

6-2011-4

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING PAYMENT OF CERTAIN  
COSTS AND EXPENSES OF THE AUTHORITY  
FOR THE MONTH OF JUNE 2011**

**WHEREAS**, the costs and expenses set forth on the attached lists, having been reviewed and authorized for payment by the Finance Committee with the Executive Director from funds available for such purpose, are herewith presented to the Authority's Board for final approval and authorization to pay.

**RECORDED VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
Oren K. Dabney, Sr.				X
James P. Doran, Ed.D.	X			
Stephen J. Gallo	X			
Frank Lorenzo	X			
Martin T. Martinetti	X			
John A. Peneda	X			
Frank Pestana	X			
John L. Shinnick	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 8, 2011.



**CARMEN LOZANO, ASSISTANT SECRETARY  
(SEAL)**

6-2011-5

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING AN AGREEMENT FOR  
PROFESSIONAL REAL ESTATE AND APPRAISAL SERVICES**

**WHEREAS**, the Authority has been contacted by the New Jersey Department of Transportation with respect to the permanent and temporary easement which they need to acquire over the Kopper's property in connection with the Whittpen Bridge Replacement Project; and

**WHEREAS**, the Chief Executive Director and other staff have determined that it would be in the best interest of this Authority as negotiations with the New Jersey Department of Transportation and the acquisition of these easements move forward to retain the services of a licensed real estate appraisal to advise the Authority as to the market value of the easements to be acquired by the Department of Transportation; and

**WHEREAS**, McGuire Associates, LLC, with offices at 547 Summit Avenue, Jersey City, New Jersey, 07306, in particular Hugh McGuire presently serves as the County of Hudson's real estate appraiser in matters such as this and the Executive Director and General Counsel have had discussion with McGuire Associates regarding these services; and are desirous of retaining the services of McGuire Associates; and

**WHEREAS**, the Authority has received a proposal from McGuire Associates to perform these services on behalf of the Authority at a cost not in excess of Ten Thousand (\$10,000.00) Dollars; and

**WHEREAS**, McGuire Associates, LLC will provide licensed professional appraisal services, which services constitute an exception to the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a); and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. requires that the Resolution authorizing the awarding of a Contract for professional services, without competitive bids, and the Contract itself be available for public inspection; and

**WHEREAS**, this contract is for an amount less than that which requires compliance with N.J.S.A. 1a:44A-20.5 et. seq. (Pay for Play Law); and

**WHEREAS**, the Executive Director/CFO has certified that sufficient funds are available for this Contract in the Authority's 2011 Operating Budget Accounts:

**NOW, THEREFORE, BE IT RESOLVED** by the Hudson County Improvement Authority as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Authority hereby authorizes the Chairman, Vice Chairman or Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman of the Authority to enter into a Contract with McGuire Associates, LLC to provide professional appraising services in accordance with the Scope of Services set forth in the Contract, for an amount not to exceed Ten Thousand (\$10,000.00) Dollars, inclusive of out-of-pocket costs and expenses, subject to the availability of funds beginning May 1, 2011 and terminating April 30, 2012 consistent with the Local Public Contracts Law or any other law.

3. Notice of this action shall be published as required by law.

4. A copy of this Resolution together with a copy of the executed Contract, shall be forwarded to the Clerk of the Board of Chosen Freeholders for public inspection and is also available for public inspection at the offices of the Authority located at 574 Summit Avenue, 5<sup>th</sup> floor, Jersey City, New Jersey between the hours of 9:00 a.m. and 5:00 p.m.

