# NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS LOCAL FINANCE BOARD 

April 12, 2023

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:

1 A P P E A R A N C E S:
2 Jacquelyn Suarez, Director
Alan Avery
3 Adrian Mapp
Dominick Di Rocco
4 William Close
Idida Rodriguez
5 Nicholas Bennett


MS. SUAREZ: So then the first matter before the board is last month's meeting minutes.

Do I have a motion to adopt the March
8, 2023, minutes?
MR. MAPP: Motion to adopt.
MR. CLOSE: Second.
MR. BENNETT: That was Mr. Mapp.
Mr. Close, second.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: Motion approved.
MS. SUAREZ: Thank you.
And do we have Ms. Jones with us?
MS. JONES: Yes, I amhere, Director.
MS. SUAREZ: Would you mind just
running through the complaints for us.
MS. JONES: Sure. Thank you.
Next up for the board's vote is 20.027
which is a notice of investigation for Subsections
A, $C$ and $D$.
MS. SUAREZ: Any questions on this

Hearing none, do we have a motion.
MR. CLOSE: So moved.
MR. AVERY: Second.
MR. BENNETT: That was Mr. Close moving. Mr. Avery with the second.

Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRI GUEZ: Yes.
MR. BENNETT: Motion approved.

MS. JONES: Next up is 22-001 which is
a notice of determination where the board is being
asked to dismiss the matter for no reasonable
factual basis.
MS. SUAREZ: Any questions on this one?

Hearing none, do we have a motion?
MR. MAPP: Motion to approve.
MR. AVERY: Second.
MR. BENNETT: I apologize, Director.
One second.
22-001. I'm sorry, the motion was
made by?
MS. SUAREZ: Mr. Mapp, l believe.
MR. MAPP: Yes.
MR. BENNETT: And | believe | heard Mr. Avery as the second.

MR. AVERY: Correct.
MR. BENNETT: Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.

MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.

MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: Motion approved.
MS. JONES: Next up is 23-006 where
the board is being asked to vote on a notice of determination where the matter is being dismi ssed for no reasonable factual basis.

MS. SUAREZ: Any questions on this one?

Hearing none, do we have a motion?
MR. MAPP: Motion to dismiss.
MS. RODRI GUEZ: Second.
MR. BENNETT: I have Mr. Mapp and Ms. Rodriguez.

Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.

MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.

MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: Motion approved.
MS. JONES: Next up is 18-23, and this
is both a notice of violation and a notice of
dismissal.
The notice of violation is for a total fine of 2,000 for violations of Subsections $C$ and $G$.

The second letter will be the notice
of dismissal as the board investigated.
MS. SUAREZ: Any questions on this
one?
Hearing none, do we have a motion.
MR. CLOSE: So moved.
MR. MAPP: Second.
MR. BENNETT: I have Mr. Close moving.
Mr. Mapp with the second.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.

MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRI GUEZ: Yes.
MR. BENNETT: Motion approved.
MS. SUAREZ: Okay. So that concludes the ethics portion of the board's agenda for today.

As we just move into the applications
period, I would just remind board members, applicants and members of the public, if you could just remain muted so we can eliminate any unnecessary background noise, and if you are appearing my audio only, option star 6 should both mute and unmute your call.

Also just quick housekeeping, as each applicant appears to testify, please just make sure that your camera is turned on and speak up when your application is called so that your image will populate and then we can get you sworn in, if necessary.

So the first applicant appearing before the board today is Parsippany-Troy Hills Township Fire District Number 4.

Let's see. | see the fire official
with us. I see Mr. Rogut.
MR. MORRIS: You got Bryan Morris from
Phoenix Advisors.
MS. SUAREZ: So Ms. Tracy won't be joining us today?

MR. MORRIS: No. I am in her place
today.
MR. WI ENERS: You can hear me,
correct?

MS. SUAREZ: Yes.
Al| right. So then let's get - -
MR. ROGUT: I'm Steve Rogut. I'm sorry.

MS. SUAREZ: That ${ }^{\text {'s }}$ sokay.
So Mr, Rogut, you're going to be I eading the application, then. So we can just get the two gentleman with you sworn in.

MR. ROGUT: Yes.
MS. SUAREZ: It's going to be - well, this application is Parsippany Fire District Number 4. We need to get sworn in Mr. Morris and Fire Commi s sioner Wi eners.

UNIDENTIFIED: We're getting a lot of feedback. I'm hearing everything twice.

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DEGNAN & BATEMAN
    856232-7400
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MS. SUAREZ: We're going to need to get sworn in the fire commi ssioner and we're going to need to get sworn in from Phoenix Advisors, Mr. Morris.

JOHN WI ENERS
BRYAN MORRIS
is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: Okay. Mr. Rogut, the floor is yours.

MR. ROGUT: Can you hear me? You can hear me, correct?

MS. SUAREZ: Yes.
MR. ROGUT: Good morning.
(Indiscernible) Fire District. With me is
Commissioner J. Wieners, (indiscernible) district
clerk, and we have Bryan Morris from Phoenix.
Parsippany-Troy Hill Fire District
Number 4 is seeking positive findings for the
equipment procurement of a not to exceed \$2, 250,000 I ease purchase financing for a 100-foot big mounted ladder tower fire apparatus.

The lease purchase finance was
approved by a vote of 120 to 53 February 18, 2023 , annual fire district election. The fire district is

1 seeking to place its order through the HGAC co-op by April 21st in order to lock in the current price for the apparatus.

After April, the price and availability of the truck is subject to great uncertainty due to supply chain issues and changing federal regulations.

Because of the 24- to 30-month lease,
the district will not obtain lease finance until the truck is ready for delivery. This will allow the district to raise funds in the next two to three budget cycles to reduce the amount to be financed.

Also, the district does not want to lock in an interest rate during the current market term. They dont want to make payments on something it doesn't possess.

We will provide the pricing
information for the competitive lease purchase financing (indiscernible) making the award.

The tax impact of the lease financing is expected to be minimal. Several financings being paid off over the next few years.

Does the board have any questions?
MS. SUAREZ: Thank you, Mr. Rogut. I do have just a couple of questions.

So l know we had a pre-meeting and there was some really helpful i nformation that was gleaned fromthat, the fire commissioner actually reiterated.

So some of the things that 1 hink would be helpful for both the board and members of the public would be to understand the thought process that went in to the need for this apparatus, as we know it's pretty expensive, and also understanding - I'm going to mute you for one second, Mr. Rogut; there's a lot of background noise - and then if we can maybe discuss a ittle bit about the what the outlook looks like for purchasing of these apparatus going forward.

I know the fire commissioner also enlightened us a iftle bit about some of the EPA regulations that are coming down, what that looks I ike for some of the apparatus and why we might not see the length of time for obtaining these apparatus shrink i n the near future, and 1 think that was really helpful for us to understand.

MR. MORRIS: Jay, do you want to take

## that?

MR. WI ENERS: 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.

We're looking at a, like we said, a two and-a-half or so year lead time before we actually take delivery of this apparatus, meaning we're not in the position to be paying for something we don't have physical control of. So we don't want to go for financing just yet.

And there's also some i ssues coming down with 2027 EPA emi s sions regulations that are being updated which all diesel engines are going to be subject to. Cummins, which is the engine that we've specced for our apparatus, they're going to be complying with those regulations in 2026.

So the ramification of that right now
is the engine that we're going to be replacing the current line with exists only on paper. So there's no physical prototype. They haven't done any physical testing of it. So that's a big unknown, and because it's anticipated there's going to be a number of size modifications and other auxiliary equipment that goes with this engine, it's anticipated that the fire apparatus industry is going to have to make some pretty remarkable
modifications to their current chassises and cabs.
So there's a lot of uncertainty out there right now, and this is causing a lot of departments that are in a position to purchase now as opposed to a few years later, they'd rather get this order in now while they're getting more of a known quantity, and 1 would anticipate that that's going to eventually lead to a bit of a slowdown in the ordering process. I think if departments can, once they see regulations go into effect, departments, if they can, are going to try to stretch out their current apparatus until the product is road tested for a few years, that they get a better product.

Does that answer the question?
MS. SUAREZ: That does answer that one.

And then if you wouldn't mind going into a little bit of detail as to why this apparatus is necessary for the needs of the municipality and the neighborhoods that it will be serving.

MR. WIENERS: Sure. This is an apparatus that, until a few years ago, until this model came out just wasn't possible for us.

The mid-mount tower I adder, previous

1 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 al so in the ability to swing around some of our residential streets.

The engineering in this apparatus is shrunk that to the point where we can $\cdots$ we've actually had a demo unit in our district. We know that it can make the turns in our residential areas.

The truck itself is ideal for us in that because it's a mid-mount \| adder, I don't know if 1 want to give out too much for the board, but the base length of the ladder is a little bit shorter than the traditional rear-mount I adder, and the i mpact that for us is we have a lot of trees, telephone poles i n our neighborhoods. That shorter length allows us to more easily swing the ladder between those obstacles to get to our objectives.

