZO: Abstain.
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1 MS. RAMOS: Commissioner Martinetti is
 2 not present.
 3 Commissioner Peneda.
 4 COMMISSIONER PENEDA: Yes.
 5 MS. RAMOS: Chairman Pestana.
 6 CHAIRMAN PESTANA: Yes.
 7 THE COURT: The minutes of
 8 December 12th, 2018 are approved with five board
 9 members voting yes, two abstentions, and two not
 10 present.
 11 COMMISSIONER DORAN: Are there any
 12 comments from the public?
 13 (No response)
 14 COMMISSIONER DORAN: Is it the agenda
 15 items only or all items.
 16 MR. NETCHERT: Well, there is a
 17 difference of opinion as to what position we have
 18 taken, and I thought we have taken items on the
 19 agenda only, however we have been flexible and
 20 have allowed members of the public who wanted to
 21 speak. The resolution does not limit the speaking
 22 portion to items on the agenda only.
 23 COMMISSIONER DORAN: Anyone with
 24 comments?
 25 (No response)
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1 MR. GUERRA: Item four, Resolution
2 1-2019-4 of the Hudson County Improvement
3 Authority authorizing payment of certain costs and
expenses of the Authority for the month of January
2019.

6 COMMISSIONER DORAN: Do we have a
7 motion.

8 COMMISSIONER DUBLIN: Motion.

9 COMMISSIONER PENEDA: Second.

10 COMMISSIONER DORAN: Motion by
11 Commissioner Dublin, seconded by Commissioner
12 Peneda.

13 Call the roll.

14 MS. RAMOS: Commissioner Dellabella.

15 COMMISSIONER DELLABELLA: Yes.

16 MS. RAMOS: Commissioner Doran.

17 COMMISSIONER DORAN: Yes.

18 MS. RAMOS: Commissioner Dublin.

19 COMMISSIONER DUBLIN: Yes.

20 MS. RAMOS: Commissioner Goldsack.

21 COMMISSIONER GOLDSACK: Yes.

22 MS. RAMOS: Commissioner Lorenzo.

23 COMMISSIONER LORENZO: Yes.

24 Commissioner Peneda.

25 COMMISSIONER PENEDA: Yes.

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1 MS. RAMOS: Chairman Pestana.

2 CHAIRMAN PESTANA: Yes.

3 MS. RAMOS: Resolution 1-2019-4 passes
4 in the affirmative, as amended, with seven board
5 members voting yes, two not present.

6 MR. GUERRA: Item number five,
7 Resolution 1-2019-5 approving the filing of a
8 spending plan for 2018 Recycling Enhancement Act
9 Entitlement by the Hudson County Improvement
10 Authority.

11 Every year the New Jersey Department of
12 Environmental Protection provides a recycling
13 enhancement tax entitlement to designate its solid
14 waste management districts. The purpose is to
15 assist in the preparation, revision and
16 implementation of the County Solid Waste
17 Management Plan.

18 Under the enhancement program for
19 fiscal year 2018 we are to receive \$437,126 which
20 will be awarded to the County/HCIA.

21 The resolution before you approves this
22 spending plan for the 2018 year.

23 Mary-Ellen may just want to touch upon
24 it. I know Mary-Ellen is the one that prepares
25 the spending plan, which I believe is very similar

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1 to last year's.

2 MS. GILPIN: It's very similar to last
3 year's, commissioners.

4 The amount is nine percent more than we
5 received for fiscal year 2017 and we have made a
6 few little changes. We're trying to increase the
7 amount that we're spending for the mobile
8 shredding program because we're adding an
9 additional day each season. And in addition to
10 the day we're adding two sites. So we'll have
11 nine locations each season instead of seven. And
12 I think that will make everybody happy.

13 We're also adding some more, expanding
14 our presence on Recycle Coach and the social
15 media, and basically that will take up most of the
16 additional funds with a little tweak here and
17 there. The shredding will take up a lot of the
18 additional funds.

19 And pretty much the only other thing
20 that we're going to be doing is, because of the
21 issues with China and the recycling markets, we're
22 doing a lot more of the recycle right advertising.
23 So we're adding a lot of funding in there so that
24 we keep getting the word out to the residents to
25 make sure that they don't put their plastic bags

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1 in with their recycling, make sure that they only
2 put recycled ones and choose the plastic to make
3 sure -- everybody got lax over the past 30 years
4 or so, so now we need to go back to the strict way
5 of doing things. So we need to reeducation the
6 public.

7 COMMISSIONER DORAN: Is a pizza box
8 recyclable?

9 MS. GILPIN: Yes, if it doesn't have
10 any residue, no crumbs or no oil spots.

11 MR. NETCHERT: Generally, no.

12 MR. GUERRA: Am I correct that it also,
13 what's in there, is the household hazardous waste
14 day, rain barrels?

15 MS. GILPIN: Yes.

16 MR. GUERRA: All those --

17 MS. GILPIN: Yes. The rain barrels,
18 that would stay the same.

19 As to household hazardous waste, we pay
20 part of that out of the recycling grant and part
21 of it out of solid waste, and we're leaving that
22 the way it was.

