NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS LOCAL FINANCE BOARD

Oral sworn testimony in the above-captioned matter taken via remote videoconference before LISA F. PENROD, Certified Court Reporter (XIO1753) and Registered Professional Reporter, on the above date, commencing at 10:25 a.m., there being present:

		Page 2
1	APPEARANCES:	
2	Jacquel yn Suarez, Di rector	
	Alan Avery	
3	Adrian Mapp	
	Dominick DiRocco	
4	William Close	
	I di da Rodri guez	
5	Ni chol as Bennett	
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2	APPLI CATI ONS	DACE	
2	Dersignery Troy Hills	PAGE 9	
	Parsippany-Troy Hills		
4	Chesterfield Township	22	
5	Orange City Township	27	
6	Orange City Township	33	
7	Trenton City	38	
8	Ogdensburg Borough	45	
9	Newark City Parking Authority	50	
10	Hudson County Improvement Authority	52	
11	Bergen County Improvement Authority	60	
12	Jersey City Redevelopment Agency	70	
13	Ridgefield Park Village	79	
14	Weehawken Township	91	
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1	MS. SUAREZ: So then the first matter	Ū
2	before the board is last month's meeting minutes.	
3	Do I have a motion to adopt the March	
4	8, 2023, minutes?	
5	MR. MAPP: Motion to adopt.	
6	MR. CLOSE: Second.	
7	MR. BENNETT: That was Mr. Mapp.	
8	Mr. Close, second.	
9	Ms. Suarez.	
10	MS. SUAREZ: Yes.	
11	MR. BENNETT: Mr. Mapp.	
12	MR. MAPP: Yes.	
13	MR. BENNETT: Mr. Di Rocco.	
14	MR. Di ROCCO: Yes.	
15	MR. BENNETT: Mr. Close.	
16	MR. CLOSE: Yes.	
17	MR. BENNETT: Mr. Avery.	
18	MR. AVERY: Yes.	
19	MR. BENNETT: And Ms. Rodriguez.	
20	MS. RODRIGUEZ: Yes.	
21	MR. BENNETT: Motion approved.	
22	MS. SUAREZ: Thank you.	
23	And do we have Ms. Jones with us?	
24	MS. JONES: Yes, I am here, Director.	
25	MS. SUAREZ: Would you mind just	

		Page 5
1	running through the complaints for us.	
2	MS. JONES: Sure. Thank you.	
3	Next up for the board's vote is 20-027	
4	which is a notice of investigation for Subsections	
5	A, C and D.	
6	MS. SUAREZ: Any questions on this	
7	one?	
8	Hearing none, do we have a motion.	
9	MR. CLOSE: So moved.	
10	MR. AVERY: Second.	
11	MR. BENNETT: That was Mr. Close	
12	moving. Mr. Avery with the second.	
13	Ms. Suarez.	
14	MS. SUAREZ: Yes.	
15	MR. BENNETT: Mr. Mapp.	
16	MR. MAPP: Yes.	
17	MR. BENNETT: Mr. Di Rocco.	
18	MR. Di ROCCO: Yes.	
19	MR. BENNETT: Mr. Close.	
20	MR. CLOSE: Yes.	
21	MR. BENNETT: Mr. Avery.	
22	MR. AVERY: Yes.	
23	MR. BENNETT: And Ms. Rodriguez.	
24	MS. RODRIGUEZ: Yes.	
25	MR. BENNETT: Motion approved.	

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1	MS. JONES: Next up is 22-001 which is	g
2	a notice of determination where the board is being	
3	asked to dismiss the matter for no reasonable	
4	factual basis.	
5	MS. SUAREZ: Any questions on this	
6	one?	
7	Hearing none, do we have a motion?	
8	MR. MAPP: Motion to approve.	
9	MR. AVERY: Second.	
10	MR. BENNETT: I apologize, Director.	
11	One second.	
12	22-001. I'm sorry, the motion was	
13	made by?	
14	MS. SUAREZ: Mr. Mapp, I believe.	
15	MR. MAPP: Yes.	
16	MR. BENNETT: And I believe I heard	
17	Mr. Avery as the second.	
18	MR. AVERY: Correct.	
19	MR. BENNETT: Ms. Suarez.	
20	MS. SUAREZ: Yes.	
21	MR. BENNETT: Mr. Mapp.	
22	MR. MAPP: Yes.	
23	MR. BENNETT: Mr. Di Rocco.	
24	MR. Di ROCCO: Yes.	
25	MR. BENNETT: Mr. Close.	

1 MR. CLOSE: Yes. 2 MR. BENNETT: Mr. Avery. 3 MR. AVERY: Yes. 4 MR. BENNETT: And Ms. Rodriguez. 5 MS. RODRIGUEZ: Yes. 6 MR. BENNETT: Motion approved. 7 MS. JONES: Next up is 23-006 where 8 the board is being asked to vote on a notice of 9 determination where the matter is being dismissed 10 for no reasonable factual basis. 11 MS. SUAREZ: Any questions on this 12 one? 13 Hearing none, do we have a motion? 14 MR. MAPP: Motion to dismiss. 15 MS. RODRIGUEZ: Second.
2MR. BENNETT: Mr. Avery.3MR. AVERY: Yes.4MR. BENNETT: And Ms. Rodriguez.5MS. RODRIGUEZ: Yes.6MR. BENNETT: Motion approved.7MS. JONES: Next up is 23-006 where8the board is being asked to vote on a notice of9determination where the matter is being dismissed10for no reasonable factual basis.11MS. SUAREZ: Any questions on this12one?13Hearing none, do we have a motion?14MR. MAPP: Motion to dismiss.15MS. RODRIGUEZ: Second.
3 MR. AVERY: Yes. 4 MR. BENNETT: And Ms. Rodriguez. 5 MS. RODRI GUEZ: Yes. 6 MR. BENNETT: Motion approved. 7 MS. JONES: Next up is 23-006 where 8 the board is being asked to vote on a notice of 9 determination where the matter is being dismissed 10 for no reasonable factual basis. 11 MS. SUAREZ: Any questions on this 12 one? 13 Hearing none, do we have a motion? 14 MR. MAPP: Motion to dismiss. 15 MS. RODRIGUEZ: Second.
4 MR. BENNETT: And Ms. Rodriguez. 5 MS. RODRIGUEZ: Yes. 6 MR. BENNETT: Motion approved. 7 MS. JONES: Next up is 23-006 where 8 the board is being asked to vote on a notice of 9 determination where the matter is being dismissed 10 for no reasonable factual basis. 11 MS. SUAREZ: Any questions on this 12 one? 13 Hearing none, do we have a motion? 14 MR. MAPP: Motion to dismiss. 15 MS. RODRIGUEZ: Second.
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¹⁵ MS. RODRI GUEZ: Second.
¹⁶ MR. BENNETT: I have Mr. Mapp and Ms.
17 Rodri guez.
18 Ms. Suarez.
19 MS. SUAREZ: Yes.
20 MR. BENNETT: Mr. Mapp.
21 MR. MAPP: Yes.
22 MR. BENNETT: Mr. Di Rocco.
23 MR. Di ROCCO: Yes.
24 MR. BENNETT: Mr. Close.
25 MR. CLOSE: Yes.

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Page 8 1 MR. BENNETT: Mr. Avery. 2 MR. AVERY: Yes. 3 MR. BENNETT: And Ms. Rodriguez. 4 MS. RODRI GUEZ: Yes. 5 MR. BENNETT: Motion approved. 6 MS. JONES: Next up is 18-23, and this 7 is both a notice of violation and a notice of dismissal. 8 9 The notice of violation is for a total 10 fine of 2,000 for violations of Subsections C and G. 11 The second letter will be the notice 12 of dismissal as the board investigated. 13 MS. SUAREZ: Any questions on this 14 one? 15 Hearing none, do we have a motion. 16 MR. CLOSE: So moved. 17 MR. MAPP: Second. 18 MR. BENNETT: I have Mr. Close moving. 19 Mr. Mapp with the second. 20 Ms. Suarez. 21 MS. SUAREZ: Yes. 22 MR. BENNETT: Mr. Mapp. 23 MR. MAPP: Yes. 24 MR. BENNETT: Mr. Di Rocco. 25 MR. Di ROCCO: Yes.

1 MR. BENNETT: Mr. Close. 2 MR. CLOSE: Yes. 3 MR. BENNETT: Mr. Avery. 4 MR. AVERY: Yes. 5 MR. BENNETT: And Ms. Rodriguez. 6 MS. RODRI GUEZ: Yes. 7 MR. BENNETT: Motion approved. 8 MS. SUAREZ: Okay. So that concludes 9 the ethics portion of the board's agenda for today. 10 As we just move into the applications 11 period, I would just remind board members, 12 applicants and members of the public, if you could 13 just remain muted so we can eliminate any 14 unnecessary background noise, and if you are 15 appearing my audio only, option star 6 should both 16 mute and unmute your call. 17 Also just quick housekeeping, as each 18 applicant appears to testify, please just make sure 19 that your camera is turned on and speak up when your 20 application is called so that your image will 21 populate and then we can get you sworn in, if 22 necessary. 23 So the first applicant appearing 24 before the board today is Parsippany-Troy Hills 25 Township Fire District Number 4.

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Page 10 1 Let's see. I see the fire official 2 with us. I see Mr. Rogut. 3 MR. MORRI S: You got Bryan Morris from 4 Phoeni x Advi sors. 5 MS. SUAREZ: So Ms. Tracy won't be 6 joining us today? 7 MR. MORRIS: No. I am in her place 8 today. 9 MR. WIENERS: You can hear me, 10 correct? 11 MS. SUAREZ: Yes. 12 All right. So then let's get --13 MR. ROGUT: I'm Steve Rogut. l'm 14 sorry. 15 MS. SUAREZ: That's okay. 16 So Mr. Rogut, you're going to be 17 leading the application, then. So we can just get 18 the two gentleman with you sworn in. 19 MR. ROGUT: Yes. 20 MS. SUAREZ: It's going to be -- well, 21 this application is Parsippany Fire District Number 22 4. We need to get sworn in Mr. Morris and Fire 23 Commissioner Wieners. 24 UNI DENTI FI ED: We're getting a lot of 25 feedback. I'm hearing everything twice.

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1	MS. SUAREZ: We're going to need to	
2	get sworn in the fire commissioner and we're going	
3	to need to get sworn in from Phoenix Advisors,	
4	Mr. Morris.	
5	JOHN WI ENERS	
6	BRYAN MORRIS	
7	is duly sworn by a Notary Public of the State of New	
8	Jersey and testifies under oath as follows:	
9	MS. SUAREZ: Okay. Mr. Rogut, the	
10	floor is yours.	
11	MR. ROGUT: Can you hear me? You can	
12	hear me, correct?	
13	MS. SUAREZ: Yes.	
14	MR. ROGUT: Good morning.	
15	(Indiscernible) Fire District. With me is	
16	Commissioner J. Wieners, (indiscernible) district	
17	clerk, and we have Bryan Morris from Phoenix.	
18	Parsippany-Troy Hill Fire District	
19	Number 4 is seeking positive findings for the	
20	equipment procurement of a not to exceed \$2,250,000	
21	lease purchase financing for a 100-foot big mounted	
22	ladder tower fire apparatus.	
23	The lease purchase finance was	
24	approved by a vote of 120 to 53 February 18, 2023,	
25	annual fire district election. The fire district is	

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1 seeking to place its order through the HGAC co-op by 2 April 21st in order to lock in the current price for 3 the apparatus. 4 After April, the price and 5 availability of the truck is subject to great 6 uncertainty due to supply chain issues and changing 7 federal regulations. 8 Because of the 24- to 30-month lease, 9 the district will not obtain lease finance until the 10 truck is ready for delivery. This will allow the 11 district to raise funds in the next two to three 12 budget cycles to reduce the amount to be financed. 13 Also, the district does not want to 14 lock in an interest rate during the current market 15 They dont want to make payments on something term. 16 it doesn't possess. 17 We will provide the pricing 18 information for the competitive lease purchase 19 financing (indiscernible) making the award. 20 The tax impact of the lease financing 21 is expected to be minimal. Several financings being 22 paid off over the next few years. 23 Does the board have any questions? 24 MS. SUAREZ: Thank you, Mr. Rogut. 25 do have just a couple of questions.

So I know we had a pre-meeting and
there was some really helpful information that was
gleaned from that, the fire commissioner actually
reiterated.

5 So some of the things that I think 6 would be helpful for both the board and members of 7 the public would be to understand the thought 8 process that went in to the need for this apparatus, 9 as we know it's pretty expensive, and also 10 understanding -- I'm going to mute you for one 11 second, Mr. Rogut; there's a lot of background noise 12 -- and then if we can maybe discuss a little bit 13 about the what the outlook looks like for purchasing 14 of these apparatus going forward.