The fact that it's a mid-mount I adder also places the ladder approximately a foot lower on 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.

The bucket at the end of the adder is, basically it's a platformthat's got welcome I ike a fence around it which is protective of our firefighters. When we look at the many peak grooves we have i n our district, a lot of them are steep, number one, so just off the bat that's going to allow us to operate more safely, especially in bad weather conditions.

Solar panels are becoming more and more prevalent within our response area. That's certainly something that's a hazard to firefighters. This apparatus allows us to operate safely over them and get to different objectives. So from roof operations, it's safer that way.

From Iife safety standpoint, again, we've got a construction boom in our district and our houses are being built a lot larger, a lot closer together with more open floor plans, and this ladder allows us to move with a fire - with two firefighters at the tip in that bucket window to wi ndow without having to descend the I adder each time that they change their objective.

If they have to make a civilian rescue, it's much easier, much safer to get a civilian out the window onto this platform as

1 opposed to having to carry them down a ladder.

You're basically putting them on an elevator, for I ack 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.

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

Trying to think if there's anything I've missed. Basically this is the truck that we've al ways 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.

MS. SUAREZ: Thank you very much for that

MR. WIENERS: And just another thing, we're replacing a current ladder that's, it's going to be 30 years old. So we get good use out of it, but we do have some safety concerns with that. Its got just Iap belts in the back. It doesn't have the full harness belts, advanced braking systems, things of that nature.

MS. SUAREZ: Thank you.
And the last thing that l'Il just ask for some somebody from the group to opine on a little bit is just your structure.

So it's my understanding that some of your debt service is going to be falling off at the same time that you're going to start making the payments on this apparatus; is that correct?

MR. WIENERS: That is correct. We've been long-term financing for a number of years. We basically played Tetris with our numbers. So we've al ways stayed within the 2 percent tax cap, and we anticipate we'll be able to continue that trend with this apparatus.
We've got .- we're building up money
in our capital improvement fund which will help

1 reduce the amount to be financed. We're going to 2 finish paying off our latest purchase in 2024.

3 That's going to free up $\$ 98,820,000$ a year in our 4 annual budget which we'll be able to roll over into 5 the new truck.

Also a number of years back, 2008 or 2009 we did an addition on our firehouse that the Board of Fire Commi ssioners has been subsidizing. The firehouse is privately owned. That payment will be done in 2025 and that will free up an additional $\$ 50,000$ a year which we will be able torollover into this truck payment, and again, that was all 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 off set and reduce the amount of the $10 a n$, which is our intention and was reflected in the numbers in the

LFB application.
MS. SUAREZ: Thank you for that.
I really do appreciate your candor, your thoroughness. I know you consider it geeking out, but it actually helps us understand things a Iitt|e bit better so l appreciate it very much.

Those are all my questions, but 1 will see if there are any questions from other members of the board or members of the public.

Okay. Well, hearing no additional questions, do we have a motion to issue positive findings?

MR. AVERY: So moved.
MR. MAPP: Second.
MR. BENNETT: And this is positive findings to enter into the contract for the apparatus?

MS. SUAREZ: Correct.
MR. BENNETT: Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.

MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.

MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: Motion approved.
MR. WIENERS: Thank you.
MR. MORRIS: Thank you.
MR. WIENERS: Thank you very much for your time and attention in this matter. We really do appreciate it.

MS. SUAREZ: You're welcome.
All right. Next up we have
Chesterfield Township.
Okay. I see Ms. Wulstein.
MS. WULSTEIN: Yes. And Administrator
Thomas Sahol should also be online.
MS. SUAREZ: Would you mind,
Administrator, just speaking a little bit longer so we can populate your picture.

MR. SAHOL: Thomas Sahol. I'm not
sure if you're hearing me or seeing me.
MS. SUAREZ: I can definitely hear
you. I don't see you yet, but that doesn't mean
others can't.

WENDY WULSTEIN
is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: Okay. Ms. Wulstein, will you be leading the application?

MS. WULSTEIN: Yes.
MS. SUAREZ: Okay. The floor is
yours.
MS. WULSTEIN: Okay. Here we are. Thank you for wel coming us up in 2023. We're here for the cap waiver application again.

The amount is \$780,000. We are seeking that relief for our police services and our ambulance services. This has been ongoing since, as Chesterfield was a rapidly growing community once those Mt. Laurel years had passed through.

They brought in a process called the transfer of development rights and basically doubled the population that is existing. In doing so, having a tax rate as a rural community under ten cents, they now have the need to have a police force. So the first year that they came for this application was because the needs of the population required a twice the size of a police force than was

1 originally there.

That police force since 2010 has not changed all that much. We're currently staffed at 12 police officers. We have two per shift, and then we have a little mid shift where we can get an officer in.

We are budgeting this year for a 13th police officer to hopefully come on at the end of the year.

We are now looking at, what we have al ways said in our application that we understand that there should be a need for referendum on this appropriation cap, and what we're requesting of the board if they could just bless the application waiver, and when we are out for the levy cap referendum, we would attach them both to that vote.

We are now looking at most likely that
being the year 2025. We will start the process next year. A surplus has done very well for the township, but it is not going to last forever.

So we're looking at, by 2024, we're do
all the processes to bring in the questions, set out the processes and bring it to the community, and essentially, this is a community that supports their police department. They have indicated to us in
many ways they have favorable for this. They are Iooking at this as a technicality, that they understand how to make Chesterfield the best it could be requires the way we're sitting, let's get the accounting out of the way.

Again, anything can happen when we go
to vote. We have been educating for at least the past five years, coming to this point. So with any luck, that's where we're headed.

We're looking for a waiver on the application for 2023. We're looking to start the process on the referendum in 2024, which hopefully would then have a vote and give us a 2025 budget where we're not in front of the Local Finance Board.

Thank you. I'm available to answer any questions, as well as our administrator, Mr. Sahol.

MS. SUAREZ: Thank you very much.
Mr. Sahol, do you want to add anything before .-

MR. SAHOL: No. Thank you. I think
that Wendy has summarized it extraordinarily well, as she's been quite proficient at this over the last three years just because of the community, it hasn't 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.

MS. SUAREZ: No, and l appreciate it. And Ms. Wulstein, your presentation is al ways very thorough. You typically hit all the questions that I would normally ask so l appreciate that very much.

I do understand that Chesterfield does not wish to come before the Local Finance Board each year. Very much looking forward to seeing how the referendum plays out in 2025 and perhaps that will actually cease us having to see you in this venue, but l'm happy to work through other things with you as necessary.

I do not have any questions. | wil। 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
surplus?
MR. Di ROCCO: |'\| make the motion.

MR. MAPP: $\left.\right|^{\prime}| |$ second that.

MR. BENNETT: Okay, Mr. Di Rocco and

Mr. Mapp.

Ms. Suarez.

MS. SUAREZ: Yes.

MR. BENNETT: Mr. Mapp.

MR. MAPP: Yes.

MR. BENNETT: Mr. DiRocco.
MR. Di ROCCO: Yes.

MR. BENNETT: Mr. Close.

MR. CLOSE: Yes.

MR. BENNETT: Mr. Avery.

MR. AVERY: Yes.

MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.

MR. BENNETT: Motion approved.

MS. WULSTEIN: Thank you very much for your time this morning.

MS. SUAREZ: You're very wel come.
Best of |uck.

MR. SAHOL: Thank you.

MS. SUAREZ: Okay. The next applicant
appearing before the board today i s Orange City

Mr. Mapp, I believe, is going to be
recusing from this application as well as the next
one, because it's also Orange City Township.
| see -

MR. MAPP: Ms. Director, | will take
the opportunity to recuse myself at this time.
MS. SUAREZ: Thank you.
Do we have Mr. Johnson? There he is.

MR. JOHNSON: Good morning.
MS. SUAREZ: Good morning,

Mr. Johnson.

So will you just let us know who we need to get sworn in for the application.

MR. JOHNSON: Sure. I see Nile Clements, who is the CFO. I see Chris Hartwick, the business administrator. And 1 Dieter Lerch who's the budget consultant for the city.

I don't believe there's anyone else that needs to be sworn in this morning.

MS. SUAREZ: All right. So let's get
those three gentlemen sworn in.
NI LE CLEMENTS

CHRIS HARTWICK

DI ETER LERCH
is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: Mr. Johnson, the floor is
yours.
MR. JOHNSON: Sure. The city is
seeking approval from the Local Finance Board for the adoption of a $\$ 225$ million bond ordinance pursuant to the provisions of the Municipal Qualified Bond Act.

The ordinance authorizes various capital projects for the city's water and sewer system and for the city's self-liquidating water and sewer utilities.

The bond ordinance authorizes, amongst many things, the purchase, acquisition, installation, wells, well house generators, sewers, sewer mains, sewer drains, water meters, water pipes, storm water improvements, gava [sic] servers, pump stations and curb boxes.

The i mprovements are all expected to be acquired and completed by December of 2023 . Since the city's water and sewer utility is self-liquidating, the ordinance is not utilizing the city's borrowing capacity. The debt authorized has no i mpact on the city's net debt.

