

**GATEWAY PROGRAM DEVELOPMENT CORPORATION  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
MINUTES: TUESDAY, JULY 10, 2018**

The following are the minutes of the actions taken at the Open Session of the Regular Meeting of the Gateway Program Development Corporation (GDC) Board of Trustees, held at One Penn Plaza East, Newark, New Jersey on Tuesday, July 10, 2018, at 10:00 am.

**Present**

Steven M. Cohen, Chairman

Anthony R. Coscia, Vice Chairman

Jerry Zaro, Trustee

**1. Call to Order**

- Chairman Cohen called the Open Session of the Regular Meeting of GDC’s Board of Trustees to order at approximately 10:09 am.

**2. Roll Call, Notice of Meeting**

- Diana Lopez, Secretary, confirmed that all attendees were present, and that there was quorum. Secretary Lopez announced that adequate notice of today’s Regular Meeting of GDC’s Board of Trustees had been provided to provide full transparency and afford the public with an opportunity to participate. Notices were filed on July 6, 2018 with the New Jersey Secretary of State, the Clerk of Essex County, New Jersey, and the Clerk of Hudson County, New Jersey. These notices were published on July 6, 2018 in four newspapers: The Star-Ledger and The Bergen Record in New Jersey and The New York Times and The New York Post in New York, and posted in the main entrance of NJ TRANSIT Headquarters, and mailed to each agency, individual and organization that requested such notice. Secretary Lopez indicated that this meeting was being videotaped.

**3. Adoption of June 15, 2018 Meeting Minutes**

- Copies of the minutes from the June 15, 2018 Meeting of GDC’s Board of Trustees were distributed prior to this meeting. The minutes were unanimously approved as presented.

**4. Gateway Program Update Presentation**

- Interim Executive Director John D. Porcari and Interim Finance Director Frank Sacr provided an update on both Gateway Program’s Phase 1 Projects: The Portal North Bridge Project and the Hudson Tunnel Project.
- Mr. Porcari provided an overview of the updated financial plan submitted on June 29 to FTA for the Portal North Bridge Project. Mr. Porcari noted that the new plan reflects recent actions by NJ TRANSIT and the Gateway Partners and stated that 100% of the local commitment for the Project will be financed by NJEDA. Mr. Porcari provided an overview of other changes, including the reduction of the total FTA grant request, the reduction in

the size of the annual grant disbursements, and the decrease in construction cost due to actual received rates, bids, and actual expenses.

- Mr. Porcari provided a June Progress Update on early work activities on Portal North Bridge, funded by a TIGER grant. He discussed the foundation work for the relocated transmission poles, completion of timber decking and cable railing system for the Northwest Site Access Finger Pier. Mr. Porcari noted that early work also has continued on Retaining Wall “E” and the Service Access Road.
- Mr. Porcari provided an overview of the Hudson Tunnel Project Progress Report submitted to FTA on June 29. He discussed the completion of the Environmental Impact Statement analysis in less than 22 months and that the final draft of the EIS was submitted to USDOT in February 2018. Mr. Porcari stated that the Gateway Partners have advanced technical activities over the past six months, including advancement of design and funding for the Hudson Yards Concrete Casing – Section 3, 30% design documents for the Hudson River Tunnel submitted to FRA for their review, and the issuance of a RFP for a Financial Advisor to assist on procurement and finance strategy. Mr. Porcari also noted that in the Progress Report, the Project Partners reaffirmed their existing funding commitments as documented in the December 2017 submittal. Furthermore, Mr. Porcari stated that the letter indicated the Port Authority has agreed to perform the roles of CIG Grant Applicant and NEPA Project Sponsor on behalf of the Project Partners for this project and that GDC will be strengthened through bi-state legislation to accept the CIG Grant Applicant and NEPA Project Sponsor role.
- Mr. Sacr provided an update on the continuation of industry sounding activities. He stated that GDC is building upon the successful Request for Information (RFI) in late 2017 and that engineering has advanced and GDC is seeking additional private sector dialogue to help inform procurement. Mr. Sacr announced that GDC was continuing the RFI to take a more in-depth look into certain issues and insights raised during the previous RFI round. Mr. Sacr provided a timeline for industry sounding activities:
  - RFI Available today (July 10) at [GatewayProgram.org/WorkWithUs](http://GatewayProgram.org/WorkWithUs)
    - RFI Responses Due: August 21
  - Industry Information Session: July 31, 2018
    - 4 World Trade Center, NY
    - Registration Deadline: July 27, 2018
      - Registration required: [GatewayProgram.org](http://GatewayProgram.org); space is limited.
  - One-on-One Meetings to be held in the Fall
- Mr. Sacr also noted that a Request for Proposals for Financial Advisors for Gateway Program Phase 1 was issued in June. Mr. Sacr noted that the Financial Advisor(s) will help develop optimal procurement, funding, and financing solutions. Mr. Sacr stated that the Port Authority is managing GDC’s procurement of financial advisory services on behalf of

and in coordination with GDC, with selected financial advisor(s) subject to GDC approval, and that the financial advisor(s) will act on the instructions of GDC and that bids are due July 17.

**5. Public Comments on Agenda Items and Other Matters**

- Secretary Lopez announced that there were four registered speakers, and began the public comment period.
- Speaker: Joseph Clift, Private Citizen
- Speaker: Christopher Boylan, General Contractors Association of New York
- Speaker: David Allen, Lackawanna Coalition
- Speaker: Nat Bottigheimer, Regional Plan Association

**6. Action Item: Authorization for the Search and Retention of Financial Advisor**

- Chairman Cohen announced the action item before the Board, Item #0718-01, a resolution endorsing the major local funding commitment in connection with the Portal North Bridge Project and the authorization to take all necessary steps to qualify GDC as CIG grant applicant as well as CIG Project Sponsor for the Hudson Tunnel Project.
- Chairman Cohen made a motion to advance the item. The motion was seconded by Trustee Zaro, and passed with unanimous vote.

**7. Executive Session Authorization**

- At approximately 10:42 a.m., Chairman Cohen requested a motion to enter Executive Session to discuss personnel matters and contract negotiations.
- Trustee Zaro moved the resolution, Vice Chairman Coscia seconded it, and it was unanimously adopted.

**8. Adjournment**

- At approximately 11:55 a.m., Chairman Cohen reconvened the Open Session of the Regular Meeting of GDC's Board of Trustees.
- Secretary Lopez confirmed that there was quorum.
- There being no further business to come before the Board, the meeting was adjourned at approximately 11:55 a.m.