

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, FEBRUARY 12, 2020
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY

BOARD MEMBERS:

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

A P P E A R A N C E S:

- NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
- WILLIAM J. NETCHERT, GENERAL COUNSEL
(VIA TELEPHONE)
- ELIZABETH RAMOS, ASSISTANT SECRETARY TO
THE BOARD

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

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CHAIRMAN PESTANA: We'll start with the regular meeting.

MR. O'CONNOR: Yes. We can call to order and just in terms of the statement, the role call remains the same from the re-org meeting, as well as obviously, the Open Public Meetings Act notice for this meeting as well.

CHAIRMAN PESTANA: Okay. So there's no need to call the role? Okay. So at this time, we'll call for approval of the minutes from January 8th meeting?

COMMISSIONER DUBLIN: Motion.

COMMISSIONER DELLABELLA: Second.

CHAIRMAN PESTANA: We have a motion by Commissioner Dublin, second by Commissioner Dellabella.

MS. RAMOS: Commissioner Bado not present. Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

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ALSO PRESENT:

- MARY-ELLEN GILPIN, HCIA
- JAMES POLICASTRO, HCIA
- MICHAEL O'CONNOR, ESQUIRE, HCIA
- JAY DiDOMENICO
- TED DOMURACKI
- MICHAEL COHEN
- CAITLYN MOTA
- LESLIE LONDON, ESQUIRE (VIA TELEPHONE)

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MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Martinetti absent, Commissioner Peneda absent. Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: The minutes of January 8, 2020, are approved with six board members voting yes, three not present.

CHAIRMAN PESTANA: Okay. At this time, we'll open the meeting up for comments from the public? Seeing none, the public portion is now closed. Norman.

MR. GUERRA: Item number 4 resolution number 2-2020-4 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of February 2020.

COMMISSIONER DUBLIN: Motion.

COMMISSIONER GOLDSACK: Second.

CHAIRMAN PESTANA: We have a motion by Commissioner Dublin, second by Commissioner Goldsack.

MS. RAMOS: Commissioner Bado not present. Commissioner Dellabella.