5. This Resolution shall take effect immediately.

**RECORDED VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
Oren K. Dabney, Sr.				X
James P. Doran, Ed.D.	X			
Stephen J. Gallo	X			
Frank Lorenzo	X			
Martin T. Martinetti	X			
John A. Peneda	X			
Frank Pestana	X			
John L. Shinnick	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 8, 2011



**CARMEN LOZANO, ASSISTANT SECRETARY  
(SEAL)**

6-2011-6

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING A CONTRACT WITH  
MEADOWLANDS TRANSPORTATION BROKERAGE CORPORATION  
D/B/A MEADOWLINK**

**WHEREAS**, the Department of Transportation of the State of New Jersey had once again refused to operate a Shuttle Bus Service in Liberty State Park from the Hudson Bergen Light Rail to the Visitors Center on Morris Pesin Drive; and

**WHEREAS**, the County Executive and the Board of Chosen Freeholders have negotiated with NJ Transit to each contribute the sum of Four Thousand (\$4,000.00) Dollars towards the costs of providing these Shuttle Services for Hudson County residents on weekends and holidays during the summer months; and

**WHEREAS**, arrangements have been made for any additional costs for these services to be paid for by various business owners in Liberty State Park; and

**WHEREAS**, the TMA Division of the Hudson County Improvement Authority have arranged with Meadowlands Transportation Brokerage Corporation, d/b/a Meadowlink, 144 Park Place East, Wood-Ridge, New Jersey, 07075 to provide these services in accordance with the terms of the Agreement attached hereto; and

**WHEREAS**, the Chief Executive Officer of the Hudson County Improvement Authority has certified that funds are available for this contract in the Authority's 2011 budget.

**NOW, THEREFORE, BE IT RESOLVED** by the Hudson County Improvement Authority as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Authority hereby authorizes the Chairman, Vice Chairman or Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman of the Authority to enter into an Agreement with Meadowlands Transportation Brokerage Corporation, d/b/a Meadowlink, 144 Park Place East, Wood-Ridge, New Jersey, 07075 to provide these Shuttle Services.
3. Notice of this action shall be published as required by law.

4. A copy of this Resolution together with a copy of the executed Contract, shall be forwarded to the Clerk of the Board of Chosen Freeholders for public inspection and is also available for public inspection at the offices of the Authority located at 574 Summit Avenue, 5<sup>th</sup> floor, Jersey City, New Jersey between the hours of 9:00 a.m. and 5:00 p.m.

5. This Resolution shall take effect immediately.

**RECORDED VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
Oren K. Dabney, Sr.				X
James P. Doran, Ed.D.	X			
Stephen J. Gallo	X			
Frank Lorenzo	X			
Martin T. Martinetti	X			
John A. Peneda	X			
Frank Pestana	X			
John L. Shinnick	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 8, 2011



**CARMEN LOZANO, ASSISTANT SECRETARY  
(SEAL)**

6-2011-7

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING AN AGREEMENT FOR  
PROFESSIONAL LEGAL SERVICES**

**WHEREAS**, the Authority has been contacted by the New Jersey Department of Transportation with respect to the permanent and temporary easement which they need to acquire over the Kopper's property in connection with the Whittpen Bridge Replacement Project; and

**WHEREAS**, the Chief Executive Director and other staff have determined that it would be in the best interest of this Authority as negotiations with the New Jersey Department of Transportation and the acquisition of these easements move forward to retain the services of a licensed real estate appraisal to advise the Authority as to the market value of the easements to be acquired by the Department of Transportation; and

**WHEREAS**, the Law Firm of John J. Curley, LLC, Harborside Financial Center, 1202 Plaza Ten, Jersey City, New Jersey, 07311, possesses the necessary expertise and experience to handle this matter and the Authority is desirous of retaining this firm at a cost of not to exceed Fifteen Thousand (\$15,000.00) Dollars to negotiate in conjunction with the Authority's real estate expert the fair market value of these easements on the Authority's behalf; and

**WHEREAS**, the Law Firm of John J. Curley, LLC will provide professional legal services, which services constitute an exception to the Local Public Contract Law, N.J.S.A. 40A:11-5(1)(a); and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. requires that the Resolution authorizing the awarding of a Contract for professional services, without competitive bids, and the Contract itself be available for public inspection; and