The approval of the proposed bond ordinance will increase the average quarterly water bill of the city by approximately $\$ 4$ per quarter. Debt service covers ratio for municipal qualified bond revenues is approximately 1.37 percent in 2023 and it will increase to 2 percent by 2028, but that also includes authorized but unissued debt and the Municipal Qualified Bond Act only applies to actual bonds and not notes.

So in all reality, we have much more sufficient coverage to cover our actual debt issued.

The city's merely seeking the approval
to adopt an ordinance under Qualified Bond Act, not to actually issue the bonds at this point in time.

So therefore, l will open the floor to any questions the board may have regarding this bond ordinance.

MS. SUAREZ: Thank you very much.
All right, Mr. Johnson, one question
that I do have here is, if you, or even the municipality, wouldn't mind going into a little bit about the master plan of sorts for all of the i mprovements here, because 1 know that there's been a couple thus far.

Do we have kind of like a broader
picture of what those improvements are going to look like over the next few years.

MR. HARTWICK: Sure. |'\| answer that question.

First, we've engaged an engineering company to actually do a master water plan and a master sewer plan. But initially the 2.5 million should be clarified so that people understand that it's maintenance capital emergency improvements that occurred during the year 2023, or what we refer to as MCAP.

That includes water main breaks, valve breaks, sewer collapses, things of that nature that happen in the ordinary course of a year of operating a water and sewer utility of this nature and of this age.

The I argest future capital improvement is the subject of our next application, which is compliance with PFOS DEP regulations.

Thereafter, we anticipate that we'II probably have somewhere between one million to two million of emergency capital improvements per year. We think that what we're going to do is to do those ordinances up front going forward so that we're not doing them at the end of the year and bill against

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

There are some additional improvements
that we anticipate that we've received i Bank approval for. That includes a meter replacement program, which we've already been before the board to get approval for that ordinance, and a well five rehabilitation, which we've also already been before the board to obtain approval for that ordinance, and then there's a DEP required relocation of a water main from under a bridge that was exposed and DEP didn't like that, so we had to relocate or are in the process of relocating that main.

MS. SUAREZ: Thank you.
Mr. Johnson hit upon my other questions in his presentation so will open it up to see if any other questions have arisen from board members or the public.

Okay. Hearing none, do we have a motion to approve the adoption of a bond ordinance pursuant to the Municipal Qualified Bond Act.

MR. AVERY: So moved.
MS. RODRI GUEZ: Second.
MR. BENNETT: I have Mr. Avery and Ms. Rodriguez as mover and second.

Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp has reduced
himself.
Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: Motion approved.
MS. SUAREZ: And 1 know that Orange City Township is our next applicant.

Mr. Johnson, any other parties
changing here?
MR. JOHNSON: No.
MS. SUAREZ: Okay. So we don't need
to get anybody else sworn in and lill relinquish the floor to you.

MR. JOHNSON: Sure. In this instance,
the city is seeking approval of the Finance Board for the adoption of a $\$ 10.5$ million bond ordinance pursuant to the provisions of the Municipal

1 Qualified Bond Act, the issuance of not to exceed $\$ 10.5$ million is qualified bonds. The issue of such bonds is New Jersey Infrastructure Bank pursuant to N.J.S.A. 58:11(B)-9A, which is the i Bank act.

The bond ordinance authorized that we referred to earlier, the funding of a PFOS treatment system for the water and sewer system of the city, which includes engineering, site investigations, designs, drawings and inspections, demolition of the former water treatment building of which the PFOS system treatment will be constructed upon. That, in addition of two trains agreement of activated carbon systems, two booster pumps, a spent backwash storage tank and a prefabricated enclosure for the treatment system. It also includes modifications to the scatter system to support installation of the new equipment. Once again, the ordinance is being funded, funded by the city self-liquidated water and sewer utility. It does not utilize any of the city's borrowing capacity. It has no impact on the net debt.

As mentioned, this ordinance will be funded by Ioan through the i Bank and NJ DEP. The i Bank al ways requires positive issued debt pursuant

1 to Municipal Qualified Bond Act pursuant to their

So the benefit of having principal
forgiveness and a large chunk of this $\$ 10.5$ million is 75 interest free is a major benefit to the rate payers and the city.

Thus, the city's requesting approval of this board to adopt the bond ordinance in the Municipal Qualified Bond Act and the issuance of bonds, qualified bonds under the act and these qual ified bond through participation of the Infrastructure Bank program.

At this point, $\quad$ will entertain any questions that this board may have related to this bond ordinance.

MS. SUAREZ: Thank you, Mr. Johnson. All of my questions have already been answered between the last application and this one in your presentation.

I will open it up, though, just to see if there are any other questions from the board or members of the public.

MR. AVERY: Could I just ask if this
facility will treat all of the city's water or just a portion thereof that's got the PFOS issues?

MR. HARTWICK: There's a portion of the water that we use which is purchased which is pretreated.

So it will treat all of the water that comes from our wells and all of the water that we purchase from the East Orange Water Commission.

The water that we purchase from American Water will go directly into the clear well after being stored in a storage tank.

MR. AVERY: Thank you.
MS. SUAREZ: Any other questions?
Hearing none, do we have a motion to approve the adoption of an ordinance and issuance of bonds pursuant to the Municipal Qualified Bond Act?

MR. AVERY: So moved.
MR. Di ROCCO: Second.
MR. BENNETT: I have Mr. Avery moving, Mr. Di Rocco seconding.

Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp is recused.
Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRI GUEZ: Yes.
MR. BENNETT: Motion approved.
MS. SUAREZ: Thank you very much.

MR. JOHNSON: Thank you, everyone.
MR. HARTWICK: Thank you.
MS. SUAREZ: The next applicant
appearing before the board today is the City of Trenton, and l believe we still have $M r$. Johnson here presenting the application.

MR. JOHNSON: That is accurate.
MS. SUAREZ: I see Mr. Cruz. I see Mr. Liston. I see Mr. Cherry. I see the mayor with us.

Does that round out the group?
MR. JOHNSON: Colin Cherry as well is
on there.
MS. SUAREZ: Yes. All right. So then Iet's get those four gentlemen sworn in.

ADAM CRUZ
NEIL GROSSMAN
COLIN CHERRY

ARCH LISTON
is duly sworn by a Notary Public of the State of
New Jersey and testifies under oath as follows:
MR. JOHNSON: All right. In this
instance, the City of Trenton is seeking an approval
with the Local Finance Board for the issuance of bonds under the Municipal Qualifying Bond Act, and

There's a plethora of different i mprovements from the various bond ordinances related to the general i mprovement bonds, for the water utility bonds. They include various i mprovements for the plant at the Cortland Street
building, roof replacement, electrical gate replacement, improvements to Ewing Township booster stations, HVAC air compressor, i mprovements to

Trenton Water Works, data acquisition systems for Trenton Water Works and etc.

Same for the sewer utility.

I mprovements to the DR bay watch, clean arge down the meter sewer works, collection system repairs and emergency plan repair projects, Trenton sewer treatment plant i mprovements, and parking utility, resurfacing the parking lots and upgrades to various lots throughout the city.

So the city's policy is to expend money and then borrow money and so the city never really has money that they have sitting around that they borrow they don't yet need. So all of the bonds that are being proposed to be issued are al ready outstanding i n notes of the city, and the notes mature on June $2 n d$ of 2023 , and the money for these projects are already spent before the notes were i ssued. So we're merely just paying off some of the outstanding notes by issuing a qualified bond at this point in time.

In terms of the i mpact of the debt i ssue, the water utility debt service i s expected to
increase the utility by less than 1 percent, and for the sewer utility less than point 3 percent, and for the parking utility about point 25 percent, and so expecting all the increases will be absorbed by surplus funds.

The bill improvement debt service will add approximately 1 percent to be raised by taxes which equates to approximately $\$ 34.32$ per average household.

The city currently saves about \$58,963,000 of annual qualified revenues that are eligible to pay principal interest on its qualified bonds.

It's expected that the approximate coverage ratio in 2023 is 1.79 percent and it will see about 2.8 percent beginning after 2025.

Again, we're not requesting any
additional debt. We're merely just requesting to be issued debt as a Qualified Bond Act.

And by the way, our maturity schedule will be a conforming maturity schedule. We're not asking for nonconforming maturity schedules either.

So with that being said, we merely request the approval of the board to authorize the city to issue $\$ 20,227,000$ as qualified bond pursuant

1 to the Municipal Qualified Bond Act with conforming maturity schedules.

At this point in time, । will
entertain any questions this board may have related to this application.

MS. SUAREZ: Thank you very much, Mr. Johnson. I totally understand the concept.

The only question that $I$ have really is just an opportunity to discuss this and open some dialogue is just to kind of walk through, is this the right time to permanently finance, and why now?

Just because, as you know, we've been
hearing a lot of applicants basically saying they don't want to permanently finance right now just because of the volatility in the market, but we want to hear the rationale put on the record why this is the right time for the city.