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1 COMMISSIONER DELLABELLA: Yes.
2 MS. RAMOS: Commissioner Doran.
3 COMMISSIONER DORAN: Yes.
4 MS. RAMOS: Commissioner Dublin.
5 COMMISSIONER DUBLIN: Yes.
6 MS. RAMOS: Commissioner Goldsack.
7 COMMISSIONER GOLDSACK: Yes.
8 MS. RAMOS: Commissioner Lorenzo.
9 COMMISSIONER LORENZO: Yes.
10 MS. RAMOS: Commissioner Martinetti
11 absent, Commissioner Peneda absent. Chairman
12 Pestana.
13 CHAIRMAN PESTANA: Yes.
14 MS. RAMOS: Resolution number 2-2020-4
15 passes in the affirmative, six board members
16 voting yes, three not present.
17 MR. GUERRA: Item number 5 on the agenda
18 resolution 2-2020-5 of the Hudson County
19 Improvement Authority authorizing a contract
20 amendment for appraisal services with Helix Real
21 Estate. In March 2018, we had received notice
22 from New Jersey Transit of their intent to acquire
23 an easement over a portion of the land owned by
24 the Authority adjacent to the northeast corridor.
25 This parcel was part of the -- Liz, that might be
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1 Dave Drummmler? Dave? He will be dialing in.
2 The parcel was part of the rail
3 right-of-way that went beyond Koppers, through
4 Standard Chlorine and into the adjacent site,
5 which goes beyond the portal bridge. Their
6 interest in the parcel relates to the
7 reconstruction of the now portal bridge. At that
8 time, we had retained the services of Helix Real
9 Estate to perform the appraisal of the property in
10 the amount of \$5,000. Due to ongoing delays and
11 federal -- delayed by the federal government and
12 funding, which you may have seen some of this on
13 last night's TV, it seems like it's advancing now
14 for the new portal bridge. NJT had been delayed
15 in negotiating the price.
16 As a result of the delays, about a year
17 and a half or so, we need to update and finalize
18 the valuations, which requires additional work and
19 time. Therefore, we're recommending that the
20 contract be increased in an amount not to exceed
21 \$10,000.
22 MR. O'CONNOR: It's up to 10,000, we
23 don't think it will take that.
24 COMMISSIONER DORAN: I'm sorry, what was
25 the amount?
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1 MR. GUERRA: The initial contract was
2 \$5,000, we're increasing it another 5,000,
3 therefore totalling 10,000, but not to exceed
4 10,000. So it could be a little less, but we know
5 it will never be more.
6 CHAIRMAN PESTANA: Any questions? Any
7 motions?
8 COMMISSIONER GOLDSACK: Motion.
9 CHAIRMAN PESTANA: Motion by
10 Commissioner Goldsack.
11 COMMISSIONER DELLABELLA: Second.
12 CHAIRMAN PESTANA: Second by
13 Commissioner Dellabella.
14 MS. RAMOS: Commissioner Bado not
15 present. Commissioner Dellabella.
16 COMMISSIONER DELLABELLA: Yes.
17 MS. RAMOS: Commissioner Doran.
18 COMMISSIONER DORAN: Yes.
19 MS. RAMOS: Commissioner Dublin.
20 COMMISSIONER DUBLIN: Yes.
21 MS. RAMOS: Commissioner Goldsack.
22 COMMISSIONER GOLDSACK: Yes.
23 MS. RAMOS: Commissioner Lorenzo.
24 COMMISSIONER LORENZO: Yes.
25 MS. RAMOS: Commissioner Martinetti
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1 absent, Commissioner Peneda absent. Chairman
2 Pestana.
3 CHAIRMAN PESTANA: Yes.
4 MS. RAMOS: Resolution number 2-2020-5
5 passes in the affirmative, six board members
6 voting yes, three not present.
7 MR. GUERRA: Item number 6 resolution
8 number 2-2020-6 of the Hudson County Improvement
9 Authority authorizing an amendment of an agreement
10 with Key Environmental, Inc., for the replacement
11 and repair damaged monitoring wells and other
12 related environmental remedial at the Koppers
13 Seaboard site.
14 This goes back a bit. In 2007,
15 monitoring wells had been installed and set at
16 elevations that were required at that time under
17 the 2007 remedial action work plan. Fast forward,
18 in 2013, that plan had been amended which required
19 raising the existing monitoring wells to
20 elevations -- higher elevations which were caused
21 by Superstorm Sandy. Key Environmental, who had
22 engineered just about all the remedial
23 improvements at the site for more than 20 years
24 had engineered the placement of the wells.
25 Back in February, we did retain their
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1 services to repair certain wells that were damaged
2 during the PDM spreading activity. At that time,
3 we had contracted with them an amount not to
4 exceed \$78,000. However, this January, we were
5 notified that due to on-site conditions, there
6 were certain circumstances surrounding the
7 drilling of the wells, they hit obstructions which
8 precluded from continuing the boring. Some of
9 these wells went down as far as 86 feet.

10 In addition there was some poor weather
11 conditions, muddy conditions, we had asked them to
12 put that in writing to our LSRP who was John
13 Golden and from PS&S. As a result, they had to
14 relocate some of those wells that they couldn't
15 drill anymore at those locations, so there was
16 additional cost involved and that additional cost
17 for the additional time, effort, drilling is
18 \$9,800, so the contract will go to \$87,800. We
19 have that letter of recommendation from our LSRP
20 stating that this is reasonable and acceptable.

