

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HUDSON COUNTY IMPROVEMENT AUTHORITY

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

TUESDAY, NOVEMBER 17, 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  
JEFFREY DUBLIN, COMMISSIONER (ABSENT)  
MARTIN T. MARTINETTI, COMMISSIONER  
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  
  
ELIZABETH RAMOS, ASSISTANT SECRETARY TO  
THE BOARD

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

1

2

## ALSO PRESENT:

3

MICHAEL O'CONNOR, ESQUIRE, HCIA

4

JAY CAPOZZOLI, HCIA

5

HONORABLE PETER BARISO

6

LESLIE LONDON, ESQUIRE

7

DAVID DRUMELER

8

TED DOMURACKI

9

PAUL SKABICH

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 (The meeting commences at 5:02 p.m.)

2 CHAIRMAN PESTANA: Good evening,  
3 everyone. Welcome to the special meeting of the  
4 Hudson County Improvement Authority. At this  
5 time, could everyone please rise to salute the  
6 flag.

7 (The Pledge of Allegiance is recited.)

8 CHAIRMAN PESTANA: Thank you. Roll  
9 call, please.

10 MS. RAMOS: Commissioner Bado.

11 COMMISSIONER BADO: Present.

12 MS. RAMOS: Commissioner Dellabella.

13 COMMISSIONER DELLABELLA: Present.

14 MS. RAMOS: Commissioner Doran.

15 COMMISSIONER DORAN: Present.

16 MS. RAMOS: Commissioner Dublin not  
17 present. Commissioner Goldsack.

18 COMMISSIONER GOLDSACK: Present.

19 MS. RAMOS: Commissioner Lorenzo.

20 COMMISSIONER LORENZO: Present.

21 MS. RAMOS: Commissioner Martinetti.

22 Commissioner Martinetti.

23 MR. GUERRA: Commissioner Martinetti,  
24 you're present, correct?

25 MR. O'CONNOR: Let the record reflect

1 Commissioner Martinetti is attending by Zoom, but  
2 we don't have audio contact with him at the  
3 moment.

4 MS. RAMOS: Commissioner Peneda.

5 COMMISSIONER PENEDA: Present.

6 MS. RAMOS: Chairman Pestana.

7 CHAIRMAN PESTANA: Present.

8 MS. RAMOS: We have a quorum with seven  
9 members present, two not present.

10 CHAIRMAN PESTANA: Counselor, are we in  
11 compliance with the sunshine law?

12 MR. O'CONNOR: Mr. Chairman, we are.  
13 This is a special meeting of the Hudson County  
14 Improvement Authority and it was -- notice was  
15 provided and published in accordance on our  
16 website and through the newspapers in accordance  
17 with the Open Public Meetings Act and the  
18 Governor's executive orders pertaining to public  
19 meetings via virtual meeting technology during  
20 COVID, as well as the guidance boards and the  
21 local government services most recent guidelines  
22 related to public meetings. So we are in  
23 compliance.

24 CHAIRMAN PESTANA: Okay.

25 COMMISSIONER MARTINETTI: Can you hear

1 me?

2 MR. GUERRA: Yeah, Marty, we can hear  
3 you now.

4 COMMISSIONER MARTINETTI: Present.

5 MR. GUERRA: And also, Jeff Dublin just  
6 text me he's not able to participate on the call,  
7 he's actually in the emergency room. I'll check  
8 with him after the meeting.

9 MR. O'CONNOR: Let the record reflect  
10 that Commissioner Martinetti acknowledges that  
11 he's here.

12 CHAIRMAN PESTANA: Comments from the  
13 public, they were to have been sent by email,  
14 right, Mike?

15 MR. O'CONNOR: Yes, we made provision  
16 for the virtual meetings for public comment to be  
17 provided prior to the meetings via email. And  
18 it's to my email address and I have not received  
19 any emails related to public comments for the  
20 purposes of this meeting. We also, through the  
21 Zoom app, provide an opportunity at this time for  
22 attendees, members of the public who are attending  
23 through the Zoom app, to use the icon and raise  
24 their hand if they wish to comment on the agenda.

25 And I'm asking any of the attendees wish

1 to make a public comment that they use the icon  
2 right now. And I am looking through the list of  
3 attendees and we do not see an icon, so we have no  
4 public comment at the moment.

5 CHAIRMAN PESTANA: Thank you, Mike.  
6 Norman?

7 MR. GUERRA: Okay. Thank you, Chairman.  
8 Item Number 3 on your agenda, Resolution Number  
9 11-2020-3 Special Board Meeting of the Hudson  
10 County Improvement Authority authorizing an award  
11 and execution of a design/build services agreement  
12 with Terminal Construction Corporation for the  
13 construction of the Honorable Frank J. Guarini  
14 Justice Complex.