15 I know the fire commissioner also
16 enlightened us a little bit about some of the EPA
17 regulations that are coming down, what that looks
18 like for some of the apparatus and why we might not
19 see the length of time for obtaining these apparatus
20 shrink in the near future, and I think that was
21 really helpful for us to understand.

MR. MORRIS: Jay, do you want to take
that?
MR. WIENERS: Okay, sure. Obviously
with the rest of the world the last few years,

1 supply chain issues have been problematic on a 2 number of fronts, and the fire apparatus industry 3 has obviously not been exempt to that. 4 We're looking at a, like we said, a 5 two and-a-half or so year lead time before we 6 actually take delivery of this apparatus, meaning 7 we're not in the position to be paying for something 8 we don't have physical control of. So we don't want 9 to go for financing just yet. 10 And there's also some issues coming 11 down with 2027 EPA emissions regulations that are 12 being updated which all diesel engines are going to 13 be subject to. Cummins, which is the engine that 14 we've specced for our apparatus, they're going to be 15 complying with those regulations in 2026. 16 So the ramification of that right now 17 is the engine that we're going to be replacing the 18 current line with exists only on paper. So there's 19 They haven't done any no physical prototype. 20 physical testing of it. So that's a big unknown, 21 and because it's anticipated there's going to be a 22 number of size modifications and other auxiliary 23 equipment that goes with this engine, it's 24 anticipated that the fire apparatus industry is 25 going to have to make some pretty remarkable

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1 modifications to their current chassises and cabs. 2 So there's a lot of uncertainty out 3 there right now, and this is causing a lot of 4 departments that are in a position to purchase now 5 as opposed to a few years later, they'd rather get 6 this order in now while they're getting more of a 7 known quantity, and I would anticipate that that's 8 going to eventually lead to a bit of a slowdown in 9 the ordering process. I think if departments can, 10 once they see regulations go into effect, 11 departments, if they can, are going to try to 12 stretch out their current apparatus until the 13 product is road tested for a few years, that they 14 get a better product. 15 Does that answer the question? 16 MS. SUAREZ: That does answer that 17 one. 18 And then if you wouldn't mind going 19 into a little bit of detail as to why this apparatus 20 is necessary for the needs of the municipality and 21 the neighborhoods that it will be serving. 22 MR. WIENERS: Sure. This is an 23 apparatus that, until a few years ago, until this 24 model came out just wasn't possible for us. 25 The mid-mount tower ladder, previous

model by differ manufacturers had been at least six,
seven, even eight feet longer in length, and that
difference is prohibitive to our firehouse and also
in the ability to swing around some of our
residential streets.

6 The engineering in this apparatus is 7 shrunk that to the point where we can -- we've 8 actually had a demo unit in our district. We know 9 that it can make the turns in our residential areas. 10 The truck itself is ideal for us in 11 that because it's a mid-mount ladder, I don't know 12 if I want to give out too much for the board, but 13 the base length of the ladder is a little bit 14 shorter than the traditional rear-mount ladder, and 15 the impact that for us is we have a lot of trees, 16 telephone poles in our neighborhoods. That shorter 17 length allows us to more easily swing the ladder 18 between those obstacles to get to our objectives. 19 The fact that it's a mid-mount ladder 20 also places the ladder approximately a foot lower on 21 the apparatus because it does not have to hang over

the cab of the apparatus. That extra foot allows
us, it's just that much more maneuverable to go
underneath utility wires and other obstacles of that
nature that would otherwise be an obstacle.

1 The bucket at the end of the ladder 2 is, basically it's a platform that's got welcome 3 like a fence around it which is protective of our 4 firefighters. When we look at the many peak grooves 5 we have in our district, a lot of them are steep, 6 number one, so just off the bat that's going to 7 allow us to operate more safely, especially in bad 8 weather conditions. 9 Solar panels are becoming more and 10 more prevalent within our response area. That's 11 certainly something that's a hazard to firefighters. 12 This apparatus allows us to operate safely over them 13 and get to different objectives. So from roof 14 operations, it's safer that way. 15 From life safety standpoint, again, 16 we've got a construction boom in our district and 17 our houses are being built a lot larger, a lot 18 closer together with more open floor plans, and this 19 ladder allows us to move with a fire -- with two 20 firefighters at the tip in that bucket window to 21 window without having to descend the ladder each 22 time that they change their objective. 23 If they have to make a civilian 24 rescue, it's much easier, much safer to get a

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civilian out the window onto this platform as

25

opposed to having to carry them down a ladder.
 You're basically putting them on an elevator, for
 lack of a better term.

The master stream capabilities, again, we've got houses being built closer together than we ever have before. This ladder allows us to place into fast operation a master water stream which would be capable of protecting exposure issues, stopping fires from spreading from one structure to the next.

11 We've got a business district in town, 12 and this plays into that shorter tip ladder. We're 13 just basically on the sidewalk, and if you have a 14 storefront fire, very quickly knock it down to the 15 point where it's not going to have the chance to 16 spread to adjoining businesses, which would be 17 obviously an economic and obviously safety, life 18 safety issue, but also an economic impact on our 19 district.

Trying to think if there's anything I've missed. Basically this is the truck that we've always wanted, but until recently it was never packaged right for our needs, and I think you've probably seen a lot more of this particular apparatus coming before your board, and that's why.

Page 19 1 MS. SUAREZ: Thank you very much for 2 that. 3 MR. WIENERS: And just another thing, 4 we're replacing a current ladder that's, it's going 5 to be 30 years old. So we get good use out of it, 6 but we do have some safety concerns with that. lts 7 got just lap belts in the back. It doesn't have the 8 full harness belts, advanced braking systems, things 9 of that nature. 10 MS. SUAREZ: Thank you. 11 And the last thing that I'll just ask 12 for some somebody from the group to opine on a 13 little bit is just your structure. 14 So it's my understanding that some of 15 your debt service is going to be falling off at the 16 same time that you're going to start making the 17 payments on this apparatus; is that correct? 18 MR. WIENERS: That is correct. We've been long-term financing for a number of years. 19 We 20 basically played Tetris with our numbers. So we've 21 always stayed within the 2 percent tax cap, and we 22 anticipate we'll be able to continue that trend with 23 this apparatus. 24 We've got -- we're building up money 25 in our capital improvement fund which will help

reduce the amount to be financed. We're going to
finish paying off our latest purchase in 2024.
That's going to free up \$98,820,000 a year in our
annual budget which we'll be able to roll over into
the new truck.

6 Also a number of years back, 2008 or 7 2009 we did an addition on our firehouse that the 8 Board of Fire Commissioners has been subsidizing. 9 The firehouse is privately owned. That payment will 10 be done in 2025 and that will free up an additional 11 \$50,000 a year which we will be able to roll over 12 into this truck payment, and again, that was all 13 part of a long-term planning process.

And also, we will be selling our current apparatus, so we will regain some money there. When you add this all together, I've done a projection and we very well should be able to stand that 2 percent tax bracket, that 2 percent cap.

MR. MORRIS: I was just going to add as well, as was mentioned, is by financing it a few years down the road, the district has the ability to raise some reserves through the budgets in that intermediary period which could be used to offset and reduce the amount of the loan, which is our intention and was reflected in the numbers in the

1 LFB application. 2 MS. SUAREZ: Thank you for that. 3 I really do appreciate your candor, 4 your thoroughness. I know you consider it geeking 5 out, but it actually helps us understand things a 6 little bit better so I appreciate it very much. 7 Those are all my questions, but I will 8 see if there are any questions from other members of 9 the board or members of the public. 10 Well, hearing no additional Okay. 11 questions, do we have a motion to issue positive 12 findings? 13 MR. AVERY: So moved. 14 MAPP: MR. Second. 15 MR. BENNETT: And this is positive 16 findings to enter into the contract for the 17 apparatus? 18 MS. SUAREZ: Correct. 19 MR. BENNETT: Ms. Suarez. 20 MS. SUAREZ: Yes. 21 MR. BENNETT: Mr. Mapp. 22 MR. MAPP: Yes. 23 MR. BENNETT: Mr. Di Rocco. 24 MR. Di ROCCO: Yes. 25 MR. BENNETT: Mr. Close.

Page 22 1 MR. CLOSE: Yes. 2 MR. BENNETT: Mr. Avery. 3 MR. AVERY: Yes. 4 MR. BENNETT: And Ms. Rodriguez. 5 MS. RODRI GUEZ: Yes. 6 MR. BENNETT: Motion approved. 7 MR. WI ENERS: Thank you. MR. 8 MORRI S: Thank you. 9 MR. WI ENERS: Thank you very much for 10 your time and attention in this matter. We really 11 do appreciate it. 12 MS. SUAREZ: You're welcome. 13 All right. Next up we have 14 Chesterfield Township. 15 Okay. I see Ms. Wulstein. 16 MS. WULSTEIN: Yes. And Administrator 17 Thomas Sahol should also be online. 18 MS. SUAREZ: Would you mind, 19 Administrator, just speaking a little bit longer so 20 we can populate your picture. 21 MR. SAHOL: Thomas Sahol. I'm not 22 sure if you're hearing me or seeing me. 23 MS. SUAREZ: I can definitely hear 24 I don't see you yet, but that doesn't mean you. 25 others can't.

Page 23 1 THOMAS SAHOL 2 WENDY WULSTEIN 3 is duly sworn by a Notary Public of the State of 4 New Jersey and testifies under oath as follows: 5 MS. SUAREZ: Okay. Ms. Wulstein, will 6 you be leading the application? 7 MS. WULSTEIN: Yes. 8 MS. SUAREZ: Okay. The floor is 9 yours. 10 MS. WULSTEIN: Okay. Here we are. 11 Thank you for welcoming us up in 2023. We're here 12 for the cap waiver application again. 13 The amount is \$780,000. We are 14 seeking that relief for our police services and our 15 ambul ance services. This has been ongoing since, as 16 Chesterfield was a rapidly growing community once 17 those Mt. Laurel years had passed through. 18 They brought in a process called the 19 transfer of development rights and basically doubled 20 the population that is existing. In doing so, 21 having a tax rate as a rural community under ten 22 cents, they now have the need to have a police 23 So the first year that they came for this force. 24 application was because the needs of the population 25 required a twice the size of a police force than was

¹ originally there.

2 That police force since 2010 has not 3 changed all that much. We're currently staffed at 4 12 police officers. We have two per shift, and then 5 we have a little mid shift where we can get an 6 officer in. 7 We are budgeting this year for a 13th 8 police officer to hopefully come on at the end of 9 the year. 10 We are now looking at, what we have 11 always said in our application that we understand 12 that there should be a need for referendum on this 13 appropriation cap, and what we're requesting of the 14 board if they could just bless the application 15 waiver, and when we are out for the levy cap 16 referendum, we would attach them both to that vote. 17 We are now looking at most likely that 18 being the year 2025. We will start the process next 19 A surplus has done very well for the year. 20 township, but it is not going to last forever. 21 So we're looking at, by 2024, we're do 22 all the processes to bring in the questions, set out 23 the processes and bring it to the community, and 24 essentially, this is a community that supports their 25 police department. They have indicated to us in

Page 25 1 many ways they have favorable for this. They are 2 looking at this as a technicality, that they 3 understand how to make Chesterfield the best it 4 could be requires the way we're sitting, let's get 5 the accounting out of the way. 6 Again, anything can happen when we go 7 to vote. We have been educating for at least the 8 past five years, coming to this point. So with any 9 luck, that's where we're headed. 10 We're looking for a waiver on the 11 application for 2023. We're looking to start the 12 process on the referendum in 2024, which hopefully 13 would then have a vote and give us a 2025 budget 14 where we're not in front of the Local Finance Board. 15 Thank you. I'm available to answer 16 any questions, as well as our administrator, 17 Mr. Sahol. 18 MS. SUAREZ: Thank you very much. 19 Mr. Sahol, do you want to add anything 20 before --21 MR. SAHOL: No. Thank you. I think 22 that Wendy has summarized it extraordinarily well, 23 as she's been quite proficient at this over the last 24 three years just because of the community, it hasn't 25 grown much more than what you've learned where at

this point unfortunate that we've hit that peak. We
are hoping that we see some business initiative at
some point.

But no, I don't think there's anything more that we can add other than the success of Chesterfield Township in doing a massive preservation mechanism, meeting its obligations and having to provide services which bring us now before you again.

10 MS. SUAREZ: No, and I appreciate it. 11 And Ms. Wulstein, your presentation is always very 12 thorough. You typically hit all the questions that 13 I would normally ask so I appreciate that very much. 14 I do understand that Chesterfield does 15 not wish to come before the Local Finance Board each 16 Very much looking forward to seeing how the vear. 17 referendum plays out in 2025 and perhaps that will 18 actually cease us having to see you in this venue, 19 but I'm happy to work through other things with you 20 as necessary. 21 l will

I do not have any questions. I will
just open it up to see if board members or the
public have any.

