



REGULAR SESSION BOARD MEETING
Thursday, June 13, 2013

A Regular Board meeting of the New Jersey Sports and Exposition Authority was held on Thursday, June 13, 2013, at 10:00 a.m., in the NJSEA Executive Offices in East Rutherford, New Jersey.

Members in Attendance:

Mike Ferguson, Chairman
Joseph Buckelew, Vice Chairman
John Ballantyne, Member
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
Harry Harchetts, Member (telephonic participation)
Robert Harris, PhD., Member
Wayne Hasenbalg, Esq., President and Chief Executive Officer
Jim Leonard, Chief of Staff, NJ State Treasurer's Representative
Michael Neglia, Member
Steven Plofker, Member
Anthony Scardino, Member (telephonic participation)
Robert Yudin, Member

Members Absent:

Richard Constable, New Jersey Meadowlands Commission
George Kolber, Member
LeRoy Jones, Member

Also Attending:

Giuseppina Coppa, Vice President Information Technology
John Duffy, Vice President Engineering, Construction and Regulatory Affairs
Peter Simon, Assistant Counsel, Governor's Authorities Unit
Ralph J. Marra, Jr., Esq., Sr. Vice President Legal and Governmental Affairs
Jim Minish, Executive Vice President, COO
Lennon Register, Senior Vice President CFO
Robert Weakley, Sr. Vice President Human Resources and Labor Relations
George Zahn, Vice President Purchasing and Risk Management

Chairman Ferguson stated that the New Jersey Sports and Exposition Authority gave notice of the time, place, and date of this meeting by providing such notice to the Secretary of State for the State of New Jersey, The Star-Ledger, The Record, and other newspapers and by posting the notice at the offices of the Authority.

I. APPROVAL OF MINUTES

1. Chairman Ferguson presented the minutes of the Board Meeting held on April 13, 2013.

Upon motion made by Commissioner Plofker and seconded by Commissioner Fontoura, the minutes of the Board Meeting held on April 13, 2013, were approved by a vote of 13-0.

Commissioner Neglia noted that the minutes of April 18, 2013, did not note his recusal as to the voting on the bills from Genova Burns.

2. Chairman Ferguson presented the minutes of the Special Board Meeting held on May 17, 2013.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Ballantyne, the minutes of the Special Board Meeting held May 17, 2013, were approved by a vote of 13-0.

II. APPROVALS

Approval of Cash Disbursements Over \$100,000 and Professional Invoices

The Chairman presented the report of cash disbursements over \$100,000 for the month of April 2013, and professional invoices for the month of April 2013.

Upon motion by Commissioner Gluck and seconded by Commissioner Ballantyne, the cash disbursements over \$100,000 for the month of April 2013, and the professional invoices for the month of April 2013, were approved subject to the following recusals:

<u>Member</u>	<u>Recused as to</u>
Vice Chairman Buckelew	Boro of Oceanport
Commissioner Harris	ADP; NJRC
Commissioner Jones	PSE&G
Commissioner Neglia	Boro of East Rutherford

III. CONSTRUCTION COMMITTEE

1. **Review of Engineering Projects at the Meadowlands Sports Complex and Monmouth Park Racetrack**

Commissioner Neglia gave an overview of existing projects at the arena Meadowlands Racetrack, Monmouth Park, and the Sports Complex site. He stated that there had been changes in the contract for the Monmouth Park fire code, but other than that everything is going well.

Mr. Duffy stated that a study has been completed on the west side of the property and the results were good. The grandstand is coming along with a ribbon cutting ceremony scheduled for November 6, 2013, and a formal opening scheduled before Thanksgiving.

Mr. Leonard asked about the 26KV and a change order regarding the areas that were uncovered and redone to meet certain requirements. Mr. Duffy stated that when the wall was being put in place, it aligned with a beam; therefore the beam needed to meet the requirements as well.

2. **Approval of Construction Committee Meeting Minutes of June 3, 2013**

The Chairman presented the minutes of the Construction Committee meeting held on June 3, 2013.

Upon motion by Commissioner Neglia and seconded by Commissioner Plofker, the Construction Committee Meeting minutes of June 3, 2013, were approved by a vote of 13-0.

