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HUDSON COUNTY IMPROVEMENT AUTHORITY

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

WEDNESDAY, FEBRUARY 10, 2021
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
- 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

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ALSO PRESENT:

MICHAEL O'CONNOR, ESQUIRE, HCIA

JOSEPH CAPOZZOLI

GILLIAN HANSEN

JAY DiDOMENICO

JAMES POLICASTRO

1 (The meeting commences at 5:47 p.m.)

2 CHAIRMAN PESTANA: So we'll call the
3 regular meeting to order now. We'll take roll
4 call again.

5 MR. O'CONNOR: Yes, please.

6 MS. RAMOS: Okay. Commissioner Bado.

7 COMMISSIONER BADO: Present.

8 MS. RAMOS: Commissioner Dellabella.

9 COMMISSIONER DELLABELLA: Present.

10 MS. RAMOS: Commissioner Doran.

11 COMMISSIONER DORAN: Present.

12 MS. RAMOS: Commissioner Dublin.

13 COMMISSIONER DUBLIN: Present.

14 MS. RAMOS: Commissioner Goldsack.

15 COMMISSIONER GOLDSACK: Present.

16 MS. RAMOS: Commissioner Lorenzo.

17 COMMISSIONER LORENZO: Present.

18 MS. RAMOS: Commissioner Martinetti.

19 COMMISSIONER MARTINETTI: Here.

20 MS. RAMOS: Commissioner Peneda.

21 COMMISSIONER PENEDA: Present.

22 MS. RAMOS: Chairman Pestana.

23 CHAIRMAN PESTANA: Here.

24 MS. RAMOS: Chairman, we have a quorum
25 with nine Board Members present.

1 CHAIRMAN PESTANA: Okay. We previously
2 did the Pledge of Allegiance and I don't know, do
3 we have to talk about the sunshine law again?

4 MR. O'CONNOR: Mr. Chairman, I'll just
5 reflect for the record that this meeting is also
6 in compliance with the sunshine law, the Open
7 Public Meetings Act, and has been advertised and
8 posted also on our website.

9 CHAIRMAN PESTANA: Okay. Thank you.
10 All right. So at this time, I'll call for
11 approval of the minutes of the January 13th
12 meeting.

13 COMMISSIONER GOLDSACK: Motion.

14 COMMISSIONER DELLABELLA: Second.

15 CHAIRMAN PESTANA: Motion by
16 Commissioner Goldsack, second by Commissioner
17 Dellabella.

18 MS. RAMOS: Commissioner Bado.

19 COMMISSIONER BADO: Yes.

20 MS. RAMOS: Commissioner Dellabella.

21 COMMISSIONER DELLABELLA: Yes.

22 MS. RAMOS: Commissioner Doran.

23 COMMISSIONER DORAN: Yes.

24 MS. RAMOS: Commissioner Dublin.

25 COMMISSIONER DUBLIN: What is this for?

1 CHAIRMAN PESTANA: Last month's meeting,
2 Jeff.

3 COMMISSIONER DUBLIN: Abstain.

4 MS. RAMOS: Abstain?

5 MR. GUERRA: 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: Abstain. Commissioner
13 Peneda.

14 COMMISSIONER PENEDA: Yes.

15 MS. RAMOS: Chairman Pestana.

16 CHAIRMAN PESTANA: Abstain.

17 MS. RAMOS: The minutes of January 13,
18 2021 regular board meeting, we have six yes votes
19 and three abstentions.

20 COMMISSIONER DORAN: I was a yes vote
21 there.

22 MS. RAMOS: You were a yes, I apologize.
23 So seven and two.

24 MR. O'CONNOR: So reflect for the
25 record, the vote is six affirmative and three

1 abstentions. Thank you.

2 CHAIRMAN PESTANA: Thank you. Thanks,
3 Jim. So at this time, we'll ask for comments from
4 the public on anything related to the agenda?

5 MR. O'CONNOR: So, Mr. Chairman, as you
6 know, our meeting notice is commencing this Zoom
7 meetings and COVID emergency have provided for the
8 public to provide us with written comment through
9 an email to my email. I have not received any
10 such emails or other correspondence related to the
11 meeting. Also, we facilitate public comments
12 through the Zoom technology wherein anybody
13 attending the meeting, and I see we have six
14 attendees of the public at the meeting, at this
15 point, any of them may use the "raise your hand"
16 icon if they wish to comment. I do not see any
17 raised hands, so we do not have any comment for
18 this meeting, Chairman.