Hearing none, do we have a motion to approve the appropriation cap waiver for the use of

		Page 27
1	surpl us?	
2	MR. DiROCCO: I'll make the motion.	
3	MR. MAPP: I'II second that.	
4	MR. BENNETT: Okay, Mr. Di Rocco and	
5	Mr. Mapp.	
6	Ms. Suarez.	
7	MS. SUAREZ: Yes.	
8	MR. BENNETT: Mr. Mapp.	
9	MR. MAPP: Yes.	
10	MR. BENNETT: Mr. Di Rocco.	
11	MR. Di ROCCO: Yes.	
12	MR. BENNETT: Mr. Close.	
13	MR. CLOSE: Yes.	
14	MR. BENNETT: Mr. Avery.	
15	MR. AVERY: Yes.	
16	MR. BENNETT: And Ms. Rodriguez.	
17	MS. RODRIGUEZ: Yes.	
18	MR. BENNETT: Motion approved.	
19	MS. WULSTEIN: Thank you very much for	
20	your time this morning.	
21	MS. SUAREZ: You're very welcome.	
22	Best of Luck.	
23	MR. SAHOL: Thank you.	
24	MS. SUAREZ: Okay. The next applicant	
25	appearing before the board today is Orange City	

Page 28 1 Township. 2 Mr. Mapp, I believe, is going to be 3 recusing from this application as well as the next 4 one, because it's also Orange City Township. 5 I see --6 MR. MAPP: Ms. Director, I will take 7 the opportunity to recuse myself at this time. 8 MS. SUAREZ: Thank you. 9 Do we have Mr. Johnson? There he is. 10 MR. JOHNSON: Good morning. 11 MS. SUAREZ: Good morning, Mr. Johnson. 12 13 So will you just let us know who we 14 need to get sworn in for the application. 15 MR. JOHNSON: Sure. I see Nile 16 Clements, who is the CFO. I see Chris Hartwick, the 17 business administrator. And I Dieter Lerch who's 18 the budget consultant for the city. 19 I don't believe there's anyone else 20 that needs to be sworn in this morning. 21 MS. SUAREZ: All right. So let's get 22 those three gentlemen sworn in. 23 NILE CLEMENTS 24 CHRIS HARTWICK 25 DI ETER LERCH

Page 29 1 is duly sworn by a Notary Public of the State of New 2 Jersey and testifies under oath as follows: 3 MS. SUAREZ: Mr. Johnson, the floor is 4 yours. 5 MR. JOHNSON: Sure. The city is 6 seeking approval from the Local Finance Board for 7 the adoption of a \$225 million bond ordinance 8 pursuant to the provisions of the Municipal 9 Qualified Bond Act. 10 The ordinance authorizes various 11 capital projects for the city's water and sewer 12 system and for the city's self-liquidating water and 13 sewer utilities. 14 The bond ordinance authorizes, amongst 15 many things, the purchase, acquisition, 16 installation, wells, well house generators, sewers, 17 sewer mains, sewer drains, water meters, water 18 pipes, storm water improvements, gava [sic] servers, 19 pump stations and curb boxes. 20 The improvements are all expected to 21 be acquired and completed by December of 2023. 22 Since the city's water and sewer utility is 23 self-liquidating, the ordinance is not utilizing the 24 city's borrowing capacity. The debt authorized has 25 no impact on the city's net debt.

1 The approval of the proposed bond 2 ordinance will increase the average quarterly water 3 bill of the city by approximately \$4 per quarter. 4 Debt service covers ratio for municipal qualified 5 bond revenues is approximately 1.37 percent in 2023 6 and it will increase to 2 percent by 2028, but that 7 also includes authorized but unissued debt and the 8 Municipal Qualified Bond Act only applies to actual 9 bonds and not notes. 10 So in all reality, we have much more 11 sufficient coverage to cover our actual debt issued. 12 The city's merely seeking the approval 13 to adopt an ordinance under Qualified Bond Act, not 14 to actually issue the bonds at this point in time. 15 So therefore, I will open the floor to 16 any questions the board may have regarding this bond 17 ordi nance. 18 MS. SUAREZ: Thank you very much. 19 All right, Mr. Johnson, one question 20 that I do have here is, if you, or even the 21 municipality, wouldn't mind going into a little bit 22 about the master plan of sorts for all of the 23 improvements here, because I know that there's been 24 a couple thus far. 25 Do we have kind of like a broader

1 picture of what those improvements are going to look 2 like over the next few years. 3 MR. HARTWICK: Sure. I'll answer that 4 question. 5 First, we've engaged an engineering 6 company to actually do a master water plan and a 7 master sewer plan. But initially the 2.5 million 8 should be clarified so that people understand that 9 it's maintenance capital emergency improvements that 10 occurred during the year 2023, or what we refer to 11 as MCAP. 12 That includes water main breaks, valve 13 breaks, sewer collapses, things of that nature that 14 happen in the ordinary course of a year of operating 15 a water and sewer utility of this nature and of this 16 age. 17 The largest future capital improvement 18 is the subject of our next application, which is 19 compliance with PFOS DEP regulations. 20 Thereafter, we anticipate that we'll 21 probably have somewhere between one million to two 22 million of emergency capital improvements per year. 23 We think that what we're going to do is to do those 24 ordinances up front going forward so that we're not 25 doing them at the end of the year and bill against

the ordinance as the capital improvements occur.
 That's basically the plan.

3 There are some additional improvements 4 that we anticipate that we've received iBank 5 approval for. That includes a meter replacement 6 program, which we've already been before the board 7 to get approval for that ordinance, and a well five 8 rehabilitation, which we've also already been before 9 the board to obtain approval for that ordinance, and 10 then there's a DEP required relocation of a water 11 main from under a bridge that was exposed and DEP 12 didn't like that, so we had to relocate or are in 13 the process of relocating that main. 14 MS. SUAREZ: Thank you. 15 Mr. Johnson hit upon my other 16 questions in his presentation so I will open it up 17 to see if any other questions have arisen from board 18 members or the public. 19 Hearing none, do we have a Okay. 20 motion to approve the adoption of a bond ordinance pursuant to the Municipal Qualified Bond Act. 21 22 MR. AVERY: So moved. 23 MS. RODRI GUEZ: Second. 24 MR. BENNETT: I have Mr. Avery and Ms. 25 Rodriguez as mover and second.

		Page 33
1	Ms. Suarez.	
2	MS. SUAREZ: Yes.	
3	MR. BENNETT: Mr. Mapp has reduced	
4	himself.	
5	Mr. Di Rocco.	
6	MR. Di ROCCO: Yes.	
7	MR. BENNETT: Mr. Close.	
8	MR. CLOSE: Yes.	
9	MR. BENNETT: Mr. Avery.	
10	MR. AVERY: Yes.	
11	MR. BENNETT: And Ms. Rodriguez.	
12	MS. RODRI GUEZ: Yes.	
13	MR. BENNETT: Motion approved.	
14	MS. SUAREZ: And I know that Orange	
15	City Township is our next applicant.	
16	Mr. Johnson, any other parties	
17	changing here?	
18	MR. JOHNSON: No.	
19	MS. SUAREZ: Okay. So we don't need	
20	to get anybody else sworn in and I will relinquish	
21	the floor to you.	
22	MR. JOHNSON: Sure. In this instance,	
23	the city is seeking approval of the Finance Board	
24	for the adoption of a \$10.5 million bond ordinance	
25	pursuant to the provisions of the Municipal	

1 Qualified Bond Act, the issuance of not to exceed 2 \$10.5 million is qualified bonds. The issue of such 3 bonds is New Jersey Infrastructure Bank pursuant to 4 N.J.S.A. 58:11(B)-9A, which is the iBank act. 5 The bond ordinance authorized that 6 we referred to earlier, the funding of a PFOS 7 treatment system for the water and sewer system of 8 the city, which includes engineering, site 9 investigations, designs, drawings and inspections, 10 demolition of the former water treatment building of 11 which the PFOS system treatment will be constructed 12 That, in addition of two trains agreement of upon. 13 activated carbon systems, two booster pumps, a spent 14 backwash storage tank and a prefabricated enclosure 15 for the treatment system. It also includes 16 modifications to the scatter system to support 17 installation of the new equipment. 18 Once again, the ordinance is being 19 funded, funded by the city self-liquidated water and 20 sewer utility. It does not utilize any of the 21 city's borrowing capacity. It has no impact on the 22 net debt. 23 As mentioned, this ordinance will be 24 funded by I oan through the i Bank and NJDEP. The 25 iBank always requires positive issued debt pursuant

1	to Municipal Qualified Bond Act pursuant to their
2	credit policies to issue debt through the iBank
3	under such act as well.
4	The maturity schedule for the iBank
5	for nonconforming schedules, but the New Jersey
6	the Local Bond Law in Statute 26E provides an
7	exception for conformance maturity schedules for
8	bonds issued to the iBank.
9	The approval of this ordinance will
10	increase the average by about \$10 per quarter, if
11	this is approved.
12	I think it's also important to note
13	that with the city going through the iBank, \$2
14	million of that will be subject to principal
15	forgiveness. The next \$2 million will be funded
16	50/50, 50 percent interest, 50 percent interest
17	free, and then the next four and-a-half million
18	dollars I'm sorry actually the next \$6 million
19	will be 75 percent interest fee, 25 percent market
20	rate interest, and then the balance of the debt will
21	be 50/50.
22	So the benefit of having principal
23	forgiveness and a large chunk of this \$10.5 million
24	is 75 interest free is a major benefit to the rate
25	payers and the city.

1 Thus, the city's requesting approval 2 of this board to adopt the bond ordinance in the 3 Municipal Qualified Bond Act and the issuance of 4 bonds, qualified bonds under the act and these 5 qualified bond through participation of the 6 Infrastructure Bank program. 7 At this point, I will entertain any 8 questions that this board may have related to this 9 bond ordinance. 10 MS. SUAREZ: Thank you, Mr. Johnson. 11 All of my questions have already been answered 12 between the last application and this one in your 13 presentation. 14 I will open it up, though, just to see 15 if there are any other questions from the board or 16 members of the public. 17 MR. AVERY: Could I just ask if this 18 facility will treat all of the city's water or just 19 a portion thereof that's got the PFOS issues? 20 MR. HARTWICK: There's a portion of 21 the water that we use which is purchased which is 22 pretreated. 23 So it will treat all of the water that 24 comes from our wells and all of the water that we 25 purchase from the East Orange Water Commission.

		Page 37
1	The water that we purchase from	
2	American Water will go directly into the clear well	
3	after being stored in a storage tank.	
4	MR. AVERY: Thank you.	
5	MS. SUAREZ: Any other questions?	
6	Hearing none, do we have a motion to	
7	approve the adoption of an ordinance and issuance of	
8	bonds pursuant to the Municipal Qualified Bond Act?	
9	MR. AVERY: So moved.	
10	MR. Di ROCCO: Second.	
11	MR. BENNETT: I have Mr. Avery moving,	
12	Mr. Di Rocco secondi ng.	
13	Ms. Suarez.	
14	MS. SUAREZ: Yes.	
15	MR. BENNETT: Mr. Mapp is recused.	
16	Mr. Di Rocco.	
17	MR. Di ROCCO: Yes.	
18	MR. BENNETT: Mr. Close.	
19	MR. CLOSE: Yes.	
20	MR. BENNETT: Mr. Avery.	
21	MR. AVERY: Yes.	
22	MR. BENNETT: And Ms. Rodriguez.	
23	MS. RODRIGUEZ: Yes.	
24	MR. BENNETT: Motion approved.	
25	MS. SUAREZ: Thank you very much.	

