



REGULAR SESSION BOARD MEETING
Thursday, February 26, 2015

A Regular Board meeting of the New Jersey Sports and Exposition Authority was held on Thursday, February 26, 2015 at 10:00 A.M., in the Meadowlands Commission Office in Lyndhurst, New Jersey.

Members in Attendance:

Mike Ferguson, Chairman
Joseph Buckelew, Vice Chairman
Wayne Hasenbalg, Esq., President and Chief Executive Officer
Rob Romano, NJ State Treasurer's Representative
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
George Kolber, Member
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Robert Yudin, Member
LeRoy Jones, Member (telephonic participation)

Members Absent:

Richard Constable, Hackensack Meadowlands Commissioner Representative
John Ballantyne, Member

Also Attending:

Giuseppina Coppa, Vice President IT
John Duffy, Vice President Engineering, Construction and Regulatory Affairs
Amy Herbold, Assistant Counsel, Governor's Authorities Unit
Raph J. Marra, Jr., Esq. Sr. Vice President Legal and Governmental Affairs
Jim Minish, Executive Vice President Facilities
Lennon Register, Sr. Vice President Finance, CFO
Helen Strus, Sr. Vice President Sales and Marketing
Robert Weakley, Sr. Vice President Human Resources/Labor Relations
George Zahn, Vice President Purchasing and Risk Management
Marcia Karrow, Executive Director
Bernard Nangle, Deputy Executive Director
Sara Sundell, Director, Land Use Management
Christine Sanz, Chief Operating Officer/ Chief Counsel
Adam Levy, Director of Legal Affairs
Francisco Artigas, Director of MERI
Fred Dressel, HMMC

Chairman Ferguson called the meeting to order at 10:03 A.M.

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.

Chairman Ferguson welcomed everyone to the Meadowlands Commission. He thanked Marcia Karrow, New Jersey Meadowlands Commission, Executive Director, and her staff for their assistance in setting up for this meeting.

I. APPROVAL OF MINUTES

Chairman Ferguson presented the minutes of the Board Meeting held on January 15, 2015.

Upon motion made by Commissioner Scardino and seconded by Commissioner Buckelew, the minutes of the Board Meeting held on January 15, 2015, were approved by a vote of 12-0.

Chairman Ferguson presented the minutes of the New Jersey Meadowlands Commission Board Meeting held on January 30, 2015, noting that transcripts were provided to the New Jersey Sports and Exposition Authority for their review.

Upon motion made by Commissioner Romano and seconded by Commissioner Fontoura, the minutes of the New Jersey Meadowlands Commission Board Meeting held on January 30, 2015, were approved by a vote of 12-0.

II. APPROVALS

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

Chairman Ferguson presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of January 2015.

Upon motion by Commissioner Scardino and seconded by Commissioner Scala, the cash disbursements over \$100,000 for the month of January 2015, and the professional invoices for the month of November were approved subject to the following recusals:

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

2. Consideration of Proposed Resolution Regarding Land Use Management Recommendation Concerning Bulk Variance for Bonanno/65 Commerce Drive (#14-344). (ACTION)

Chairman Ferguson presented the Proposed Resolution Regarding Land Use Management Recommendation Concerning Bulk Variance for Bonanno/65 Commerce Drive (#14-344)

Upon motion by Commissioner Fontoura and seconded by Commissioner Scardino, the Proposed Resolution Regarding Land Use Management Recommendation Concerning Bulk Variance for Bonanno/65 Commerce Drive (#14-344) was approved by a vote of 12-0

3. **Consideration of Proposed Resolution Regarding Land Use Management Recommendation Concerning Use and Bulk Variance Applications for William Warren Properties (#14-384). (ACTION)**

Chairman Ferguson presented the proposed Resolution Regarding Land Use Management Recommendation Concerning Use and Bulk Variance Applications for William Warren Properties (#14-384).