19 CHAIRMAN PESTANA: Okay, good. I'm
20 actually going to dial in as well because my
21 internet seems to be getting a little sketchy now,
22 so just in case I get disconnected.

23 Okay, Norman, you want to --

24 MR. GUERRA: Item Number 4, Chairman,
25 Resolution Number 2-2021-4 of Hudson County

1 Improvement Authority authorizing payment of
2 certain costs and expenses of the Authority for
3 the month of February 2021.

4 COMMISSIONER GOLDSACK: Motion.

5 COMMISSIONER DELLABELLA: Second.

6 CHAIRMAN PESTANA: We have a motion by
7 Commissioner Goldsack, second by Commissioner
8 Dellabella.

9 MS. RAMOS: Commissioner Bado.

10 COMMISSIONER BADO: Yes.

11 MS. RAMOS: Commissioner Dellabella.

12 COMMISSIONER DELLABELLA: Yes.

13 MS. RAMOS: Commissioner Doran.

14 COMMISSIONER DORAN: Yes.

15 MS. RAMOS: Commissioner Dublin.

16 COMMISSIONER DUBLIN: Yes.

17 MS. RAMOS: Commissioner Goldsack.

18 COMMISSIONER GOLDSACK: Yes.

19 MS. RAMOS: Commissioner Lorenzo.

20 COMMISSIONER LORENZO: Yes.

21 MS. RAMOS: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. RAMOS: Commissioner Peneda.

24 COMMISSIONER PENEDA: Yes.

25 MS. RAMOS: Chairman Pestana.

1 CHAIRMAN PESTANA: Yes.

2 MS. RAMOS: Resolution Number 2-2021-4
3 passes in the affirmative, nine Board Members
4 voting yes.

5 MR. GUERRA: Item Number 5, Resolution
6 Number 2-2021-5 of the Hudson County Improvement
7 Authority adopting the 2021 Authority budget.

8 Commissioners, if you recall at the
9 January 13th board meeting, the budget had been
10 presented for approval. The Resolution before you
11 is to now adopt the budget. I'll flip this over
12 to Kurt. Kurt, if you just want to touch upon the
13 total revenues and appropriations, now is the
14 time.

15 MR. CHERRY: Thank you. The budget
16 resolution that you approved last month went to
17 the Department of Community Affairs, Division of
18 Governmental Services, Bureau of Authority
19 Regulation, along with the actual budget itself.
20 There was one change that they made having to do
21 with the calculation of surplus. That does not
22 affect us because our budgets do not anticipate
23 use of surplus. So that change has been made and
24 a part of the adopted budget for tonight. The
25 revenues remain the same as last month,

1 \$208,712,121. And the appropriations are the same
2 as last month also, \$208,425,760. And the capital
3 budget remains the same, \$350,000 of
4 appropriations. And this budget does not have any
5 impact on the local economy. And as such, I would
6 recommend that you would adopt this Resolution.

7 CHAIRMAN PESTANA: Does anybody have any
8 questions? All right. Thank you, Kurt. Do we
9 have any motions?

10 COMMISSIONER GOLDSACK: Motion.

11 COMMISSIONER DORAN: Second.

12 CHAIRMAN PESTANA: Meetings by
13 Commissioner Goldsack, second by Commissioner
14 Doran.

15 MS. RAMOS: Commissioner Bado.

16 COMMISSIONER BADO: Yes.

17 MS. RAMOS: 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.

1 COMMISSIONER LORENZO: Yes.

2 MS. RAMOS: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Yes.

4 MS. RAMOS: Commissioner Peneda.

5 COMMISSIONER PENEDA: Yes.

6 MS. RAMOS: Chairman Pestana.

7 CHAIRMAN PESTANA: Yes.

8 MS. RAMOS: Resolution Number 2-2021-5
9 passes in the affirmative, nine Board Members
10 voting yes.

11 MR. GUERRA: Item Number 6, Resolution
12 Number 2-2021-6 of the Hudson County Improvement
13 Authority authorizing a contract for workplace
14 safety and related advisory services with
15 Proactive Safety Solutions, LLC.