Page 38 1 MR. JOHNSON: Thank you, everyone. 2 MR. HARTWICK: Thank you. 3 MS. SUAREZ: The next applicant 4 appearing before the board today is the City of 5 Trenton, and I believe we still have Mr. Johnson 6 here presenting the application. 7 MR. JOHNSON: That is accurate. 8 MS. SUAREZ: I see Mr. Cruz. l see 9 Mr. Liston. I see Mr. Cherry. I see the mayor with 10 US. 11 Does that round out the group? 12 MR. JOHNSON: Colin Cherry as well is 13 on there. 14 MS. SUAREZ: Yes. All right. So then 15 let's get those four gentlemen sworn in. 16 ADAM CRUZ 17 NELL GROSSMAN 18 COLIN CHERRY 19 ARCH LISTON 20 is duly sworn by a Notary Public of the State of 21 New Jersey and testifies under oath as follows: 22 MR. JOHNSON: All right. In this 23 instance, the City of Trenton is seeking an approval 24 with the Local Finance Board for the issuance of 25 bonds under the Municipal Qualifying Bond Act, and

1 the amount of bonds proposed to be issued of 2 \$20,227,000, which consists of \$11,326,000 of 3 general improvement bonds, \$8,026,000 of water 4 utility bonds, \$337,000 of sewer utility bonds and 5 \$200,000 of parking bonds as qualified bonds. 6 The bonds obviously issued under 7 previously adopted bond ordinances so what we're not 8 asking for any new debt. We're not asking for the 9 approval of any new bond ordinances. 10 All the bond ordinances that are a 11 part of this bond issue were previously approved by 12 this board pursuant to the Municipal Qualified Bond 13 Act and they vary in terms of the types of 14 improvements from general improvements to roof 15 replacements for the firehouses, HVAC improvements 16 for the library, animal shelter facility, police 17 department, 80 improvements for various city 18 facilities, reconstruction of certain streets, IT 19 improvements, improvements recreation center, public 20 center. 21 There's a plethora of different 22 improvements from the various bond ordinances 23 related to the general improvement bonds, for the 24 They include various water utility bonds. 25 improvements for the plant at the Cortland Street

1 building, roof replacement, electrical gate 2 replacement, improvements to Ewing Township booster 3 stations, HVAC air compressor, improvements to 4 Trenton Water Works, data acquisition systems for 5 Trenton Water Works and etc. 6 Same for the sewer utility. 7 Improvements to the DR bay watch, clean large down 8 the meter sewer works, collection system repairs and 9 emergency plan repair projects, Trenton sewer 10 treatment plant improvements, and parking utility, 11 resurfacing the parking lots and upgrades to various 12 lots throughout the city. 13 So the city's policy is to expend 14 money and then borrow money and so the city never 15 really has money that they have sitting around that 16 they borrow they don't yet need. So all of the 17 bonds that are being proposed to be issued are 18 already outstanding in notes of the city, and the 19 notes mature on June 2nd of 2023, and the money for 20 these projects are already spent before the notes 21 were issued. So we're merely just paying off some 22 of the outstanding notes by issuing a qualified bond 23 at this point in time. 24 In terms of the impact of the debt 25 issue, the water utility debt service is expected to

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1 increase the utility by less than 1 percent, and for 2 the sewer utility less than point 3 percent, and for 3 the parking utility about point 25 percent, and so 4 expecting all the increases will be absorbed by 5 surplus funds. 6 The bill improvement debt service will 7 add approximately 1 percent to be raised by taxes 8 which equates to approximately \$34.32 per average 9 household. 10 The city currently saves about 11 \$58,963,000 of annual qualified revenues that are 12 eligible to pay principal interest on its qualified 13 bonds. 14 It's expected that the approximate 15 coverage ratio in 2023 is 1.79 percent and it will 16 see about 2.8 percent beginning after 2025. 17 Again, we're not requesting any 18 additional debt. We're merely just requesting to be 19 issued debt as a Qualified Bond Act. 20 And by the way, our maturity schedule will be a conforming maturity schedule. 21 We're not 22 asking for nonconforming maturity schedules either. 23 So with that being said, we merely 24 request the approval of the board to authorize the 25 city to issue \$20,227,000 as qualified bond pursuant

1 to the Municipal Qualified Bond Act with conforming 2 maturity schedules. 3 At this point in time, I will 4 entertain any questions this board may have related 5 to this application. 6 MS. SUAREZ: Thank you very much, Mr. 7 Johnson. I totally understand the concept. 8 The only question that I have really 9 is just an opportunity to discuss this and open some 10 dialogue is just to kind of walk through, is this 11 the right time to permanently finance, and why now? 12 Just because, as you know, we've been 13 hearing a lot of applicants basically saying they 14 don't want to permanently finance right now just 15 because of the volatility in the market, but we want 16 to hear the rationale put on the record why this is 17 the right time for the city. 18 MR. JOHNSON: Sure. So the city has 19 notes, we're at a point now we want to start making 20 paydowns on the notes anyway. We're not rolling the 21 notes over without making paydowns. And so to make 22 paydowns on the notes, you might as well, the 23 thought process is to start issuing bonds then and 24 pay those down so that we, in the long run, save 25 The longer we delay the issuance of interest.

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1 bonds, the more interest you wind up paying. 2 Also with the short-term rates being 3 the way they are, and the long-term rates, there's 4 not too much of a difference, but with that being 5 said, I see Neil Grossman who's the city's financial 6 advisor, pop up on my screen. I don't think he was 7 sworn in, but I suspect that he may have some 8 context as well to your question. 9 MS. SUAREZ: He was sworn in. 10 didn't see him at first, but he definitely was sworn 11 in. 12 MR. GROSSMAN: The only thing I would 13 add to that rationale pretty clearly is that the 14 city's, the city's existing debt service drops off 15 dramatically after this year. 16 So for budgetary concerns, rather than 17 adding a principal paydown this year, and then there 18 would also have to have one next year on additional 19 notes. 20 This is kind of the city's 21 long-standing pattern over two to three years. Thev 22 permanently finance the, at least a portion of the 23 then outstanding note, and they have a substantial 24 amount of room in 2024 to begin paying principal 25 down versus 2023.

Page 44 1 So by eliminating the paydowns in '23 2 and starting principal in '24, it also significantly 3 levels out their overall debt service. 4 MS. SUAREZ: Thank you. 5 I do not have any other questions so I 6 will see if there are any other questions from board 7 members or the public. 8 Hearing none, and before we move to 9 motion, Mayor, is there anything you wanted to add? 10 MR. GUSCIORA: No, Director. I would 11 just be here to support the team and if you needed 12 me for anything, but they're the ones that are the 13 financial experts. 14 MS. SUAREZ: I appreciate that. 15 So hearing no questions, do we Okay. 16 have a motion to approve the adoption of a bond ordinance pursuant to the Municipal Qualified Bond 17 18 Act. 19 MR. BENNETT: I'm sorry, Director, 20 this is approval to issue the bonds, not the 21 adoption of the ordinance. 22 MS. SUAREZ: Oh, you're right. 1 23 apol ogi ze. 24 MR. MAPP: Motion to approve. 25 MR. AVERY: Second.

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1	MR. BENNETT: Excuse me. Mr. Mapp and
2	Mr. Di Rocco.
3	Ms. Suarez.
4	MS. SUAREZ: Yes.
5	MR. BENNETT: Mr. Mapp.
6	MR. MAPP: Yes.
7	MR. BENNETT: Mr. Di Rocco.
8	MR. Di ROCCO: Yes.
9	MR. BENNETT: Mr. Close.
10	MR. CLOSE: Yes.
11	MR. BENNETT: Mr. Avery.
12	Mr. Avery, you just went on mute.
13	Ms. Rodriguez.
14	MS. RODRIGUEZ: Yes.
15	MR. BENNETT: And Mr. Avery, just
16	check.
17	The motion's approved with five votes,
18	Di rector.
19	MS. SUAREZ: Thank you. Thank you all
20	very much for your time.
21	MR. JOHNSON: Thank you.
22	MR. GROSSMAN: Thank you.
23	MS. SUAREZ: Okay. The next applicant
24	appearing before the today is the Borough of
25	Ogdensburg.

1 I see Mr. Wielkotz. 2 Mr. Wielkotz, are you going to be 3 presenting the application? 4 MR. WIELKOTZ: No, Mr. Rogut. 5 MR. ROGUT: Am I on? 6 MS. SUAREZ: I can barely hear you, 7 but I can't see you. 8 In the meantime, Mr. Wielkotz, is 9 there anybody else that will need to get sworn in? 10 MR. WIELKOTZ: The CFO and the mayor 11 are on the call as well. 12 MS. SUAREZ: Okay. I see them now. 13 And is that it? So we'll get the three of you sworn 14 in. 15 MR. WIELKOTZ: Yes. 16 MATTHEW WIELKOTZ 17 GEORGE HUTNI CK 18 MIKE MARCEAU 19 is duly sworn by a Notary Public of the State of New 20 Jersey and testifies under oath as follows: 21 MS. SUAREZ: The floor is yours, 22 Mr. Rogut. We've got everybody sworn in. 23 MR. ROGUT: Everyone's sworn in, 24 correct? 25 MS. SUAREZ: Yes.

1	MR. ROGUT: Okay. All right. So we	
2	have Mayor Michael Mayor George Hutnick. We have	
3	Michael Marceau, the CFO, Steve Wielkotz, the	
4	audi tor.	
5	The borough is seeking the board's	
6	approval of a \$365,000 refunding bond ordinance to	
7	fund emergency and emergency temporary	
8	appropriations made to finance salary, pension and	
9	other expenses in connection with the reinstatement	
10	of a police officer.	
11	This unfortunate situation began in	
12	2017 with a disciplinary proceeding against the	
13	police officer who was then charged criminally by	
14	the Sussex County Prosecutor's Office which resulted	
15	in his mandatory suspension without pay.	
16	The prosecutor's office had control of	
17	the situation for over three years. Early in 2021,	
18	the prosecutor's office dismissed all the charges	
19	which obligated the borough to pay three years back	
20	salary, pension and other expenses.	
21	The borough acted prudently during the	
22	period and appropriated \$131,000 over several years	
23	to be able to pay a portion of the potential	
24	exposure.	
25	The borough is seeking the board's	

1 approval of a seven-year payment schedule due to the 2 significant tax impact. 3 If the full \$365,000 was raised in one 4 year, then the tax impact would be \$377 to the 5 average homeowner. The tax impact is \$64 per year 6 for a seven-year schedule. 7 The borough has a small population. 8 It's primarily residential and has seen minimal 9 growth in its tax base. It is conservatively 10 managed, but like every other municipality in the 11 state, is facing significant budget pressures this 12 year. 13 Does the board have any questions? 14 MS. SUAREZ: I do not have any 15 questions. 16 I'm not sure if the mayor and CFO want to add anything; but otherwise, I will open it up to 17 18 see if the board members or the public have any 19 additional questions. 20 MR. CLOSE: Mr. Rogut or Mr. Wielkotz, 21 the 131,000 put aside, what percentage of the total 22 salary and pension for this particular officer does 23 that constitute. 24 I think it was roughly 20, MR. ROGUT: 25 25 percent, right, Michael?

		Page 49
1	MR. MARCEAU: Yeah. The total all in	C
2	was about 508, so I'm trying to find my debt	
3	numbers.	
4	MR. HUTNICK: It's a little over 26	
5	percent.	
6	MR. CLOSE: The balance of the funds	
7	used for, diverted for other purposes during that	
8	time?	
9	MR. MARCEAU: Correct. They were	
10	unspent budget items that we had numbered in order	
11	to potentially cover everything.	
12	MR. CLOSE: I'm sorry, I couldn't hear	
13	you, Mr. Marceau.	
14	MR. MARCEAU: They were unspent budget	
15	items that we encumbered in case of a potential	
16	return.	
17	MR. CLOSE: Okay. Thank you.	
18	MS. SUAREZ: Any other questions or	
19	comments?	
20	Okay. Hearing none, do we have a	
21	motion to approve the adoption of a refunding bond	
22	ordinance and permit the issuance of the refunding	
23	bond?	
24	MR. MAPP: Motion.	
25	MS. RODRI GUEZ: Second.	

1	Page 50 MR. BENNETT: I have Mr. Mapp and Ms.
2	Rodri guez.
	Ms. Suarez.
4	MS. SUAREZ: Yes.
5	MR. BENNETT: Mr. Mapp.
6	MR. MAPP: Yes.
7	MR. BENNETT: Mr. Di Rocco.
8	MR. DiROCCO: Yes.
9	MR. BENNETT: Mr. Close.
10	MR. CLOSE: Yes.
11	MR. BENNETT: Mr. Avery.
12	MR. AVERY: Yes.
13	MR. BENNETT: Ms. Rodriguez.
14	MS. RODRIGUEZ: Yes.
15	MR. BENNETT: Motion approved.
16	MR. ROGUT: Thank you very much.
17	MS. SUAREZ: Thank you.
18	The next item on the agenda is old
19	business concerning the City of Newark Parking
20	Authori ty.
21	The parking authority has returned to
22	the board for additional findings on a project that
23	received positive findings in July of 2022. At that
24	time, the project contemplated financing of either a
25	commercial bank loan or the issuance of a bond.

Page 51 1 It has since been determined by the 2 authority and its professionals that the financing 3 should consist of a combination of a commercial bank 4 I oan and the issuance of a bond, each separately 5 secured by the authority revenues. 6 The interest to rate range security 7 and maturity schedules are not anticipated to 8 deviate from the positive findings rendered back in 9 Jul y. 10 Do board members or the public have any questions or comments on this? 11 12 Okay. Hearing no questions, do we 13 have a motion to issue positive findings to issue 14 parking revenue bonds and/or a commercial bank loan? 15 MR. MAPP: Motion to approve. 16 MR. AVERY: Second. 17 MR. BENNETT: I have Mr. Mapp and 18 Mr. Avery. 19 Ms. Suarez. 20 MS. SUAREZ: Yes. 21 MR. BENNETT: Mr. Mapp. 22 MR. MAPP: Yes. 23 MR. BENNETT: Mr. Di Rocco. 24 MR. Di ROCCO: Yes. 25 MR. BENNETT: Mr. Close.

