

HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF : TRANSCRIPT OF
THE RE-ORGANIZATION 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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(The meeting commences at 5:40 p.m.)
CHAIRMAN PESTANA: We'll call the
meeting to order. Everyone please rise to salute
the flag.

(The Pledge of Allegiance is recited.)

CHAIRMAN PESTANA: Call the role.

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

COMMISSIONER DELLABELLA: Here.

MS. RAMOS: Commissioner Doran.

COMMISSIONER DORAN: Here.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Here.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Here.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Here.

MS. RAMOS: Commissioner Martinetti not
present. Commissioner Peneda not present.

Chairman Pestana.

CHAIRMAN PESTANA: Here.

MS. RAMOS: Chairman, we have a quorum
with six board members present and three not
present.

CHAIRMAN PESTANA: Do we have to do
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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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notice of the sunshine law?
MR. O'CONNOR: We do. So let me just
for the record say that the requirements of the
Open Public Meetings Act of the State of New
Jersey have been satisfied by the inclusion of the
time, place, and date of this board meeting notice
for the year 2019-2020 regular board meeting
schedule which was printed and posted in the
Jersey Journal and the Star Ledger for publication
on Thursday, February 14, 2019. It was also
forwarded for posting on the public information
bulletin board, to the Clerk of the Board of
Chosen Freeholders, and the Clerk of the County of
Hudson on the same date. The meeting schedule was
also posted on the Authority's website and the
Authority's public information bulletin board.
I'd ask that this statement be placed in the
minutes of this meeting.

CHAIRMAN PESTANA: Thank you. Okay. So
at this time, we're going to appoint counselor as
the chairman pro tem for the re-org.

MR. O'CONNOR: Thank you, Mr. Chairman.
So for the reorganization meeting of the
Authority, I'd like to ask for nominations for the
position of chairman of the board?