16 Now, we feel as we continue to grow and
17 seem to have our hands full in aspects of activity
18 here in the county and on behalf of the county, we
19 feel there's a need to retain the services of a
20 safety expert to review our safety procedures and
21 provide on-site safety services. This company
22 will provide a safety warden of our designated
23 solid waste facility as it relates to OSHA safety
24 regulations and also state safety regulations.
25 They will evaluate our current safety programs and

1 our proposed changes that we've made to our safety
2 programs to be certain that they conform with the
3 federal OSHA and state regulations and the related
4 paperwork that should be filed.

5 They will conduct onsite training
6 programs with our administrative personnel, our
7 management, and also our environmental compliance
8 workforce.

9 The resolution before you authorizes the
10 Authority to enter into a contract with Proactive
11 Safety Solutions, LLC, in an amount not to exceed
12 \$10,000.

13 COMMISSIONER GOLDSACK: Norman, does any
14 of this apply to COVID? Do they have any
15 precautions as far as COVID?

16 MR. GUERRA: We will discuss that when
17 they come in, I'm sure they do. They do some
18 work -- they do a lot of work with the waste
19 facilities, in that world. But I will check with
20 them, but I'm pretty confident they do.

21 COMMISSIONER GOLDSACK: Thank you.

22 CHAIRMAN PESTANA: Okay. Anybody else
23 have any questions? Do we have any motions?

24 COMMISSIONER DELLABELLA: Motion.

25 COMMISSIONER DORAN: Second.

1 CHAIRMAN PESTANA: Motion by
2 Commissioner Dellabella, second by Commissioner
3 Doran.

4 MS. RAMOS: Commissioner Bado.

5 COMMISSIONER BADO: Yes.

6 MS. RAMOS: 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: Commissioner Martinetti.

17 COMMISSIONER MARTINETTI: Yes.

18 MS. RAMOS: Commissioner Peneda.

19 COMMISSIONER PENEDA: Yes.

20 MS. RAMOS: Chairman Pestana.

21 CHAIRMAN PESTANA: Yes.

22 MS. RAMOS: Resolution Number 2-2021-6
23 passes in the affirmative, nine Board Members
24 voting yes.

25 MR. GUERRA: Item Number 7, Resolution

1 Number 2-2021-7 of the Hudson County Improvement
2 Authority amending a contract with SRL Enterprises
3 for special consulting services related to the
4 Honorable Frank J. Guarini Hudson County Justice
5 Complex.

6 If you recall, we had retained the
7 services of SRL Enterprises back in October to
8 provide technical support and outreach services to
9 facilitate and support the engaging of minority-
10 and women-owned businesses, disadvantaged
11 businesses, small businesses, veterans businesses,
12 and other related opportunities for the
13 construction of the justice complex. They have
14 been developing and working closely with our
15 professional team and the general contractor to
16 achieve the goals that were required of the
17 project. In furtherance of the authority's
18 ongoing efforts, we would like to expand their
19 services to also include monitoring and compliance
20 services. The additional services will require a
21 significant amount of additional time and
22 resources. Therefore, we would like to amend the
23 contract to reflect the additional services in an
24 amount of \$275,000.

25 This resolution before you provides for

1 such an amendment. Mike O'Connor has been -- our
2 deputy counsel, Mike O'Connor, has been working
3 closely with SRL and our professional team and
4 participating in the biweekly meetings with the
5 general contractor, who's Terminal, and his staff
6 and our professionals and Mike and myself have
7 been meeting biweekly to be certain that things
8 are moving in the right direction and to make sure
9 they accomplish the goals that were set forth in
10 the contract. Anything you want to add, Mike?

11 MR. O'CONNOR: No, just that the amount
12 of the contract, the funds are from the capital
13 project budget of the courthouse.

14 CHAIRMAN PESTANA: Okay. Thank you,
15 Norman, thank you, Mike. Anybody have any
16 questions on that? Any motions?

17 COMMISSIONER GOLDSACK: I'll make the
18 motion.

19 COMMISSIONER PENEDA: I'll second it.

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

23 MS. RAMOS: Commissioner Bado.

24 COMMISSIONER BADO: Yes.

25 MS. RAMOS: Commissioner Dellabella.

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 COMMISSIONER MARTINETTI: Yes.
12 MS. RAMOS: Commissioner Peneda.
13 COMMISSIONER PENEDA: Yes.
14 MS. RAMOS: Chairman Pestana.
15 CHAIRMAN PESTANA: Yes.
16 MS. RAMOS: Resolution Number 2-2021-7
17 passes in the affirmative, nine Board Members
18 voting yes.
19 MR. GUERRA: Item Number 8, Resolution
20 Number 2-2021-8 of the Hudson County Improvement
21 Authority awarding a contract with Excel
22 Environmental Resources, Inc., for environmental
23 engineering and consulting services. At our
24 December board meeting, Excel Environmental
25 Resources had been qualified by the Authority to

1 provide environmental engineering. As we continue
2 to resolve post-closing issues at the Koppers site
3 with the Morris Company, there are matters
4 relating to environmental issues which may require
5 their services.

