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HUDSON COUNTY IMPROVEMENT AUTHORITY

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

THURSDAY, MAY 6, 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 (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
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:

JAMES POLICASTRO, HCIA

MICHAEL O'CONNOR, ESQUIRE, HCIA

JAY DiDOMENICO, HCIA

GIL HANSEN, HCIA

CHRIS LANGHART

GLENN SCOTLAND

1 (The meeting commences at 5:32 p.m.)

2 CHAIRMAN PESTANA: So at this time,
3 we'll call the meeting of the Hudson County
4 Improvement Authority to order. Can everyone
5 please rise to salute the flag.

6 (The Pledge of Allegiance is recited.)

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

9 MS. RAMOS: Commissioner Bado. Not
10 present. Commissioner Dellabella.

11 COMMISSIONER DELLABELLA: Present.

12 MS. RAMOS: Commissioner Doran.

13 COMMISSIONER DORAN: Present.

14 MS. RAMOS: Commissioner Dublin. Not
15 present. Commissioner Goldsack.

16 COMMISSIONER GOLDSACK: Present.

17 MS. RAMOS: Commissioner Lorenzo.

18 COMMISSIONER LORENZO: Present.

19 MS. RAMOS: Commissioner Martinetti.
20 Not present. 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 six board members present, three not present.

1 CHAIRMAN PESTANA: Great. At this time,
2 I'll call for approval of the minutes from the
3 March 18th meeting.

4 COMMISSIONER DORAN: Move for approval.

5 COMMISSIONER PENEDA: Second.

6 CHAIRMAN PESTANA: Motion by
7 Commissioner Doran, second by Commissioner Peneda,
8 I believe. Poll the Board.

9 MS. RAMOS: Commissioner Dellabella.

10 COMMISSIONER DELLABELLA: Yes.

11 MS. RAMOS: Commissioner Doran.

12 COMMISSIONER DORAN: Yes.

13 MS. RAMOS: Commissioner Goldsack.

14 COMMISSIONER GOLDSACK: Yes.

15 MS. RAMOS: Commissioner Lorenzo.

16 COMMISSIONER LORENZO: Yes.

17 MS. RAMOS: Commissioner Peneda.

18 COMMISSIONER PENEDA: Yes.

19 MS. RAMOS: Chairman Pestana.

20 CHAIRMAN PESTANA: Yes.

21 So at this time, we'll take comments
22 from the public. Mike, do we have any comments?

23 MR. O'CONNOR: Prior to that, Mr.

24 Chairman, I'm just going to make our statement
25 regarding the Open Public Meetings Act. This

1 meeting, in fact, has been scheduled pursuant to
2 the notice pursuant to the Open Public Meetings
3 Act, the Governor's COVID-19 emergency orders, and
4 guidance from the Department of Community Affairs.
5 The notice of this meeting, which is pursuant to a
6 revised regular scheduled meeting for the Hudson
7 County Improvement Authority, was published in the
8 Jersey Journal and Star Ledger, on our website as
9 well as with the clerk and disseminated -- the
10 clerk of the county and disseminated in the
11 appropriate way.

12 I also want to reflect for the record
13 something that I have not previously, which is
14 that our Board meeting schedule for the year calls
15 for the regular meeting to start at 5:30 and a
16 caucus, if a caucus is conducted, prior to the
17 meeting at 5:00. Obviously, when the meetings
18 were done together in the room prior to COVID,
19 that was just called and adjourned, if there was a
20 caucus, which I know the Board did not regularly
21 caucus.

22 I just wanted to reflect in the minutes
23 today that, in fact, the Board has not caucused
24 prior to the meeting. And so that's my statement
25 for the Open Public Meetings Act.

1 So as part of our notice, we provide for
2 participation from the public in our public
3 meetings. And so we provide information on our
4 website, the notice for anyone to communicate
5 prior to the meeting via email to the Authority,
6 actually directly to me. I've not received any
7 such communication. We also provide for attendees
8 on the Zoom feed, we're calling it, to use the
9 function to raise their hands if they wish to
10 comment on the agenda. The agenda has been
11 posted, as is normal, on our website prior to the
12 meeting.

13 So we have attendees now. I'd ask any
14 of them that wish to make a public comment to use
15 the raise hand function in the Zoom. All right.
16 I'm looking through, I see we have eight
17 attendees. I do not see any raised hands. So,
18 Mr. Chairman, we have no public comment.