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1 COMMISSIONER GOLDSACK: I nominate Frank
 2 Pestana as chairman.
 3 MR. O'CONNOR: Commissioner Goldsack.
 4 COMMISSIONER DORAN: Second.
 5 MR. O'CONNOR: And the second was by
 6 Commissioner Doran, thank you. Are there any
 7 other nominations from the floor? There being no
 8 nominations, nominations are closed. And can we
 9 get a vote by acclamation for the chairman, all
 10 those in favor? Any opposed? So by acclamation,
 11 the chairman has been reappointed.
 12 Congratulations, Mr. Chairman. I'd like
 13 to pass it back to you.
 14 CHAIRMAN PESTANA: Thank you. So at
 15 this time, we're going to take nominations for the
 16 vice chairman. Do we have any nominations?
 17 COMMISSIONER DELLABELLA: Jimmy Doran.
 18 CHAIRMAN PESTANA: We have a nomination
 19 by Commissioner Dellabella for Jim Doran.
 20 COMMISSIONER DORAN: Second.
 21 CHAIRMAN PESTANA: He seconded himself.
 22 COMMISSIONER GOLDSACK: I'll second
 23 that.
 24 COMMISSIONER DORAN: Thank you.
 25 CHAIRMAN PESTANA: Commissioner Goldsack
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1 seconded it. Are there any other nominations?
 2 Nominations for vice chairman are now closed.
 3 Could we have a voice call for approval, all in
 4 favor? Aye. Anyone opposed? None opposed.
 5 Congratulations, Jim. So now we're
 6 going to ask for nominations for position of
 7 treasurer?
 8 COMMISSIONER DELLABELLA: Nick Goldsack.
 9 COMMISSIONER DORAN: Second.
 10 CHAIRMAN PESTANA: We have a motion for
 11 Jim Goldsack by Commissioner Dellabella and we
 12 have a second by Jim Doran?
 13 COMMISSIONER GOLDSACK: You forgot my
 14 name?
 15 COMMISSIONER DORAN: Yes, thanks.
 16 CHAIRMAN PESTANA: Nick Goldsack. Do we
 17 have any other nominations? Seeing none, the
 18 nominations are now closed. All in favor? Aye.
 19 Any opposed? None opposed.
 20 COMMISSIONER GOLDSACK: Thank you, all.
 21 CHAIRMAN PESTANA: Congratulations,
 22 Nick. Now, we'll ask for nominations for the
 23 position of secretary?
 24 COMMISSIONER DELLABELLA: Frank Lorenzo.
 25 CHAIRMAN PESTANA: We have a nomination
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1 for Frank Lorenzo by Commissioner Dellabella.
 2 COMMISSIONER GOLDSACK: I'll second it.
 3 CHAIRMAN PESTANA: Second by
 4 Commissioner Goldsack. Any other nominations?
 5 Seeing none, nominations are now closed. All in
 6 favor? Aye. Opposed? None opposed.
 7 Congratulations, Frank.
 8 COMMISSIONER LORENZO: Thank you very
 9 much.
 10 MR. GUERRA: Chairman, I'm going to move
 11 on to item number 13 on the reorganization agenda.
 12 CHAIRMAN PESTANA: 12.
 13 MR. GUERRA: 12, I'm sorry. Item number
 14 12, resolution number 2-2020-12 of the
 15 reorganization meeting of the Hudson County
 16 Improvement Authority setting the schedule of the
 17 regular meetings for 2020/2021. As I stated
 18 earlier, in order not to interfere with Veterans'
 19 Day and the League of Municipalities, we had
 20 November 4th, which is a Wednesday. So it's the
 21 first week in November. If that sits well with
 22 everyone?
 23 COMMISSIONER DUBLIN: No.
 24 MR. GUERRA: Any suggestions?
 25 COMMISSIONER DUBLIN: Why don't we move
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1 it to Tuesday the 3rd?
 2 MS. RAMOS: I think that's Election Day.
 3 MR. GUERRA: How about Thursday?
 4 COMMISSIONER DELLABELLA: Thursday, the
 5 5th?
 6 MR. GUERRA: Again, it all depends, if
 7 we have a very light agenda, we may move the
 8 November meeting, but we won't know until that
 9 time. So you want to shoot for the 5th for now?
 10 So Liz will note the record will be November 5th.
 11 CHAIRMAN PESTANA: Can we have a motion?
 12 COMMISSIONER DORAN: Motion for
 13 adoption.
 14 COMMISSIONER GOLDSACK: Second.
 15 CHAIRMAN PESTANA: Motion by
 16 Commissioner Doran, second by Commissioner
 17 Goldsack.
 18 MS. RAMOS: Commissioner Bado not
 19 present. Commissioner Dellabella.
 20 COMMISSIONER DELLABELLA: Yes.
 21 MS. RAMOS: Commissioner Doran.
 22 COMMISSIONER DORAN: Yes.
 23 MS. RAMOS: Commissioner Dublin.
 24 COMMISSIONER DUBLIN: Yes.
 25 MS. RAMOS: Commissioner Goldsack.
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1 COMMISSIONER GOLDSACK: Yes.
 2 MS. RAMOS: Commissioner Lorenzo.
 3 COMMISSIONER LORENZO: Yes.
 4 MS. RAMOS: Chairman Pestana.
 5 CHAIRMAN PESTANA: Yes.
 6 MS. RAMOS: Resolution number
 7 2-2020-12ROM passes in the affirmative, six board
 8 members voting yes, three not present.
 9 MR. GUERRA: Item number 13 resolution
 10 number 2-2020-13 of the reorganization meeting of
 11 the Hudson County Improvement Authority
 12 designating the Jersey Journal and the Star Ledger
 13 have as the official newspapers for the purpose of
 14 publishing Authority notices. Can I have a
 15 motion?
 16 COMMISSIONER GOLDSACK: Motion.
 17 COMMISSIONER DELLABELLA: Second.
 18 CHAIRMAN PESTANA: Motion by
 19 Commissioner Goldsack, second by Commissioner
 20 Dellabella.
 21 MS. RAMOS: Commissioner Bado not
 22 present. Commissioner Dellabella.
 23 COMMISSIONER DELLABELLA: Yes.
 24 MS. RAMOS: Commissioner Doran.
 25 COMMISSIONER DORAN: Yes.
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1 MS. RAMOS: Commissioner Dublin.
 2 COMMISSIONER DUBLIN: Yes.
 3 MS. RAMOS: Commissioner Goldsack.
 4 COMMISSIONER GOLDSACK: Yes.
 5 MS. RAMOS: Commissioner Lorenzo.
 6 COMMISSIONER LORENZO: Yes.
 7 MS. RAMOS: Chairman Pestana.
 8 CHAIRMAN PESTANA: Yes.
 9 MS. RAMOS: Resolution number
 10 2-2020-13ROM passes in the affirmative, six board
 11 members voting yes, three not present.
 12 MR. GUERRA: Item number 14 resolution
 13 number 2-2020-14 of the reorganization meeting of
 14 the Hudson County Improvement Authority
 15 designating legal depositories for the funds of
 16 the Authority. Those legal depositories are as
 17 follows: U.S. Bank in Edison, New Jersey; Bank of
 18 America in Hackensack, New Jersey; Bank of New
 19 York/Mellon in Woodland Park, New Jersey;
 20 Santander Bank in Short Hills, New Jersey;
 21 Provident Savings Bank, 895 Bergen Avenue; TD
 22 Bank, Paterson Plank Road, Secaucus; and
 23 Wilmington Bank in Iselin, New Jersey. Can we
 24 have a motion on that?
 25 COMMISSIONER DELLABELLA: Motion.
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1 COMMISSIONER GOLDSACK: Second.
 2 CHAIRMAN PESTANA: Motion by
 3 Commissioner Dellabella, second by Commissioner
 4 Goldsack.
 5 MS. RAMOS: Commissioner Bado not
 6 present. Commissioner Dellabella.
 7 COMMISSIONER DELLABELLA: Yes.
 8 MS. RAMOS: Commissioner Doran.
 9 COMMISSIONER DORAN: Yes.
 10 MS. RAMOS: Commissioner Dublin.
 11 COMMISSIONER DUBLIN: Yes.
 12 MS. RAMOS: Commissioner Goldsack.
 13 COMMISSIONER GOLDSACK: Yes.
 14 MS. RAMOS: Commissioner Lorenzo.
 15 COMMISSIONER LORENZO: Yes.
 16 MS. RAMOS: Chairman Pestana.
 17 CHAIRMAN PESTANA: Yes.
 18 MS. RAMOS: Resolution number
 19 2-2020-14ROM passes in the affirmative, six board
 20 members voting yes, three not present.
 21 MR. GUERRA: Item number 15, resolution
 22 number 2-2020-15 of the reorganization meeting of
 23 the Hudson County Improvement Authority
 24 designating authorized signatories in connection
 25 with the Authority's financial transactions.
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1 Those are, of course, the chairman, the vice
 2 chairman, the secretary, the treasurer, and the
 3 commissioners to sign documents on behalf of the
 4 Authority as well as the chief executive officer
 5 and the executive director/CFO.
 6 CHAIRMAN PESTANA: Do we have a motion?
 7 COMMISSIONER GOLDSACK: Motion.
 8 COMMISSIONER LORENZO: Second.
 9 CHAIRMAN PESTANA: Motion by
 10 Commissioner Goldsack, second by Commissioner
 11 Lorenzo.
 12 MS. RAMOS: Commissioner Bado not
 13 present. 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 MS. RAMOS: Chairman Pestana.
 24 CHAIRMAN PESTANA: Yes.
 25 MS. RAMOS: Resolution number
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1 2-2020-15ROM passes in the affirmative, six board
 2 members voting yes, three not present.