**WHEREAS**, this contract is for an amount less than that which requires compliance with N.J.S.A. 1a:44A-20.5 et. seq. (Pay for Play Law); and

**WHEREAS**, the Executive Director/CFO has certified that sufficient funds are available for this Contract in the Authority's 2011 Operating Budget Accounts:

**NOW, THEREFORE, BE IT RESOLVED** by the Hudson County Improvement Authority as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Authority hereby authorizes the Chairman, Vice Chairman or Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman of the Authority to enter into a Contract with the Law Offices of John J. Curley to provide professional legal services in accordance with the Scope of Services set forth in the Contract, for an amount not to exceed Fifteen Thousand (\$15,000.00) Dollars, inclusive of out-of-pocket costs and expenses, subject to the availability of funds beginning May 1, 2011 and terminating April 30, 2012 consistent with the Local Public Contracts Law or any other law.

3. Notice of this action shall be published as required by law.

4. A copy of this Resolution together with a copy of the executed Contract, shall be forwarded to the Clerk of the Board of Chosen Freeholders for public inspection and is also available for public inspection at the offices of the Authority located at 574 Summit Avenue, 5<sup>th</sup> floor, Jersey City, New Jersey between the hours of 9:00 a.m. and 5:00 p.m.

5. This Resolution shall take effect immediately.

**RECORDED VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
Oren K. Dabney, Sr.				X
James P. Doran, Ed.D.	X			
Stephen J. Gallo	X			
Frank Lorenzo	X			
Martin T. Martinetti	X			
John A. Peneda	X			
Frank Pestana	X			
John L. Shinnick	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 8, 2011



**CARMEN LOZANO, ASSISTANT SECRETARY  
(SEAL)**

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING RELEASE OF ESCROW MONIES  
IN CONNECTION WITH THE KOPPERS SITE REMEDIATION**

**WHEREAS**, this Authority purchased the Koppers Site in Kearny, New Jersey from Koppers Company, Inc. in June of 1988; and

**WHEREAS**, at the time of purchase an Escrow Agreement was entered between the Authority, Koppers Company, Inc. and National Community Bank pursuant to which the purchase proceeds were placed in escrow with National Community Bank together with Deeds for various portions of the Koppers Site; and

**WHEREAS**, pursuant to the Sale Agreement for the property portions of this purchase amount were to be released to the Seller after satisfactory remediation activities took place at which time a Deed for that portion from the Authority back to Seller (Koppers) would be returned to the Authority; and

**WHEREAS**, the sale proceeds for two of the three portions of the site have previously been released and the Deeds to those particular portions have been returned to the Authority; and

**WHEREAS**, Seller represents that the remediation work required for the third portion of the property has now been completed to the satisfaction of the Department of Environmental Protection and subject to written confirmation of this representation by the Authority's Consulting Engineers, the release of the remaining sales proceeds and return of the third Deed by the Escrow Agreement is appropriate; and

**WHEREAS**, the Seller of the property is now known as Beazer East, Inc. and the Escrow Agent is now BNY Mellon; and

**WHEREAS**, the Escrow Holder is requesting signed instructions from the respective Purchaser and Seller authorizing the release of the remaining money and the return of the third Deed and the Chief Executive Officer is prepared to execute such instructions upon advice of the Authority's General Counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the Hudson County Improvement Authority as follows:



1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Authority hereby authorizes the Chairman, Vice Chairman or Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman of the Authority are hereby authorized to execute an Agreement and all documents necessary in order to facilitate the release of the remaining sales proceed and return of the remaining deed to the Authority after receipt of written confirmation from the Authority's Consulting Engineers that the remediation has been complete.

3. Notice of this action shall be published as required by law.


4. A copy of this Resolution together with a copy of the executed Contract, shall be forwarded to the Clerk of the Board of Chosen Freeholders for public inspection and is also available for public inspection at the offices of the Authority located at 574 Summit Avenue, 5<sup>th</sup> floor, Jersey City, New Jersey between the hours of 9:00 a.m. and 5:00 p.m.

