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HUDSON COUNTY IMPROVEMENT AUTHORITY

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

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WEDNESDAY, MARCH 11, 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 (ABSENT)
- BRIAN DELLABELLA, COMMISSIONER (ABSENT)
- JEFFREY DUBLIN, COMMISSIONER
- MARTIN T. MARTINETTI, COMMISSIONER  
(VIA TELEPHONE)
- JOHN PENEDA, COMMISSIONER

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

- NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
- MICHAEL O'CONNOR, ESQUIRE, COUNSEL
- ELIZABETH RAMOS, ASSISTANT SECRETARY TO  
THE BOARD

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

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ALSO PRESENT:

JAY DiDOMENICO

1 (The meeting commences at 5:40 p.m.)

2 CHAIRMAN PESTANA: We'll call the  
3 meeting to order. Everyone please rise to salute  
4 the flag.

5 (The Pledge of Allegiance is recited.)

6 CHAIRMAN PESTANA: Call the roll,  
7 please.

8 MS. RAMOS: Commission Bado, not  
9 present. Commission Dellabella, not present.  
10 Commissioner Doran.

11 COMMISSIONER DORAN: Here.

12 MS. RAMOS: Commissioner Dublin.

13 COMMISSIONER DUBLIN: Here.

14 MS. RAMOS: Commissioner Goldsack.

15 COMMISSIONER GOLDSACK: Here.

16 MS. RAMOS: Commissioner Lorenzo.

17 COMMISSIONER LORENZO: Here.

18 MS. RAMOS: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Here.

20 MS. RAMOS: Commissioner Peneda.

21 COMMISSIONER PENEDA: Here.

22 MS. RAMOS: Chairman Pestana.

23 CHAIRMAN PESTANA: Here.

24 MS. RAMOS: Mr. Chairman, we have a  
25 quorum with six board members present, two not

1 present.

2 CHAIRMAN PESTANA: Counselor.

3 MR. O'CONNOR: The requirements of the  
4 New Jersey Open Public Meetings Act for this  
5 meeting have been satisfied by the inclusion of  
6 its time, place, and date in the notice of the  
7 2020-2021 regular board meeting schedule forwarded  
8 to the Jersey Journal and the Star Ledger for  
9 publication on February 13, 2020. The notice was  
10 also forwarded for posting on the public  
11 information bulletin board of the Clerk of the  
12 Board of Chosen Freeholders and the Clerk of the  
13 County of Hudson on February 13, 2020. The  
14 meeting schedule is also posted on the Authority's  
15 website and the Authority's public information  
16 bulletin board. I'd ask this notice be placed in  
17 the minutes of the meeting.

18 CHAIRMAN PESTANA: Thank you. So at  
19 this time, I call for approval of the minutes of  
20 the reorganization meeting as well as the regular  
21 meeting from February 12.

22 COMMISSIONER GOLDSACK: Motion.

23 COMMISSIONER DORAN: Second.

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

1 Doran.

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 COMMISSIONER MARTINETTI: Abstain.

12 MS. RAMOS: Commissioner Peneda.

13 COMMISSIONER PENEDA: Abstain.

14 MS. RAMOS: Chairman Pestana.

15 CHAIRMAN PESTANA: Yes.

16 MS. RAMOS: The minutes of the re-org  
17 and regular board meeting on February 12, 2020,  
18 are approved with five board members voting yes,  
19 two abstentions, two not present.

20 CHAIRMAN PESTANA: We have comments from  
21 the public? Open up for comments from the public.  
22 Seeing none, the public portion is now closed.

23 MR. GUERRA: Item Number 4, Resolution  
24 Number 3-2020-4 of the Hudson County Improvement  
25 Authority authorizing payment of certain costs and

1 expenses of the Authority for the month of March  
2 2020.

3 COMMISSIONER DUBLIN: Motion.

4 CHAIRMAN PESTANA: Motion by  
5 Commissioner Dublin.

6 COMMISSIONER GOLDSACK: Second.

7 CHAIRMAN PESTANA: Second by  
8 Commissioner Goldsack.

9 MS. RAMOS: Commissioner Doran.

10 COMMISSIONER DORAN: Yes.

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 COMMISSIONER MARTINETTI: Yes.

19 MS. RAMOS: Commissioner Peneda.

20 COMMISSIONER PENEDA: Yes.

21 MS. RAMOS: Chairman Pestana.

22 CHAIRMAN PESTANA: Yes.

23 MS. RAMOS: Resolution Number 3-2020-4  
24 passes in the affirmative, seven board members  
25 voting yes, two not present.