23 Basically there is a lot of items that
24 would just be zero change, but we're continuing
25 the programs the way they were. So there is not

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1 too much change, just a little bit more.
 2 MR. GUERRA: And the resolution here
 3 approves the filing --
 4 MS. GILPIN: Yes.
 5 MR. GUERRA: -- of the plan.
 6 MS. GILPIN: Yes.
 7 And the DEP is changing the way they
 8 are doing things in the resolution and application
 9 to file, and they will approve that and then I
 10 send the spending plan. So this is a little bit
 11 different than the way we normally do it because I
 12 would normally send the spending plan straight
 13 with this resolution, but now it's an extra step.
 14 And we also need to, before they will approve it,
 15 we need to have a link on our website to the DEP's
 16 website, to their recycling part.
 17 MR. GUERRA: And I believe that
 18 Mary-Ellen just needs to tweak the plan, and once
 19 that's done --
 20 MS. GILPIN: I have --
 21 MR. GUERRA: -- she will provide the
 22 commissioners with a copy.
 23 MS. GILPIN: Yes.
 24 I have the basic numbers, which I sent
 25 this morning, and I just need to do the verbiage.

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1 MR. GUERRA: Good.
 2 MS. GILPIN: But as soon as it's done
 3 I'll forward it to everybody.
 4 COMMISSIONER DORAN: Thank you.
 5 MS. GILPIN: You're welcome.
 6 COMMISSIONER DORAN: Good job.
 7 MS. GILPIN: Thank you.
 8 COMMISSIONER DORAN: Move for the
 9 approval?
 10 COMMISSIONER LORENZO: I have a
 11 question.
 12 COMMISSIONER DORAN: I'm sorry.
 13 COMMISSIONER LORENZO: That's for 2018,
 14 correct?
 15 MS. GILPIN: The State's fiscal year is
 16 '18, but for spending it started May 1st, 2019
 17 through April 30th, 2020.
 18 COMMISSIONER LORENZO: Okay.
 19 MS. GILPIN: So this would include the
 20 2019 Earth Day and all of the 2019 shredding and
 21 household hazardous waste and compost and rain
 22 barrel sales.
 23 COMMISSIONER LORENZO: Okay. Thank
 24 you.
 25 MS. GILPIN: Our timeframe will be

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1 May 1st to April 30th.
 2 COMMISSIONER LORENZO: Thank you.
 3 MS. GILPIN: You're welcome.
 4 COMMISSIONER DORAN: Anybody else?
 5 (No response)
 6 COMMISSIONER DORAN: Is there a motion
 7 for approval?
 8 COMMISSIONER PENEDA: I'll make a
 9 motion.
 10 COMMISSIONER LORENZO: Second.
 11 THE COURT: Motion by Commissioner
 12 Peneda and seconded by Commissioner Lorenzo.
 13 MS. RAMOS: Commissioner Dellabella.
 14 COMMISSIONER DELLABELLA: Yes.
 15 MS. RAMOS: Commissioner Doran.
 16 COMMISSIONER DORAN: Yes.
 17 MS. RAMOS: Commissioner Dublin.
 18 COMMISSIONER DUBLIN: Yes.
 19 MS. RAMOS: Commissioner Goldsack.
 20 COMMISSIONER GOLDSACK: Yes.
 21 MS. RAMOS: Commissioner Lorenzo.
 22 COMMISSIONER LORENZO: Yes.
 23 Commissioner Peneda.
 24 COMMISSIONER PENEDA: Yes.
 25 MS. RAMOS: Chairman Pestana.

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1 CHAIRMAN PESTANA: Yes.
 2 MS. RAMOS: Resolution 1-2019-5 passes
 3 in the affirmative with seven board members voting
 4 yes, two not present.
 5 MR. GUERRA: Item six, 2019
 6 Subordinated Supplemental Bond Resolution,
 7 1-2019-6, authorizing the issuance of not to
 8 exceed \$3,000,000 Subordinated Waterfront
 9 Improvement Bonds or Notes of the Hudson County
 10 Improvement Authority and determining other
 11 matters related thereto.
 12 The transaction relates to the
 13 Weehawken Special Improvement District.
 14 With us tonight is Chris Langhart from
 15 McManimon, Scotland & Baumann who will summarize
 16 the transaction.
 17 MR. LANGHART: Thank you,
 18 commissioners, and thank you for having me here
 19 today.
 20 The resolution you have before you is
 21 to authorize not to exceed \$3,000,000 in
 22 subordinated notes.
 23 Just to summarize what we do. Every
 24 year we go out and pool financing. This is part
 25 of one of those pooled financings. We issue these

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1 notes, take in the proceeds, and we loan them to
2 the District Management Corporation in Weehawken,
3 which is building the waterfront improvements
4 along the waterfront in Weehawken. And then
5 Weehawken imposes a special assessment within the
6 district and takes those proceeds and pays down
7 the note every year in the amount of \$945,000.