Page 52 1 MR. CLOSE: Yes. 2 MR. BENNETT: Mr. Avery. 3 MR. AVERY: Yes. 4 MR. BENNETT: And Ms. Rodriguez. 5 MS. RODRI GUEZ: Yes. 6 MR. BENNETT: Motion approved. 7 MS. SUAREZ: Okay. The next applicant 8 appearing before the board today is the Hudson 9 County Improvement Authority. 10 MR. LANGHART: Good morning, Director. 11 MS. SUAREZ: Good morning, 12 Mr. Langhart. 13 MR. LANGHART: I'm trying to see who 14 we have based on the screen. 15 I believe -- do you want me to go over 16 roll call who I believe will be here for the 17 presentation, Director? 18 MS. SUAREZ: PI ease. Thank you, so we 19 can get them sworn in. 20 MR. LANGHART: Sure, absolutely. 21 I will be representing the Hudson 22 County Improvement Authority. We should also have 23 the head of the improvement authority, Bill Gueva 24 and then counsel Mike O'Connor on. 25 From the county, we'll have the county

Page 53 1 administrator Abe Antun. 2 Abe, I'm not sure if Cheryl or Donato 3 will be joining us. 4 MR. ANTUN: They're in a meeting so I 5 don't think so. 6 MR. LANGHART: Okay. 7 MR. ANTUN: We can proceed. 8 MR. LANGHART: Great. 9 Representing the Hudson County Schools 10 of Technology, we'll have John Shinnick, and from 11 the NW, the municipal bonds utility authority, we 12 have Nick Wilechansky on. 13 I apologize if I missed anyone, but I 14 believe those are the people we will have for the 15 presentation. 16 MS. SUAREZ: Did you say somebody 17 else? I don't see another picture. 18 MR. LANGHART: John Shinnick from the 19 Hudson County Schools of Technology. 20 John Shinnick, if you're on. 21 MS. SUAREZ: Can we have you speak up 22 so that way his picture can populate. 23 MR. LANGHART: John Shinnick, if 24 you're on, now would be a good time to say 25 something.

Page 54 1 I think I could probably answer any 2 questions on behalf of the Schools of Technology if 3 you want to proceed in that manner. 4 MS. SUAREZ: Sure. Then let's get 5 those here sworn in and then we can proceed. 6 ABE ANTUN 7 BILL GUEVA 8 NICK WILECHANSKY 9 is duly sworn by a Notary Public of the State of New 10 Jersey and testifies under oath as follows: 11 MS. SUAREZ: All right, Mr. Langhart, 12 the floor is yours. 13 MR. LANGHART: Thank you, Director. 14 I would like to thank the board 15 members and staff of the Local Financial Board for 16 hearing our application. 17 The Hudson County Improvement 18 Authority is coming before the board today for 19 positive findings for the issuance of not to exceed 20 \$32 million in bonds for positive findings for a 21 county ad valorem police ordinance which has been 22 introduced and which will be finally adopted after 23 this meeting. 24 The \$32 million in bonds will be 25 issued by the Hudson County Improvement Authority

1 for the construction of a facility on behalf of the 2 Hudson County Schools of Technology. 3 Brief description of the facility is 4 that it will be an approximately 37,000 square foot 5 two-story building that will be used to provide 6 career and technical educational programs on behalf 7 of the Hudson County Schools of Technology. 8 The process, the structure of the deal is a little bit cumbersome so just bear with me. 9 10 It's a mouthful, but I'll just go through it because 11 I think it helps to understand the deal. 12 The property is currently owned by the 13 Bayonne Board of Education, or I should say it had 14 been owned. It's been ground leased to the Hudson 15 County Schools of Technology pursuant to a 99-year 16 So the Schools of Technology has an ground lease. 17 interest in the property. 18 Upon the bond closing, the Schools of 19 Technology will give the Hudson County Improvement 20 Authority a sublease on the property so that they 21 can go in and build the facility we just discussed. 22 At the same time as the bond closing, 23 the Hudson County Improvement Authority will enter 24 into a financing lease agreement with the county so 25 that the county, in return for their lease rights,

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will make lease payments in amounts sufficient to
pay of \$32 million worth of debt service that the
improvement authority will incur when they issue
their bonds.

The county in turn will enter into a lease with the Schools of Technology so that during the duration of the construction and the bond financing, which is anticipated to be 25 years, the Schools of Technology can be on the property running and operating their school.

11 So they have the initial ground lease 12 from the Bayonne Board of Ed for the Schools of 13 Technology for 99 years. The three leases I just 14 discussed will run for the length of the bonds, 15 which will be 25 years.

Once the bonds are paid off, all those
I leases fall away and the Schools of Technology is
I left with the property and the building to run the
schools into the future.

We do anticipate the bond period will be 25 years. We've given you two debt service schedules because we anticipate getting just under \$10 million worth of grant monies from securing our Children's Future Bond Act, and that has been obligated to the Schools of Technology now and that

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1	money will be used to reduce the debt service.
2	The one other thing I want to go
3	through is that we are going through a design-build
4	process for the construction of the building, and
5	that's being done pursuant to the and again, I
6	have to read this Design-Build Construction
7	Services Procurement Act.
8	The professionals of the authority and
9	the Schools of Technology have determined that the
10	best way to do this construction would be through
11	the design-build process and this particular
12	statute.
13	So we've been pretty rigorous in our
14	following of the statute. The cost is over 12
15	and-a-half million so we do need the approval of the
16	Office of the State Controller.
17	We have gone through an RFQ and RFP
18	process. That's been submitted and reviewed by the
19	state controller.
20	The approval for the RFQ was received
21	on July 19, 2022, and the approval for the RFP was
22	received from the Office of the State Controller on
23	November 4th, 2022.
24	So we've been working hand and glove
25	with the Office of State Controller to go through
1	

1 the whole design-build process and make sure we're 2 compliant with all the laws and the statute. 3 Having said that, I will turn it over 4 for any questions or for any comments from the rest 5 of our team here that may want to comment on the 6 process. 7 Abe, the one thing I will mention is 8 we have received the \$10 million in grant funning. 9 We were hopeful that we might get more, but I think 10 at this point, just to confirm, it looks like that 11 will be pretty much all we're going to get for this 12 project. 13 MS. SUAREZ: Thank you for that 14 update. 15 MR. LANGHART: Sure. 16 MS. SUAREZ: Any comments before I 17 open it up? 18 Okay. Well, I appreciate all of the 19 detail in the presentation. You certainly addressed 20 the questions that I had and some of the issues that 21 we discussed during the pre-meeting. 22 The one, of course, that was the most 23 important to me at the time was just making sure 24 that the design-build regs were followed closely to 25 the letter of the law. I appreciate the assurances

1 there and the background about how this went through 2 the comptroller review. 3 I do not have any other questions or 4 comments at this juncture, so I will open it up to 5 the board members and the public. 6 Okay. Hearing no questions, do we 7 have a motion to issue positive findings? MR. Di ROCCO: 8 So moved. 9 MR. MAPP: I'll second. 10 MR. BENNETT: I'm sorry. I thought, 11 Mr. Mapp, I heard you moving it. Did I mishear 12 that? 13 MR. MAPP: Oh, I thought I heard a 14 motion. 15 MS. SUAREZ: I think Mr. DiRocco. 16 MR. DiROCCO: I moved it and Mr. Mapp 17 second. Sorry. 18 MR. BENNETT: My apologies. So 19 Mr. Di Rocco moves. Mr. Mapp seconds. 20 Ms. Suarez. 21 MS. SUAREZ: Yes. 22 MR. BENNETT: Mr. Mapp. 23 MR. MAPP: Yes. 24 MR. BENNETT: Mr. Di Rocco. 25 MR. Di ROCCO: Yes.

Page 60 1 MR. BENNETT: Mr. Close. 2 MR. CLOSE: Yes. 3 MR. BENNETT: Mr. Avery. 4 MR. AVERY: Yes. 5 MR. BENNETT: And Ms. Rodriguez. 6 MS. SUAREZ: I think Ms. Rodriguez had 7 to step away. 8 MR. BENNETT: We have five votes. The 9 motion is approved. 10 MS. SUAREZ: Okay. Best of luck on 11 this construction. 12 MR. LANGHART: Thank you so much. We 13 appreciate your consideration. 14 MS. SUAREZ: So the next applicant 15 appearing before the board today is the Bergen 16 County Improvement Authority. 17 MR. RHEI NHARDT: Good morning, 18 Di rector. 19 MS. SUAREZ: Good morning. 20 MR. RHEINHARDT: Somebody else want to 21 open up or do you want me to do it? 22 MS. SUAREZ: Mr. Rheinhardt, I leave 23 Let's make sure we get everyone sworn it up so you. 24 in who is not counsel for the applicant. 25 MR. RHEINHARDT: So with us today, we

Page 61 1 have Joe Calogero, Steve Wilcox, Nick Wilechansky. 2 Marvin Gusso was going to try to make 3 it but he may not be able to make it. Myself, 4 obvi ously. 5 Dan Mariniello was going to be on 6 here. Thomas Hastie, Jim Spanarkel, Mark McPherson, 7 Jen Edwards, Alex Desergio -- Alexia Desergio and 8 Josh Nikita. So we've got a big group for you. 9 I also have Lenora Benjamin who's the 10 CFO and administrator in Glen Rock, one of the 11 participants is with us. 12 MR. RHEINHARDT: I also saw Anders 13 Hasseler joined us and Brigite Goncalves. 14 Brigite's from Little Ferry and Anders 15 is from Garfield. 16 MR. LANGHART: Director, I'll stay on, 17 too, as bond counsel to Little Ferry. 18 MS. SUAREZ: Thank you, Mr. Langhart. 0kay. 19 MR. RHEINHARDT: We actually 20 entertain starting the program because of the new 21 SEC rule. I guess it's not new --22 MS. SUAREZ: Wait, Mr. Rheinhardt. 23 Before we jump in, Mr. Hastie, I 24 notice you have a hand up. 25 MR. HASTIE: I was having difficulty

1 getting myself seen on screen. It finally figured 2 itself out. So thank you. 3 MS. SUAREZ: Perfect. 4 Okay, Mr. Rheinhardt, the floor is 5 yours. 6 MR. RHEINHARDT: Okay. It all started 7 with SEC Rule 15c2-12 for small issuers. We saw 8 what was going on in the market and our intent and 9 the goals for doing this were to allow the towns to 10 take advantage of our rating, save the towns money 11 and satisfy the POS and OS requirement without 12 having them be restricted to nine months. So that 13 was what started the entire idea. 14 The county serves as the anchor on the 15 deal at \$88,909,000. We figured that would be a 16 great way to entice people in. 17 We're also considering doing another 18 one in October. Since the rest of the towns now see 19 what we're doing, this is the first opener to show 20 them how it's done. So there will be another 21 opportunity. We did want to have -- one of our 22 23 smaller participants, one of the towns, actually the 24 note comes due 45 days before our pool program, so 25 the county went and bought that note just to

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1 facilitate that short bridge to allow them to jump 2 into the program. We thought that was important. 3 I know one of the questions was, and I 4 verified it, that all professionals as well as the 5 BCIA itself discounted their fees for this program 6 to work. We thought that was important. 7 There are five towns in addition to 8 the county for a total program of \$133,966,297. 9 It's down from our original request of 240. 10 Net debt for the county as of the end 11 of the year was \$985 million and change. Just so 12 you know, only \$681,800,000 of that has actually 13 been issued in debt. We don't issue debt unless we 14 know that project's going forward. It doesn't make 15 sense to pay for that money if we're not going to 16 use it right away. 17 Before this program, we had 18 \$496,560,000 in guaranteed debt which has been 19 issued through the BCLA for other Bergen County 20 entities. 21 Hopefully I've answered all your 22 questions, but we'd like to move ahead with the 23 program. 24 MS. SUAREZ: Thank you very much, Mr. 25 Rheinhardt, and I do appreciate you addressing

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1 several of the items that did come up in the 2 Always kind of helpful from my vantage pre-meeting. 3 Do appreciate you proactively discussing the point. 4 professionals trimming down their fees to kind of 5 make this work. 6 Without going, I guess, into divulging 7 things too great of a level, would you mind just 8 going into that a little bit more in depth for me to 9 kind of understand what was shaved and where. 10 MR. RHEINHARDT: Is Dan Mariniello on 11 the call? There he is. 12 Dan, I know that was your brainchild. 13 MR. MARINIELLO: Obviously the 14 improvement authority inherently has cause obviously 15 to come through the program, and when we looked at 16 how important it was to try and find savings for 17 these municipalities, it was clear that the savings 18 were there using the triple A of the county, but to 19 increase those savings to make it really worthwhile, 20 that it was clear that we needed to shave on the 21 expenses. 22 So any of the expenses, the costs that 23 are controlled by the improvement authority 24 professionals and the improvement authority itself, 25 across the board we took a 40 percent cut for every

1 professional and the authority based on what our 2 contracts are at the improvement authority. 3 So I don't have the list of the actual 4 costs themselves, but we took what the costs 5 typically are when the whole group does a project 6 for a note sale like this and then we cut 40 7 percent. 8 MS. SUAREZ: Okay. Thank you. 9 Before I open it up for other 10 questions and comments from the board and the 11 public, anybody from the group want to raise any 12 questions or comments? 13 Sometimes it's a little helpful to, 14 for any of the participants in these kinds of pool 15 programs, just to kind of quickly give an overview 16 of what projects they're looking to actually have 17 financed through these. That just kind of gives us 18 a flavoring as to what's being accomplished. 19 And also, if you wouldn't mind just 20 saying quickly the project and the amount. 21 John, do you want to start? 22 It might be helpful, too, sometimes 23 you know exactly who the players are who are 24 participating, so if you want to run down the list, 25 that might just be more streamlined and efficient.