5. This Resolution shall take effect immediately.

**RECORDED VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
Oren K. Dabney, Sr.				X
James P. Doran, Ed.D.	X			
Stephen J. Gallo	X			
Frank Lorenzo	X			
Martin T. Martinetti	X			
John A. Peneda	X			
Frank Pestana	X			
John L. Shinnick	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 8, 2011.

  
 CARMEN LOZANO, ASSISTANT SECRETARY  
 (SEAL)

**RESOLUTION OF THE HUDSON COUNTY IMPROVEMENT  
AUTHORITY APPROVING AN AGREEMENT WITH  
STANDARD PARKING CORPORATION FOR  
EVENT PARKING MANAGEMENT IN HARRISON, NJ**

**WHEREAS**, the Town of Harrison has requested that the Authority continue to manage event parking in the surface parking lots in support of the Red Bull Arena schedule; and

**WHEREAS**, the Authority issued a Request for Proposals in this matter by public notice on April 29, 2011 which notice provided for a site inspection tour on May 9, 2011; and

**WHEREAS**, on the return date of this request, May 27, 2011 proposals were received from five (5) qualified parking management firms; and

**WHEREAS**, the Authority's parking consultant, Tom Calu Consulting, LLC. has reviewed all of the proposals and has recommended that the Authority enter into an Agreement with Standard Parking Corporation to operate the Authority controlled surface parking lots in the Town of Harrison as public parking lots for Red Bull Arena events; and

**WHEREAS**, the Authority, based upon and after review of the recommendation of its parking consultant is desirous of entering into an Agreement with Standard Parking Corporation, Suite 1425, 60 East 42<sup>nd</sup> Street, New York, New York, 10165, for an amount not to exceed Eighty Seven Thousand (\$87,000.00) Dollars annually for a term of three (3) years; and

**WHEREAS**, the cost of these services will be deducted from the revenue collected at these lots as an operating expense prior to applying the excess to the debt service payment on the Harrison Parking Debt Bonds; and

**WHEREAS**, the Executive Director/CFO has indicated that sufficient funds are available for this purpose in the Authority's Budget.

**NOW, THEREFORE, BE IT RESOLVED** by the Hudson County Improvement Authority as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.

2. The Authority hereby authorizes the Chairman, Vice Chairman or Chief Executive Officer and/or Executive Director/CFO in consultation with the Chairman of the Authority to enter into a Contract with the Standard Parking Corporation to provide Event Parking Management Services in connection with the Red Bull Arena in Harrison, New Jersey in accordance with the Scope of Services set forth in the Contract, for an amount not to exceed Eighty Seven, Six Hundred Thousand (\$87,600.00) Dollars, inclusive of out-of-pocket costs and expenses, subject to the availability of funds beginning May 1, 2011 and terminating April 30, 2012 consistent with the Local Public Contracts Law or any other law.

3. Notice of this action shall be published as required by law.

4. A copy of this Resolution together with a copy of the executed Contract, shall be forwarded to the Clerk of the Board of Chosen Freeholders for public inspection and is also available for public inspection at the offices of the Authority located at 574 Summit Avenue, 5<sup>th</sup> floor, Jersey City, New Jersey between the hours of 9:00 a.m. and 5:00 p.m.

5. This Resolution shall take effect immediately.

**RECORDED VOTE:**

	YES	NO	ABSTAIN	NOT PRESENT
Fred M. Bado				X
Oren K. Dabney, Sr.				X
James P. Doran, Ed.D.	X			
Stephen J. Gallo	X			
Frank Lorenzo	X			
Martin T. Martinetti	X			
John A. Peneda	X			
Frank Pestana	X			
John L. Shinnick	X			

The foregoing is a true and complete copy of a resolution of the Hudson County Improvement Authority adopted at a meeting thereof duly called and held on Wednesday, June 8, 2011



**CARMEN LOZANO, ASSISTANT SECRETARY  
(SEAL)**