Upon motion by Commissioner Plofker and seconded by Commissioner Yudin, proposed Resolution Regarding Land Use Management Recommendation Concerning Use and Bulk Variance Applications for William Warren Properties (#14-384) was approved subject to the following recusals.

Member
Commissioner Hasenbalg

III. **COMMITTEE REPORTS**

Chairman Ferguson stated that Commissioner Neglia unfortunately had to step down from the Board due to his involvement with the Meadowlands Commission. He then asked Mr. Duffy to update the Board.

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

Mr. Duffy stated that phase III of the fire project at Monmouth Park is on schedule. American Dream has 500 people working doing prep work for the site. Next week they are going to start driving piles for the connector building.

IV. **Awards and Contracts**

Resolution Authorizing Execution of a Contract for Continuation of Services at the 1-E Landfill and the Kingsland Landfill

Chairman Ferguson presented the Resolution Authorizing Execution of a Contract for Continuation of Services at the 1-E Landfill and the Kingsland Landfill

Upon motion by Commissioner Scardino and seconded by Commissioner Scala

Resolution Authorizing Execution of a Contract for Continuation of Services at the 1-E Landfill and the Kingsland Landfill

Was approved by a vote of 12-0

Resolution Authorizing execution of 1-Year Contract with Global Energy Solutions for Site Storage

Chairman Ferguson presented the Resolution Authorizing execution of 1-Year Contract with Global Energy Solutions for Site Storage.

Upon motion by Commissioner Fontana and seconded by Commissioner Gluck

Resolution Authorizing execution of 1-Year Contract with Global Energy Solutions for Site Storage

Was approved by a vote of 12-0

Resolution Authorizing Execution of Contract for Insurance Coverage

After Christine Sanz, COO/ Chief Counsel briefed the members, Commissioner Buckelew stated: "I spoke with our Risk Manager, and we were able to have the policies continued on a monthly basis until we get this straightened out. The policy will not be canceled on a short rate."

Chairman Ferguson presented the Resolution Authorizing Execution of Contract for Insurance Coverage.

Upon motion by Commissioner Buckelew and seconded by Commissioner Scala,

Resolution Authorizing execution of Contract for Insurance Coverage

Was approved by a vote of 12-0

V. CEO REPORT:

Mr. Hasenbalg addressed the room: "I would like to thank Ms. Karrow and her staff for their cooperation during this transition. We now have all these faces under one roof and this is definitely an exciting time. The transition is under way which will fold both agencies under one umbrella. If anyone has any concerns I urge you to reach out to us. I look forward to this new beginning. Thank you again for your warm welcome."

VI. PUBLIC COMMENTS

Public Comments were made by the following:

Fred Dressel
Hugh Carrolla
Captain Bill Sheehan
Dr. Beth Ravet
Tom Bruinooge
Greg Remaud
Ruth Matarazzo

VII. 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 Buckelew, and seconded by Commissioner Scardino,

**RESOLUTION 2015-
RESOLUTION AUTHORIZING THE NJSEA
TO ENTER INTO A MEETING TO WHICH THE
GENERAL PUBLIC SHALL NOT BE ADMITTED**

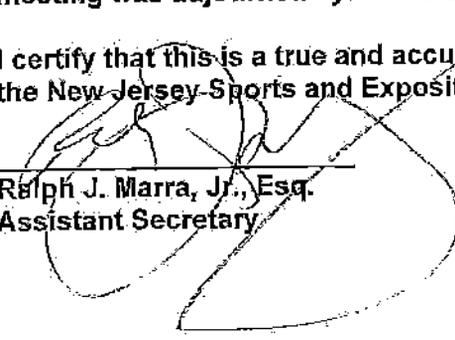
was approved by a vote of 12-0.

Executive Session commenced at 10:45 a.m.
Public Session resumed at 11:15 a.m.

was approved by a vote of 12-0.

Chairman Ferguson requested a motion to conclude the meeting. Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker, the public meeting was adjourned by a vote of 12-0 at 11:20 p.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 February 26, 2015.



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