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HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF : TRANSCRIPT OF
THE REGULAR MONTHLY MEETING : PROCEEDINGS
HELD ELECTRONICALLY VIA ZOOM :
-----:

WEDNESDAY, JULY 8, 2020
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY

BOARD MEMBERS:

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

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

- NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
- KURT CHERRY, EXECUTIVE DIRECTOR/CFO
- WILLIAM J. NETCHERT, GENERAL COUNSEL
- JOSEPH CAPOZZOLI, ASSISTANT SECRETARY TO THE BOARD PRO TEMP

R.J. O'CONNELL ASSOCIATES
P.O. BOX 277
CEDAR GROVE, NEW JERSEY 07009
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ALSO PRESENT:

- JAMES POLICASTRO, HCIA
- MICHAEL O'CONNOR, ESQUIRE, HCIA
- MICHAEL COMBA, HOBOKEN STRATEGY GROUP
- GILLIAN HANSEN, HCIA
- JAY DiDOMENICO, TMA
- BAKARI LEE
- CAITLYN MOTA

1 (The meeting commences at 5:46 p.m.)

2 CHAIRMAN PESTANA: So at this time,
3 we'll call the meeting of the Hudson County
4 Improvement Authority to order. Salute the flag.

5 (The Pledge of Allegiance is recited.)

6 CHAIRMAN PESTANA: Roll call please.

7 MR. CAPOZZOLI: Commissioner Bado.

8 COMMISSIONER BADO: Present.

9 MR. CAPOZZOLI: Commissioner Dellabella?
10 I don't believe he's present. Commissioner Doran.

11 COMMISSIONER DORAN: Here.

12 MR. CAPOZZOLI: Commissioner Dublin?
13 Not present. Commissioner Goldsack.

14 COMMISSIONER GOLDSACK: Here.

15 MR. CAPOZZOLI: Commissioner Lorenzo,
16 can you respond? Okay. Commissioner Martinetti?
17 I don't believe he's present. Commissioner
18 Peneda.

19 COMMISSIONER PENEDA: Here.

20 MR. CAPOZZOLI: Chairman Pestana.

21 CHAIRMAN PESTANA: Here.

22 MR. CAPOZZOLI: So we have five
23 Commissioners present.

24 CHAIRMAN PESTANA: Counselor?

25 MR. CAPOZZOLI: So we have five

1 Commissioners present and that constitutes a
2 quorum.

3 CHAIRMAN PESTANA: Counselor, are we in
4 compliance with the sunshine law?

5 MR. O'CONNOR: Yes, we are. Notice of
6 this meeting has been published in the Jersey
7 Journal and the Star Ledger upon our
8 reorganization earlier this year, ahead of this
9 meeting. As well as due to the COVID-19, we have
10 gone to virtual meetings. Pursuant to the recent
11 amendment of the Open Public Meetings Act, we are
12 in compliance with that act.

13 Our notice of this meeting is posted on
14 our website along with our agenda. We've made
15 accommodation for the public to view the meeting
16 live on Zoom as well as to comment either via
17 email or by public comment.

18 CHAIRMAN PESTANA: Thank you. All
19 right. So at this time, we'll call for approval
20 of the minutes from the June 10th meeting.

21 COMMISSIONER LORENZO: Hi. This is
22 Frank.

23 COMMISSIONER PENEDA: Motion.

24 CHAIRMAN PESTANA: Are you making a
25 motion to approve the minutes?

1 COMMISSIONER PENEDA: I'll make the
2 motion.

3 COMMISSIONER DORAN: Second.

4 CHAIRMAN PESTANA: We have a motion by
5 Commissioner Peneda, second by Commissioner Doran,
6 I believe.

7 MR. CAPOZZOLI: Commissioner Bado.

8 COMMISSIONER BADO: Yes.

9 MR. CAPOZZOLI: Commission Dellabella is
10 not present. Commissioner Doran.

11 COMMISSIONER DORAN: Yes.

12 MR. CAPOZZOLI: Commissioner Dublin is
13 not present. Commissioner Goldsack.

14 COMMISSIONER GOLDSACK: Abstain.

15 MR. CAPOZZOLI: Okay. Commissioner
16 Lorenzo.

17 COMMISSIONER LORENZO: Yes.

18 MR. CAPOZZOLI: Commissioner Martinetti
19 is not present. Commissioner Peneda.

20 COMMISSIONER PENEDA: Yes.

21 MR. CAPOZZOLI: And Chairman Pestana.

22 CHAIRMAN PESTANA: Yes.

23 MR. CAPOZZOLI: The motion passes with
24 five members voting yes, one abstention, and three
25 not present.

1 CHAIRMAN PESTANA: At this time, we'll
2 comments from the public on anything related to
3 the agenda? If you wanted to make a comment, you
4 have to raise your hand on the website or is it
5 star nine, I believe?