21 COMMISSIONER GOLDSACK: Norman.
22 MR. GUERRA: This is in the easement
23 portion of the site, too.
24 COMMISSIONER GOLDSACK: They were
25 originally drilled?
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1 MR. GUERRA: They were originally set.
2 COMMISSIONER DORAN: I'm having a hard
3 time hearing.
4 MR. GUERRA: The wells were originally
5 set in 2007, then there was work that had to be
6 done in -- then they were reset in 2013 because we
7 raised the elevation because of Sandy. And then
8 some of those wells had been damaged probably at
9 that time, and they needed to be replaced, not all
10 of them, some of them. And then some of them were
11 replaced, but some they had some issues with the
12 drilling. They hit a lot of obstructions
13 drilling. Now, I don't know if it's the exact
14 same spot or close to it. But there are some
15 sections in the eastern portion of the site where
16 I know I recall a lot of concrete being buried
17 under there from the demolition, from looking at
18 photos way, way back. That's before the PDM.
19 COMMISSIONER GOLDSACK: Is this from
20 2013?
21 MR. GUERRA: 2013 is the last time they
22 were set and they all worked. Since then,
23 probably the last maybe year or two, some others
24 that were damaged. There's still activity going
25 on that portion of the site, in the eastern
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1 portion from moving material back and forth. So
2 it could have been damaged from that.
3 The bottom line, they were no longer
4 functional and the DEP required us to repair
5 those. And hopefully next year we won't have any
6 of these conversations about Koppers because we
7 may not own it by then.
8 CHAIRMAN PESTANA: Any other questions?
9 Any motions?
10 COMMISSIONER DELLABELLA: Make a motion.
11 CHAIRMAN PESTANA: Motion by
12 Commissioner Dellabella.
13 COMMISSIONER GOLDSACK: I'll second.
14 CHAIRMAN PESTANA: Second by
15 Commissioner Goldsack.
16 MS. RAMOS: Commissioner Bado not
17 present. Commissioner Dellabella.
18 COMMISSIONER DELLABELLA: Yes.
19 MS. RAMOS: Commissioner Doran.
20 COMMISSIONER DORAN: Yes.
21 MS. RAMOS: Commissioner Dublin.
22 COMMISSIONER DUBLIN: Yes.
23 MS. RAMOS: Commissioner Goldsack.
24 COMMISSIONER GOLDSACK: Yes.
25 MS. RAMOS: Commissioner Lorenzo.
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1 COMMISSIONER LORENZO: Yes.
2 MS. RAMOS: Commissioner Martinetti
3 absent, Commissioner Peneda absent. Chairman
4 Pestana.
5 CHAIRMAN PESTANA: Yes.
6 MS. RAMOS: Resolution number 2-2020-6
7 passes in the affirmative, six board members
8 voting yes, three not present.
9 MR. GUERRA: Liz, I just want to check.
10 Dave Drummler, are you on the call? Thought I
11 heard somebody call in. We're going to begin --
12 hold on, he's asking me now.
13 We're going to start and I'll explain
14 why Dave is calling in. Let's go to the
15 resolution that was handed out. As I mentioned
16 earlier to some of the Commissioners, although in
17 your packet it said we would be providing two
18 resolutions, we were hoping for Tuesday and we
19 were waiting for a specific letter report from the
20 selection committee who's working on the Justice
21 Complex project, which came across just probably
22 about a half hour ago.
23 So item number 8, resolution number
24 2-2020-8 of the Hudson County Improvement
25 Authority qualifying respondents to the request
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1 for qualifications and authorizing issuance of a
 2 request for proposal for the construction of the
 3 Honorable Frank J. Guarini Justice Complex.
 4 As I stated earlier and as you may
 5 recall, the county had set up a selection
 6 committee to review the submissions we had
 7 received. We had issued the request for
 8 qualifications and we received four responses.
 9 The county designated a selection committee to
 10 review those and make the recommendation to us in
 11 order for us to concur with their recommendation
 12 and issue the RFP to what's known as the short
 13 list.

14 And Dave Drummler had prepared on behalf
 15 of the selection committee a report that outlines
 16 their conclusion. And their conclusion is that
 17 out of the four companies, they short listed down
 18 to three. And while we wait for Dave to provide
 19 you with a little more background, I'll just go to
 20 the conclusion which talks about the three
 21 companies that were -- that it came down to.

22 So it comes down to Gilbane, Terminal,
 23 and Tutor Perini, Prismatic was not -- was not
 24 short listed.

25 MR. O'CONNOR: There were four
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1 respondents -- the three that are listed in our
 2 resolution, Terminal, Tutor Perini and Gilbane,
 3 the fourth respondent to the request for
 4 qualifications was a company by the name of
 5 Prismatic and --

6 MR. GUERRA: David?

7 MR. O'CONNOR: So there were four
 8 respondents to the request for qualifications,
 9 which the Authority board authorized us to issue
 10 that request for qualifications in November. So
 11 there were four respondents. The selection
 12 committee, which had four members, one of which
 13 was a representative of the Improvement Authority,
 14 a representative of the county administration, a
 15 retired Superior Court Judge, and a Freeholder.

16 MR. GUERRA: This is Dave. David?
 17 Sounds like somebody is jumping on.

18 MR. O'CONNOR: So that was what
 19 constituted the selection committee. And so
 20 pursuant to this process, this selection committee
 21 was referred -- provided with those responses.
 22 And along with Ted Domuracki, who's our
 23 construction manager and advisor and our special
 24 counsel, who I think was trying to call in also,
 25 Leslie London, present along with Dave Drummler --
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1 COMMISSIONER DORAN: Mike, could you
 2 speak up, it's difficult to hear you.

3 MR. O'CONNOR: So the selection
 4 committee which comprised of four members,
 5 reviewed those -- was available and reviewed those
 6 responses to the request for qualification and has
 7 provided the authority back a report and a
 8 recommendation that three of those four
 9 respondents are indeed qualified. And that the
 10 Authority should -- they recommend that the
 11 Authority, pursuant to this resolution tonight,
 12 identify those three companies as qualified based
 13 on their recommendation. And then to proceed to
 14 issue the request for proposals which will be
 15 limited to the qualified respondents.