MR. JOHNSON: Sure. So the city has notes, we're at a point now we want to start making paydowns on the notes anyway. We're not rolling the notes over without making paydowns. And so to make paydowns on the notes, you might as well, the thought process is to start issuing bonds then and pay those down so that we, in the long run, save interest. The longer we delay the issuance of

1 bonds, the more interest you wind up paying.

MR. GROSSMAN: The only thing l would add to that rationale pretty clearly is that the city's, the city's existing debt service drops off dramatically after this year.

So for budgetary concerns, rather than adding a principal paydown this year, and then there would also have to have one next year on additional notes.

This is kind of the city's
I ong-standing pattern over two to three years. They permanently finance the, at least a portion of the then outstanding note, and they have a substantial a mount of room in 2024 to begin paying principal down versus 2023.

So by eliminating the paydowns in ' 23 and starting principal in '24, it also significantly I evels out their overall debt service.

MS. SUAREZ: Thank you.
I do not have any other questions so I will see if there are any other questions from board members or the public.

Hearing none, and before we move to motion, Mayor, is there anything you wanted to add?

MR. GUSCIORA: No, Director. I would just be here to support the team and if you needed me for anything, but they're the ones that are the financial experts.

MS. SUAREZ: I appreciate that.
Okay. So hearing no questions, do we have a motion to approve the adoption of a bond ordinance pursuant to the Municipal Qualified Bond Act.

MR. BENNETT: I'm sorry, Director, this is approval to issue the bonds, not the adoption of the ordinance.

MS. SUAREZ: Oh, you're right. I apologize.

MR. MAPP: Motion to approve.
MR. AVERY: Second.

MR. BENNETT: Excuse me. Mr. Mapp and
Mr. Di Rocco.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
Mr. Avery, you just went on mute.
Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: And Mr. Avery, just
check.
The motion's approved with five votes,
Director.
MS. SUAREZ: Thank you. Thank you all
very much for your time.
MR. JOHNSON: Thank you.
MR. GROSSMAN: Thank you.
MS. SUAREZ: Okay. The next applicant appearing before the today is the Borough of Ogdensburg.
\| see Mr. Wielkotz.
Mr. Wielkotz, are you going to be
presenting the application?
MR. WI ELKOTZ: No, Mr. Rogut.
MR. ROGUT: Am I on?

MS. SUAREZ: I can barely hear you, but I can't see you.

I $n$ the meantime, $M r$. Wielkotz, is there anybody else that will need to get sworn in?

MR. WIELKOTZ: The CFO and the mayor are on the call as well.

MS. SUAREZ: Okay. I see them now.
And is that it? So we'll get the three of you sworn in.

MR. WIELKOTZ: Yes. MATTHEW WI ELKOTZ

GEORGE HUTNICK

MI KE MARCEAU
is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: The floor is yours,
Mr. Rogut. We've got everybody sworn in.
MR. ROGUT: Everyone's sworn in, correct?

MS. SUAREZ: Yes.

MR. ROGUT: Okay. All right. So we have Mayor Michael .- Mayor George Hutnick. We have Mi chael Marceau, the CFO, Steve Wi el kotz, the auditor.

The borough is seeking the board's approval of a $\$ 365,000$ refunding bond ordinance to fund emergency and .. emergency temporary appropriations made to finance salary, pension and other expenses in connection with the reinstatement of a police officer.

This unfortunate situation began in 2017 with a disciplinary proceeding against the police officer who was then charged criminally by the Sussex County Prosecutor's Office which resulted in his mandatory suspension without pay.

The prosecutor's office had control of the situation for over three years. Early in 2021, the prosecutor's office dismissed all the charges which obligated the borough to pay three years back salary, pension and other expenses.

The borough acted prudently during the period and appropriated \$131,000 over several years to be able to pay a portion of the potential exposure.

The borough is seeking the board's
approval of a seven-year payment schedule due to the
significant tax impact.
If the full \$365,000 was raised in one
year, then the tax impact would be \$377 to the
average homeowner. The tax impact is $\$ 64$ per year
for a seven-year schedule.

The borough has a small population.
It's primarily residential and has seen mi nimal
growth in its tax base. It is conservatively managed, but like every other municipality in the state, is facing significant budget pressures this year.

Does the board have any questions?
MS. SUAREZ: I do not have any questions.

I'm not sure if the mayor and CFO want to add anything; but otherwise, I will open it up to see if the board members or the public have any additional questions.

MR. CLOSE: Mr. Rogut or Mr. Wi el kotz, the 131,000 put aside, what percentage of the total salary and pension for this particular officer does that constitute.

MR. ROGUT: I think it was roughly 20, 25 percent, right, Michael?

MR. MARCEAU: Yeah. The total all in was about 508, so |'m trying to find my debt numbers.

MR. HUTNICK: It's a little over 26 percent.

MR. CLOSE: The balance of the funds used for, diverted for other purposes during that t i me?

MR. MARCEAU: Correct. They were unspent budget items that we had numbered in order to potentially cover everything.

MR. CLOSE: I'm sorry, I couldn't hear
you, Mr. Marceau.
MR. MARCEAU: They were unspent budget items that we encumbered in case of a potential return.

MR. CLOSE: Okay. Thank you.
MS. SUAREZ: Any other questions or comments?

Okay. Hearing none, do we have a motion to approve the adoption of a refunding bond ordinance and permit the issuance of the refunding bond?

MR. MAPP: Motion.
MS. RODRI GUEZ: Second.

MR. BENNETT: I have Mr. Mapp and Ms. Rodriguez.

Ms. Suarez.

MS. SUAREZ: Yes.

MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. DiRoCCo.

MR. Di ROCCO: Yes.

MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.

MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.

MR. BENNETT: Ms. Rodriguez.
MS. RODRI GUEZ: Yes.

MR. BENNETT: Motion approved.

MR. ROGUT: Thank you very much.
MS. SUAREZ: Thank you.
The next item on the agenda is old business concerning the City of Newark Parking Authority.

The parking authority has returned to
the board for additional findings on a project that received positive findings in July of 2022. At that time, the project contemplated financing of either a commercial bank loan or the issuance of a bond.

It has since been determined by the authority and its professionals that the financing should consist of a combination of a commercial bank I oan and the i ssuance of a bond, each separately secured by the authority revenues.

The interest to rate range security and maturity schedules are not anticipated to deviate from the positive findings rendered back in July.

Do board members or the public have any questions or comments on this?

Okay. Hearing no questions, do we have a motion to i ssue positive findings to is sue parking revenue bonds and/or a commercial bank Ioan?

MR. MAPP: Motion to approve.
MR. AVERY: Second.
MR. BENNETT: I have Mr. Mapp and Mr. Avery.

Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.

MR. BENNETT: Mr. DiRocco.
MR. Di ROCCO: Yes.

MR. BENNETT: Mr. Close.

MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. RODRIGUEZ: Yes.
MR. BENNETT: Motion approved.
MS. SUAREZ: Okay. The next applicant appearing before the board today is the Hudson County I mprovement Authority.

MR. LANGHART: Good morning, Director.
MS. SUAREZ: Good morning,
Mr. Langhart.
MR. LANGHART: I'm trying to see who we have based on the screen.

I believe -. do you want me to go over
roll call who l believe will be here for the presentation, Director?

MS. SUAREZ: Please. Thank you, so we can get them sworn in.

MR. LANGHART: Sure, absolutely.
| will be representing the Hudson
County I mprovement Authority. We should also have the head of the improvement authority, Bill Gueva and then counsel Mike $O^{\prime}$ Connor on.

From the county, we'll have the county
administrator Abe Antun.
Abe, I'm not sure if Cheryl or Donato
will be joining us.
MR. ANTUN: They're in a meeting so l don't think so.

MR. LANGHART: Okay.
MR. ANTUN: We can proceed.
MR. LANGHART: Great.
Representing the Hudson County Schools of Technology, we'll have John Shinnick, and from the NW, the municipal bonds utility authority, we have Nick Wilechansky on.

I apologize if I missed anyone, but I believe those are the people we will have for the presentation.

MS. SUAREZ: Did you say somebody else? I don't see another picture.

MR. LANGHART: John Shinnick from the Hudson County Schools of Technology.

John Shinnick, if you're on.
MS. SUAREZ: Can we have you speak up
so that way his picture can populate.
MR. LANGHART: John Shinnick, if
you're on, now would be a good time to say
something.

I think 1 could probably answer any questions on behalf of the Schools of Technology if you want to proceed in that manner.

MS. SUAREZ: Sure. Then let's get those here sworn in and then we can proceed. ABE ANTUN BILL GUEVA NICK WI LECHANSKY is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: All right, Mr. Langhart, the floor is yours.

MR. LANGHART: Thank you, Director.
I would like to thank the board members and staff of the Local Financial Board for hearing our application.

The Hudson County I mprovement
Authority is coming before the board today for positive findings for the issuance of not to exceed \$32 million in bonds for positive findings for a county ad valorem police ordinance which has been introduced and which will be finally adopted after this meeting.

