



**REGULAR SESSION BOARD MEETING  
December 17, 2015**

DATE: December 17, 2015  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **REGULAR SESSION MEETING MINUTES**

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**Members in Attendance:**

Michael Ferguson, Chairman (via phone)  
Joseph Buckelew, Vice Chairman  
Wayne Hasenbalg, Esq., President and Chief Executive Officer  
John Ballantyne, Member  
Armando Fontoura, Member  
Michael H. Gluck, Esq., Member  
George Kolber, Member  
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  
Assistant Counsel, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal  
Fred Dressel, HMMC

Vice Chairman Buckelew called the meeting to order.

Vice Chairman Buckelew 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**

Vice Chairman Buckelew presented the minutes of the Regular Session Board Meeting held on November 19, 2015.

Upon motion made by Commissioner Scardino and seconded by Commissioner Fontoura, the minutes of the Regular Session Board Meeting held on November 19, 2015, were unanimously approved by a vote of 11-0.

**II. PUBLIC PARTICIPATING ON RESOLUTIONS –**

- David Drumeler, Secaucus Town Administrator spoke in favor of Resolution 2015-68.

**III. APPROVALS**

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

Vice Chairman presented the report of cash disbursements over \$100,000 and Professional Invoices for the months of November 2015.

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

<u>Member</u>	<u>Recused as to</u>
Chairman Ferguson	PSE&G

Resolution 2015-66 Resolution designating the Borough of Carlstadt as the Redeveloper of the property identified as Block 124, Lots 1-5 in the Borough of Carlstadt.

Ms. Sundell explained Resolution 2015-66 to the commissioners.

Vice Chairman Buckelew presented Resolution 2015-66. Upon motion by Commissioner Fontoura and seconded by Commissioner Yudin, proposed resolution 2015-66 was approved by a vote of 11-0.

Resolution 2015-67 Resolution issuing a decision on the Use Variance application submitted as part of File No. 15-346 BCC/New Ambulance Parking/Training – Variance – Block 230, Lot 10.02 in the Township of Lyndhurst.

Commissioner Yudin asked if the training facility will be done in an open area and if there is any residential nearby. Ms. Sundell explained that the training area will be done in an open area and adjacent to office and warehouse buildings. She further explained that on the other side of the building and down the street is residential, which is not in view or hearing distance.

Vice Chairman Buckelew presented Resolution 2015-67. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, proposed resolution 2015-67 was approved by a vote of 11-0.

**IV. AWARDS/CONTRACTS**

Resolution 2015-68 Resolution authorizing the President and CEO to enter into a Memorandum of Understanding with the Town of Secaucus to undertake certain activities on property owned by the NJSEA located at Block 203, Lots 40 and 40.01 in the Town of Secaucus.

Ms. Sanz explained Resolution 2015-68 to the commissioners.

Vice Chairman Buckelew presented Resolution 2015-68. Upon motion by Commissioner Scardino and seconded by Commissioner Ballantyne, proposed resolution 2015-68 was approved by a vote of 11-0.

**V. CEO REPORT**

President Hasenbalg thanked David Drumeler for coming on behalf of the mayor in support of the MOU with Secaucus.

President Hasenbalg spoke about the MetLife announcement made yesterday to host the Copa America Centenario Soccer finals at MetLife Stadium on June 26, 2016. This will be the first time the finals will be held outside of South America. NJSEA was involved in bid process and will be part of a working group and committee to help support activities around this event. President Hasenbalg went on to say that this is a historic event.

President Hasenbalg wished everyone a Merry Christmas and all the best for the Holidays.

**VI. PUBLIC COMMENTS**

- Joe Unger, resident of Carlstadt
- Fred Dressel, HMMC Director

**VII. EXECUTIVE SESSION**

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

Resolution 2015-69 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 Gluck and seconded by Commissioner Ballantyne, Resolution 2015-69 was approved by a vote of 11-0.

Vice Chairman Buckelew requested a motion to conclude the open meeting. Upon motion made by Commissioner Gluck and seconded by Commissioner Ballantyne, the public meeting was adjourned by a vote of 11-0.

**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 December 17, 2015.**

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