Page 66 1 MR. RHEI NHARDT: Okay. We want to 2 start with -- Anders, are you on? 3 MR. HASSELER: Yes. This is our note 4 roll. We are over \$9 million of existing 5 ordi nances. There are several of them, but the BCIA 6 offers a better rating than what we could get 7 oursel ves. So that was the draw for coming to this. 8 MS. SUAREZ: And what's typically 9 being rolled? What was financed in those? 10 MR. HASSELER: We have roads, vehicles 11 and some improvement projects. 12 MS. SUAREZ: Thank you. 13 MR. RHEI NHARDT: Brigite, did you want 14 to go next? 15 MS. GONCALVES: Sure. Good morning, 16 My name is Brigite. I'm the CFO for the everyone. 17 Borough of Little Ferry. 18 We are rolling over a note for 19 959,000, as well as acquiring new money to assist us 20 in financing a road project, IT improvements and 21 other capital expenses that we anticipate taking. 22 MS. SUAREZ: Thank you. 23 MS. GONCALVES: Thank you. 24 Do we have anybody MR. RHEI NHARDT: 25 from Closter on?

Page 67 1 MR. WINTERS: Yes. James Winters, 2 borough administrator. 3 We're rolling over a little more than 4 \$10 million from nine different capital improvement 5 projects, which include vehicle acquisition, two 6 different road programs, a waterway project due to 7 the storms, and various other repairs to municipal 8 buildings. 9 MS. SUAREZ: And Mr. Winters, you may 10 have said it, but what was the total? 11 MR. WINTERS: I believe it's 10 12 million 025. 13 MS. SUAREZ: Thank you. 14 Anybody from the MR. RHEINHARDT: 15 Borough of Edgewater? 16 MR. MAYER: Good morning. It's Bill 17 Mayer. Hello, Director. 18 MS. SUAREZ: Hello, Mr. Mayer. 19 MR. MAYER: Is Greg on? Okay. don't want to steal his presentation, but the 20 21 Borough of Edgewater has \$7.8 million of notes 22 outstanding. There's a paydown of approximately 23 200,000. There's about a million 368 new money for 24 the borough's routine note rollover, improvements to 25 the DPW and community center, improvements to

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1	borough hall, purchase of a garbage truck, a new	
2	roof, paving of roads, purchase of cars and trucks,	
3	IT equipment, sign boards, sewer system repairs,	
4	acquisition of property, historic borough hall	
5	improvements, paving and reconstruction, purchase of	
6	a backhoe, a dump truck, fire chief's car and	
7	reconstruction of terraces.	
8	More detail in front of me, but I	
9	think you get a flavor of it, Director.	
10	MS. SUAREZ: A little bit of	
11	everything. Thank you.	
12	MR. RHEINHARDT: I think we have Glen	
13	Rock is last.	
14	MS. BENJAMIN: Hi. I'm Lenora	
15	Benjamin. I'm the CFO/administrator from Glen Rock.	
16	We have just under ten million rolling	
17	over and new money as well. Our projects include	
18	roads, vehicles, public safety items, new fire	
19	truck, and a very big project of a field renovation,	
20	which included our first municipal turf field and	
21	additional repair to existing grass fields, and it's	
22	most beneficial for us, triple A rating, and I	
23	appreciate being included.	
24	MS. SUAREZ: Thank you.	
25	Does that round it out?	
1		

Page 69 1 MR. RHEINHARDT: Did you want a list 2 of the counties, because the county's a long list? 3 It's a rolling note program that 4 consists of anything from roads, bridges, We time our financing so it's most cost 5 everything. 6 effective. 7 MS. SUAREZ: Okay. I was going to get 8 ready for you to just talk as fast as you possibly 9 could for all of that list. 10 MR. RHEINHARDT: Thanks. 11 MS. SUAREZ: Okay. Any other 12 questions or comments? 13 0kay. Any questions from the board or 14 members of the public? 15 Hearing none, then, do we All right. 16 have a motion to issue positive findings for the 17 county guarantee and the issuance of pooled project 18 notes? 19 MR. CLOSE: So moved. 20 MR. MAPP: I'll second that. 21 MR. BENNETT: I have Mr. Close and 22 Mr. Mapp. 23 Ms. Suarez. 24 MS. SUAREZ: Yes. 25 MR. BENNETT: Mr. Mapp.

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1	MR. MAPP: Yes.	
2	MR. BENNETT: Mr. Di Rocco.	
3	MR. Di ROCCO: Yes.	
4	MR. BENNETT: Mr. Close.	
5	MR. CLOSE: Yes.	
6	MR. BENNETT: Mr. Avery.	
7	MR. AVERY: Yes.	
8	MR. BENNETT: And Ms. Rodriguez is	
9	absent.	
10	Motion approved, five.	
11	MR. RHEINHARDT: Director, thank you	
12	very much, and board members as well.	
13	MS. SUAREZ: You're welcome. Good	
14	luck with the program.	
15	Okay. The next applicant appearing	
16	before the board do is the Jersey City Redevelopment	
17	Agency.	
18	MR. McMANIMON: Good morning,	
19	Director. Kevin McManimon from McManimon, Scotland	
20	and Baumann, bond counsel to the agency on the call.	
21	Can you see me and hear me?	
22	MS. SUAREZ: I can hear you. I can't	
23	see you.	
24	There you go.	
25	MR. McMANIMON: Thank you.	

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1	MR. EISMELER: Tim Eismeier with NW	0
2	Financial. We are the financial advisor to the city	
3	and the redevelopment agency.	
4	MS. SUAREZ: Before you jump in,	
5	Mr. McManimon, I just want to see, is there anybody	
6	else other than Mr. Eismeier that we need to get	
7	sworn in on the application.	
8	MR. McMANIMON: We have several. If I	
9	can just take a moment and sort of set the stage. I	
10	apologize for interrupting.	
11	I want to begin by apologizing. We	
12	planned to have Chris Fiore, the executive director	
13	of the Jersey City Redevelopment Agency on this	
14	morning. He's ill. However, I spoke to him earlier	
15	this morning.	
16	If the board has any questions for	
17	him, I'm happy to text him and ask him to jump on,	
18	but it was my hope that we could get through the	
19	application as much as possible without calling on	
20	Mr. Fiore, but we do otherwise have Matt Wielkotz	
21	and Steve Wielkotz, both from Wielkotz & Company,	
22	consultants for the city and the redevelopment	
23	agency. Matt is also sort of the in-house CFO for	
24	the agency.	
25	Mr. Eismeier already identified	

1 himself, and I believe that Carmen Gandulla, the 2 director of finance from the city is supposed to be 3 on, and then of course Everett Johnson is bond 4 counsel for the city and has been on for other 5 applications this morning. He's also present. 6 MS. SUAREZ: He had a packed day. 7 Okay. So then let's get everyone else 8 sworn in other than I guess Mr. McManimon and 9 Mr. Johnson. 10 TIM EISMEIER 11 STEVE WIELKOTZ 12 MATT WIELKOTZ 13 CARMEN GANDULLA 14 is duly sworn by a Notary Public of the State of New 15 Jersey and testifies under oath as follows: 16 MS. SUAREZ: All right, Mr. McManimon, 17 the floor is yours. 18 MR. McMANI MON: Thank you very much. 19 This application the seeking approval under N.J.S.A. 40A: 5A-24 to renew an outstanding 20 21 project note more than three years after its 22 original issuance. 23 The board may recall hearing a bit 24 about this project before. The JCRA is undertaking 25 a couple of different projects in connection with

1 property that was previously owned by the Hudson 2 County Community College. 3 Sometime in 2016 or '17 the college 4 began to think about upgrading its facilities, and 5 the college is in the process of building new 6 facilities across -- in the general square area with 7 the overall goal is to move into newer facilities on 8 the other side of Sip Avenue. 9 At the same time, the agency and the 10 city envisioned transforming this building, which is 11 located in 25 PATHside, into a cultural arts hub for 12 the region. 13 At that time in 2016-'17 they had no 14 concrete plan, but in light of the college's 15 shifting long-term vision, the building was a target 16 of opportunity and the agency's acquisition of it 17 served all of the parties' interest. 18 So the agency, backed by the Jersey 19 City's general obligation credit through a subsidy 20 agreement, purchased the PATHside building in 2018 21 in order to get control of this property. 22 The agency immediately took steps to 23 protect the building against further deterioration 24 from the elements, and during this time the agency 25 also engaged a series of professional consultants to

1 help it program arts-related uses within the 2 building and to identify potential partners or 3 operators of those arts-related uses. 4 Through this process, the city 5 ultimately found and linked up with The Centre 6 Pompi dou. Pompidou is a French museum that houses 7 one of the world's largest collections of modern and 8 contemporary art. 9 The agency, the city and the Pompidou 10 executed a memorandum of understanding that outlines 11 how the parties will collaboratively develop a 12 museum here in the center of Jersey City. 13 The MOU calls for a series of 14 implementation contracts that cover issues like 15 intellectual property, financing, arts programming 16 and facilities improvements. 17 Along the way, the agency engaged the 18 series of professional consultants, including a 19 French attorney, to assist it with aspects of French 20 law, architects, owner's representative, facade, 21 lighting, food service and audiovisual consultants, 22 the surveyor, cost estimator and so on. 23 While the PATHside project is unique, 24 its financing is straightforward. The agency issued 25 notes in order to finance the purchase of property

1 in order to finance modest improvements to protect 2 the integrity of the building and to pay for fees 3 and costs associated with the consultants that are 4 referenced a moment ago. 5 The city's general obligation subsidy 6 pledge helps the city realize the best interest rate 7 possible, and therefore, lower the borrowing cost. 8 So at this point, the agency plans to 9 roll the note over for a year and will pay down 10 \$250,000 of the outstanding principal amount. 11 In contrast to the Local Bond Law, the 12 local authority's Fiscal Control Law does not 13 require such a paydown to be made. However, we know 14 the board prefers to see that and we think it's 15 prudent to do so here, and the amount proposed is 16 consistent with what the Local Bond Law would 17 require in internal obligation financing. 18 So we hope that the board agrees that 19 this approval that we are requesting is reasonable, 20 and we're happy to answer any questions you may 21 have. We ask the court to grant the application --22 the board to grant the application. 23 MS. SUAREZ: Sometimes I wish we were 24 a court, but that's not quite yet. 25 So Mr. McManimon, I do have just a

1 couple quick questions. So appreciate the idea. 2 So thinking of rolling it over into 3 notes for one additional year. So does that mean 4 there's going to be a contemplation of permanently 5 financing after that one-year period, or what's kind 6 of the long-term outlook here? 7 MR. MCMANIMON: Sure, Director. So 8 we're always reviewing whether it's appropriate to 9 do long-term financing or not. 10 I think at this point I'd be reluctant 11 to commit to that here. Obviously it's always the 12 goal to look to that, but because of the complexity 13 of all the different professionals that have been 14 involved, it's a little bit hard to predict that 15 here. 16 When I mentioned a year, I really 17 meant that in contrast to like a shorter term, six 18 months or even a longer term, two years or something 19 But with all of the different like that. 20 consultants, and the path that we had to follow to 21 even identify and then ultimately contract with 22 consultants, these things are all happening over 23 periods of time. 24 We went through a cycle of consultants 25 to even find and link up with The Centre Pompidou.