The $\$ 32$ million in bonds will be issued by the Hudson County Improvement Authority

1 for the construction of a facility on behalf of the 2 Hudson County Schools of Technology.

Brief description of the facility is that it will be an approximately 37,000 square foot two-story building that will be used to provide career and technical educational programs on behalf of the Hudson County Schools of Technology.

The process, the structure of the deal is a little bit cumbersome so just bear with me. It's a mouthful, but l'\| just go through it because I think it helps to understand the deal.

The property is currently owned by the Bayonne Board of Education, or 1 should say it had been owned. It's been ground leased to the Hudson County Schools of Technology pursuant to a 9-year ground Iease. So the Schools of Technology has an interest in the property.

Upon the bond closing, the Schools of
Technology will give the Hudson County Improvement Authority a sublease on the property so that they can go in and build the facility we just discussed.

At the same time as the bond closing,
the Hudson County I mprovement Authority will enter into a financing lease agreement with the county so that the county, in return for their lease rights,
will make 1 ease payments in amounts sufficient to pay of $\$ 32$ million worth of debt service that the i mprovement authority will incur when they is sue their bonds.

The county in turn will enter into a I ease 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.

So they have the initial ground I ease from the Bayonne Board of Ed for the Schools of Technology for 99 years. The three leases l just discussed will run for the length of the bonds, which will be 25 years.

Once the bonds are paid off, all those Ieases fall away and the Schools of Technology is I eft 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
money will be used to reduce the debt service.

The one other thing $\mid$ want to go
through is that we are going through a design-build process for the construction of the building, and that's being done pursuant to the - and again, have to read this - Design-Build Construction Services Procurement Act.

The professionals of the authority and the Schools of Technology have determined that the best way to do this construction would be through the design-build process and this particular statute.

So we've been pretty rigorous i n our following of the statute. The cost is over 12 and-a-half million so we do need the approval of the Office of the State Controller.

We have gone through an RFQ and RFP process. That's been submitted and reviewed by the state controller.

The approval for the RFQ was received on July 19, 2022, and the approval for the RFP was received from the Office of the State Controller on November 4 th, 2022 .

So we've been working hand and glove with the Office of State Controller to go through

1 the whole design-build process and make sure we're

MS. SUAREZ: Thank you for that update.

MR. LANGHART: Sure.
MS. SUAREZ: Any comments before I open it up?

Okay. Well, I appreciate all of the detail in the presentation. You certainly addressed the questions that $I$ had and some of the issues that we discussed during the pre-meeting.

The one, of course, that was the most i mportant to me at the time was just making sure that the design-build regs were followed closely to the letter of the law. | appreciate the assurances
there and the background about how this went through the comptroller review.

I do not have any other questions or comments at this juncture, so will open it up to the board members and the public.

Okay. Hearing no questions, do we have a motion to issue positive findings?

MR. Di ROCCO: So moved.
MR. MAPP: |'II second.
MR. BENNETT: I'msorry. I thought, Mr. Mapp, I heard you moving it. Did I mishear that?

MR. MAPP: Oh, I thought I heard a motion.

MS. SUAREZ: I think Mr. DiRocco.
MR. Di ROCCO: I moved it and Mr. Mapp second. Sorry.

MR. BENNETT: My apologies. So
Mr. Di Rocco moves. Mr. Mapp seconds.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.

7 to step away. motion is approved. this construction. Director.

MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez.
MS. SUAREZ: I think Ms. Rodriguez had

MR. BENNETT: We have five votes. The

MS. SUAREZ: Okay. Best of luck on

MR. LANGHART: Thank you so much. We appreciate your consideration.

MS. SUAREZ: So the next applicant appearing before the board today is the Bergen County I mprovement Authority.

MR. RHEINHARDT: Good morning,

MS. SUAREZ: Good morning.
MR. RHEINHARDT: Somebody else want to open up or do you want me to do it?

MS. SUAREZ: Mr. Rheinhardt, I I eave
it up so you. Let's make sure we get everyone sworn in who is not counsel for the applicant.

MR. RHEI NHARDT: So with us today, we
have Joe Calogero, Steve Wilcox, Nick Wilechansky.
Marvin Gusso was going to try to make it but he may not be able to make it. Myself, obviously.

Dan Mariniello was going to be on
here. Thomas Hastie, Jim Spanarkel, Mark McPherson, Jen Edwards, Alex Desergio - Alexia Desergio and Josh Nikita. So we've got a big group for you.

I also have Lenora Benjamin who's the CFO and administrator in Glen Rock, one of the participants is with us.

MR. RHEINHARDT: | also saw Anders Hasseler joined us and Brigite Goncalves.

Brigite's from Little Ferry and Anders is from Garfield.

MR. LANGHART: Director, |'ll stay on, too, as bond counsel to Little Ferry.

MS. SUAREZ: Thank you, Mr. Langhart.
MR. RHEINHARDT: Okay. We actually
entertain starting the program because of the new SEC rule. I guess it's not new..

MS. SUAREZ: Wait, Mr. Rheinhardt.
Before we jump in, Mr. Hastie, I
notice you have a hand up.
MR. HASTIE: I was having difficulty
getting myself seen on screen. It finally figured itself out. So thank you.

MS. SUAREZ: Perfect.
Okay, Mr. Rheinhardt, the floor is yours.

MR. RHEINHARDT: Okay. It all started with SEC Rule 15c2-12 for small issuers. We saw what was going on in the market and our intent and the goals for doing this were to allow the towns to take advantage of our rating, save the towns money and satisfy the POS and OS requirement without having them be restricted to ni ne months. So that was what started the entire idea.

The county serves as the anchor on the deal at $\$ 88,909,000$. We figured that would be a great way to entice people in.

We're also considering doing another one in October. Since the rest of the towns now see what we're doing, this is the first opener to show them how it's done. So there will be another opportunity.

We did want to have - one of our smaller participants, one of the towns, actually the note comes due 45 days before our pool program, so the county went and bought that note just to

1 facilitate that short bridge to allow them to jump into the program. We thought that was important.

I know one of the questions was, and 1
verified it, that all professionals as well as the BCIA itself discounted their fees for this program to work. We thought that was i mportant.

There are five towns in addition to the county for a total program of \$133,966, 297. It's down from our original request of 240 .

Net debt for the county as of the end of the year was $\$ 985$ million and change. Just so you know, only $\$ 681,800,000$ of that has actually been issued in debt. We don't issue debt unless we know that project's going forward. It doesn't make sense to pay for that money if we're not going to use it right away.

Before this program, we had
$\$ 496,560,000$ in guaranteed debt which has been is sued through the BCIA for other Bergen County entities.

Hopefully l've answered all your questions, but we'd like to move ahead with the program.

MS. SUAREZ: Thank you very much, Mr. Rheinhardt, and I do appreciate you addressing

1 several of the items that did come up in the

Without going, I guess, into divulging things too great of a level, would you mind just going into that a ittle bit more in depth for me to kind of understand what was shaved and where.

MR. RHEINHARDT: Is Dan Mariniello on the call? There he is.

Dan, I know that was your brainchild.
MR. MARINIELLO: Obviously the i mprovement authority inherently has cause obviously to come through the program, and when we looked at how i mportant it was to try and find savings for these municipalities, it was clear that the savings were there using the triple $A$ of the county, but to increase those savings to make it really worthwhile, that it was clear that we needed to shave on the expenses.

So any of the expenses, the costs that are controlled by the i mprovement authority professionals and the i mprovement authority itself, across the board we took a 40 percent cut for every
professional and the authority based on what our contracts are at the improvement authority.

So 1 don't have the list of the actual
costs themselves, but we took what the costs
typically are when the whole group does a project for a note sale like this and then we cut 40 percent.

MS. SUAREZ: Okay. Thank you.
Before 1 open it up for other questions and comments from the board and the public, anybody from the group want to raise any questions or comments?

Sometimes it's a little helpful to, for any of the participants in these kinds of pool programs, just to kind of quickly give an overview of what projects they're looking to actually have financed through these. That just kind of gives us a flavoring as to what's being accomplished.

And al so, if you wouldn't mind just saying quickly the project and the amount.

John, do you want to start?
It might be helpful, too, sometimes
you know exactly who the players are who are participating, so if you want to run down the list, that might just be more streaml ined and efficient.

MR. RHEINHARDT: Okay. We want to start with - Anders, are you on?

MR. HASSELER: Yes. This is our note
roll. We are over $\$ 9 \mathrm{milli}$ in of existing
ordinances. There are several of them, but the BCIA offers a better rating than what we could get ourselves. So that was the draw for coming to this.

MS. SUAREZ: And what's typically
being rolled? What was financed in those?
MR. HASSELER: We have roads, vehicles
and some i mprovement projects.
MS. SUAREZ: Thank you.
MR. RHEINHARDT: Brigite, did you want to go next?

MS. GONCALVES: Sure. Good morning, everyone. My name is Brigite. I'm the CFO for the Borough of Little Ferry.