16 MR. GUERRA: And as a result of issuing
 17 the RFP, the selection committee will review the
 18 draft RFP that has been prepared by the project
 19 team, meaning Leslie, Dave Drummler, Ted Domuracki
 20 who's with us tonight. And then they will sign
 21 off on that, we will issue it and then we will
 22 wait for proposals. When those proposals come in,
 23 they'll be reviewed again by the selection
 24 committee. And the selection committee again will
 25 make the recommendation to the Authority.

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1 Leslie, you're on the call?

2 MS. LONDON: Yeah, I'm hear.

3 COMMISSIONER GOLDSACK: I just have one
 4 question, are we going to discuss resolution
 5 number 8 with Dave before we vote on it?

6 MR. GUERRA: I just wanted Dave on the
 7 call, if you had any questions or to give you an
 8 overview, but Mike basically just gave the
 9 overview.

10 COMMISSIONER GOLDSACK: Do we have do 7
 11 before we do 8?

12 MR. O'CONNOR: 7 is -- yeah. And we
 13 apologize, 7 was in -- we've been trying to do
 14 this according to a schedule that the county
 15 originally wanted to proceed on. And we've
 16 been -- we're ready to do it. And so the 7 was
 17 the underlying lease and development agreement,
 18 that's really based -- that's really also the
 19 financing mechanism for this project, which is
 20 upwards of \$325 million. The county has not
 21 finalized that yet and so we're proceeding under
 22 our redevelopment power and with the
 23 acknowledgment and authorization of the county
 24 that they will want us to proceed with this
 25 process. We're proceeding with resolution 8,
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1 resolution 7 is withdrawn and that will be brought
2 back to you, hopefully, in March for you to have
3 and be able to review a lease and development
4 agreement, which is the basis of our relationship
5 with the county to finance this project that we're
6 doing -- working on --

7 COMMISSIONER DORAN: I'm sorry, Norman,
8 you're fading out again.

9 MR. GUERRA: It's Mike O'Connor. He's
10 got to talk louder.

11 COMMISSIONER GOLDSACK: Should we have
12 to a vote to table number 7?

13 MR. O'CONNOR: I think we can withdraw
14 it because we're not asking you to consider it.

15 COMMISSIONER GOLDSACK: Okay.

16 MR. O'CONNOR: So I think we can just
17 withdraw it from the agenda.

18 COMMISSIONER GOLDSACK: Should we vote
19 on the withdrawal or just withdraw it?

20 MR. O'CONNOR: I don't believe -- we're
21 not offering it for your consideration, so we're
22 going to withdraw it from the agenda.

23 COMMISSIONER DUBLIN: It's on our
24 agenda.

25 MR. GUERRA: There were two, that's why
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1 we were going to withdraw it -- well, let's vote
2 to withdraw it.

3 COMMISSIONER DUBLIN: Should be a
4 motion.

5 COMMISSIONER DELLABELLA: Then shouldn't
6 this resolution become number 7?

7 COMMISSIONER DORAN: I you make a motion
8 to withdraw it. I didn't hear much of the
9 conversation any way.

10 COMMISSIONER GOLDSACK: Table or with
11 will you be --

12 COMMISSIONER DUBLIN: The proper way of
13 doing it is making a motion to remove number 7, so
14 we can all vote on it and then we vote on 8.

15 COMMISSIONER GOLDSACK: But is it a
16 motion to table or to --

17 COMMISSIONER DUBLIN: They want to table
18 it -- they could bring it back when they want to
19 do it. Even if we remove it, they can still bring
20 it back.

21 CHAIRMAN PESTANA: Okay. Do we have a
22 motion to withdraw resolution number 7?

23 COMMISSIONER DELLABELLA: Motion.

24 CHAIRMAN PESTANA: We have a motion by
25 Commissioner Dellabella.

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1 COMMISSIONER GOLDSACK: Second.
2 CHAIRMAN PESTANA: Second by

3 Commissioner Goldsack.

4 MS. RAMOS: Commissioner Bado not
5 present. Commissioner Dellabella.

6 COMMISSIONER DELLABELLA: Yes.

7 MS. RAMOS: Commissioner Doran.

8 COMMISSIONER DORAN: Yes.

9 MS. RAMOS: Commissioner Dublin.

10 COMMISSIONER DUBLIN: Yes.

11 MS. RAMOS: Commissioner Goldsack.

12 COMMISSIONER GOLDSACK: Yes.

13 MS. RAMOS: Commissioner Lorenzo.

14 COMMISSIONER LORENZO: Yes.

15 MS. RAMOS: Commissioner Martinetti

16 absent, Commissioner Peneda absent. Chairman
17 Pestana.