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1 Since that time, we've sort of engaged 2 in a new round of solicitation and engagement with 3 the other consultants, so the process is sort of 4 constantly evolving. 5 I can tell you if at the time, that 6 year from now we believe we're in a position to do 7 so, we'll certainly be looking at that very 8 strongly. 9 For right now, we think that it's the 10 best interest of the JCRA and the city that we roll 11 the note over for a year. 12 MS. SUAREZ: Okay. So it will be 13 consistently evaluated based on kind of where the 14 market is. 15 MR. MCMANIMON: That's right. 16 MS. SUAREZ: Okay. 17 And one last question for you that I 18 have. Has the city's full faith and credit been 19 called upon at all for any of this project thus far? 20 MR. MCMANIMON: No. 21 MS. SUAREZ: Okay. All right. I do 22 not have any other questions. I appreciate the 23 thorough presentation. 24 I will open it up to see if the board 25 members or the public have any questions or comments

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1	or if there's any other participants in the group		
2	who wanted to raise anything before we move for a		
3	motion.		
4	Okay. Hearing none, do we have a		
5	motion to issue positive findings?		
6	MR. CLOSE: So moved.		
7	MR. DiROCCO: I'II second it.		
8	MR. BENNETT: Mr. Close and		
9	Mr. DiRocco.		
10	Ms. Suarez.		
11	MS. SUAREZ: Yes.		
12	MR. BENNETT: Mr. Mapp.		
13	MR. MAPP: Yes.		
14	MR. BENNETT: Mr. Di Rocco.		
15	MR. Di ROCCO: Yes.		
16	MR. BENNETT: Mr. Close.		
17	MR. CLOSE: Yes.		
18	MR. BENNETT: Mr. Avery.		
19	MR. AVERY: Yes.		
20	MR. BENNETT: And Ms. Rodriguez is		
21	absent.		
22	Motion is approved with five votes.		
23	MR. McMANIMON: Thank you.		
24	MS. SUAREZ: Thank you, all.		
25	Okay. The next applicant appearing		

Page 79 1 before the board today is the Village of Ridgefield 2 Park. 3 I see Mr. Benecke. 4 MR. BENECKE: Hello. 5 MS. SUAREZ: Hello. 6 MR. BENECKE: We should also have 7 Mr. Beinfield, our bond counsel, special bond 8 counsel on. I also have Ms. Tara O'Grady, our 9 township clerk, and Mr. Adam MacNeill, our 10 commissioner, elected commissioner of revenue and 11 finance. 12 MR. MacNEILL: Here. 13 MS. SUAREZ: So I hear them both. 1 14 don't see them. l do see Mr. Beinfield. I do see 15 Mr. Benecke. 16 Is there a way that I can see you guys 17 on the camera? 18 So let's get you all sworn in then. 19 ADAM MacNEILL 20 TARA O' GRADY 21 **BOB BENECKE** 22 is duly sworn by a Notary Public of the State of New 23 Jersey and testifies under oath as follows: 24 MS. SUAREZ: All right. Then we can 25 proceed with the application.

1 MR. BENECKE: Thank you very much, 2 Director. 3 I should note that Mayor Anlian is out 4 of town on business; otherwise, he would be here 5 today. And it's possible that others from 6 Ridgefield Park are also on the screen as well. 7 However, obviously myself, our bond 8 counsel, Mr. Beinfield, Hawkins, Delafield and Wood, 9 Ms. O'Grady, the village clerk, and our revenue and 10 finance commissioner, Adam MacNeill, are the 11 principal participants in this. 12 This is a redevelopment bond 13 application for \$8 million covering 64 and 95 14 Challenger Road combined. 15 Challenger Road sits between the 16 northern side, if you will, of Route 46 at Park 17 which straddles Leonia and Teaneck in Ridgefield 18 Park to the north. 19 It's been developed in phases by KABR, 20 K-A-B-R, all capital letters, which will be and who 21 will are the primary sponsor here. 22 The idea is to have 816 residential 23 units built on the property. There are no 24 residential units thus far between Route 46 and 25 Overpeck Park. They are mostly, that is the part of

1 the development is mostly office buildings and there 2 is a hotel and an AMC movie theater. 3 This project, or three project 4 components will also generate 82 affordable housing 5 units and will result in an investment of over \$300 6 million in the Village of Ridgefield Park. 7 64 Challenger Road is the larger of 8 the projects. It includes phase one of 330 units 9 and phase 2 of 270 units. The 95 Challenger Road 10 across the street, if you will, is 216 units, for a 11 total of 816 units. 12 This is all part of the application. 13 This is a redevelopment project and a redevelopment 14 plan project which was approved by the planning 15 board over the last six months or so of which 16 Mr. MacNeill, who's here today, is a part of that 17 planning board. 18 We have provided documentation to the 19 division and to the Local Finance Board. Excellent 20 questions and we've tried to be as responsive as 21 possi bl e. 22 We will have retail space totaling 23 approximately 3,600 square feet which will generate 24 approximately ten or so employees, depending upon 25 the final uses, and it will be a project that's

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going to adjoin through sidewalks in a pedestrian
 walkway, if you will, along Challenger Road to
 Overpeck Park.
 The ask is for the Local Finance Board

to return positive findings on three series or
tranches, if you will, of redevelopment bonds to
support the three components of the project.

The first is a \$3 million tranche for 64 Challenger Road, part one. The second is for 64 Challenger Road, part two. That would be also in the \$3 million. And then 95 Challenger Road would be the wrap-up, if you will, of \$2 million.

13 This then would generate a pilot 14 sufficient to support both the pledged debt service 15 on the RAB as well as a minimum annual service 16 charge to generate \$880,800 to the village upon 17 conclusion of both projects, or all three project. 18 That is 64 Challenger Road and 95 Challenger Road. 19 The minimum annual service charge 20 which is defined as the minimum to be paid per unit 21 of \$1,200 per market rate unit within 12 months 22 after the issuance of first CO of each of the 23 project phases, and this is on page 7 of the 24 application. That would generate \$880,800 of a 25 mi ni mum.

The project was tax exempt until approximately four years ago. It was town owned or village owned until that time, generating and producing no income taxes -- or no property taxes, I should say.

6 Here we have now 880,000 that will be 7 generated, and the interim period of the last four 8 or five years, the project has paid approximately 9 \$215,000 in taxes. And so that we will then 10 generate a difference of \$665,000 between last year, 11 if you will, and when the project's concluded in 12 approximately four or five or hopefully less than 13 six years.

14 So our ask again is positive findings 15 on three tranches or series of redevelopment bonds 16 to support the project of \$3 million, \$3 million 17 dollars and \$2 million, or \$8 million in total, and 18 that concludes our presentation and our executive 19 summary.

20 We'd be happy to answer any and all 21 questions.

MS. SUAREZ: Thank you very much. I appreciate the thorough presentation. Also very much appreciated the pre-meetings on this. I think it really helped us to clarify some of the things

1 that were going on with this application. 2 One of the things that I do want to 3 highlight is, it's my understanding that there is 4 the 10 percent affordable component on this project, 5 and I believe we talked about this in the 6 pre-meeting, and forgive me if you did mention this 7 already, but that brings Ridgefield Park, that will 8 bring them into full compliance, right, with their 9 affordable housing obligation, at least currently? 10 I know nobody knows what the future 11 will hold but... 12 MR. BENECKE: Well, again, as we said 13 in the pre-meeting and as I alluded to in the 14 executive summary, the state has, for whatever 15 reason, decided to condemn 50 acres of property in 16 Ridgefield Park, which destroyed approximately 100 17 or more affordable housing units, so to say. 18 So except for that, the answer is yes. 19 However, we must go on the record, since you brought 20 it up, that we will not be satisfying our unmet need 21 because of the state's condemnation of the various 22 tracts called Skymark, which is just south of Route 23 46 adjacent to the Overpeck Creek channel, 24 Hackensack River channel adjacent to Ridgefield. 25 MS. SUAREZ: Thank you for Okay.

1 clari fyi ng.

	5 5
2	So I was under the assumption that it
3	was still going to be met, but it sounds like it
4	will be a little shy but for that. Okay.
5	Now, I know we also talked about a
6	little bit, I know there was some DEP approvals that
7	are required for this property. Everything has been
8	received at this juncture or are we working through
9	any of those approvals still?
10	MR. BENECKE: I believe that
11	everything has been approved that is a condition of
12	site plan approval, final letters or sign-offs from
13	DEP being filed with the village. Obviously,
14	financing and final approvals cannot be received.
15	We did forward to the division staff,
16	the LFP staff, which has been great, the reports of
17	Drezner Robin in that regard on both sites, and the
18	LSRPs are satisfied that both sites can accommodate
19	the residential construction.
20	However, we don't want to make
21	representations outside the scope of DEP or the
22	LSRP. However, Drezner Robin is confident that the
23	project can go forward.
24	MS. SUAREZ: Okay. Thank you.
25	And then the last question that I

Page 86 1 have, and I ask this of every RAB application that 2 comes before us, if you could please just highlight 3 a little bit why the RAB is absolutely instrumental 4 in getting this project accomplished. 5 MR. BENECKE: First is the 82 6 affordable housing units. Second is the 7 geotechnical in nature of the dirt or the ground, 8 and that is that this was a, or at least partially a 9 former landfill site that was ordered by the courts 10 who be closed almost 50 years ago in 1974. So that 11 there's going to be a lot of geotech and a lot of 12 piling issues going on with the property. 13 In addition, behind 95 Challenger 14 Road, the planning board inserted a circulation path 15 for both the fire trucks and fire access as well as 16 pedestrian access, and we're required as part of the 17 site plan approval an extension of the sidewalk 18 along 64 Challenger Road that hooks into, I believe, 19 or connects to 100 Challenger Road moving across the 20 sidewalk to the north to Overpeck Park. 21 So I think that those are the reasons 22 why this is very challenging. 23 The other issue is that there's ten 24 acres here of which the applicant is going to be 25 investing \$300 million or approximately, in round

1 figures, \$30 million an acre to build the project, 2 and that's significant to build in an area that is 3 surrounded, if you will, by Overpeck Creek, 4 Hackensack River tributary, if you will, in this 5 title, as well as the Turnpike extension, Route 46 6 and Route 80. It's almost like a box, and this is 7 going to be inserted into that box, and they're 8 taking the risk because they have the Samsung and 9 other office buildings there as well as the theater 10 and the hotel to accommodate this type of 11 development, and it also helps us with the laws of 12 the New Jersey Transit site to the south of Route 13 46. As Challenger Road terminates to the south into 14 Route 46 on the other side is where the state and 15 New Jersey Transit have condemned 50 prime acres of 16 developable property. 17 So we won't get into that, but that's 18 sort of the issue is that we need this, as a 19 village, as a municipality to get this \$880,000 so 20 that we can help meet the laws of over a million 21 dollars of condemned property that the state has 22 undertaken. 23 MS. SUAREZ: Thank you. 24 And you know what, now that you 25 brought that one component up, just with the annual

service charge, this is something I ask a lot of
local governments across the state. What, I guess,
mechanisms are going to be put in place with the
finance office to make sure that they are actually
collecting that? Has that kind of been
contemplated?

7 And I don't mean this to come across 8 as crass or not thinking that you're capable of 9 doing it, but I always ask the question because some 10 municipalities have a lot of these types of items 11 that they are already prepared to collect and others 12 not so much, and sometimes when people change 13 positions, suddenly things get forgotten about and 14 are not collected, and some developers take 15 advantage of that more than others. 16

¹⁶ So I just want to ask the question on ¹⁷ the record.

MR. BENECKE: So I don't think anyone
could ever accuse you of being crass. So that's off
the record.

Second is that, as I answered your questions in the past as to that, as with Rochelle Park or many of these other towns that have these types of problems, where they're to take the 2 percent administrator fee and which my feeling is

1 accurate, and that the tax collector and the tax 2 assessor's office coordinate with the municipal 3 clerk, who's on the line today, to get an accurate 4 billing out. 5 We're doing that in Dover today. 6 Dover, Morris Township literally today, and other 7 places, and we hear you because it is a big problem 8 that five years later everyone wakes up and says, 9 oh, what about the pilot from XYZ entity, and it is 10 a problem and you see it, and your staff sees it 11 obviously in the budget reviews. 12 So we will be on it and we will 13 stipulate that we will have a very robust collection 14 program, if you will, for the project. 15 MS. SUAREZ: Thank you. I appreciate 16 that. 17 That concludes my questions. I would 18 just open it up to see if the board or any members 19 of the public have any questions or comments to rai se? 20 21 All right. I guess I exhausted the 22 questions. So hearing no other questions, do we 23 have a motion to approve the proposed private sale

of bonds and redevelopment area bonds?

25

MR. MAPP: A motion to approve.