6 The resolution before you authorizes an
7 award of a contract in an amount not to exceed
8 \$75,000 for the period ending December 31, 2021.

9 CHAIRMAN PESTANA: Anyone have any
10 questions on this? Do we have any motions?

11 COMMISSIONER DELLABELLA: Motion.

12 CHAIRMAN PESTANA: Motion by
13 Commissioner Dellabella.

14 COMMISSIONER LORENZO: Second.

15 CHAIRMAN PESTANA: Second by
16 Commissioner Lorenzo.

17 MS. RAMOS: Commissioner Bado.

18 COMMISSIONER BADO: Yes.

19 MS. RAMOS: 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.

1 COMMISSIONER GOLDSACK: Yes.

2 MS. RAMOS: Commissioner Lorenzo.

3 COMMISSIONER LORENZO: Yes.

4 MS. RAMOS: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. RAMOS: Commissioner Peneda.

7 COMMISSIONER PENEDA: Yes.

8 MS. RAMOS: Chairman Pestana.

9 CHAIRMAN PESTANA: Yes.

10 MS. RAMOS: Resolution Number 2-2021-8
11 passes in the affirmative, nine Board Members
12 voting yes.

13 MR. GUERRA: Item Number 9, Resolution
14 Number 2-2021-9 of the Hudson County Improvement
15 Authority making application to the Local Finance
16 Board pursuant to N.J.S.A. 40A:5A-6.

17 The resolution before you authorizes the
18 submission of the application to the Local Finance
19 Board. The towns participating in this
20 transaction are Bayonne in the amount of
21 \$3,475,000, Union City in the amount of
22 \$14,006,000, Township of Weehawken in the amount
23 of \$3,419,000, and the Parking Authority for the
24 Township of Weehawken in the amount of \$3,000,000.
25 And this is again through the pooled note program.

1 CHAIRMAN PESTANA: Anyone have any
2 questions? Do we have any motions?

3 COMMISSIONER GOLDSACK: Motion.

4 CHAIRMAN PESTANA: Motion by
5 Commissioner Goldsack.

6 COMMISSIONER DELLABELLA: Second.

7 CHAIRMAN PESTANA: Second by
8 Commissioner Dellabella.

9 MS. RAMOS: Commissioner Bado.

10 COMMISSIONER BADO: Yes.

11 MS. RAMOS: Commissioner Dellabella.

12 COMMISSIONER DELLABELLA: Yes.

13 MS. RAMOS: Commissioner Doran.

14 COMMISSIONER DORAN: Yes.

15 MS. RAMOS: Commissioner Dublin.

16 COMMISSIONER DUBLIN: Yes.

17 MS. RAMOS: Commissioner Goldsack.

18 COMMISSIONER GOLDSACK: Yes.

19 MS. RAMOS: Commissioner Lorenzo.

20 COMMISSIONER LORENZO: Yes.

21 MS. RAMOS: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. RAMOS: Commissioner Peneda.

24 COMMISSIONER PENEDA: Yes.

25 MS. RAMOS: Chairman Pestana.

1 CHAIRMAN PESTANA: Yes.

2 MS. RAMOS: Resolution 2-2021-9 passes
3 in the affirmative, nine Board Members voting yes.

4 MR. GUERRA: Chairman, I have nothing
5 else for this evening's meeting.

6 CHAIRMAN PESTANA: So if there's nothing
7 else, then do we have a motion to adjourn the
8 meeting?

9 COMMISSIONER PENEDA: I make a motion.

10 CHAIRMAN PESTANA: Motion by
11 Commissioner Peneda.

12 COMMISSIONER DORAN: Second.

13 CHAIRMAN PESTANA: Second by
14 Commissioner Doran. All in favor?

15 (All Commissioners vote affirmatively.)

16 MR. GUERRA: Thank you, everyone.

17

18 (Whereupon the meeting was adjourned at
19 6:05 p.m.)

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C E R T I F I C A T E

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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
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