6 MR. O'CONNOR: It is actually raise your
7 hand on the website. We have three attendees and
8 I do not see a raised hand. Also our meeting
9 notice made the proviso that public comment could
10 be accommodated through an email prior to the
11 meeting and I did not receive such email.

12 CHAIRMAN PESTANA: Okay. So at this
13 time, there's no comment from the public, correct?

14 MR. O'CONNOR: That is correct.

15 CHAIRMAN PESTANA: All right. So the
16 public portion is now closed. Norman?

17 MR. GUERRA: Item Number 4, Resolution
18 Number 7-2020-4 of the Hudson County Improvement
19 Authority authorizing payment of certain costs and
20 expenses of the Authority for the month of
21 June 2020.

22 COMMISSIONER PENEDA: June or July?

23 MR. GUERRA: June. We're in July.

24 COMMISSIONER PENEDA: Okay. The
25 resolution says July, that's what I'm saying.

1 MR. CAPOZZOLI: The agenda says June.

2 MR. GUERRA: The resolution number is
3 actually July, but the minutes we're voting on is
4 the June meeting.

5 MR. CAPOZZOLI: The Resolution is titled
6 costs and expenses of the Authority for the month
7 of July.

8 MR. GUERRA: Oh, on the sheet.

9 MR. CAPOZZOLI: Okay.

10 CHAIRMAN PESTANA: So we can amend that,
11 correct? We can make that correction for the
12 month of June?

13 MR. GUERRA: Just make a note of that.

14 MR. CAPOZZOLI: Yes, I have that.

15 CHAIRMAN PESTANA: Good catch, John. Do
16 we have any motions?

17 COMMISSIONER GOLDSACK: Motion.

18 COMMISSIONER PENEDA: I'll second it.

19 CHAIRMAN PESTANA: Motion by
20 Commissioner Goldsack. Second by Commissioner
21 Peneda.

22 MR. CAPOZZOLI: Okay. Commissioner
23 Bado.

24 COMMISSIONER BADO: Yes.

25 MR. CAPOZZOLI: Commissioner Dellabella

1 is not present. Commissioner Doran.

2 COMMISSIONER DORAN: Yes.

3 MR. CAPOZZOLI: Commissioner Dublin is
4 not present. Commissioner Goldsack.

5 COMMISSIONER GOLDSACK: Yes.

6 MR. CAPOZZOLI: Commissioner Lorenzo.

7 COMMISSIONER LORENZO: Yes.

8 MR. CAPOZZOLI: Commissioner Martinetti
9 is not present. Commissioner Peneda.

10 COMMISSIONER PENEDA: Yes.

11 MR. CAPOZZOLI: Chairman Pestana.

12 CHAIRMAN PESTANA: Yes.

13 MR. CAPOZZOLI: The Resolution passes
14 with six yes votes and three Commissioners not
15 present.

16 MR. GUERRA: Item Number 5, Resolution
17 Number 7-2020-5 of the Hudson County Improvement
18 Authority authorizing a supplemental resolution
19 authorizing the issuance of not to exceed
20 \$13 million county guaranteed lease revenue
21 refunding bonds, Series 2020, relating to the
22 Skyway Golf Course at Lincoln Park West refunding
23 project of the Hudson County Improvement Authority
24 and determining various matters in connection
25 therewith.

1 The resolution before you authorizes the
2 issuance of the \$13 million and the refunding
3 bonds. This transaction takes advantage of the
4 debt service savings available to the Authority
5 due to favorable interest rates. Participating in
6 tonight's meeting is Bakari Lee from McManimon,
7 Scotland, and Baumann, who can expound on the
8 transaction. Bakari?

9 MR. LEE: Sure. Thanks, Norman. Good
10 evening, Commissioners, and all the other
11 attendees here. This is relatively
12 straightforward. As you may recall in 2011, the
13 Improvement Authority issued \$12,995,000 in bonds
14 in connection with the construction -- development
15 and construction of the Lincoln Park golf course,
16 which has gone on to be called Skyway Golf Course
17 at Lincoln Park West.

18 We are at a point now where interest
19 rates are extremely favorable, so we had the
20 opportunity to do a refunding of the 2011 bonds in
21 order to generate favorable interest rate savings.
22 And just very, very quickly by way of background,
23 essentially we're going to do a bond refunding, it
24 is akin to doing a refinancing on your home
25 mortgage, so interest rate go down a little bit,

1 you do a refinancing. And, you know, you either
2 reduce your mortgage payments or you shorten the
3 term or whatever it is. So essentially that's
4 what we're looking to do here.

5 Again, as I mentioned in 2011, we issued
6 \$12,995,000 in bonds. We are looking -- I think
7 there's \$11,040,000 still outstanding. That is
8 what we're looking to refund, that will generate
9 savings of \$2,041,000 and change. So essentially
10 we're looking to refund a significant portion of
11 the 2011 bonds that, over the same bond term,
12 would generate in excess of \$2 million of savings
13 to the Authority.