8 We first did it in 2010. We paid down
9 \$945,000 each year starting with the \$11 million
10 note in 2010. So right now we have outstanding
11 three million eight in notes. We'll take the
12 pay-down, knock it down to about two million
13 eight. We have authorized not to exceed three
14 just so that we have a little cushion depending on
15 the market. By doing it this way over the past
16 nine years we have been able to utilize the
17 short-term rates and minimize our interest
18 expenses and pay the notes off faster and cheaper
19 than having done it through bonds. This is just a
20 continuation of the other resolution that we do
21 every year to issue those notes one more time.

22 And as I stated, we should have this
23 thing done in about 2021 or so, two more times,
24 and then the notes should be paid off.

25 If anybody has any questions I would be
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1 happy to answer them.

2 COMMISSIONER DORAN: Are there any
3 questions?

4 (No response)

5 COMMISSIONER DORAN: Great. Thank you,
6 sir.

7 I'll call for a motion.

8 COMMISSIONER DELLABELLA: Motion.

9 COMMISSIONER LORENZO: Second.

10 COMMISSIONER DORAN: Motion by
11 Commissioner Dellabella, seconded by Commissioner
12 Lorenzo.

13 MS. RAMOS: Commissioner Dellabella.

14 COMMISSIONER DELLABELLA: Yes.

15 MS. RAMOS: Commissioner Doran.

16 COMMISSIONER DORAN: Yes.

17 MS. RAMOS: Commissioner Dublin.

18 COMMISSIONER DUBLIN: Yes.

19 MS. RAMOS: Commissioner Goldsack.

20 COMMISSIONER GOLDSACK: Yes.

21 MS. RAMOS: Commissioner Lorenzo.

22 COMMISSIONER LORENZO: Yes.

23 Commissioner Peneda.

24 COMMISSIONER PENEDA: Yes.

25 MS. RAMOS: Chairman Pestana.

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1 CHAIRMAN PESTANA: Yes.

2 MS. RAMOS: Resolution 1-2019-6 passes
3 in the affirmative by seven board members voting
4 yes, two not present.

5 MR. GUERRA: Item seven is Resolution
6 1-2019-7 of the Hudson County Improvement
7 Authority appointing a custodian of records in
8 accordance with the requirements of N.J.S.A.
9 47:1A-1.

10 As you know, Carmen has retired and I'm
11 recommending that Liz serve, in addition to the
12 capacity as assistant secretary to the Authority,
13 also serve as the custodian of records.

14 COMMISSIONER DORAN: Could we do eight
15 also?

16 MR. NETCHERT: You can do eight at the
17 same time.

18 MR. GUERRA: And eight is Resolution
19 1-2019-8 of the Hudson County Improvement
20 Authority appointing a petty cash custodian. And
21 again, I would recommend that Liz serve as that
22 petty cash custodian.

23 COMMISSIONER LORENZO: Motion.

24 COMMISSIONER PENEDA: Second.

25 COMMISSIONER DORAN: Motion by

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1 Commissioner Lorenzo and seconded by Commissioner
2 Peneda.

3 MS. RAMOS: Commissioner Dellabella.

4 COMMISSIONER DELLABELLA: Yes.

5 MS. RAMOS: Commissioner Doran.

6 COMMISSIONER DORAN: Yes.

7 MS. RAMOS: Commissioner Dublin.

8 COMMISSIONER DUBLIN: Yes.

9 MS. RAMOS: Commissioner Goldsack.

10 COMMISSIONER GOLDSACK: Yes.

11 MS. RAMOS: Commissioner Lorenzo.

12 COMMISSIONER LORENZO: Yes.

13 Commissioner Peneda.

14 COMMISSIONER PENEDA: Yes.

15 MS. RAMOS: Chairman Pestana.

16 CHAIRMAN PESTANA: Yes.

17 MS. RAMOS: Resolutions 1-2019-7 and
18 1-2019-8 pass in the affirmative by seven board
19 members voting yes, two not present.

20 COMMISSIONER DORAN: Great. So that
21 pretty much wraps it up.

22 MR. GUERRA: That's it. That's all I
23 have.

24 COMMISSIONER DORAN: Does anybody have
25 any questions, points of view?

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1 (No response)

2 COMMISSIONER DORAN: I would move for
3 adjournment.

4 COMMISSIONER LORENZO: Second.
5 COMMISSIONER DORAN: All those in
6 favor.

7 COMMISSIONER DELLABELLA: Aye.

8 COMMISSIONER DORAN: Aye.

9 COMMISSIONER DUBLIN: Aye.

10 COMMISSIONER GOLDSACK: Aye.

11 COMMISSIONER LORENZO: Aye.

12 COMMISSIONER PENEDA: Aye.

13 CHAIRMAN PESTANA: Aye.

14 MR. GUERRA: Thank you everybody.

15 MS. RAMOS: Thank you for joining.

16

17 (The meeting concludes at 12:48 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: January 10, 2019

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