15 If you recall on October 29th, the  
16 Authority received sealed price proposals from  
17 both Gilbane Construction Company and Terminal  
18 Construction Corp. Although they were deemed by  
19 the committee not to be acceptable, the price  
20 proposal submitted by Terminal Construction Corp.  
21 was significantly less than submitted by Gilbane  
22 Construction.

23 At that time, the selection committee  
24 had recommended that the project's technical team  
25 commence further negotiations with Terminal

1 Construction to negotiate satisfactory agreement.

2 As a result, the professional team met  
3 with Terminal Construction. If you recall,  
4 Terminal's proposal was in the amount of  
5 \$314,000,000, inclusive of all the valued  
6 engineering, which has been agreed upon with the  
7 committee.

8 After much back and forth with our  
9 technical team was -- our technical team was able  
10 to reduce the price of the project to  
11 \$307,400,000. Although the team was pleased, they  
12 recommended that the value engineered item, which  
13 had reduced the floor heights on floors one, two  
14 and three be added back into the project, although  
15 the engineering option of achieving the floor  
16 height as originally designed would increase the  
17 cost by \$2.1 million, it would provide for the 56  
18 parking spots which would have been lost if the  
19 floors were lowered.

20 With that said, the county selection  
21 committee has recommended an award of the contract  
22 to Terminal Construction in the total amount of  
23 \$309,500,000. This will maintain the basis of  
24 design with respect to the program aesthetics and  
25 finishes as well as meeting the requirements of

1 the proposal.

2 Therefore, the resolution before you  
3 authorizes an award and execution of a  
4 design/build services agreement with Terminal  
5 Construction Corp. of the Honorable Frank J.  
6 Guarini Justice Complex.

7 As you know, participating in tonight's  
8 meeting are both Leslie London and Ted Domuracki  
9 from MAST Construction, I believe, as well as Dave  
10 Drumeler, who is also part of the negotiating  
11 committee, may be on the meeting also tonight. So  
12 if you have any questions, they'll be happy to  
13 answer them before you vote.

14 CHAIRMAN PESTANA: Any questions? Okay.  
15 So I guess do we have a motion then?

16 COMMISSIONER GOLDSACK: Motion.

17 COMMISSIONER DORAN: Second.

18 CHAIRMAN PESTANA: Motion by  
19 Commissioner Goldsack. I believe it was  
20 Commissioner Doran that seconded?

21 COMMISSIONER DORAN: Yes.

22 MS. RAMOS: Commissioner Bado.

23 COMMISSIONER BADO: Yes.

24 MS. RAMOS: Commissioner Dellabella.

25 COMMISSIONER DELLABELLA: Yes.



1 MS. RAMOS: Commissioner Doran.

2 COMMISSIONER DORAN: 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 Number

14 11-2020-3SBM passes in the affirmative, eight

15 Board Members voting yes, one not present.

16 MR. GUERRA: Chairman, at this time, I'd

17 also like to commend the technical team led by

18 Dave Drumeler, Ted Domuracki, and of course Leslie

19 London, who has done a phenomenal job with this

20 project going through the whole process. And on

21 behalf of the Authority, I'd also like to thank

22 the selection committee for their participation in

23 this endeavor.

24 I'd like to thank the committee -- our

25 Board Members, for I know we've had a number of

1 meetings on this matter, a number of special  
2 meetings. But it appears that we're finally there  
3 and, hopefully, we'll the get shovel in the ground  
4 soon.

5 CHAIRMAN PESTANA: Thank you. And good  
6 job, everyone.

7 COMMISSIONER GOLDSACK: Excellent job.

8 THE HONORABLE BARISO: I'd like to thank  
9 everyone on behalf of the judiciary for all of  
10 your extraordinary efforts in supporting this  
11 project. This is a very historic moment here that  
12 I just witnessed. And I hope that, as you said,  
13 the shovel goes in soon. And the county gets what  
14 it deserves.

15 And thank you all for your work efforts,  
16 they've been tireless. There's too many to name,  
17 so I'm just going to thank everyone. And thank  
18 you all for your votes. Stay safe.

19 MR. GUERRA: Thank you, your Honor.

20 CHAIRMAN PESTANA: Thank you, your  
21 Honor.

22 COMMISSIONER GOLDSACK: Thank you,  
23 Judge.

24 CHAIRMAN PESTANA: Any other business,  
25 Norman?

1 MR. GUERRA: I believe that's it,  
2 Chairman, nothing else.

3 CHAIRMAN PESTANA: Do we have a motion  
4 to adjourn?

5 COMMISSIONER DORAN: Motion to adjourn.

6 COMMISSIONER DELLABELLA: I'll second  
7 it.

8  
9 (All Commissioners indicate their vote.)

10

11

12 (Whereupon the meeting was adjourned at  
13 5:14 p.m.)

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

1  
2  
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 *Susan Bischoff*

14 SUSAN BISCHOFF, CCR, RPR  
15 LICENSE NO. 30XI00233700  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25