14 And also, just as you mentioned this
15 transaction has the benefit of a county guarantee.

16 CHAIRMAN PESTANA: Thank you, Bakari.
17 Does anybody have any questions? Motions?

18 COMMISSIONER DORAN: -- costs --

19 MR. LEE: I'm sorry?

20 COMMISSIONER GOLDSACK: How much is the
21 savings?

22 MR. LEE: I'm sorry, I couldn't hear
23 that.

24 COMMISSIONER GOLDSACK: How much is the
25 savings?

1 COMMISSIONER DORAN: What will be the
2 refinancing costs?

3 MR. LEE: Is the question what are the
4 costs relative to the refinancing, the cost of
5 issuance?

6 COMMISSIONER DORAN: How much is it
7 going to cost to refinance, the closing costs,
8 same analogy.

9 MR. LEE: I have that here. The costs
10 of issuance are roughly about \$96,000.

11 COMMISSIONER DORAN: Okay.

12 MR. LEE: Now, I should also mention the
13 numbers I'm speaking from are preliminary numbers
14 that have been generated by the underwriter that
15 has been brought on to work with the Improvement
16 Authority for this transaction. These are not
17 final numbers, so these are projected or
18 preliminary numbers. But they're very, very
19 qualified.

20 COMMISSIONER DORAN: Okay, thanks.

21 MR. LEE: No problem.

22 CHAIRMAN PESTANA: Anybody else have any
23 questions? Do we have any motions, comments?

24 COMMISSIONER GOLDSACK: Make a motion.

25 CHAIRMAN PESTANA: We have a motion by

1 Commissioner Goldsack.

2 COMMISSIONER PENEDA: I'll second it.

3 CHAIRMAN PESTANA: And a second by
4 Commissioner Peneda.

5 MR. CAPOZZOLI: Commissioner Bado.

6 COMMISSIONER BADO: Yes.

7 MR. CAPOZZOLI: Commissioner Dellabella
8 is not present. Commissioner Doran.

9 COMMISSIONER DORAN: Yes.

10 MR. CAPOZZOLI: Commissioner Dublin is
11 not present. Commissioner Goldsack.

12 COMMISSIONER GOLDSACK: Yes.

13 MR. CAPOZZOLI: Commissioner Lorenzo.

14 COMMISSIONER LORENZO: Yes.

15 MR. CAPOZZOLI: Commissioner Martinetti
16 is not present. Commissioner Peneda.

17 COMMISSIONER PENEDA: Yes.

18 MR. CAPOZZOLI: Chairman Pestana.

19 CHAIRMAN PESTANA: Yes.

20 MR. CAPOZZOLI: The resolution passes in
21 the affirmative with six voting yes; and three not
22 present.

23 MR. GUERRA: Item Number 6, Resolution
24 Number 7-2020-6 of the Hudson County Improvement
25 Authority authorizing a supplemental resolution

1 authorizing the issuance of not to exceed
2 \$18 million county guaranteed special acquisition
3 refunding bonds, Series 2020, of the Hudson County
4 Improvement Authority and determining various
5 other matters in connection therewith.

6 Again, this resolution authorizes the
7 issuance of approximately 18 million in refunding
8 bonds relating to 830 Bergen Avenue. If need be,
9 Bakari can expound on this. I believe it's very
10 straightforward as the prior resolution. But if
11 there's any questions, I'm sure Bakari can answer
12 them.

13 MR. LEE: Norman, if you don't mind,
14 I'll just touch on highlights. Similar to the
15 prior resolution, again in 2011, the Improvement
16 Authority issued \$17,835,000 in bonds in
17 connection with the acquisition of the 830 Bergen
18 Avenue property, which is the Improvement
19 Authority -- the ninth floor is the Improvement
20 Authority's headquarters.

21 Upon execution of the building, the
22 Improvement Authority entered into a condominium
23 with the county whereby two condos were created,
24 condo one is the Improvement Authority offices,
25 condo two was the offices that the county was

1 responsible for.

2 The Improvement Authority has payments
3 that it makes into, you know, into the bond debt
4 pool to pay for its portion of the building, the
5 condo one portion. The county has its portion
6 payable under an installment purchase agreement
7 between the county and the Improvement Authority.
8 These bonds also have the benefit of a county
9 guarantee on the whole thing, not just the county
10 piece or the Authority piece, but on the whole
11 thing. And so this refunding anticipates about
12 \$870,000 in savings over the bond term.

13 So collectively between the two
14 transactions, \$2.9 million in savings, two million
15 and change as I mentioned with the Lincoln Skyway
16 and about \$900,000 on this one.