IV. **AMERICAN DREAM / MASTER PLAN COMMITTEE**

1. Mr. Marra presented the Board with an explanation of the proposed resolution. The resolution being presented is for approval of the acquisition of the radio tower site as well as leasing the site back to Triple 5, which was part of what was voted on at the May 17th meeting.

2. **Resolution Authorizing the Acquisition of the AP/WP site, the Addition of the AP/WP Component, the AW/WP Ground Lease and Determining Other Matters in Connection Therewith**

Chairman Ferguson presented the Resolution Authorizing the Acquisition of the AP/WP site, the Addition of the AP/WP Component, the AW/WP Ground Lease and Determining Other Matters in Connection Therewith.

Upon motion by commissioner Buckelew and seconded by Commissioner Fontoura,

RESOLUTION 2013 - 14
RESOLUTION AUTHORIZING THE ACQUISITION
OF THE AP/WP SITE, THE ADDITION OF THE AP/WP COMPONENT,
THE AW/WP GROUND LEASE AND DETERMINING OTHER MATTERS
IN CONNECTION THEREWITH

was approved by a vote of 13-0.

V. **AWARDS and CONTRACTS**

Resolution Authorizing the Placement of Property Insurance

Mr. Zahn advised the Board members that an advertisement requesting proposals / qualifications (RFP/Q) for property insurance brokerage services was placed in the Star Ledger, Bergen Record, Asbury Park Press and on the Sports Authority and State of New Jersey Web sites.

The Authority's property insurance expires on June 30, 2013 and is provided by the Lexington Insurance Company with \$300 million in limits thru the broker, Marsh. The annual premium was \$392,500 with a \$100,000 general deductible, \$500,000 deductible for wind from a non-named storm and a \$1 million deductible for flood and windstorm from a named storm.

Only Marsh and Willis submitted proposals. A comparison of the limits of insurance, deductibles and premiums was prepared.

Award Recommendation

Marsh submitted a quote of \$546,936, with the incumbent insurance company, Lexington, that provides the same coverages as expiring. Willis submitted a quote of \$1,013,814 with the Zurich insurance company with comparable coverages as the Lexington policy.

Since the quote provided by Marsh was \$466,878 lower than the quote provided by Willis and the policy contains the same coverages as expiring, the evaluation committee is recommending that Marsh be awarded the placement of the property insurance.

Chairman Ferguson presented the Resolution Authorizing the Placement of Property Insurance.

Upon motion by Commissioner Buckelew and seconded by Commissioner Gluck,

RESOLUTION 2013 - 15
RESOLUTION AUTHORIZING THE
PLACEMENT OF PROPERTY INSURANCE

was approved by a vote of 13-0.

VI. CHIEF EXECUTIVE OFFICER'S REPORT

Mr. Hasenbalg briefed the members on the Super Bowl. He stated that all buildings on the sports complex site will be used as venues. He and Mr. Minish attended a meeting regarding the details of all the venues and events that will be going on throughout the state.

Mr. Hasenbalg announced that the NJSEA will provide the same support for Formula 1 and the Special Olympics as it did for Wrestle Mania.

VII. PUBLIC COMMENTS

There were no comments from the public.

VIII. EXECUTIVE SESSION

Resolution Authorizing the New Jersey Sports and Exposition Authority to Conduct a Meeting to Which the General Public Shall Not Be Admitted

Chairman Ferguson stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Upon motion made by Commissioner Ballantyne and seconded by Commissioner Gluck,

RESOLUTION 2013 - 16
RESOLUTION AUTHORIZING THE NJSEA
TO ENTER INTO A MEETING TO WHICH THE
GENERAL PUBLIC SHALL NOT BE ADMITTED

was approved by a vote of 13-0.

Executive Session commenced at 10:25 a.m.

Public Session resumed at 10:50 a.m.

The Chairman requested a motion to conclude the meeting. Upon motion made by Commissioner Plofker and seconded by Commissioner Yudin, the public meeting was adjourned by a vote of 13-0 at 10:51 a.m.

I certify that this is a true and accurate transcript of the Regular Session Minutes of the New Jersey Sports and Exposition Authority of June 13, 2013.

Ralph J. Marra, Jr., Esq.
Assistant Secretary