3 MR. GUERRA: Item number 16 is
 4 resolution number 2-2020-16 of the reorganization
 5 meeting of the Hudson County Improvement Authority
 6 appointing Elizabeth Ramos as secretary to the
 7 board. Liz has been serving in that position and
 8 has been doing an excellent job. Is there a
 9 motion?

10 COMMISSIONER DUBLIN: Motion.
 11 COMMISSIONER GOLDSACK: Second.
 12 CHAIRMAN PESTANA: Motion by
 13 Commissioner Dublin, second by Commissioner
 14 Goldsack. Sure you want it, Liz?

15 MS. RAMOS: Yes, I do. Thank you.
 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: Chairman Pestana.
 3 CHAIRMAN PESTANA: Yes.
 4 MS. RAMOS: Resolution number

5 2-2020-16ROM passes in the affirmative, six board
 6 members voting yes, three not present.

7 COMMISSIONER GOLDSACK: Congratulations.
 8 MS. RAMOS: Thank you.
 9 MR. GUERRA: Item number 17 resolution
 10 number 2-2020-17 of the reorganization meeting of
 11 the Hudson County Improvement Authority appointing
 12 Mary Ellen Gilpin as assistant secretary pro tem
 13 to the board.

14 COMMISSIONER DUBLIN: Motion.
 15 COMMISSIONER LORENZO: Second.
 16 MR. GUERRA: She also has been doing a
 17 good job.

18 CHAIRMAN PESTANA: Motion by
 19 Commissioner Dublin, second by Commissioner
 20 Lorenzo.
 21 MS. RAMOS: Commissioner Bado not
 22 present. Commissioner Dellabella.
 23 COMMISSIONER DELLABELLA: Yes.
 24 MS. RAMOS: Commissioner Doran.
 25 COMMISSIONER DORAN: Yes.

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1 MS. RAMOS: Commissioner Dublin.
 2 COMMISSIONER DUBLIN: Yes.
 3 MS. RAMOS: Commissioner Goldsack.
 4 COMMISSIONER GOLDSACK: Yes.
 5 MS. RAMOS: Commissioner Lorenzo.
 6 COMMISSIONER LORENZO: Yes.
 7 MS. RAMOS: Chairman Pestana.
 8 CHAIRMAN PESTANA: Yes.
 9 MS. RAMOS: Resolution number

10 2-2020-17ROM passes in the affirmative, six board
 11 members voting yes, three not present.