18 CHAIRMAN PESTANA: Yes.

19 MS. RAMOS: Item number seven is

20 withdrawn.

21 MR. GUERRA: And if anybody had any --
22 David, you're on now?

23 MR. DRUMMLER: I'm on now.

24 MR. GUERRA: I don't know if any

25 Commissioners have -- we gave them the background
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1 on the selection committee, how they proceeded,
2 you drafted the report, we have the report. Mike
3 O'Connor provided a little summary of how we got
4 to where we are. We're about to vote on
5 resolution number 8 - -- I'll read this into the
6 record.

7 COMMISSIONER DUBLIN: Can we just get a
8 basis from David.

9 CHAIRMAN PESTANA: Commissioner Dublin
10 would like an explanation from David.

11 MR. GUERRA: Jeff, you want to walk down
12 this end.

13 MR. DRUMMLER: I'm here, I'm having a
14 little tough time.

15 MR. GUERRA: We could hear you loud and
16 clear.

17 COMMISSIONER DUBLIN: We can hear you.

18 MR. GUERRA: Commissioner Dublin has a
19 question.

20 MR. DRUMMLER: You're fading in and out
21 a little bit, so please forgive me.

22 COMMISSIONER DUBLIN: Can you just go
23 over the overall review that you had and give us
24 your summary?

25 MR. DRUMMLER: Sure. First of all,
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1 there were four responses to the RFQ. They were
 2 from four different firms, Prismatic being one,
 3 Gilbane being a second, Tutor Perini being a
 4 third, and Terminal being the fourth. The
 5 committee reviewed all four proposals and then
 6 they met on the 29th of January to discuss the
 7 proposals and how everyone felt about them. The
 8 discussion primarily resolved on Prismatic's
 9 submission and whether or not Prismatic met the
 10 requirements of the RFQ, primarily being whether
 11 they ever performed any project of a similar size
 12 and scope of the one we're looking for. And it
 13 was universally felt they had not. And also the
 14 discussion with regard to the bond capacity, that
 15 it might not be high enough for our particular
 16 job.

17 So despite that fact, we decided -- you
 18 know, the committee decided that they're going to
 19 score all four proposals and see how that works
 20 out. And when we ended up scoring the four
 21 proposals, the top three, Gilbane, Tutor Perini,
 22 and Terminal, all cleared with high marks
 23 somewhere around 92 and I believe 95 percent of
 24 total possible points. And Prismatic's score was
 25 down at about 61 out of the possible score.

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1 So basically whether we look at the
 2 scoring or we looked at whether or not they met
 3 the requirement of RFQ, either way, their response
 4 was somewhat dismal. And the recommendation by
 5 the committee was not to have Prismatic go forward
 6 and to go forward with the other three respondents
 7 to the RFP phase of the process.

8 COMMISSIONER DUBLIN: So out of the
 9 three. There's going to one?

10 MR. GUERRA: The three, now we're going
 11 to issue at some point --

12 MR. DRUMMLER: Out of the four, we'll
 13 issue the RFP to three of the four.

14 MR. GUERRA: Three of them are going to
 15 receive the RFP from us, they'll have a chance to
 16 respond. And those responses are again reviewed
 17 by the committee and they'll make the appropriate
 18 recommendation.

19 COMMISSIONER DUBLIN: Okay.

20 MR. GUERRA: I also have with us --

21 COMMISSIONER DORAN: Question, we're
 22 going to issue the RFP to the three firms that
 23 qualify --

24 MR. GUERRA: That's correct. Do you
 25 want to vote on this? And then I have Ted

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1 Domuracki who will bring you up to speed a little
 2 bit on how we got to where we are, unrelated to
 3 what David just went over, but a little bit about
 4 the process.