We are rolling over a note for
959, 000, as well as acquiring new money to assist us in financing a road project, IT improvements and other capital expenses that we anticipate taking.

MS. SUAREZ: Thank you.
MS. GONCALVES: Thank you.
MR. RHEINHARDT: Do we have anybody
from Closter on?

MR. WI NTERS: Yes. James Winters, borough administrator.

We're rolling over a little more than
\$10 million from nine different capital improvement projects, which include vehicle acquisition, two different road programs, a waterway project due to the storms, and various other repairs to municipal buildings.

MS. SUAREZ: And Mr. Winters, you may have said it, but what was the total?

MR. WINTERS: | believe it's 10 million 025 .

MS. SUAREZ: Thank you.
MR. RHEINHARDT: Anybody from the
Borough of Edgewater?
MR. MAYER: Good morning. It's Bill
Mayer. Hello, Director.
MS. SUAREZ: Hello, Mr. Mayer.
MR. MAYER: Is Greg on? Okay. I
don't want to steal his presentation, but the
Borough of Edgewater has $\$ 7.8$ million of notes out standing. There's a paydown of approximately 200,000. There's about a million 368 new money for the borough's routine note rollover, i mprovements to the DPW and community center, i mprovements to
borough hall, purchase of a garbage truck, a new roof, paving of roads, purchase of cars and trucks, IT equipment, sign boards, sewer system repairs, acquisition of property, historic borough hall i mprovements, paving and reconstruction, purchase of a backhoe, a dump truck, fire chief's car and reconstruction of terraces.

More detail in front of me, but 1 think you get a flavor of it, Director.

MS. SUAREZ: A little bit of everything. Thank you.

MR. RHEI NHARDT: I think we have GIen Rock is last.

MS. BENJAMIN: Hi. I'm Lenora
Benjamin. I'm the CFO/administrator from GIen Rock.
We have just under ten million rolling
over and new money as well. Our projects include roads, vehicles, public safety items, new fire truck, and a very big project of a field renovation, which included our first municipal turf field and additional repair to existing grass fields, and it's most beneficial for us, triple A rating, and appreciate being included.

## MS. SUAREZ: Thank you.

Does that round it out?

MR. RHEINHARDT: Did you want a list of the counties, because the county's a long list?

It's a rolling note program that
consists of anything from roads, bridges,
everything. We time our financing so it's most cost effective.

MS. SUAREZ: Okay. I was going to get ready for you to just talk as fast as you possibly could for all of that i ist.

MR. RHEINHARDT: Thanks.
MS. SUAREZ: Okay. Any other questions or comments?

Okay. Any questions from the board or members of the public?

All right. Hearing none, then, do we have a motion to issue positive findings for the county guarantee and the issuance of pooled project notes?

MR. CLOSE: So moved.
MR. MAPP: |'\|l second that.
MR. BENNETT: I have Mr. Close and
Mr. Mapp.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.

MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez is absent.

Motion approved, five.
MR. RHEINHARDT: Director, thank you very much, and board members as well.

MS. SUAREZ: You're wel come. Good Iuck with the program.

Okay. The next applicant appearing before the board do is the Jersey City Redevelopment Agency.

MR. MCMANIMON: Good morning, Director. Kevin McManimon from McManimon, Scotland and Baumann, bond counsel to the agency on the call.

Can you see me and hear me?
MS. SUAREZ: I can hear you. I can't see you.

There you go.
MR. Mc MANI MON: Thank you.

MR. EISMEIER: Tim Eismeier with NW Financial. We are the financial advisor to the city and the redevelopment agency.

MS. SUAREZ: Before you jump in, Mr. Mc Manimon, I just want to see, is there anybody el se other than Mr. Eismeier that we need to get sworn in on the application.

MR. McMANI MON: We have several. If ।
can just take a moment and sort of set the stage. I apologize for interrupting.

I want to begin by apologizing. We planned to have Chris Fiore, the executive director of the Jersey City Redevelopment Agency on this morning. He's ill. However, l spoke to him earlier this morning.

If the board has any questions for him, I'm happy to text him and ask him to jump on, but it was my hope that we could get through the application as much as possible without calling on Mr. Fiore, but we do otherwise have Matt Wielkotz and Steve Wi el kotz, both from Wi el kotz \& Company, consultants for the city and the redevelopment agency. Matt is also sort of the in-house CFO for the agency.

Mr. Eismeier already identified
hi mself, and l believe that Carmen Gandulla, the director of finance from the city is supposed to be on, and then of course Everett Johnson is bond counsel for the city and has been on for other applications this morning. He's also present.

MS. SUAREZ: He had a packed day.
Okay. So then let's get everyone else sworn in other than 1 guess Mr. McManimon and Mr. Johnson.

TIM EISMEIER
STEVE WIELKOTZ
MATT WIELKOTZ
CARMEN GANDULLA
is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: All right, Mr. McManimon, the floor is yours.

MR. McMANIMON: Thank you very much.
This application the seeking approval
under N.J.S.A. 40A: 5A-24 to renew an outstanding project note more than three years after its original issuance.

The board may recall hearing a bit about this project before. The JCRA is undertaking a couple of different projects in connection with
property that was previously owned by the Hudson County Community College.

Sometime in 2016 or ' 17 the college began to think about upgrading its facilities, and the college is in the process of building new facilities across .- in the general square area with the overall goal is to move into newer facilities on the other side of Sip Avenue.

At the same time, the agency and the city envisioned transforming this building, which is Iocated in 25 PATHside, into a cultural arts hub for the region.

At that time in 2016.'17 they had no concrete plan, but in light of the college's shifting long-term vision, the building was a target of opportunity and the agency's acquisition of it served all of the parties' interest.

So the agency, backed by the Jersey
City's general obligation credit through a subsidy agreement, purchased the PATHside building in 2018 in order to get control of this property.

The agency i mmediately took steps to protect the building against further deterioration from the elements, and during this time the agency also engaged a series of professional consultants to
help it program arts-related uses within the building and to identify potential partners or operators of those arts-related uses.

Through this process, the city ultimately found and linked up with The Centre Pompidou. Pompidou is a French museum that houses one of the world's largest collections of modern and contemporary art.

The agency, the city and the Pompidou executed a memorandum of understanding that outlines how the parties will collaboratively develop a museum here in the center of Jersey City.

The MOU calls for a series of i mplementation contracts that cover issues like intellectual property, financing, arts programming and facilities improvements.

Along the way, the agency engaged the
series of professional consultants, including a French attorney, to assist it with aspects of French I aw, architects, owner's representative, facade, I ighting, food service and audiovisual consultants, the surveyor, cost estimator and so on.

While the PATHside project is unique, its financing is straightforward. The agency issued notes in order to finance the purchase of property
i n order to finance modest improvements to protect the integrity of the building and to pay for fees and costs associated with the consultants that are referenced a moment ago.

The city's general obligation subsidy pledge helps the city realize the best interest rate possible, and therefore, lower the borrowing cost.

So at this point, the agency plans to roll the note over for a year and will pay down $\$ 250,000$ of the outstanding principal amount.

In contrast to the Local Bond Law, the Iocal authority's Fiscal Control Law does not require such a paydown to be made. However, we know the board prefers to see that and we think it's prudent to do so here, and the amount proposed is consistent with what the Local Bond Law would require in internal obligation financing.

So we hope that the board agrees that this approval that we are requesting is reasonable, and we're happy to answer any questions you may have. We ask the court to grant the application.. the board to grant the application.

MS. SUAREZ: Sometimes I wish we were
a court, but that's not quite yet.
So Mr. McManimon, I do have just a
couple quick questions. So appreciate the idea.
So thinking of rolling it over into notes for one additional year. So does that mean there's going to be a contemplation of permanently financing after that one-year period, or what's kind of the long-term outlook here?

MR. MCMANIMON: Sure, Director. So we're al ways reviewing whether it's appropriate to do long-term financing or not.

I think at this point l'd be reluctant to commit to that here. Obviously it's al ways the goal tolook to that, but because of the complexity of all the different professionals that have been involved, it's a i ittle bit hard to predict that here.

When I mentioned a year, I really meant that in contrast to i ke a shorter term, six months or even a longer term, two years or something I ike that. But with all of the different consultants, and the path that we had to follow to even identify and then ultimately contract with consultants, these things are all happening over periods of time.

We went through a cycle of consultants to even find and I ink up with The Centre Pompidou.

Since that time, we've sort of engaged in a new round of solicitation and engagement with the other consultants, so the process is sort of constantly evolving.

I can tell you if at the time, that year from now we believe we're in a position to do so, we'll certainly be looking at that very strongly.

For right now, we think that it's the best interest of the JCRA and the city that we roll the note over for a year.

MS. SUAREZ: Okay. So it will be consistently evaluated based on kind of where the market is.

MR. MCMANIMON: That's right.
MS. SUAREZ: Okay.
And one last question for you that I
have. Has the city's full faith and credit been called upon at all for any of this project thus far?

MR. Mc MANI MON: No.
MS. SUAREZ: Okay. All right. I do
not have any other questions. I appreciate the thorough presentation.

