



**REGULAR SESSION BOARD MEETING  
November 19, 2015**

DATE: November 19, 2015  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **REGULAR SESSION MEETING MINUTES**

---

**Members in Attendance:**

Michael Ferguson, Chairman  
Joseph Buckelew, Vice Chairman  
Wayne Hasenbalg, Esq., President and Chief Executive Officer  
John Ballantyne, Member (via phone)  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
James Wooster, NJ State Treasurer's Representative

**Absent:**

Andrew Scala, Member  
LeRoy Jones, Member

**Also Attending:**

Ralph J. Marra, Jr., Esq. Sr. Vice President, Chief of Legal and Regulatory Affairs  
Christine Sanz, Sr. Vice President/Chief Operating Officer  
Adam Levy, Vice President of Legal and Regulatory Affairs  
John Duffy, Senior Vice President of Sports Complex Operations & Facilities  
Helen Strus, Director of Marketing & Communications/External Affairs  
Sara J. Sundell, Director, Land Use Management  
Thomas Marturano, Director of Solid Waste & Natural Resources  
Amy Herbold, Assistant Counsel, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal  
Fred Dressel, HMMC

Chairman Ferguson called the meeting to order.

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**

Chairman Ferguson presented the minutes of the Regular Session Board Meeting held on October 22, 2015.

Upon motion made by Commissioner Plofker and seconded by Commissioner Scardino, the minutes of the Regular Session Board Meeting held on October 22, 2015, were unanimously approved by a vote of 11-0.

**II. PUBLIC PARTICIPATING ON RESOLUTIONS –**

- Jim Kirkos, CEO of Meadowlands Regional Chamber of Commerce spoke in favor of Resolution 2015-59.

**III. APPROVALS**

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

President Hasenbalg presented the report of cash disbursements over \$100,000 and Professional Invoices for the months of October 2015.

Upon motion by Commissioner Plofker and seconded by Commissioner Gluck, the cash disbursements over \$100,000 for the month of October 2015, were approved subject to the following recusals:

<u>Member</u>	<u>Recused as to</u>
Chairman Ferguson	PSE&G
Commissioner Jones	PSE&G
Commissioner Buckelew	Borough of Oceanport

Resolution 2015-57 Resolution adopting the 2015 New Jersey Sports and Exposition Authority Budget.

Mr. Povia explained Resolution 2015-62 to the commissioners.

Chairman Ferguson presented Resolution 2015-57. Upon motion by Commissioner Buckelew and seconded by Commissioner Yudin, proposed resolution 2015-57 was approved by a vote of 11-0.

Resolution 2015-58 Resolution adopting the 2016 New Jersey Sports and Exposition Authority Schedule of Meetings.

Chairman Ferguson presented Resolution 2015-58. Upon motion by Commissioner Wooster and seconded by Commissioner Yudin, proposed resolution 2015-58 was approved by a vote of 11-0.

Resolution 2015-59 Resolution approving procedures for the designation of Vital Projects within the District.

Mr. Levy explained Resolution 2015-62 to the commissioners.

Chairman Ferguson presented Resolution 2015-59. Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura, proposed resolution 2015-59 was approved by a vote of 11-0.

Resolution 2015-60 Resolution adopting the New Jersey Sports and Exposition Authority Regulations at N.J.A.C. 19:3, 19:4, 19:5 and 19:7.

Ms. Sundell explained Resolution 2015-62 to the commissioners.

Chairman Ferguson presented Resolution 2015-59. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, proposed resolution 2015-60 was approved by a vote of 11-0.

Resolution 2015-61 Resolution regarding Tidelands Application for Secaucus Brownfields Redev LLC/15X Intermodal Parking – Variance/Site Improvements File No. 15-298 Block 7, Lot 4 in Secaucus

Ms. Sundell explained Resolution 2015-62 to the commissioners.

Chairman Ferguson presented Resolution 2015-61. Upon motion by Commissioner Scardino and seconded by Commissioner Gluck, proposed resolution 2015-61 was approved by a vote of 10-0 with President Hasenbalg recused.

#### **IV. AWARDS/CONTRACTS**

Resolution 2015-62 Resolution authorizing the President and CEO of the New Jersey Sports and Exposition Authority to enter into a contract for HVAC Systems Maintenance and Services.

Mr. Marturano explained Resolution 2015-62 to the commissioners.

Chairman Ferguson presented Resolution 2015-62. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin, proposed resolution 2015-62 was approved by a vote of 11-0.

Resolution 2015-63 Resolution authorizing the selection of outside counsel for the Kingsland Real Estate Transaction.

Mr. Levy explained Resolution 2015-63 to the commissioners.

Chairman Ferguson presented Resolution 2015-63. Upon motion by Commissioner Fontoura and seconded by Commissioner Yudin, proposed resolution 2015-63 was approved by a vote of 11-0.

Resolution 2015-64 Resolution authorizing the purchase of a 2015 Ford E450 Medix Type III – 14 foot ambulance.

Mr. Duffy explained Resolution 2015-64 to the commissioners.

Chairman Ferguson presented Resolution 2015-64. Upon motion by Commissioner Buckelew and seconded by Commissioner Scardino, proposed resolution 2015-64 was approved by a vote of 11-0.

**V. CEO REPORT**

President Hasenbalg reported that the agency has accomplished many things since the merger bill 9 months ago. One being the adoption of the budget at today's meeting. In addition, during the past months, the agency has announced a partnership with Rutgers and MERI, has reopened the Observatory in partnership with Bergen Community College, developed guidelines for opt-out provisions, and implemented procedures for projects of vital importance to the region. Also, the agency has reached out to the business community to have conversations regarding how to stimulate economic growth. We have also listened to those urging the agency to continue to protect our natural resources and the entire Meadowlands District environment. The agency has worked cooperatively with mayors and the towns during this process.

President Hasenbalg announced that today's budget, which was not a casual undertaking and an extraordinary accomplishment, is projecting \$16 million in savings for taxpayers for the state fiscal year 2015 to current fiscal year 2016.

President Hasenbalg thanked the Board and staff during the merger. On behalf of the Board, Commissioner Plofker thanked President Hasenbalg and staff for their dedication. Chairman Ferguson also thanked staff and President Hasenbalg and went on to say that the combined team is a fantastic group of professionals.

**VI. PUBLIC COMMENTS - None**

**VII. EXECUTIVE SESSION**

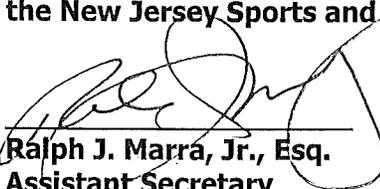
Chairman Ferguson stated a need for the Board to enter into Executive Session to discuss contractual matters and litigation matters.

Resolution 2015-65 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discussing legal matters, personnel matters and contract negotiations.

Upon motion made by Chairman Ferguson and seconded by Commissioner Plofker, Resolution 2015-56 was approved by a vote of 11-0.

Chairman Ferguson requested a motion to conclude the meeting. Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck, the public meeting was adjourned by a vote of 11-0 at 11:15 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 Board meeting of October 22, 2015.**

  
\_\_\_\_\_  
**Ralph J. Marra, Jr., Esq.**  
**Assistant Secretary**