19 CHAIRMAN PESTANA: Therefore, the public
20 portion is now closed. Norman.

21 MR. GUERRA: Item Number 5, Resolution
22 Number 5-2021-5 of the Hudson County Improvement
23 Authority making application to the Local Finance
24 Board, pursuant to N.J.S.A. 40A:5A-6 and N.J.S.A.
25 40:37A-80.

1 The resolution before you relates to the
2 Bayonne Medical Center matter. The resolution
3 authorizes the submission of an application to the
4 Local Finance Board as it relates to providing the
5 City of Bayonne with the financial assistance
6 required for their project. With us is counsel
7 Glenn Scotland, Chris Langhart. I also want to
8 note that the finance committee has met and has
9 discussed the project with Glenn Scotland and
10 Chris Langhart. And if anybody has any questions,
11 Glenn is with us to answer them.

12 MR. O'CONNOR: If there aren't any
13 questions, I guess we can proceed to a vote.

14 COMMISSIONER DORAN: Move for adoption.

15 COMMISSIONER GOLDSACK: Second.

16 CHAIRMAN PESTANA: So we have a motion
17 by Commissioner Doran, second by Commissioner
18 Goldsack. Call the Board, please.

19 MS. RAMOS: Commissioner Dellabella.

20 COMMISSIONER DELLABELLA: Yes.

21 MS. RAMOS: Commissioner Doran.

22 COMMISSIONER DORAN: Yes.

23 MS. RAMOS: Commissioner Goldsack.

24 COMMISSIONER GOLDSACK: Yes.

25 MS. RAMOS: Commissioner Lorenzo.

1 COMMISSIONER LORENZO: Yes.

2 MS. RAMOS: Commissioner Peneda.

3 COMMISSIONER PENEDA: Yes.

4 MS. RAMOS: Chairman Pestana.

5 CHAIRMAN PESTANA: Yes.

6 MS. RAMOS: Resolution Number 5-2021-5
7 passes in the affirmative, six board members
8 voting yes.

9 MR. GUERRA: Item Number 6 --

10 CHAIRMAN PESTANA: Norman, hold on.

11 Before we proceed, we should probably go on back
12 to Number 4, payments of bills.

13 MR. GUERRA: I'm sorry, Item Number 4,
14 Resolution Number 5-2021-4 of the Hudson County
15 Improvement Authority ratifying payment of certain
16 costs and expenses of the Authority for the month
17 of April 2021.

18 So again you're ratifying the bills that
19 were approved back in April, payments for the
20 April bill list.

21 COMMISSIONER DORAN: Move for approval.

22 COMMISSIONER PENEDA: I'll make the
23 motion.

24 CHAIRMAN PESTANA: We have a motion by
25 Commissioner Doran, second by Commissioner Peneda.

1 MS. RAMOS: Okay. Commissioner
2 Dellabella.

3 COMMISSIONER DELLABELLA: Yes.

4 MS. RAMOS: Commissioner Doran.

5 COMMISSIONER DORAN: Yes.

6 MS. RAMOS: Commissioner Goldsack.

7 COMMISSIONER GOLDSACK: Yes.

8 MS. RAMOS: Commissioner Lorenzo.

9 COMMISSIONER LORENZO: Yes.

10 MS. RAMOS: Commissioner Peneda.

11 COMMISSIONER PENEDA: Yes.

12 MS. RAMOS: Chairman Pestana.

13 CHAIRMAN PESTANA: Yes.

14 MS. RAMOS: Resolution Number 5-2021-4
15 passes in the affirmative, six board members
16 voting yes.

17 MR. GUERRA: Item Number 6, Resolution
18 Number 5-2021-6 of the Hudson County Improvement
19 Authority amending an agreement with Mast
20 Construction Services, Inc., construction
21 managers/owner representative clerk of works.

22 Mast Construction Services continues to
23 provide construction management services to the
24 Authority on various projects. Those projects
25 include restoration work on both the Brennan

1 Courthouse and the west entrance of the Brennan
2 Courthouse. Also the new structure that's going
3 to be constructed to replace the former Casino in
4 the Park facility. They're also working on the
5 Frank Guarini Justice Complex, the Kearny MUA
6 transit pump station, which will service the
7 entire Koppers peninsula.

