



**Regular Board Meeting
Minutes**

**December 20, 2019
9:00 a.m.**

BOARD MEMBERS PRESENT: Heidi Knoblauch, Hon. Monica Kurzejeski, Andy Ross and Steve Strichman

ABSENT:

ALSO IN ATTENDANCE: Justin Miller, Esq., Mary Ellen Flores, Deanna Dal Pos, Mike Mastropietro, Kevin Fuller, Bill Walsh, Marc Cesta, Ken Crowe, Dylan Turek, Phil Stenglein and Denee Zeigler

The regular board meeting was called to order at 9:00 a.m. The board members did introductions.

I. Minutes

The board reviewed the minutes from the October 18, 2019 and November 15, 2019 board meetings.

Steven Strichman made a motion to approve the minutes for the October 18, 2019 and November 15, 2019 meeting.

Hon. Monica Kurzejeski seconded the motion, motion carried.

II. 1 Monument Square

Mr. Strichman advised the board members that the ordinance in front of the City Council passed giving the option through the LDC to Hoboken Brownstone. He noted that there was a stipulation that stated if there were any funds received from the sale, they will go to the city. Mr. Strichman noted that they are in discussion with Hoboken Brownstone to set up an LDA and may have something to present to the board in January. Mr. Strichman added that he would like to have everything in place for the next round of CFA funding in July. Ms. Kurzejeski asked if there would be project timeline benchmarks included in the agreement. Mr. Miller advised yes, those are the big items we are discussing with them now. He added that he would like to have monthly meeting updates with them to keep the public informed every step of the way. Ms. Kurzejeski asked about the sewer work that was going to be done to the site and the buildings on the southern portion of the site. Mr. Turek advised we have some proposals. Mr. Miller advised the city may be able to

undertake that during the LDA process. Ms. Kurzejeski asked to make sure all department heads are kept in the loop.

King Fuels site – Mr. Strichman noted that the fence is up and we are in discussions with National Grid to find out when they will be working at the site. He noted that while working on the substation, they made some changes to it and requested us to move the fence about five feet towards the road. Mr. Strichman explained that a permanent easement was created which included a one-time fee of \$5,000. He noted that part of the agreement also required as built drawings. Mr. Miller explained that they own a small square of land within the site. The drawing will show the above ground improvements, where the underground pipes are and indications of how they access the sites. Mr. Miller advised the insurance requirements have been brought up to date.

Andy Ross made a motion to approve the permanent easement agreement with National Grid for the fence encroachment located at the regulator station.

Hon. Monica Kurzejeski seconded the motion, motion carried.

King Fuels ACM cleanup – Mr. Strichman advised that the remediation has been completed and we will be ready to send in for the \$116,000 grant through National Grid. He advised they are submitting a request for an additional \$5,000 to cover the amount we went over. Mr. Miller advised that we have also began discussions with their counsel regarding the long term remediation and noted they would like to start the cleanup in the third quarter of 2020. Ms. Kurzejeski asked that we get additional information about phase four.

Board member vacancy – Mr. Strichman advised that we may have some changes about the size of this board. He added there will be more information to come in January. Ms. Kurzejeski advised that she would also like to have committees that focus on the ongoing projects.

III. Financials

Ms. Flores explained that there is \$3 million in assets and \$1.7 in liability. She noted \$1.3 Million in equity. Ms. Flores noted the largest change is the 630 account for King Fuels remediation. It is down \$108,000. Mr. Strichman asked when it would be completely removed. Ms. Flores advised by the end of the year.

Ms. Flores explained there was a deficit of \$13,000; all regular expenses. She advised there was a large bill from Atlantic for asbestos monitoring and \$2,000 from National Grid.

Hon. Monica Kurzejeski made a motion to approve the financials as presented.

Andy Ross seconded the motion, motion carried.

Mr. Strichman noted that all of the loans are in good standing. The replacement check for Troy Kitchen has not been received as of today.

Ms. Knoblauch spoke to the labor representatives in the room. Mr. Fuller explained that they have a vested interest in Troy. Their main purpose is to ensure contractors are accountable for the work they are doing and provide a skilled labor force. He advised that unskilled workers can create hazardous situations at building sites;

many times it results in a fire. Mr. Fuller noted he would like to have a voice at the table to promote hiring locally and seeing projects that are safe and completed on time and under budget. Mr. Walsh asked that we be a liaison between the developers and contractors to help facilitate hiring locally. Mr. Cesta added that they also work with minority groups to help put local communities to work. He explained one of the groups we work with is Mission Accomplished which provides training and coaching to individuals to help them succeed. Mr. Stenglein added that they work with groups such as EOC and CEO Youthbuild to provide apprentice training; getting people into the working class. They are invested in the community through volunteering and donations. The board thanked them for coming. Mr. Strichman explained that they are welcome to come to any of our meetings which are held on the third Thursday of each month.

IV. Adjournment

With no other items to discuss, the regular board meeting was adjourned at 9:33 a.m.

Hon. Monica Kurzejeski made a motion to adjourn the regular board meeting.

Andy Ross seconded the motion, motion carried.