12 MR. GUERRA: Item number 18 resolution
 13 number 2-2020-18 of the reorganization of the
 14 Hudson County Improvement Authority appointing
 15 Jeree Haze as public agency compliance officer.
 16 Jeree has been working with our finance department
 17 and she'll be serving in that capacity, which
 18 requires employment opportunity programs, such as
 19 administering contract procedures pertaining to
 20 equal employment opportunities and the providers
 21 for those services. Again, she's been working in
 22 our finance department, she's replacing Jimmy
 23 Latson who retired.

24 CHAIRMAN PESTANA: Do we have a motion?
 25 COMMISSIONER GOLDSACK: Motion.

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1 COMMISSIONER LORENZO: Second.
 2 CHAIRMAN PESTANA: Motion by
 3 Commissioner Goldsack, second by Commissioner
 4 Lorenzo.

5 MS. RAMOS: Commissioner Bado not
 6 present. Commissioner Dellabella.
 7 COMMISSIONER DELLABELLA: Yes.
 8 MS. RAMOS: Commissioner Doran.
 9 MR. GUERRA: I think Jimmy took off on
 10 his crutches.

11 MS. RAMOS: Commissioner Dublin.
 12 COMMISSIONER DUBLIN: Yes.
 13 MS. RAMOS: Commissioner Goldsack.
 14 COMMISSIONER GOLDSACK: Yes.
 15 MS. RAMOS: Commissioner Lorenzo.
 16 COMMISSIONER LORENZO: Yes.
 17 MS. RAMOS: Commissioner Martinetti
 18 absent, Commissioner Peneda absent. Chairman
 19 Pestana.

20 CHAIRMAN PESTANA: Yes.
 21 MS. RAMOS: Resolution number

22 2-2020-12ROM passes in the affirmative, five board
 23 members voting yes, four not present.

24 MR. O'CONNOR: Just for the record, I
 25 think when you've called out the role, you've

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1 mentioned Commissioner Bado as being absent,
 2 Commissioner Martinetti is also absent, so we'll
 3 reflect that for the record.
 4 CHAIRMAN PESTANA: And Peneda.
 5 MR. O'CONNOR: And Commissioner Peneda.
 6 MR. GUERRA: Item number 19.
 7 COMMISSIONER DORAN: I'm sorry, I got
 8 disconnected. I dialed back in.
 9 MR. GUERRA: I thought you took off on
 10 your crutches.
 11 Item number 19, resolution number
 12 2-2020-19 of the reorganization meeting of the
 13 Hudson County Improvement Authority designating
 14 the plan administrator of the Authority's deferred
 15 compensation plan. The three people who remain
 16 the same, it will be myself, Kurt Cherry and
 17 Michael Guerra from human resources will be the
 18 three individuals that have the authorization to
 19 sign off on those plans.
 20 CHAIRMAN PESTANA: Can I have a motion?
 21 COMMISSIONER GOLDSACK: Motion.
 22 COMMISSIONER DELLABELLA: Motion.
 23 CHAIRMAN PESTANA: Motion by
 24 Commissioner Goldsack, second by Commissioner
 25 Dellabella.
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C E R T I F I C A T E

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 3
 4
 5
 6 I HEREBY CERTIFY that the foregoing is a
 7 true and accurate transcript of the testimony and
 8 proceedings as taken stenographically by me at the
 9 time, place, and on the date hereinbefore set
 10 forth.

11
 12
 13
 14 _____
 15 SUSAN BISCHOFF, CCR, RFR
 16 LICENSE NO. 30XI00233700
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1 MS. RAMOS: Commissioner Bado not
 2 present. Commissioner Dellabella.
 3 COMMISSIONER DELLABELLA: Yes.
 4 MS. RAMOS: Commissioner Doran.
 5 COMMISSIONER DORAN: Yes.
 6 MS. RAMOS: Commissioner Dublin.
 7 COMMISSIONER DUBLIN: Yes.
 8 MS. RAMOS: Commissioner Goldsack.
 9 COMMISSIONER GOLDSACK: Yes.
 10 MS. RAMOS: Commissioner Lorenzo.
 11 COMMISSIONER LORENZO: Yes.
 12 MS. RAMOS: Commissioner Martinetti
 13 absent, Commissioner Peneda absent. Chairman
 14 Pestana.
 15 CHAIRMAN PESTANA: Yes.
 16 MS. RAMOS: Resolution number
 17 2-2020-19ROM passes in the affirmative, six board
 18 members voting yes, three not present.
 19 CHAIRMAN PESTANA: Okay. So that
 20 concludes the reorganization meeting.
 21
 22 (Whereupon the matter was adjourned.)
 23
 24
 25
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