5 CHAIRMAN PESTANA: Does anybody have any
 6 other questions regarding number 8?

7 COMMISSIONER DUBLIN: Thanks, Dave.

8 CHAIRMAN PESTANA: Do we have a motion?

9 COMMISSIONER GOLDSACK: Motion.

10 COMMISSIONER DELLABELLA: Second.

11 CHAIRMAN PESTANA: We have a motion by
 12 Commissioner Goldsack, second by Commissioner
 13 Dellabella.

14 MS. RAMOS: Commissioner Bado not
 15 present. Commissioner Dellabella.

16 COMMISSIONER DELLABELLA: Yes.

17 MS. RAMOS: Commissioner Doran.

18 COMMISSIONER DORAN: Yes.

19 MS. RAMOS: Commissioner Dublin.

20 COMMISSIONER DUBLIN: Yes.

21 MS. RAMOS: Commissioner Goldsack.

22 COMMISSIONER GOLDSACK: Yes.

23 MS. RAMOS: Commissioner Lorenzo.

24 COMMISSIONER LORENZO: Yes.

25 MS. RAMOS: Commissioner Martinetti

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1 absent, Commissioner Peneda absent. Chairman
 2 Pestana.

3 CHAIRMAN PESTANA: Yes.

4 MS. RAMOS: Resolution number 2-2020-8
 5 passes in the affirmative, six board members
 6 voting yes, three not present.

7 MR. GUERRA: David, thank you. If you
 8 want to stay on, that's fine. But Ted's going to
 9 do a couple minute overview of the project, which
 10 I'm sure no one knows better that you know as to
 11 where we are with it today.

12 MR. DRUMMLER: Totally true. And Ted's
 13 far smarter than I am.

14 CHAIRMAN PESTANA: Thank you.

15 MR. DRUMMLER: I appreciate everyone's
 16 help and I appreciate everyone's support on this
 17 project.

18 MR. GUERRA: Thank you.

19 MR. DRUMMLER: Thank you, bye.

20 CHAIRMAN PESTANA: Bye.

21 MR. GUERRA: Okay, Ted.

22 MR. DOMURACKI: I have a two or three
 23 minute overview of where we stand, so I'll just
 24 give some history how we got here. A selection
 25 committee was formed by executive order of four

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1 people that went through an RFP process for an
2 architect to do a needs assessment, a master plan,
3 and bridge documents. Under the same process that
4 you experienced at the Hudson County School of
5 Technology.

6 The selection committee selected Rafael
7 Vinoly Architects, they did an assessment that
8 took about six months. It started in June 2018,
9 it was completed in December. They recommended
10 that a new courthouse be built for criminal and
11 family courts of approximately 405,000 square feet
12 and a garage of 459 cars for courts administration
13 and judges.

14 It's going to replace the existing
15 county courts administration building, the
16 existing building is about 401,000 feet, the new
17 building will be 405,000 feet, plus the garage.
18 The new building is going to have ten criminal
19 courts, twelve family court, landlord-tenant court
20 and judicial processing. Some of those courts
21 will be on the first floor. Additionally, Rafael
22 Vinoly recommended that there's two spaces in the
23 existing Brennan courthouse, that's a landmark
24 building where the county exec sits. We're going
25 to renovate two spaces there for two civil courts.
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1 So Brennan courthouse will become the civil court
2 building for the county and it will house eight
3 civil courtrooms.

4 So the new courthouse is going to be
5 five stories as you see here. The first floor is
6 going to be open, predominantly to a lot of public
7 circulation that comes goes, to restrict the
8 circulation up through the building. The second
9 floor is going to be the criminal courts with
10 judges' chambers. The third floor is going to be
11 for the family courts with judges' chambers. And
12 the two top floors you see there are office
13 administration space. The fourth floor is for
14 courts administration and the fifth floor is for
15 prosecutors.

16 So Rafael Vinoly finished their master
17 plan and completed their bridge documents this
18 past December. The document was approved -- the
19 master plan document, which projects through 2038,
20 a 20-year plan, was approved by the Freeholders
21 last February and they completed bridge documents
22 in December, in anticipation of the RFQ process
23 that we just talked about.

24 So the RFQ has been issued. It was
25 supposed to be selected in January, so we're about
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1 four weeks behind. Now we're going to issue the
2 RFP to the three respondents. The RFP process is
3 going to take about ten weeks. Then there will be
4 interviews, a recommendation will be made by the
5 same committee that selected the short list. And
6 groundbreaking is scheduled for around June of
7 this year for completion in 42 months, by December
8 of 2023.

9 The project costs, for the record, I
10 just wanted to state is between 280 to 320
11 million, that's total project costs, that's not
12 hard construction costs. Questions?

13 COMMISSIONER LORENZO: Which is Newark
14 Avenue, this one here?

15 MR. DOMURACKI: Okay. So one thing I
16 want to mention. Yes. So as part of the plan the
17 county has agreed to vacate Cook Street, which is
18 in the middle here and they're going to extend
19 Central Avenue in front of the building, so it's
20 becoming a two way street. And on the back side,
21 Oakland is going to be extended to a two way
22 street. And this is the garage and this is
23 Hoboken, Hoboken is going to be vacated as a
24 pedestrian walkway. This is the garage, this is
25 the entrance from Central Avenue for the public.