17 MR. GUERRA: Thank you, Bakari.

18 CHAIRMAN PESTANA: Anybody have any
19 other questions? Any comments? Do we have any
20 motions?

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

23 COMMISSIONER PENEDA: I'll second it.

24 CHAIRMAN PESTANA: Motion by
25 Commissioner Goldsack and second by Commissioner

1 Peneda.

2 MR. CAPOZZOLI: Thank you. Commissioner
3 Bado.

4 COMMISSIONER BADO: Yes.

5 MR. CAPOZZOLI: Commissioner Dellabella
6 is not present. Commissioner Doran.

7 COMMISSIONER DORAN: Yes.

8 MR. CAPOZZOLI: Commissioner Dublin is
9 not present. Commissioner Goldsack.

10 COMMISSIONER GOLDSACK: Yes.

11 MR. CAPOZZOLI: Commissioner Lorenzo.

12 COMMISSIONER LORENZO: Yes.

13 MR. CAPOZZOLI: Commissioner Martinetti
14 is not present. Commissioner Peneda.

15 COMMISSIONER PENEDA: Yes.

16 MR. CAPOZZOLI: Chairman Pestana.

17 CHAIRMAN PESTANA: Yes.

18 MR. CAPOZZOLI: This resolution passes
19 in the affirmative with six board members voting
20 yes and three not present.

21 MR. GUERRA: Item Number 7, Resolution
22 Number 7-2020-7 of the Hudson County Improvement
23 Authority authorizing the purchase of workers
24 compensation insurance through Scirocco Financial
25 Group, Inc.

1 The resolution before you authorizes the
2 renewal of our workers' comp program. Liberty
3 Mutual has submitted a premium which is
4 approximately \$39,340 less than the expiring
5 contract. The expiring contract was \$201,091, and
6 the renewal is \$161,751. Renewal premium is based
7 on the new rates in New Jersey. The municipal
8 employee code drives the premium and that has
9 dropped, our individual claims have dropped, and
10 Liberty Mutual also provided a premium discount,
11 all of which contributed to this decrease. So I
12 recommend the renewal of the program with Liberty
13 Mutual through Scirocco Insurance Group. And this
14 policy went into effect July 7th and expires
15 July 7, 2021.

16 CHAIRMAN PESTANA: Anybody have any
17 questions? Any motions?

18 COMMISSIONER PENEDA: I'll make the
19 motion.

20 COMMISSIONER GOLDSACK: I'll second.

21 CHAIRMAN PESTANA: Motion by
22 Commissioner Peneda, second by Commissioner
23 Goldsack.

24 MR. CAPOZZOLI: Commissioner Bado.

25 COMMISSIONER BADO: Yes.

1 MR. CAPOZZOLI: Commission Dellabella is
2 not present. Commissioner Doran.

3 COMMISSIONER DORAN: Yes.

4 MR. CAPOZZOLI: Commissioner Dublin is
5 not present. Commissioner Goldsack.

6 COMMISSIONER GOLDSACK: Yes.

7 MR. CAPOZZOLI: Commissioner Lorenzo.

8 COMMISSIONER LORENZO: Yes.

9 MR. CAPOZZOLI: Commissioner Martinetti
10 is not present. Commissioner Peneda.

11 COMMISSIONER PENEDA: Yes.

12 MR. CAPOZZOLI: Chairman Pestana.

13 CHAIRMAN PESTANA: Yes.

14 MR. CAPOZZOLI: This resolution passes
15 in the affirmative with six board members voting
16 yes, three not present.

17 MR. GUERRA: Item Number 8,
18 Resolution --

19 MR. LEE: Norman, I don't mean to
20 interrupt. Do you have anything else for me, do
21 you mind if I leave?

22 MR. GUERRA: That's fine, Bakari, that's
23 fine, thank you.

24 CHAIRMAN PESTANA: Thank you. Take
25 care, be well.

1 MR. GUERRA: Resolution Number 7-2020-8
2 of the Hudson County Improvement Authority
3 authorizing a contract for real estate title
4 search and related advisory services with Hudson
5 Realty Abstract, Inc.

6 This resolution before you relates to
7 real estate search and advisory services for
8 certain properties occupied by healthcare
9 facilities. Hudson Realty Abstract has serviced
10 the Authority in the past on various projects.
11 They will work with our other professionals to
12 further our ongoing efforts to secure critical
13 healthcare infrastructure located in Hudson
14 County. The proposed contract is subject to the
15 non-fair reporting requirements. The contract
16 which is being considered is in the amount not to
17 exceed \$15,000. So I recommend that the contract
18 be awarded to Hudson Realty Abstract, Inc.