8 If you recall back in December 2020, we
9 authorized the contract with Mast in an amount not
10 to exceed \$1,684,500.00 for the above facilities.
11 Since then, there's been a change in their scope
12 of services relating to a couple of those
13 projects, which requires the contract to be
14 amended. And those projects are the replace the
15 Casino in the Park facility. The initial
16 projected number I believe was \$78,000. That is
17 being increased right now to -- hold on one
18 second -- the total for the casino at this time is
19 \$239,200, an increase of \$161,200 is being
20 proposed and recommended. We're taking full
21 control of managing the construction of it. It's
22 Landmark's contractor, but to continue to move
23 this whole project forward, we're going to manage
24 the entire project.

25 The other is the Frank Guarini -- the

1 other one is the Kearny MUA project. We realized
2 there was a \$2,475 adjustment that needed to be
3 made for that. And on the Brennan Courthouse, the
4 west entrance, an additional \$78,500 is being
5 added to that, the total -- the Brennan Courthouse
6 west entrance.

7 The total amendment for this entire
8 project comes to \$242,175.00. So the contract
9 total now is \$1,936,675.00. So that's the total
10 amended number for the contract.

11 MR. O'CONNOR: Mr. Chairman, just before
12 the discussion or vote, I see someone has joined
13 us as a panelist, you know, or board member or
14 staff with a phone number, just by phone. Can
15 that person identify themselves?

16 COMMISSIONER BADO: This is Fred.

17 MR. O'CONNOR: Oh, Fred, how are you? I
18 thought it was your phone number. Thank you. I
19 just want to reflect for the record that
20 Commissioner Bado is joining us.

21 COMMISSIONER BADO: Yes.

22 MR. O'CONNOR: Thank you, Commissioner.

23 MR. GUERRA: Again, the total increase
24 to the 2020 contract is \$242,175. Therefore, the
25 total amount for all the projects combined now is

1 \$1,926,675.00.

2 CHAIRMAN PESTANA: Okay. Does anybody
3 have any questions on this resolution? Do we have
4 any motions?

5 COMMISSIONER DELLABELLA: I'll make the
6 motion.

7 CHAIRMAN PESTANA: I think it was
8 Commissioner Dellabella that made the motion.

9 COMMISSIONER GOLDSACK: I'll second.

10 CHAIRMAN PESTANA: Second by
11 Commissioner Goldsack.

12 MS. RAMOS: Commissioner Bado.

13 COMMISSIONER BADO: Yes.

14 MS. RAMOS: Commissioner Dellabella.

15 COMMISSIONER DELLABELLA: Yes.

16 MS. RAMOS: Commissioner Doran.

17 COMMISSIONER DORAN: Yes.

18 MS. RAMOS: Commissioner Goldsack.

19 COMMISSIONER GOLDSACK: Yes.

20 MS. RAMOS: Commissioner Lorenzo.

21 COMMISSIONER LORENZO: Yes.

22 MS. RAMOS: Commissioner Peneda.

23 COMMISSIONER PENEDA: Yes.

24 MS. RAMOS: Chairman Pestana.

25 CHAIRMAN PESTANA: Yes.

1 MS. RAMOS: Resolution Number 5-2021-6
2 passes in the affirmative, seven board members
3 voting yes.

4 MR. GUERRA: Chairman, it's not an
5 agenda item, but we will be sending out an
6 invitation, we're targeting May 18th as the
7 groundbreaking ceremony for the replacement of the
8 old Casino in the Park. So the name hasn't been
9 disclosed yet, it will be disclosed within the
10 next day or two, but that will be forthcoming.

11 CHAIRMAN PESTANA: Okay, great.

12 MR. GUERRA: If you guys can make it
13 that would be great.

14 CHAIRMAN PESTANA: May 18th?

15 MR. GUERRA: I'm not sure of the time.

16 CHAIRMAN PESTANA: Okay.

17 MR. GUERRA: We're not sure of the time
18 yet, so I would say by Monday, we'll be sending
19 invitations out.

20 Other than that, Chairman, that's all we
21 have.

22 CHAIRMAN PESTANA: Okay. So if there's
23 nothing else, do we have a motion to adjourn?

24 COMMISSIONER DELLABELLA: Motion.

25 COMMISSIONER DORAN: Motion.

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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