1           MR. GUERRA: Item Number 5, Resolution  
2           Number 3-2020-5 of the Hudson County Improvement  
3           Authority making application to the Local Finance  
4           Board pursuant to N.J.S.A. 40A:5A-6. This  
5           involves our pooled note program, the towns  
6           seeking public project financing are the City of  
7           Bayonne in the amount of \$3,475,000; Union City in  
8           the amount of \$6,232,000; Township of Weehawken,  
9           \$3,605,000; and the Weehawken, I believe it's the  
10          SID, I know Kurt's not here, we'll check that or  
11          it's the PA, that's \$3 million, but I'll confirm.  
12          I think it really is the Weehawken SID. And the  
13          resolution before you provides authorization for  
14          us to submit the application to the local finance  
15          board.

16           CHAIRMAN PESTANA: Are there any  
17          questions on it? Any motions?

18           COMMISSIONER GOLDSACK: Motion.

19           COMMISSIONER DORAN: Second.

20           CHAIRMAN PESTANA: Motion by  
21          Commissioner Goldsack, second by Commissioner  
22          Doran.

23           MS. RAMOS: Commissioner Doran.

24           COMMISSIONER DORAN: Yes.

25           MS. RAMOS: Commissioner Dublin.

1 COMMISSIONER DUBLIN: Yes.

2 MS. RAMOS: Commissioner Goldsack.

3 COMMISSIONER GOLDSACK: Yes.

4 MS. RAMOS: Commissioner Lorenzo.

5 COMMISSIONER LORENZO: Yes.

6 MS. RAMOS: Commissioner Martinetti.

7 COMMISSIONER MARTINETTI: Yes.

8 MS. RAMOS: Commissioner Peneda.

9 COMMISSIONER PENEDA: Yes.

10 MS. RAMOS: Chairman Pestana.

11 CHAIRMAN PESTANA: Yes.

12 MS. RAMOS: Resolution Number 3-2020-5  
13 passes in the affirmative, seven board members  
14 voting yes, two not present.

15 MR. GUERRA: Item Number 6, Resolution  
16 Number 3-2020-6 of the Hudson County Improvement  
17 Authority making application to the Local Finance  
18 Board pursuant to N.J.S.A. 40A:12A-67(g) and  
19 40A:37A-80. The County of Hudson and the  
20 Authority have been working together with respect  
21 to financing and constructing the Spine Road at  
22 the Koppers site to service New Jersey Transit  
23 microgrid and the potential uses, pretty much  
24 meaning the infrastructure. The Authority intends  
25 on issuing \$50 million in redevelopment area bonds



1 in connection with the project. The county is  
2 preparing a county guarantee ordinance, they're  
3 working through that. The funds again would be  
4 used to fund the infrastructure, it's a very low  
5 interest rate, into the site along the entire  
6 length of the Spine Road which runs inside. This  
7 is the beginning of the process. Mike, I don't  
8 know if there's anything else that should be added  
9 at this point, but --

10 MR. O'CONNOR: Only that this is through  
11 the New Jersey infrastructure bank and that the  
12 County Board of Freeholders at their caucus  
13 Tuesday introduced an ordinance that will provide  
14 the guarantee for this. They'll vote on it  
15 tomorrow for introduction and then that actual  
16 ordinance will be -- that hearing will be sometime  
17 late in April after the financing for this is  
18 resolved, the mechanism to pay this back because  
19 it's going to be paid by the property owner  
20 themselves through a payment in lieu of taxes that  
21 guarantees the payments. And that's done in  
22 concert with the Town of Kearny and the Town of  
23 Kearny is on board.

24 MR. GUERRA: And we're working closely  
25 with the Town of Kearny, the MUA in terms of them

1 bring the lines into the site to build the pump  
2 station and we're doing that. That's one of the  
3 requirements that Transit has, so we're doing that  
4 on behalf of Transit with the Kearny MUA.

5 MR. O'CONNOR: Right.

6 CHAIRMAN PESTANA: Any questions? Any  
7 motions?

8 COMMISSIONER GOLDSACK: Motion.

9 CHAIRMAN PESTANA: Motion by  
10 Commissioner Goldsack.

11 COMMISSIONER PENEDA: I'll second that.

12 CHAIRMAN PESTANA: Second by  
13 Commissioner Peneda.

14 MS. RAMOS: Commissioner Doran.

15 COMMISSIONER DORAN: Yes.

16 MS. RAMOS: Commissioner Dublin.

17 COMMISSIONER DUBLIN: Yes.

18 MS. RAMOS: Commissioner Goldsack.

19 COMMISSIONER GOLDSACK: Yes.

20 MS. RAMOS: Commissioner Lorenzo.

21 COMMISSIONER LORENZO: Yes.

22 MS. RAMOS: Commissioner Martinetti.

23 COMMISSIONER MARTINETTI: Yes.

24 MS. RAMOS: Commissioner Peneda.

25 COMMISSIONER PENEDA: Yes.

1 MS. RAMOS: Chairman Pestana.

2 CHAIRMAN PESTANA: Yes.

3 MS. RAMOS: Resolution Number 3-2020-6  
4 passes in the affirmative, seven board members  
5 voting yes, two not present.