19 CHAIRMAN PESTANA: Any questions?

20 COMMISSIONER PENEDA: I'll make the
21 motion.

22 COMMISSIONER DORAN: Second.

23 CHAIRMAN PESTANA: Motion by
24 Commissioner Peneda, second by Commissioner Doran.

25 MR. CAPOZZOLI: Commissioner Bado.

1 COMMISSIONER BADO: Yes.

2 MR. CAPOZZOLI: Commissioner Dellabella
3 is not present. Commissioner Doran.

4 COMMISSIONER DORAN: Yes.

5 MR. CAPOZZOLI: Commissioner Dublin is
6 not present. Commissioner Goldsack.

7 COMMISSIONER GOLDSACK: Yes.

8 MR. CAPOZZOLI: Commissioner Lorenzo.

9 COMMISSIONER LORENZO: Yes.

10 MR. CAPOZZOLI: Commissioner Martinetti
11 is not present. Commissioner Peneda.

12 COMMISSIONER PENEDA: Yes.

13 MR. CAPOZZOLI: Chairman Pestana.

14 CHAIRMAN PESTANA: Yes.

15 MR. CAPOZZOLI: This resolution passes
16 in the affirmative, six board members voting yes
17 and three not present.

18 COMMISSIONER GOLDSACK: Norman, can I
19 ask a question? What is the status of this health
20 services -- I mean I keep reading in the paper
21 that these two firms that are looking to purchase
22 these? How are we involved with this? I mean
23 it's very confusing as far as who's doing what.

24 MR. GUERRA: I'm going to let Mike give
25 you the short of it. There are competing

1 interests in -- let's start with Bayonne Hospital.
2 In Bayonne Hospital, as you know, Hudson Regional
3 evidently made an offer to acquire not only
4 Bayonne, but the other three.

5 COMMISSIONER GOLDSACK: Was it the other
6 three or was it just Hoboken and Bayonne?

7 MR. GUERRA: I believe it was all three.
8 And CarePoint, and I'll let Mike jump in after I
9 say this. CarePoint was very close with
10 negotiating a deal with another group, I believe
11 called BMC, if I'm not mistaken. The Improvement
12 Authority, as you know, has been tasked with going
13 through the eminent domain. We did file the
14 notice to the property owners, to the property
15 owner, to begin that whole process.

16 Mike, if you want to add to that or
17 Bill, jump in? I know Glenn Scotland has been
18 working through this. We know the appraisers have
19 been engaged and they have taken the first step in
20 the process and there were other professionals
21 that we retained as we continue down this path.
22 Mike, you want to add?

23 MR. O'CONNOR: The only thing, just very
24 briefly, one is that it's -- Commissioner, you
25 referenced the entity that or the individuals or

1 whatever group it is that owns or operates the
2 facility in Secaucus. It's our understanding, and
3 this is primarily from news reports, that they
4 indeed did make some type of bid or offer or
5 representation regarding two of the three of these
6 hospitals, that's one thing, although we don't
7 have any documentation related to that.

8 And then also just in terms of where we
9 are. We are in the proces of due diligence. And
10 so one of the important things to do is to have
11 thorough research related to the title on the
12 property, you know, any recorded instrument
13 related to each of these hospitals. So that's
14 what the resolution is that's before you today.
15 And there will be a significant amount of due
16 diligence going forward before there's any next
17 step of the Authority.

18 COMMISSIONER GOLDSACK: Again, is Hudson
19 Regional acquiring the hospitals? Are they
20 acquiring the land? That's where I'm confused.
21 Someone want the land and the hospital owners the
22 buildings or the land?

23 MR. O'CONNOR: I think it's fair to say
24 that not only are you confused, that in fact
25 everyone's genuinely confused. And part of that

1 is because there are representations from numerous
2 parties about what is going on. There have been
3 numerous representations to the Department of
4 Health about what's going on and to the media and
5 by various attorneys to other attorneys and to our
6 attorneys.

7 So it is a complicated process. And the
8 only thing I'd say is that that underlines why
9 what the Authority has been tasked to do is
10 important. Because one of the things that we're
11 critically going to attempt to do is resolve the
12 uncertainty and confusion about the future of both
13 the real estate and the facilities themselves.

14 COMMISSIONER GOLDSACK: So I'm not the
15 only one confused then.

16 MR. O'CONNOR: And it's not --
17 Commissioner, it's not just confusion and it's not
18 just -- I'll make this representation. It does
19 not appear at least that all of that is by chance.
20 Some of it may be by design by some of these
21 parties. Nevertheless that's what we're trying to
22 do. We're going to sort it out and we're going to
23 do our due diligence. We've engaged a number of
24 professionals, expert professionals, this just
25 being one more to get to the bottom of the

1 situation.

2 MR. NETCHERT: So, Nick, if I may, the
3 real quick answer to your question is we don't
4 know. We only know what we read in the paper.
5 You only know what you read in the paper. The
6 paper seems to indicate some contradictory facts.

7 We can tell you that who owns the
8 hospital does not own the land, that is the reason
9 for the further confusion. And just to kind of
10 walk back a little bit to Norman's statement. We
11 have not been tasked with the taking of the
12 hospital, we have been tasked with doing the due
13 diligence necessary to make an informed
14 determination as to whether or not we should take
15 the hospital. And at what cost is a reasonable
16 cost to do so.