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1 And the access for courts administration, for
2 judges, salaried court, is on the back of the
3 house.

4 COMMISSIONER DUBLIN: That's Newark?

5 MR. DOMURACKI: That's Oakland.

6 COMMISSIONER DUBLIN: So --

7 MR. DOMURACKI: Newark is right here.

8 And county exec's building is right here. We took
9 the administration building out of the way.

10 COMMISSIONER DUBLIN: That's where the
11 McDonald's used to be?

12 MR. DOMURACKI: McDonald's is the down
13 the street.

14 COMMISSIONER DUBLIN: Okay.

15 COMMISSIONER GOLDSACK: What happens to
16 the existing administration building as far as
17 what the --

18 MR. DOMURACKI: The county executive
19 agreed with the mayor to take it back for a
20 dollar. And the city is going to take on the
21 responsibility to demolish the building and create
22 a park in its place next to the Brennan
23 courthouse.

24 COMMISSIONER GOLDSACK: So is there
25 going to be any parking for the jurors and the
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1 public?

2 MR. DOMURACKI: No.

3 COMMISSIONER DUBLIN: But --

4 COMMISSIONER GOLDSACK: So they'll have

5 to go nuts --

6 COMMISSIONER DUBLIN: You took out of a

7 lot of private parking lots.

8 MR. DOMURACKI: The assignment judge

9 asked the same question today. The City of Jersey

10 City has been approving projects without parking.

11 So this 459 spaces is the most we could get in the

12 footprint and there is some jury parking, but it's

13 predominantly for judges and courts

14 administration.

15 COMMISSIONER DUBLIN: So they're going

16 to have the same issue, they're going to have all

17 along, it's just no parking spaces. And to me, it

18 would have been beneficial to put a paid parking

19 lot, for at least people to go and pay just to get

20 to the courthouse.

21 MR. DOMURACKI: To quote David this

22 morning to Judge Bariso, this building is going to

23 be here for probably six years. And you have

24 parking spaces beneath that you can continue to

25 use. And so you have four years to solve the

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1 parking problem on other parcels that the county

2 owns.

3 COMMISSIONER DUBLIN: Okay.

4 MR. DOMURACKI: Then you --

5 COMMISSIONER DUBLIN: Now, the probation

6 and everything is still going to be in the new?

7 MR. DOMURACKI: Probation is all on the

8 first floor here. The first floor --

9 COMMISSIONER DUBLIN: -- cafeteria.

10 MR. DOMURACKI: -- not accessible,

11 there's a cafeteria on the first floor, jury

12 assembly is on the first floor, surrogate's office

13 is right here. Some of them have their own --

14 COMMISSIONER DUBLIN: Sheriff.

15 MR. DOMURACKI: Sheriff's department is

16 in the basement, with holding cells for defendants

17 and back of house for document storage and

18 building and grounds.

19 COMMISSIONER LORENZO: Where's the

20 parking?

21 MR. DOMURACKI: It's right here. The

22 courts administration comes in on this side. And

23 on the other side is restricted parking for

24 judges, prosecutors, and sheriff.

25 COMMISSIONER DUBLIN: So they can enter

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1 the building through the parking lot?

2 MR. DOMURACKI: It's a hardened

3 structured for 50 spaces, okay. And the rest of

4 the garage is for courts administration.

5 COMMISSIONER LORENZO: One level or

6 more?

7 MR. DOMURACKI: This is six levels of

8 parking. This is five stories but some of the

9 floor-to-floor heights are about 20 feet. So this

10 is 99 feet, 120 is still smaller than the existing

11 administration building and it's less in height

12 than Brennan courthouse. And it's in kind with

13 the 2060 Jersey City redevelopment plan, we're

14 as-of-right, we didn't ask for any variances.

15 MR. GUERRA: And the parking deck is

16 being built over the Bergen arches?

17 MR. DOMURACKI: -- tunnel. The

18 materials are meant to compliment Brennan

19 courthouse. This is going to be granite and some

20 of the other side are metal panel. On the back of

21 house side is the judges' chambers, it's all high

22 impact, bulletproof glass, based on courts design

23 guidelines.

24 The top is mechanical space where the

25 mechanical units are, these are circulating --

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1 COMMISSIONER DUBLIN: It's all glass?