I will open it up to see if the board members or the public have any questions or comments
or if there's any other participants in the group who wanted to raise anything before we move for a motion.

Okay. Hearing none, do we have a motion to issue positive findings?

MR. CLOSE: So moved.
MR. Di ROCCO: |'\| second it.
MR. BENNETT: Mr. Close and

Mr. Di Rocco.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.

MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez is absent.

Motion is approved with five votes.
MR. McMANI MON: Thank you.
MS. SUAREZ: Thank you, all.
Okay. The next applicant appearing
before the board today is the Village of Ridgefield Park.

I see Mr. Benecke.
MR. BENECKE: Hello.
MS. SUAREZ: Hello.
MR. BENECKE: We should al so have Mr. Beinfield, our bond counsel, special bond counsel on. I also have Ms. Tara O'Grady, our township clerk, and Mr. Adam MacNeill, our commissioner, elected commissioner of revenue and finance.

MR. MacNEILL: Here.
MS. SUAREZ: So I hear them both. I don't see them. I do see Mr. Beinfield. I do see Mr. Benecke.

Is there a way that 1 can see you guys
on the camera?
So let's get you all sworn in then.
ADAM MacNEILL
TARA O' GRADY
BOB BENECKE
is duly sworn by a Notary Public of the State of New Jersey and testifies under oath as follows:

MS. SUAREZ: All right. Then we can proceed with the application.

MR. BENECKE: Thank you very much, Director.

I should note that Mayor Anlian is out
of town on business; otherwise, he would be here today. And it's possible that others from Ridgefield Park are also on the screen as well.

However, obviously myself, our bond counsel, Mr. Beinfield, Hawkins, Delafield and Wood, Ms. O' Grady, the village clerk, and our revenue and finance commissioner, Adam MacNeill, are the principal participants in this.

This is a redevelopment bond
application for $\$ 8$ million covering 64 and 95
Challenger Road combined.
Challenger Road sits between the northern side, if you will, of Route 46 at Park which straddes Leonia and Teaneck in Ridgefield Park to the north.

It's been developed in phases by KABR, K-A-B-R, all capital letters, which will be and who will are the primary sponsor here.

The idea is to have 816 residential
units built on the property. There are no residential units thus far between Route 46 and 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.

This project, or three project
components will also generate 82 affordable housing units and will result in an investment of over $\$ 300$ million in the Village of Ridgefield Park.

64 Challenger Road is the I arger of the projects. It includes phase one of 330 units and phase 2 of 270 units. The 95 Challenger Road across the street, if you will, is 216 units, for a total of 816 units.

This is all part of the application.
This is a redevelopment project and a redevelopment plan project which was approved by the planning board over the last six months or so of which Mr. MacNeill, who's here today, is a part of that planning board.

We have provided documentation to the division and to the Local Finance Board. Excellent questions and we've tried to be as responsive as possible.

We will have retail space totaling approximately 3,600 square feet which will generate approximately ten or so employees, depending upon the final uses, and it will be a project that's
going to adjoin through sidewalks in a pedestrian wal kway, 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.

This then would generate a pilot sufficient to support both the pledged debt service on the RAB as well as a mi nimum annual service charge to generate $\$ 880,800$ to the village upon conclusion of both projects, or all three project.

That is 64 Challenger Road and 95 Challenger Road.
The mi nimum annual service charge which is defined as the mi nimum to be paid per unit of $\$ 1,200$ per market rate unit within 12 months after the issuance of first $C O$ of each of the project phases, and this is on page 7 of the application. That would generate $\$ 880,800$ of a mi ni mum.

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

Here we have now 880,000 that will be generated, and the i nterim period of the ast four or five years, the project has paid approximately $\$ 215,000$ in taxes. And so that we will then generate a difference of $\$ 665,000$ between 1 ast year, if you will, and when the project's concluded in approximately four or five or hopefully less than six years.

So our ask again is positive findings on three tranches or series of redevelopment bonds to support the project of $\$ 3 \mathrm{mi} \|$ I $o n, \$ 3 \mathrm{mi} \|$ I ion dollars and $\$ 2 \mathrm{million}$, or $\$ 8 \mathrm{mil\mid i}$ on in total, and that concludes our presentation and our executive summary.

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

MS. SUAREZ: Thank you very much. I appreciate the thorough presentation. Also very much appreciated the pre-meetings onthis. I think it really helped us to clarify some of the things
that were going on with this application.
One of the things that $I$ do want to highlight is, it's my understanding that there is the 10 percent affordable component on this project, and $\mid$ believe we talked about this in the pre-meeting, and forgive me if you did mention this al ready, but that brings Ridgefield Park, that will bring them into full compliance, right, with their affordable housing obligation, at least currently?

I know nobody knows what the future will hold but...

MR. BENECKE: Well, again, as we said in the pre-meeting and as l alluded to in the executive summary, the state has, for whatever reason, decided to condemn 50 acres of property in Ridgefield Park, which destroyed approximately 100 or more affordable housing units, so to say.

So except for that, the answer is yes. However, we must go on the record, since you brought it up, that we will not be satisfying our unmet need because of the state's condemnation of the various tracts called Skymark, which is just south of Route 46 adjacent to the Overpeck Creek channel, Hackensack River channel adjacent to Ridgefield.

MS. SUAREZ: Okay. Thank you for

So I was under the assumption that it was still going to be met, but it sounds like it will be a little shy but for that. Okay.

Now, I know we also talked about a little bit, 1 know there was some DEP approvals that are required for this property. Everything has been received at this juncture or are we working through any of those approvals still?

MR. BENECKE: | believe that everything has been approved that is a condition of site plan approval, final letters or sign-offs from DEP being filed with the village. Obviously, financing and final approvals cannot be received.

We did forward to the division staff, the LFP staff, which has been great, the reports of Drezner Robin in that regard on both sites, and the LSRPs are satisfied that both sites can accommodate the residential construction.

However, we don't want to make
representations outside the scope of DEP or the LSRP. However, Drezner Robin is confident that the project can go forward.

MS. SUAREZ: Okay. Thank you.
And then the last question that
have, and l ask this of every RAB application that comes before us, if you could please just highlight a little bit why the RAB is absolutely instrumental in getting this project accomplished.

MR. BENECKE: First is the 82
affordable housing units. Second is the
geotechnical in nature of the dirt or the ground, and that is that this was a, or at least partially a former landfill site that was ordered by the courts who be closed al most 50 years ago in 1974. So that there's going to be a lot of geotech and a lot of piling issues going on with the property.

In addition, behind 95 Challenger Road, the planning board inserted a circulation path for both the fire trucks and fire access as well as pedestrian access, and we're required as part of the site plan approval an extension of the sidewalk along 64 Challenger Road that hooks into, l believe, or connects to 100 Challenger Road moving across the sidewalk to the north to Overpeck Park.

So | think that those are the reasons why this is very challenging.

The other issue is that there's ten acres here of which the applicant is going to be investing \$300 million or approximately, in round

1 figures, $\$ 30$ million an acre to build the project,

MS. SUAREZ: Thank you.
And you know what, now that you
brought that one component up, just with the annual
service charge, this is something l ask a lot of Iocal 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?

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

So l just want to ask the question on 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 1 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
accurate, and that the tax collector and the tax assessor's office coordinate with the municipal clerk, who's on the line today, to get an accurate billing out.

We're doing that in Dover today.
Dover, Morris Township Iiterally today, and other places, and we hear you because it is a big problem that five years later everyone wakes up and says, oh, what about the pilot from XYZ entity, and it is a problem and you see it, and your staff sees it obviously in the budget reviews.

So we will be on it and we will stipulate that we will have a very robust collection program, if you will, for the project.

MS. SUAREZ: Thank you. I appreciate that.

That concludes my questions. I would just open it up to see if the board or any members of the public have any questions or comments to raise?

All right. I guess 1 exhausted the questions. So hearing no other questions, do we have a motion to approve the proposed private sale of bonds and redevelopment area bonds?

MR. MAPP: A motion to approve.

MR. CLOSE: Second.
MR. BENNETT: I have Mr. Mapp and
Mr. Close.
Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
Do 1 have Mr. Avery on the line?
MS. SUAREZ: He is there. He's muted.
MR. BENNETT: Mr. Avery, you're currently on mute.

I'm currently checking with the board attorney to make sure that because he's present in the meeting he counts towards the quorum and we have the majority of those present.

Mr. Avery, I see you're off mute. Would you like to record your vote?

MR. AVERY: Yes.
Froze up again. Sorry, Nick.
MR. BENNETT: Okay. Now with five
votes, the motion passes.
MS. SUAREZ: Great. Thank you all
very much for your time.
MR. BENECKE: Thank you very much.
MS. SUAREZ: Okay. And then l think
we have one final application before the board today, and that is Weehawken Township, and I see Ms. Toscano and I see Mr. Cappizzi and I see Mr. Hanley.