17 I think what motivates it all is the
18 concern of the three mayors of the municipalities
19 as to what's going on. This is not new. It's new
20 to us because we've been asked to get in it. But
21 apparently these kind of jockeyings have been
22 going on for well over a year or so.

23 Further adding to what Norman said,
24 there is in fact, again, as we are led to believe
25 by the news articles, there is in fact an

1 agreement signed in place between CarePoint and
2 the other entity HRC, maybe it is or something,
3 for the Bayonne Hospital portion. HRC is the
4 second guys who come in, that's not Yoshi -- they
5 have through their attorneys, through a news
6 article, through a press release, indicated that
7 they have a deal with the owners of both -- I'm
8 sorry, with the owners -- on two of the hospitals
9 of which they are also owners partially of the
10 hospitals, unlike Bayonne, which the land owner
11 doesn't, I don't think, own any of the hospital.
12 He just has control over the land by virtue of
13 being the land owner.

14 So, you know, again the quick answer to
15 your question was we don't know. So it's really
16 why we're in this, to try to find out, either
17 through the Department of Health, by virtue of the
18 title services we have to do, by virtue of the
19 other due diligence that will in fact have to be
20 done after.

21 If we proceed forward, we're going to
22 have to get into the records of these entities and
23 whether or not they are accurate records, whether
24 they are accurate reflections of profit; losses,
25 expenditures, et cetera. And as Mike says, we

1 think we've hired the best in the business to do
2 this. And it may take a while, it may take some
3 money, but we're going to find it out sooner or
4 later.

5 COMMISSIONER GOLDSACK: Okay.
6 Appreciate the time and the explanation because it
7 really is confusing. I'm just concerned as far as
8 what impact it would have on us as far as Hudson
9 County Improvement Authority, that is my concern,
10 I mean it's really very -- and how many people are
11 bidding on what.

12 MR. NETCHERT: Right. And our
13 involvement stems from the mayors asking for the
14 county's help through the county executive and the
15 realization that the Hudson County Improvement
16 Authority, both based on the current statutory
17 provisions of the Authority law, plus the new
18 COVID pandemic relationships and permissions that
19 now exist, that we are best prepared to try to
20 move forward and find out those answers.

21 COMMISSIONER GOLDSACK: Thank you,
22 gentlemen.

23 CHAIRMAN PESTANA: Anybody else have any
24 questions? Do we have any motions?

25 MR. GUERRA: I think we voted.

1 CHAIRMAN PESTANA: That's right.

2 MR. GUERRA: Item Number 9, Resolution
3 Number 7-2020-9 of the Hudson County Improvement
4 Authority authorizing adopting an amendment to the
5 Hudson County District Solid Waste Management Plan
6 by administrative action to modify the inclusion
7 of the IWS Transfer Systems of New Jersey, Inc.,
8 that's their transfer station and materials
9 recovery facility and class A recycling center
10 located at 375 Routes 1&9 in the City of Jersey
11 City and the County of Hudson.

12 IWS is the owner operator of the
13 transfer station. The facility had been permitted
14 by the New Jersey DEP and has been in our county
15 solid waste management plan for a number of years.
16 Back in January 2020, I received a letter from the
17 DEP that the Sunday operating hours which had been
18 approved by the New Jersey DEP and included in the
19 operator's permit in 2015 were inconsistent with
20 the operating hours noted in the county solid
21 waste management plan. This is a little bit of
22 housekeeping. The state has requested that we
23 amend the plan through an administrative action
24 letter noting the Sunday operating hours from 8
25 p.m. to 12 a.m., and that's how the facility's

1 always been operated.

2 The resolution before you authorizes, by
3 this administrative action, an amendment to the
4 county plan to include the Sunday operating hours,
5 again from 8 p.m. to 12 a.m., as reflected in
6 their solid waste permit. Any questions?