1			
			Page 90
	1	MR. CLOSE: Second.	
	2	MR. BENNETT: I have Mr. Mapp and	
	3	Mr. Close.	
	4	Ms. Suarez.	
	5	MS. SUAREZ: Yes.	
	6	MR. BENNETT: Mr. Mapp.	
	7	MR. MAPP: Yes.	
	8	MR. BENNETT: Mr. Di Rocco.	
	9	MR. Di ROCCO: Yes.	
	10	MR. BENNETT: Mr. Close.	
	11	MR. CLOSE: Yes.	
	12	MR. BENNETT: Mr. Avery.	
	13	Do I have Mr. Avery on the line?	
	14	MS. SUAREZ: He is there. He's muted.	
	15	MR. BENNETT: Mr. Avery, you're	
	16	currently on mute.	
	17	I'm currently checking with the board	
	18	attorney to make sure that because he's present in	
	19	the meeting he counts towards the quorum and we have	
	20	the majority of those present.	
	21	Mr. Avery, I see you're off mute.	
	22	Would you like to record your vote?	
	23	MR. AVERY: Yes.	
	24	Froze up again. Sorry, Nick.	
	25	MR. BENNETT: Okay. Now with five	

1 votes, the motion passes. 2 MS. SUAREZ: Great. Thank you all 3 very much for your time. 4 MR. BENECKE: Thank you very much. 5 MS. SUAREZ: Okay. And then I think 6 we have one final application before the board 7 today, and that is Weehawken Township, and I see Ms. 8 Toscano and I see Mr. Cappizzi and I see Mr. Hanley. 9 MR. CAPPIZZI: How are you? 10 MS. SUAREZ: I'm well. How are you? 11 MS. TOSCANO: Okay. The mayor is 12 trying to get on. 13 MR. CAPPIZZI: The mayor said to 14 proceed and he'll catch up, if that's okay. 15 MS. SUAREZ: Absolutely. He's the 16 main star. 17 MS. TOSCANO: Oh, there he is. 18 MS. SUAREZ: There he is. 19 MR. TURNER: Good morning --20 good afternoon. 21 MS. SUAREZ: Okay. 22 MR. CAPPIZZI: Madam Chairwoman and 23 commissioners, my name is Jason Cappizzi. I serve 24 as bond counsel to the Township of Weekawken.

We are before you this afternoon with

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25

1 an application relating to the proposed issuance and 2 private sale of nonrecourse redevelopment area bonds 3 in the aggregate amount of not to exceed \$1 million, 4 the proceeds of which will be used to finance, in 5 part, a performing art center and will be secured by 6 an annual service charge and not as a general 7 obligation of the township. 8 With us in support of the application 9 is Mayor Richard Turner, CFO Lisa Toscano, and 10 municipal advisor Michael Hanley for any further 11 questions that you may have. 12 MS. SUAREZ: Well, I thought the 13 pre-meeting was extraordinarily helpful. I greatly 14 appreciated the mayor's candor, as always, but about 15 the need for this RAB, the project, how it is needed 16 and wanted for the community. 17 So I think for the record, it will be 18 really helpful, Mayor, if you wouldn't mind 19 discussing some of those topics again in the public 20 session because I think that was extraordinarily 21 helpful for the understanding and justification for 22 thi s. 23 TURNER: MR. Okay. Now, are we 24 talking about the performing arts center itself, 25 correct?

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MS. SUAREZ: Correct.			
MR. TURNER: Okay. So if you're			
familiar with North Hudson, particularly Weekawken,			
we have the waterfront community that's been			
developing approximately four or 5,000 additional			
people over the last 20 plus, 20, 25 years, which is			
separate from the upland by a 180-foot high cliff.			
So it's always an issue with			
integrating the upland community with the waterfront			
community. We have several stairs. We have the			
Light Rail. We have bus services and all, but what			
we don't have on the waterfront is a single			
government facility. We've been able to develop a			
lost recreational facilities as public and private			
partnerships.			
We have a 17-acre park that was			
developed with the infamous pool and no government			
bui l di ng.			
So the idea has been for a while, we			
have summer concerts on the waterfront. We have			
the waterfront was on new land so it was much easier			
to develop new land than it is to try and do it with			
the upland for recreation facilities or concerts or			
whatever because we're totally built. The only			
thing we have going upland is some of the warehouses			

1 that are being converted.

2 So this facility will be 23,000 square 3 feet. It would provide for a little under 300-seat 4 theater, box theater and cidian [sic] type theater, 5 which I really have no idea what that means. Т 6 think it means a normal seating arrangement. 7 There's a whole team of people. 8 call them the artsy-craftsy team that decide how 9 this thing should be built. And it will also have 10 several rooms for various other activities. 11 So what we want to do is not only make 12 it a performing arts center so upland has another 13 reason to go to the waterfront. The waterfront 14 people go upland for the library, for the city hall, 15 for schools or whatever, but also for government 16 offices and for a meeting room. 17 There's no public facility on the 18 waterfront, and there's no large rooms at all 19 available in any of the condominium sites or the 20 rental sites. 21 So this is the way for us to have 22 information centers, public restrooms and have a 23 very large theater, multiple-use theater and make it 24 available to the residents of the waterfront if they 25 need to rent it for parties or they need to rent it

¹ for an activity.

2	So it would be a small, it would be
3	like 2,500, 3,000 square foot additional on top of
4	the theater which can be used for various purposes.
5	So it's another attempt to integrate
6	the waterfront. We've been very successful with the
7	public/private partnerships. All the public land on
8	the waterfront has either been a part of an ongoing
9	partnership with various developers.
10	This is under a new developer now.
11	This is the third developer for this site who's, I
12	think it's fair to say, was of somewhat hesitant to
13	move forward because there's a complicated history.
14	We convinced him that since this has
15	been in the works for so long and you've already
16	received approval for your building, including the
17	23,000 square foot multi-use facility, performing
18	arts center, that we're going to proceed in that
19	direction.
20	So we're at the crunch point now. We
21	really need to get this done so that we can lock it
22	in and move forward, basically. Okay?
23	MS. SUAREZ: Yes. Thank you, Mayor.
24	MR. TURNER: Do you want more? I
25	could go on for hours. Do you want more?

1 MS. SUAREZ: I know you can. I have 2 no doubt. 3 One of the other things that I know 4 you mentioned in there in the pre-meeting was that 5 Weekawken is going to actually maintain control over 6 the performing arts center in perpetuity, correct? 7 MR. TURNER: Correct. It will be 8 totally our facility. We will run it. We will 9 maintain it. We will clean it. 10 They will set it up. It's about 95 11 percent being -- it's a turn-key project, about 95 12 percent. 13 The team has added a few things on 14 after the fact which then will add not anything 15 So it will be like a 97 percent turn-key. maior. 16 They'll develop it. They'd build it. 17 It's a \$17 million facility. It's not on our debt. 18 Other than this arrangement, we'd never be able to 19 do it. 20 We're currently going before the 21 voters for an \$18 and-a-half million bond issue for 22 the schools so only so much you can convince people 23 to vote for a bond issue on. 24 However, this has been very successful 25 in our pool complex, in our 10-acre recreation

Page 97 1 facility with public/private partnership. 2 So it will be a turn-key. We will run 3 it. We will administer it. We will be in charge of 4 it. 5 MS. SUAREZ: So but for this, it 6 wouldn't materialize for Weehawken? 7 MR. TURNER: I'm sorry? 8 MS. SUAREZ: So but for the RAB, this 9 would not materialize for Weekawken? 10 MR. TURNER: This is one of the last 11 building sites. We have three building sites under 12 construction. There's two more left up there, including this site, and if this doesn't go forward, 13 14 we will not have a public facility, because the new 15 developer -- just look at the odds. It's 23,000 16 square feet. If we do a 1,500 square foot unit 17 times a million and-a-half dollars, it's more 18 economical not to have it. But this only works for 19 so long that the new developer's been cooperating 20 with us to go forward. 21 MS. SUAREZ: So what is going to be 22 the annual service charge and what would a project 23 like this, I guess, generate in the tax revenues 24 without the pilot in place? 25 MR. TURNER: Michael.

Page 98 1 MR. HANLEY: The annual service charge 2 will begin around a million dollars when it's 3 stabilized. It will probably be double that in the 4 event that we were not getting this asset, but as 5 you know, it's a \$17 million cost to them, and to 6 try to do something ourselves would be many 7 multiples of that. 8 MS. SUAREZ: Okay. 9 MR. TURNER: Well, in all honesty, 10 there's no way to do it ourselves because we don't 11 own the land and we could never afford to buy the 12 I and. 13 We've been trying to expense some of 14 our park space, and it's extremely expensive, which 15 is why we do the public/private partnership. 16 An acre of land goes between 2 and \$4 17 million on the waterfront. It's absolutely in same. 18 So without doing some kind of a joint 19 venture in a building that's not owned by us, we 20 would never have the ability to do it. 21 MS. SUAREZ: And so Mr. Hanley, 22 without the pilot in place, what would this generate 23 in tax revenues? 24 MR. HANLEY: In conventional taxes, it 25 would probably be about two and-a-half million.

Page 99 1 MS. SUAREZ: Okay. 2 MR. HANLEY: I mean, it would likely 3 need support. I think the million difference is 4 what the project could support and still get build. 5 MS. SUAREZ: Okay. And I'm sure some 6 of you heard, in the last application, just want to 7 make sure that the finance office is prepared to 8 make sure that they are collecting the annual 9 service charge every year. 10 MS. TOSCANO: Absolutely. 11 MR. HANLEY: We collect a number of 12 annual service charges already, and while we haven't 13 had a RAB, the entire waterfront walkway was funded 14 with special assessment bonds that we ran through 15 our special improvement district and collected 16 annual I y. 17 MS. SUAREZ: Okay. Ms. Toscano's 18 ready for it. 19 MS. TOSCANO: Yes, I am. I get every 20 one of those pilots in and make sure of it. 21 MS. SUAREZ: I'm sure you do. I'm 22 sure you've got a tough boss. 23 MR. TURNER: She hounds us. 24 MS. SUAREZ: Okay. Those are the 25 questions that I had.

	Page 10	00
1	I will open it up to see if any board	
2	members or the public have any questions or	
3	comments.	
4	Hearing none, do we have a motion to	
5	approve the proposed private sale of the bonds and	
6	redevelopment area bonds?	
7	MR. AVERY: So moved.	
8	MR. MAPP: Second.	
9	MR. BENNETT: I heard Mr. Avery move	
10	and Mr. Mapp second.	
11	MR. MAPP: Yes.	
12	MR. BENNETT: Ms. Suarez.	
13	MS. SUAREZ: Yes.	
14	MR. BENNETT: Mr. Mapp.	
15	MR. MAPP: Yes.	
16	MR. BENNETT: Mr. Di Rocco.	
17	MR. Di ROCCO: Yes.	
18	MR. BENNETT: Mr. Close.	
19	MR. CLOSE: Yes.	
20	MR. BENNETT: Mr. Avery.	
21	MR. AVERY: Yes.	
22	MR. BENNETT: And Ms. Rodriguez is	
23	absent.	
24	Motion approved with five votes.	
25	MR. TURNER: So if it's appropriate,	

Page 101 1 we'll invite you guys to the first opening 2 performance if you're still around for three years. 3 I can't overemphasize, there's a great community 4 need that is. There's no place for people to meet 5 or for us to meet with people. 6 So I thank you all very, very much. 7 MS. SUAREZ: You're welcome, Mayor. 8 Best of luck with the project. Fingers crossed it's 9 three years because I know how construction goes. 10 MR. TURNER: If we did it, it would be 11 The developer wants to build the ten years. 12 building, they want it now. 13 MS. SUAREZ: They want rent, yes. 14 Okay, good. Thank you all very much 15 for your time. 16 MS. TOSCANO: Thank you. 17 MR. CAPPIZZI: Thank you. 18 MS. SUAREZ: 0kay. Well, that 19 concludes our agenda so do we have a motion to 20 adj ourn? 21 MR. MAPP: Move. 22 MR. Di ROCCO: I make a motion. 23 MR. BENNETT: I think I heard Mr. Mapp and Mr. Di Rocco second. 24 25 Ms. Suarez.

		Page 102
1	MS. SUAREZ: Yes.	
2	MR. BENNETT: Mr. Mapp.	
3	MR. MAPP: Yes.	
4	MR. BENNETT: Mr. Di Rocco.	
5	MR. Di ROCCO: Yes.	
6	MR. BENNETT: Mr. Close.	
7	MR. CLOSE: Yes.	
8	MR. BENNETT: Mr. Avery.	
9	MR. AVERY: Yes.	
10	MR. BENNETT: We are adjourned.	
11	MS. SUAREZ: Mr. DiRocco, let the	
12	record reflect	
13	MR. DiROCCO: I was going to say you	
14	are awesome. The whole staff was great. Great	
15	meeting, greatjob. Thank you all.	
16	MS. SUAREZ: Good team effort. Good	
17	team effort.	
18	MR. DiROCCO: No surprise at all.	
19	Thank you.	
20		
21		
22		
23		
24		
25		

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1	CERTIFICATE	
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4	I, LISA PENROD, a Certified Court	
5	Reporter (XI01753), Registered Professional Reporter	
6	and Notary Public of the State of New Jersey, do	
7	hereby certify the foregoing to be a true and	
8	accurate transcript of my original stenographic	
9	notes taken at the time and place hereinbefore set	
10	forth.	
11		
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13	Rensul	
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15	LI SA PENROD, CCR#XI 01753	
	REGI STERED PROFESSI ONAL REPORTER	
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18	Dated: April 24, 2023	
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