6 MR. GUERRA: Item Number 7, Resolution  
7 Number 3-2020-7 of the Hudson County Improvement  
8 Authority amending a contract for concept  
9 development and feasibility assessment of the  
10 Interstate Route 280 interchange Harrison, New  
11 Jersey. As you know, this whole 280 interchange  
12 improvements has been going on for some time.  
13 There was initially \$15 million set aside for  
14 environmental assessment, design work, different  
15 phases that we had -- we, along with the state,  
16 had to go through. So over a couple of  
17 administrations now, this whole process started  
18 and then it stalled because there was no -- some  
19 plans were submitted, some plans were approved,  
20 and then it stalled.

21 This administration came in, I know Mike  
22 had numerous meetings with them, I'll let Mike  
23 pick up from here. And it seems like trying to  
24 get on the burner again to an extent. However,  
25 until the federal dollars are there, I don't think

1 there's much more --

2 MR. O'CONNOR: Yes. First, the previous  
3 state administration and then when the new federal  
4 administration came in, they both independently  
5 had restricted these funds. The current  
6 administration, the Murphy administration, the DOT  
7 there, worked with us and the Town of Harrison to  
8 release the funds and to review this and get it  
9 back on some kind of track. So that's what this  
10 contract is. It's just because this was done so  
11 long ago, they are -- the data in it, some of it  
12 is stale, it's 260,000 under a previous contract  
13 that we already have with Jacobs, who's been doing  
14 this. They're going to make it a current DOT,  
15 they're going to work with DOT for the rest of the  
16 year and that's going to be delivered, the concept  
17 design report development report will be delivered  
18 by the end of the year. And then we'll see if the  
19 environmental and the concept, the design elements  
20 that were intended ten years ago, if hopefully, we  
21 could proceed if the federal government will allow  
22 that to occur with funding.

23 COMMISSIONER GOLDSACK: Is this Kearny's  
24 match on the various grants that we're --

25 MR. O'CONNOR: It's actually the Town of

1 Harrison and it's 280 interchange. This was so  
2 long ago that it was before they abolished  
3 earmarks with the Congress. So it's over a decade  
4 ago.

5 COMMISSIONER GOLDSACK: But is this  
6 Harrison's match?

7 MR. O'CONNOR: No, this is federal  
8 funds. And in order to try to move this forward,  
9 years ago, we were the local government --

10 MR. GUERRA: Local lead agencies,  
11 Senator Menendez, even before we came here, had  
12 managed to have an earmark go through for \$15  
13 million towards the project to start with, for the  
14 initial studies and all that. A lot of those  
15 things were done, then it got to a point where  
16 there had to be some match with the state and then  
17 some match, I think, with the federal government.  
18 And then it sat. And then new governor came in  
19 and it moved and it sat.

20 So now it's starting to moving again.  
21 However, it's only going to move to a point where  
22 all the design is approved, all that's approved.  
23 But until those federal dollars are there, nothing  
24 is going to happen.

25 MR. O'CONNOR: What they won't do is

1 it's a concept design, the other elements of this,  
2 the federal highway administration had placed  
3 restrictions on, you can't spend like the rest of  
4 the money until there's a full environmental  
5 review and a more detailed design review unless  
6 you have a commitment for the entire project. And  
7 the entire project's over a couple hundred million  
8 dollars. So we got this freed up with the help of  
9 the mayor actually and the governor's office, they  
10 freed this up.

11 We're going to clean it up, DOT is going  
12 to review it and approve it. Through the course  
13 of the year, we're working with them and if the  
14 money becomes available, if there's a change in  
15 Washington, then maybe this can proceed.

16 COMMISSIONER GOLDSACK: Thank you.

17 CHAIRMAN PESTANA: Any other questions?  
18 Any motions?

19 COMMISSIONER GOLDSACK: Motion.

20 COMMISSIONER DORAN: Second.

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

24 MS. RAMOS: Commissioner Doran.

25 COMMISSIONER DORAN: Yes.

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: Commissioner Martinetti.