2 MR. DOMURACKI: Say again.

3 COMMISSIONER DUBLIN: The windows are

4 going to be all glass?

5 MR. DOMURACKI: Yes, it's window wall.

6 This is stairwells and elevators, okay. The

7 public entrance is here. And what the architect

8 did is have a ramp system for the second and the

9 third floor, so people that come into the building

10 have no business to be beyond the third floor.

11 And although there's elevators, they have an

12 opportunity to walk up a ramp to the second and

13 third floor for circulation.

14 COMMISSIONER DUBLIN: And two floor --

15 MR. GUERRA: The site itself, over the

16 years, there are a lot of properties on that --

17 the parking that you had was the private parking

18 lot right across the street that Jeff referred to.

19 And then as time went on and the county acquired

20 properties, they were letting some of the workers

21 in the administration building park there. So

22 now --

23 MR. DOMURACKI: Just in terms of city

24 hall, 730 feet long.

25 COMMISSIONER DUBLIN: You said it's 400

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1 something parking spaces?
 2 MR. DOMURACKI: 459.
 3 COMMISSIONER DUBLIN: It's 459
 4 administrators that the going to be working in
 5 that courthouse?
 6 MR. DOMURACKI: It's still close to not
 7 being enough. It depends how many -- right now,
 8 you have 40 spaces on the surface parking lot for
 9 jurors. So there's going to a combination for
 10 some juror parking, but not the capacity where you
 11 go through jury selection.
 12 COMMISSIONER LORENZO: That green spot,
 13 is that --
 14 MR. DOMURACKI: This is a green roof,
 15 it's not accessible. Because the first floor is a
 16 bigger footprint than the rest of the building.
 17 And the reason it's that way is for blast
 18 protection for the building. If there's a blast,
 19 the building had to be set back, based on courts
 20 guidelines. Oklahoma City, they made it a whole
 21 standard.
 22 So we had to consulted -- we had the RFQ
 23 asked for a whole host of consultants, one was for
 24 blast protection.
 25 COMMISSIONER GOLDSACK: Was there ever
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1 any consideration made for public parking?
 2 MR. DOMURACKI: At the beginning, there
 3 was no garage, Commissioner.
 4 COMMISSIONER GOLDSACK: I understand,
 5 but it's ridiculous, you know, that you go to jury
 6 duty, you get paid 2 and you have to pay 20.
 7 MR. DOMURACKI: So the only thing I
 8 could respond is there's a couple buildings that
 9 are happening with some parking and you still own
 10 property within this distance, within a couple
 11 blocks, the county does. Something we have to
 12 solve in the next four years, before they move out
 13 of the existing building.
 14 COMMISSIONER GOLDSACK: Beautiful
 15 building, the concept is very nice.
 16 COMMISSIONER DUBLIN: The Brennan
 17 parking lot, that needs to be updated?
 18 MR. DOMURACKI: Brennan is going away,
 19 that's going to become a park.
 20 COMMISSIONER DUBLIN: Along with the
 21 parking spaces?
 22 MR. DOMURACKI: That's going to be
 23 reconditioned to a park, that whole entire space,
 24 your existing administration building and the
 25 existing parking is all going to become a park
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1 built by the city.
 2 COMMISSIONER DUBLIN: Where's the people
 3 from the Brennan courthouse going to park, the
 4 county executive?
 5 COMMISSIONER GOLDSACK: Another park.
 6 COMMISSIONER DUBLIN: This is going to
 7 take what, two years?
 8 MR. DOMURACKI: The construction is 42
 9 months, starting in June.
 10 MR. GUERRA: We hope.
 11 CHAIRMAN PESTANA: Three and a half
 12 years.
 13 MR. GUERRA: If things go according to
 14 plan.
 15 MR. DOMURACKI: We have to go through
 16 the RFP process, the interview process, the
 17 selection process, first shovel in the ground.
 18 There is a trigger date for some of the people who
 19 manage the property to start by June.
 20 MR. GUERRA: Thank you, Ted.
 21 CHAIRMAN PESTANA: Thank you, Ted.
 22 MR. DOMURACKI: More to come.
 23 MR. GUERRA: I think that's it,
 24 Chairman. Mary Ellen? Jay? Anything?
 25 CHAIRMAN PESTANA: There's nothing else,
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1 do we have a motion to adjourn? Motion by
 2 Commissioner Goldsack, second by Commissioner
 3 Lorenzo. All in favor? Motion carried.
 4
 5 (Whereupon the matter was adjourned.)
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C E R T I F I C A T E

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