MR. CAPPIZZI: How are you?
MS. SUAREZ: I'm well. How are you?
MS. TOSCANO: Okay. The mayor is
trying to get on.
MR. CAPPIZZI: The mayor said to proceed and he'll catch up, if that's okay.

MS. SUAREZ: Absolutely. He's the main star.

MS. TOSCANO: Oh, there he is.
MS. SUAREZ: There he is.
MR. TURNER: Good morning .. good afternoon.

MS. SUAREZ: Okay.
MR. CAPPIZZI: Madam Chairwoman and commissioners, my name is Jason Cappizzi. I serve as bond counsel to the Township of Weekawken.

We are before you this afternoon with

1 an application relating to the proposed issuance and private sale of nonrecourse redevelopment area bonds in the aggregate amount of not to exceed $\$ 1$ million, the proceeds of which will be used to finance, in part, a performing art center and will be secured by an annual service charge and not as a general obligation of the township.

With us in support of the application
is Mayor Richard Turner, CFO Lisa Toscano, and municipal advisor Michael Hanley for any further questions that you may have.

MS. SUAREZ: Well, I thought the
pre-meeting was extraordinarily helpful. I greatly appreciated the mayor's candor, as al ways, but about the need for this RAB, the project, how it i s needed and wanted for the community.

Sol think for the record, it will be
really helpful, Mayor, if you wouldn't mind
discussing some of those topics again in the public session because l think that was extraordinarily helpful for the understanding and justification for this.

MR. TURNER: Okay. Now, are we talking about the performing arts center itself, correct?

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 al ways 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 Iost recreational facilities as public and private partnerships.

We have a 17-acre park that was
developed with the infamous pool and no government building.

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.

So this facility will be 23,000 square feet. It would provide for a little under 300-seat theater, box theater and cidian [sic] type theater, which I really have no idea what that means. I think it means a normal seating arrangement.

There's a whole team of people. I call them the artsy-craftsy team that decide how this thing should be built. And it will also have several rooms for various other activities.

So what we want to do is not only make it a performing arts center so upland has another reason to go to the waterfront. The waterfront people go upland for the library, for the city hall, for schools or whatever, but also for government offices and for a meeting room.

There's no public facility on the waterfront, and there's no large rooms at all available in any of the condominium sites or the rental sites.

So this is the way for us to have information centers, public restrooms and have a very large theater, multiple-use theater and make it available to the residents of the waterfront if they need to rent it for parties or they need to rent it
for an activity.
So it would be a small, it would be I ike 2, 500, 3, 000 square foot additional on top of the theater which can be used for various purposes.

So it's another attempt to integrate the waterfront. We've been very successful with the public/private partnerships. All the public Iand on the waterfront has either been a part of an ongoing partnership with various developers.

This is under a new developer now. This is the third developer for this site who's, I think it's fair to say, was of somewhat hesitant to move forward because there's a complicated history.

We convinced him that since this has been in the works for so long and you've already received approval for your building, including the 23,000 square foot multi-use facility, performing arts center, that we're going to proceed in that direction.

So we're at the crunch point now. We really need to get this done so that we can lock it in and move forward, basically. Okay?

MS. SUAREZ: Yes. Thank you, Mayor.
MR. TURNER: Do you want more? I
could go on for hours. Do you want more?

MS. SUAREZ: I know you can. I have no doubt.

One of the other things that 1 know you mentioned in there in the pre-meeting was that Weakawken is going to actually maintain control over the performing arts center in perpetuity, correct?

MR. TURNER: Correct. It will be totally our facility. We will run it. We will maintain it. We will clean it.

They will set it up. It's about 95 percent being - it's a turn-key project, about 95 percent.

The team has added a few things on after the fact which then will add not anything major. So it will be like a 97 percent turn-key.

They'll develop it. They'd build it. It's a $\$ 17$ million facility. It's not on our debt. Other than this arrangement, we'd never be able to do it.

We're currently going before the voters for an $\$ 18$ and-a-half million bond issue for the schools so only so much you can convince people to vote for a bond issue on.

However, this has been very successful
in our pool complex, in our 10-acre recreation
facility with public/private partnership.
So it will be a turn-key. We will run
it. We will administer it. We will be in charge of it.

MS. SUAREZ: So but for this, it wouldn't materialize for Weehawken?

MR. TURNER: I'm sorry?
MS. SUAREZ: So but for the RAB, this would not materialize for Weekawken?

MR. TURNER: This is one of the last building sites. We have three building sites under construction. There's two more left up there, including this site, and if this doesn't go forward, we will not have a public facility, because the new developer -- just look at the odds. It's 23,000 square feet. If we do a 1,500 square foot unit times a million and-a-half dollars, it's more economical not to have it. But this only works for so long that the new developer's been cooperating with us to go forward.

MS. SUAREZ: So what is going to be the annual service charge and what would a project like this, l guess, generate in the tax revenues without the pilot in place?

MR. TURNER: Michael.

MR. HANLEY: The annual service charge will begin around a million dollars when it's stabilized. It will probably be double that in the event that we were not getting this asset, but as you know, it's a \$17 million cost to them, and to try to do something ourselves would be many multiples of that.

MS. SUAREZ: Okay.
MR. TURNER: Well, in all honesty, there's no way to do it ourselves because we don't own the land and we could never afford to buy the I and.

We've been trying to expense some of our park space, and it's extremely expensive, which is why we do the public/private partnership.

An acre of land goes between 2 and $\$ 4$ million on the waterfront. It's absolutely in sane.

So without doing some kind of a joint venture in a building that's not owned by us, we would never have the ability to do it.

MS. SUAREZ: And so Mr. Hanley, without the pilot in place, what would this generate in tax revenues?

MR. HANLEY: In conventional taxes, it would probably be about two and-a-half million.

MS. SUAREZ: Okay.
MR. HANLEY: I mean, it would likely
need support. I think the million difference is what the project could support and still get build.

MS. SUAREZ: Okay. And I'm sure some of you heard, in the last application, just want to make sure that the finance office is prepared to make sure that they are collecting the annual service charge every year.

MS. TOSCANO: Absolutely.
MR. HANLEY: We collect a number of annual service charges already, and while we haven't had a RAB, the entire waterfront wal kway was funded with special assessment bonds that we ran through our special improvement district and collected annually.

MS. SuAREZ: Okay. Ms. Toscano's ready for it.

MS. TOSCANO: Yes, I am. I get every one of those pilots in and make sure of it.

MS. SUAREZ: I'm sure you do. I'm
sure you've got a tough boss.
MR. TURNER: She hounds us.
MS. SUAREZ: Okay. Those are the questions that $\mid$ had.

I will open it up to see if any board members or the public have any questions or comments.

Hearing none, do we have a motion to approve the proposed private sale of the bonds and redevelopment area bonds?

MR. AVERY: So moved.
MR. MAPP: Second.
MR. BENNETT: I heard Mr. Avery move and Mr. Mapp second.

MR. MAPP: Yes.
MR. BENNETT: Ms. Suarez.
MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: And Ms. Rodriguez is absent.

Motion approved with five votes.
MR. TURNER: So if it's appropriate,
we'll invite you guys to the first opening
performance if you're still around for three years.
I can't overemphasize, there's a great community need that is. There's no place for people to meet or for us to meet with people.

So l thank you all very, very much.

MS. SUAREZ: You're welcome, Mayor.
Best of luck with the project. Fingers crossed it's
three years because 1 know how construction goes.
MR. TURNER: If we did it, it would be
ten years. The developer wants to build the building, they want it now.

MS. SUAREZ: They want rent, yes.

Okay, good. Thank you all very much
for your time.
MS. TOSCANO: Thank you.
MR. CAPPIZZI: Thank you.
MS. SUAREZ: Okay. Well, that concludes our agenda so do we have a motion to adjourn?

MR. MAPP: Move.

MR. DiROCCO: I make a motion.

MR. BENNETT: I think 1 heard Mr. Mapp
and Mr . Di Rocco second.

Ms. Suarez.

MS. SUAREZ: Yes.
MR. BENNETT: Mr. Mapp.
MR. MAPP: Yes.
MR. BENNETT: Mr. Di Rocco.
MR. Di ROCCO: Yes.
MR. BENNETT: Mr. Close.
MR. CLOSE: Yes.
MR. BENNETT: Mr. Avery.
MR. AVERY: Yes.
MR. BENNETT: We are adjourned.
MS. SUAREZ: Mr. Di Rocco, Iet the record reflect ..

MR. Di ROCCO: I was going to say you are awesome. The whole staff was great. Great meting, great job. Thank you all.

MS. SUAREZ: Good team effort. Good teameffort.

MR. Di ROCCO: No surprise at all.
Thank you.

18 Dated: April 24, 2023 forth.

$$
C E R T|F| C A T E
$$

I, LISA PENROD, a Certified Court Reporter (XIO1753), Registered Professional Reporter and Notary Public of the State of New Jersey, do hereby certify the foregoing to be a true and accurate transcript of my original stenographic notes taken at the time and place hereinbefore set


LI SA PENROD, CCR\#XI 01753
REGISTERED PROFESSI ONAL REPORTER


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