8 COMMISSIONER MARTINETTI: Yes.

9 MS. RAMOS: Commissioner Peneda.

10 COMMISSIONER PENEDA: Yes.

11 MS. RAMOS: Chairman Pestana.

12 CHAIRMAN PESTANA: Yes.

13 MS. RAMOS: Resolution 3-2020-7 passes  
14 in the affirmative, seven board members voting  
15 yes, two not present.

16 MR. GUERRA: Item Number 8, Resolution  
17 Number 3-2020-8 of the Hudson County Improvement  
18 Authority adopting a revised organizational chart.  
19 The last time we sort of revised our  
20 organizational chart I think dated back to 2010,  
21 we thought it was time to do this again, as we  
22 continue to grow with the various projects that we  
23 do. So we made this a little easier, a little  
24 cleaner. Some go straight up to Kurt in terms of  
25 the programs that involve a lot of the financing

1 and some of the other departments come straight up  
2 to me. This, we use for a lot of the submissions  
3 requirements of the state when Kurt submits the  
4 budget and other items, they're always looking for  
5 an organizational chart. So this is the most  
6 current and I think this works for us. And I know  
7 I discussed it with the personnel committee and  
8 we're good.

9 CHAIRMAN PESTANA: Anybody have any  
10 questions on it? All right. Any motions to  
11 approve?

12 COMMISSIONER DORAN: Motion.

13 COMMISSIONER GOLDSACK: Second.

14 CHAIRMAN PESTANA: Motion by  
15 Commissioner Doran, second by Commissioner  
16 Goldsack.

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.



1 COMMISSIONER MARTINETTI: Yes.

2 MS. RAMOS: Commissioner Peneda.

3 COMMISSIONER PENEDA: Yes.

4 MS. RAMOS: Chairman Pestana.

5 CHAIRMAN PESTANA: Yes.

6 MS. RAMOS: Resolution 3-2020-8 passes  
7 in the affirmative, seven board members voting  
8 yes, two not present.

9 MR. GUERRA: And just so everyone knows,  
10 today we had a meeting over at the county  
11 executive's office, it was a briefing and  
12 discussion with people from Hudson Regional Health  
13 Commission talking about the coronavirus. And  
14 then we talked about various events. And it's the  
15 decision of the county executive and I'm sure  
16 we'll all agree here, I know I agree, that we're  
17 going to postpone the Earth Day event that we  
18 normally do at Liberty State Park that attracts  
19 anywhere, on a nice day, 3,000 to 5,000 people  
20 passing through the whole day, about 500 runners.  
21 And we just think it's in the county's best  
22 interest, as well as the residents, to postpone  
23 that. If anything, we'll do it in the fall.  
24 We're also postponing Jay's event that he has every  
25 year at the community college, it's a luncheon.

1 It's the New Jersey smart --

2 MR. DiDOMENICO: Smart growth program.

3 MR. GUERRA: That gets over 100 and he's  
4 been getting a lot of cancellations on that. So,  
5 talking to the community college, we suspended  
6 that also. But our shredding and events like  
7 that, it's not everybody gathering at one time,  
8 people come in, open their trunk, drop stuff off.  
9 We'll continue doing that. That's all I have.

10 COMMISSIONER DUBLIN: Can you send an  
11 email out normally like our departments?

12 MR. GUERRA: We're going to -- actually  
13 I spoke to the young lady from Vision Media. And  
14 tomorrow, I'm talking to Hoboken Strategies,  
15 through social media, our website. And I'm sure  
16 we have a list of everyone that usually  
17 participate, like they take a table, like your  
18 agency. We'll be sending it out to everybody.

19 We just made this decision probably  
20 about two hours ago.

21 COMMISSIONER DUBLIN: Okay.

22 COMMISSIONER DORAN: When is this?

23 MR. GUERRA: April 25th, which is around  
24 the corner, I didn't want to start spending money.  
25 And during the meeting, Mary Ellen send me a link

1 of the design of the runners shirts and I said  
2 hold the presses because I knew it wasn't going to  
3 happen.

4 COMMISSIONER DUBLIN: Mary Ellen, she's  
5 not here today?

6 MR. GUERRA: She's on vacation.

7 COMMISSIONER DUBLIN: All right. The  
8 DPW, Jersey City DPW, the TV and electronics, they  
9 can come pick up the container, we did our own --

10 MR. GUERRA: Okay.

11 COMMISSIONER DUBLIN: -- container, so  
12 if you can let her know.

13 MR. GUERRA: We'll have that picked up.  
14 Okay.

15 CHAIRMAN PESTANA: Any other business?

16 MR. O'CONNOR: That's all I have.

17 CHAIRMAN PESTANA: Can we have a motion  
18 to adjourn?

19 COMMISSIONER DORAN: Motion.

20 COMMISSIONER PENEDA: Second.

21 CHAIRMAN PESTANA: Motion by  
22 Commissioner Doran, second by Commissioner Peneda.  
23 All in favor? Meeting adjourned. Thank you,  
24 everyone.

25 (Whereupon the matter was adjourned.)

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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.

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SUSAN BISCHOFF, CCR, RPR  
LICENSE NO. 30XI00233700