

MINUTES



REGULAR SESSION BOARD MEETING
Thursday, June 18, 2015

DATE: June 18, 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
Robert Romano, NJ State Treasurer's Representative
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
Anthony Scardino, Member
Robert Yudin, Member
John Ballantyne, Member
LeRoy Jones, Member
Steven Plofker, Member

Absent:

Andrew Scala, Member
George Kolber, Member

Also Attending:

Amy Herbold, Assistant Counsel, Governor's Authorities Unit
Ralph J. Marra, Jr., Esq. Sr. Vice President Legal and Governmental Affairs
Giuseppina Copa, Vice President IT
Adam Levy, Director of Legal Affairs
John Duffy, Vice President Engineering, Construction and Regulatory Affairs
Jim Minish, Executive Vice President Facilities
Helen Strus, Sr. Vice President Sales and Marketing
George Zahn, Vice President Purchasing and Risk Management
Thomas Marturano, Director
Sara Sundell, Director, Land Use Management
Francisco Artigas, Director of MERI
Dan Povia, Chief Financial Officer
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 Board Meeting held on May 14, 2015.

Upon motion made by Commissioner Ballantyne and seconded by Commissioner Romano, the minutes of the Board Meeting held on May 14, 2015, were unanimously approved by a vote of 11-0.

II. **PUBLIC PARTICIPATING ON RESOLUTIONS** – None

III. **SPECIAL PRESENTATION**

Chairman Ferguson offered the motion and read for the record a resolution honoring Commissioner Michael J. Neglia for his dedication and outstanding public service to the New Jersey Sports and Exposition Authority and the people of the State of New Jersey. Commissioner Buckelew seconded and was unanimously approved.

IV. **APPROVALS**

- **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 May 2015

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

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

Resolution 2015-28 Resolution issuing a decision a decision on the Suitability Recommendation as required by the *NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. SP-719, North Bergen Motel Assoc. Petition for Rezoning Block 451, Lot 21 in the Township of North Bergen

Ms. Sundell explained Resolution 2015-28 to the commissioners.

Chairman Ferguson presented Resolution 2015-28. Upon motion by Commissioner Ballantyne and seconded by Commissioner Scardino, proposed resolution 2015-28 was approved by a vote of 11-0.

Resolution 2015-29 Resolution issuing a decision on the Variance application submitted as part of File No.14-588, 120 Chubb LLC/New Residential Development & Variance Block 231, Lot 2 in the Township of Lyndhurst.

Ms. Sundell explained Resolution 2015-29 to the commissioners. Commissioner Scardino asked if any public comments were received. Ms. Sundell responded that that were no public comments on this resolution.

Chairman Ferguson presented Resolution 2015-29. Upon motion by Commissioner Scardino and seconded by Commissioner Romano, proposed resolution 2015-29 was approved by a vote of 11-0.

Resolution 2015-30 Resolution issuing a decision on the Use Variance application submitted as part of File No. 09-772 Ditobarbi/ZLOR, Site Improvement & Use Variance Block 130, Lots 4, 14, 15, 16 & 18, in the Borough of Carlstadt.

Ms. Sundell explained Resolution 2015-30 to the commissioners. Commissioner Yudin asked about the parking spaces. Ms. Sundell explained that parking space sizes were modified slightly.

Chairman Ferguson presented Resolution 2015-30. Upon motion by Commissioner Buckelew and seconded by Commissioner Gluck, proposed resolution 2015-30 was approved by a vote of 11-0.

Resolution 2015-31 Resolution issuing a decision on the Bulk Variance application submitted as part of File No. 08-757 Impex/New Building Block 6201, Lot 12 in the City of Jersey City.

Ms. Sundell explained Resolution 2015-31 to the commissioners.

Chairman Ferguson presented Resolution 2015-31. Upon motion by Commissioner Romano and seconded by Commissioner Yudin, proposed resolution 2015-31 was approved by a vote of 11-0.

Resolution 2015-32 Resolution authorizing changes in existing bank accounts

Ms. Marra explained Resolution 2015-32 to the commissioners.