7 CHAIRMAN PESTANA: Do we have any
8 motions?

9 COMMISSIONER GOLDSACK: I'll make a
10 motion.

11 COMMISSIONER PENEDA: I'll second it.

12 CHAIRMAN PESTANA: We have a motion by
13 Commissioner Goldsack. A second by Commissioner
14 Peneda.

15 MR. CAPOZZOLI: Thank you. Commissioner
16 Bado.

17 COMMISSIONER BADO: Yes.

18 MR. CAPOZZOLI: Commissioner Dellabella
19 not present. Commissioner Doran.

20 MR. NETCHERT: We may have lost him.

21 MR. CAPOZZOLI: We can't hear him.

22 COMMISSIONER PENEDA: I think he said
23 yes, he's nodding.

24 MR. O'CONNOR: Let the record reflect
25 that he's nodding yes.

1 MR. CAPOZZOLI: Commissioner Dublin is
2 not present. Commissioner Goldsack.

3 COMMISSIONER GOLDSACK: Yes.

4 MR. CAPOZZOLI: Commissioner Lorenzo.

5 COMMISSIONER LORENZO: Yes.

6 MR. CAPOZZOLI: Commissioner Martinetti
7 is not present. Commissioner Peneda.

8 COMMISSIONER PENEDA: Yes.

9 MR. CAPOZZOLI: Chairman Pestana.

10 CHAIRMAN PESTANA: Yes.

11 MR. CAPOZZOLI: Okay. The resolution
12 passes in the affirmative, six board members yes
13 and three are not present.

14 MR. GUERRA: Item Number 10, Resolution
15 Number 7-2020-10 of the Hudson County Improvement
16 Authority authorizing a sub-grantee agreement with
17 the County of Hudson under the Ryan White Cares
18 COVID-19 program for certain grant funds to be
19 utilized by the Hudson County TGA-HIV/Aids
20 Services Planning Council.

21 Chad Boyce, who was the director of the
22 program, had requested through the Board of Chosen
23 Freeholders use of a portion of the grant funds to
24 purchase a number of computer tablets for his
25 program. The Board of Freeholders had adopted a

1 resolution authorizing the funding in the total
2 amount of \$2,551.

3 The resolution before you authorizes an
4 agreement with the County of Hudson for the
5 Authority to receive the \$2,551 through the Ryan
6 White Coronavirus aid relief and economic security
7 act, known as the Cares grant, to be utilized by
8 the HIV Aids Planning Council for this purpose.
9 The period for this to be utilized ends in
10 March 31, 2021.

11 CHAIRMAN PESTANA: Does anybody have any
12 questions on this? Any motions?

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

15 COMMISSIONER PENEDA: I'll second it.

16 CHAIRMAN PESTANA: Motion by
17 Commissioner Goldsack, second by Commissioner
18 Peneda.

19 MR. CAPOZZOLI: Commissioner Bado.

20 COMMISSIONER BADO: Yes.

21 MR. CAPOZZOLI: Commissioner Dellabella
22 is not present. Commissioner Doran.

23 COMMISSIONER DORAN: I think he's saying
24 yes.

25 MR. O'CONNOR: Let the record reflect

1 again that we have an acknowledgement of yes from
2 Commissioner Doran.

3 MR. CAPOZZOLI: Commissioner Dublin is
4 not present. Commissioner Goldsack.

5 COMMISSIONER GOLDSACK: Yes.

6 MR. CAPOZZOLI: Commissioner Lorenzo.

7 COMMISSIONER LORENZO: Yes.

8 MR. CAPOZZOLI: Commission Martinetti is
9 not present. Commissioner Peneda.

10 COMMISSIONER PENEDA: Yes.

11 MR. CAPOZZOLI: Chairman Pestana.

12 CHAIRMAN PESTANA: Yes.

13 MR. CAPOZZOLI: This resolution passes
14 in the affirmative, six board members voting yes
15 and three not present.

16 MR. GUERRA: Commissioners, I assume
17 everyone received the two additional items that we
18 added to the agenda, that was sent out late last
19 night or earlier this morning.

20 Resolution Number 7-2020-11 of the
21 Hudson County Improvement Authority authorizing
22 renewal of an agreement to provide governmental
23 affairs consulting services and interlocal
24 agreements for shared services with the County of
25 Hudson, Hudson County Community College and Hudson

1 County Vocational-Technical School with Winning
2 Strategies Washington, LLC.

3 The resolution authorizes the renewal of
4 the shared services and the local agreement with
5 the four entities that I mentioned, one of which
6 is the Improvement Authority. The term of the
7 contract is July 1st, 2020, through June 30th,
8 2021. They have been providing this service for a
9 number of years now and working closely with the
10 entities I have noted. I recommend the expiring
11 contract be renewed in the same amount of \$96,000.

12 CHAIRMAN PESTANA: Are there any
13 questions or motions?

14 COMMISSIONER DORAN: Motion.

15 COMMISSIONER GOLDSACK: Second.

16 CHAIRMAN PESTANA: Motion by
17 Commissioner Doran, second by Commissioner
18 Goldsack.

19 MR. CAPOZZOLI: Thank you. Commissioner
20 Bado.

21 COMMISSIONER BADO: Yes.

22 MR. CAPOZZOLI: Commissioner Dellabella
23 is not present. Commissioner Doran.

24 COMMISSIONER DORAN: Yes.

25 MR. CAPOZZOLI: Commissioner Dublin is

1 not present. Commissioner Goldsack.