Chairman Ferguson presented Resolution 2015-32. Upon motion by Commissioner Buckelew and seconded by Commissioner Romano, proposed resolution 2015-32 was approved by a vote of 11-0.

V. Awards and Contracts

Resolution 2015-33 Resolution authorizing the President and CFO of the New Jersey Sports and Exposition Authority to enter into a lease for the NJSEA Vegetative Waste Transfer Facility.

Mr. Marturano explained Resolution 2015-33 to the commissioners.

Chairman Ferguson presented Resolution 2015-33. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin, proposed resolution 2015-26 was approved by a vote of 13-0.

Resolution 2015-34 Resolution authorizing the placement of property insurance.

Mr. Zahn explained Resolution 2015-34 to the commissioners.

Chairman Ferguson presented Resolution 2015-34. Upon motion by Commissioner Buckelew and seconded by Commissioner Plofker, proposed resolution 2015-34 was approved by a vote of 11-0.

Resolution 2015-35 Resolution authorizing a Memorandum of Understanding between the New Jersey Sports and Exposition Authority and the State of New Jersey Department of Law and Public Safety.

Mr. Marra explained Resolution 2015-35 to the commissioners.

Chairman Ferguson presented Resolution 2015-35. Upon motion by Commissioner Buckelew and seconded by Commissioner Gluck, proposed resolution 2015-35 was approved by a vote of 11-0.

VI. CEO REPORT

- President Hasenbalg was pleased to announce that the two agencies have been physically merged under one roof.
- President Hasenbalg explained that there are ongoing conversations with MCT regarding the transfer of some of NJSEA properties to the Trust.
- President Hasenbalg welcomed the new NJSEA CFO, Dan Povia.
- President Hasenbalg recognized two NJSEA retiring staff members, George Zahn and Jim Minish, for their hard work and dedication.

VII. PUBLIC COMMENTS

- Donald Smith, MCT consultant and former NJMC employee
- Marvin Donaic, resident of Cliffside Park.
- Captain Bill Sheehan, Riverkeeper

Commissioners Buckelew and Ferguson stated that the public is always welcome to contact staff members or members of Board if they have any questions.

VIII. EXECUTIVE SESSION

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

Resolution 2015-36 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted.

Upon motion made by Commissioner Romano, and seconded by Commissioner Scardino, Resolution 2015-36 was approved by a vote of 11-0.

Executive Session commenced at 10:50 a.m.
Public Session resumed at 11:30 a.m.

Resolution 2015-37 Resolution authorizing the award of a contract for sale of former golf course redevelopment properties within the Meadowlands District.

Mr. Levy explained Resolution 2015-37 to the commissioners.

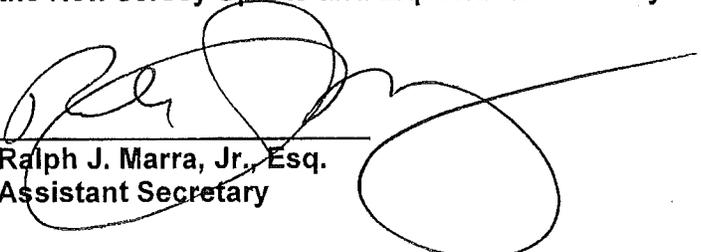
Chairman Ferguson explained that this has been a long process. He stated that it is a big win for the communities involved, the county and the tax payers. It is a major step in a continuing process of moving forward.

Commissioner Yudin stated that he is conceptually in favor of the resolution. He questioned whether BCIA would share in funds from the sale. Chairman Ferguson stated that this resolution does not decide who gets what. That would be subject to a later negotiation.

Chairman Ferguson presented Resolution 2015-37. Upon motion by Commissioner Plofker and seconded by Commissioner Romano, proposed resolution 2015-37 was approved by a vote of 11-0.

Chairman Ferguson requested a motion to conclude the meeting. Upon motion made by Commissioner Fontoura and seconded by Commissioner Scardino, 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 June 18, 2015.



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