2 COMMISSIONER GOLDSACK: Yes.

3 MR. CAPOZZOLI: Commissioner Lorenzo.

4 COMMISSIONER LORENZO: Yes.

5 MR. CAPOZZOLI: Commission Martinetti is
6 not present. Commissioner Peneda.

7 COMMISSIONER PENEDA: Yes.

8 MR. CAPOZZOLI: Chairman Pestana.

9 CHAIRMAN PESTANA: Yes.

10 MR. CAPOZZOLI: This resolution passes
11 in the affirmative, six board members voting yes,
12 three not present.

13 MR. GUERRA: Item Number 12, Resolution
14 Number 7-2020-12 of the Hudson County Improvement
15 Authority authorizing a contract on an emergent
16 basis with Definitive Pro Sound, Inc., to install
17 an audio visual system in the Authority's board
18 room to facilitate virtual meeting requirements.

19 As you know and we're all experiencing
20 it now, our approaching conducting business as it
21 relates to not only board meetings, but our
22 meetings with our professionals and others have
23 changed. It appears that as the way we've been
24 going, we're going to be doing this for a long
25 time. Although we have arranged for the Zoom

1 capabilities, which we're experiencing this
2 evening, our intent is to improve our
3 capabilities, which we will share with others.

4 We're proposing to install in the
5 conference room an audio visual system to
6 facilitate the virtual meetings. We met with a
7 company who is an experienced provider for such
8 services. And Mike and I had exchanged ideas with
9 them. As a result, they developed the scope of
10 service to design and install an audio visual
11 system for our board room at a cost not to exceed
12 \$35,000.

13 In the past, there's various other
14 entities who have always used our board room, and
15 they include the Hudson County Planning Board, the
16 Hudson County EDC, Hudson County Recycling and
17 Solid Waste Coordinators meetings, our HIV-Aids
18 Planning Council, some of their meetings, the
19 Journal Square Special Improvement District uses
20 our board room for their meetings and others, not
21 to mention meetings with our professionals on the
22 various projects. So we felt this would be good
23 to do and it will be shared by others.

24 The resolution before you authorizes a
25 contract with Definitive Pro Sound in an amount

1 not to exceed \$35,000 to install this audio visual
2 system. Mike, if I'm missing anything, jump in.

3 MR. O'CONNOR: No. The only thing I
4 would add is that the critical element of it,
5 which is the most sophisticated and expensive
6 portion of it is to have mic -- a specialty
7 microphone system installed in the room so that we
8 don't experience feedback when there's more than
9 one or two people in the room. That's critical.
10 We don't have that. There's some other systems
11 that make it work with both Webex, Cysco Webex,
12 Microsoft Teams, Zoom, and any other platform, all
13 that would be integrated in the video.

14 MR. GUERRA: And right now there's four
15 of us on this floor on this call, but we're all in
16 different rooms. And this room is big enough
17 where we could social distance --

18 MR. O'CONNOR: Yeah, it's big enough.
19 That's critical. I mean even with social
20 distancing, we all know the room is big enough
21 that four of us could spread out and conduct the
22 meeting. We can't do that now with -- we'd have
23 endless feedback.

24 CHAIRMAN PESTANA: Thanks, Mike.

25 COMMISSIONER PENEDA: I'll make the

1 motion.

2 COMMISSIONER GOLDSACK: Second.

3 CHAIRMAN PESTANA: We have a motion by
4 Commissioner Peneda, a second by Commissioner
5 Goldsack.

6 MR. CAPOZZOLI: Thank you. Commissioner
7 Bado.

8 COMMISSIONER BADO: Yes.

9 MR. CAPOZZOLI: Commissioner Dellabella
10 is not present. Commissioner Doran.

11 COMMISSIONER DORAN: Yes.

12 MR. CAPOZZOLI: Commission Dublin is not
13 present. Commissioner Goldsack.

14 COMMISSIONER GOLDSACK: Yes.

15 MR. CAPOZZOLI: Commissioner Lorenzo.

16 COMMISSIONER LORENZO: Yes.

17 MR. CAPOZZOLI: Commissioner Martinetti
18 is not present. Commissioner Peneda.

19 COMMISSIONER PENEDA: Yes.

20 MR. CAPOZZOLI: Chairman Pestana.

21 CHAIRMAN PESTANA: Yes.

22 MR. CAPOZZOLI: Thank you. The
23 resolution passes in the affirmative, six board
24 members voting yes and three not present.

25 MR. GUERRA: Chairman, that's all I have

1 for this evening.

2 CHAIRMAN PESTANA: So if there's nothing
3 else, do we have a motion to adjourn?

4 COMMISSIONER GOLDSACK: Motion.

5 COMMISSIONER PENEDA: I'll second it.

6 CHAIRMAN PESTANA: Motion by
7 Commissioner Goldsack, second by Commissioner
8 Peneda. All in favor? Aye.

9 (All Commissioners indicate their vote.)

10 MR. GUERRA: Thank you.

11 CHAIRMAN PESTANA: Be safe.

12

13 (Whereupon the meeting was adjourned at
14 6:19 p.m.)

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C E R T I F I C A T E

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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

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700