



**REGULAR SESSION BOARD MEETING**  
**Thursday, July 16, 2015**

DATE: July 16, 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  
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  
Steven Plofker, Member  
Andrew Scala, Member  
George Kolber, Member

**Absent:**

LeRoy Jones, Member

**Also Attending:**

Amy Herbold, Assistant Counsel, Governor's Authorities Unit  
Ralph J. Marra, Jr., Esq. Sr. Vice President Legal and Governmental Affairs  
Christine Sanz, Chief Operating Officer  
Giuseppina Copa, Vice President IT  
Adam Levy, Director of Legal Affairs  
John Duffy, Vice President Engineering, Construction and Regulatory Affairs  
Helen Strus, Sr. Vice President Sales and Marketing  
Thomas Marturano, Director  
Sara Sundell, Director, Land Use Management  
Francisco Artigas, Director of MERI  
Dan Povia, Chief Financial Officer  
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 Board Meeting held on June 18, 2015.

Upon motion made by Commissioner Scardino and seconded by Commissioner Ballantyne, the minutes of the Board Meeting held on June 18, 2015, were unanimously approved by a vote of 11-0.

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

**III. 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 June 2015

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

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

Resolution 2015-38 Resolution issuing a decision a decision on the Bulk Variance application submitted as part of the File No. 15-114 PSE&G/Homestead Substation upgrade and variance – Block 442, Lot 1.01 in North Bergen.

Ms. Sundell explained Resolution 2015-38 to the commissioners.

Chairman Ferguson presented Resolution 2015-38. Upon motion by Commissioner Buckelew and seconded by Commissioner Gluck, proposed resolution 2015-38 was approved by a vote of 10-0.

Resolution 2015-39 Resolution issuing a decision on the Variance application submitted as part of File No.15-085 PSE&G/Penhorn Substation upgrades and variances (Phase II) Block 101, Lots 2 and 5 in Jersey City.

Ms. Sundell explained Resolution 2015-39 to the commissioners. Commissioner Yudin asked about the setback. Ms. Sundell explained that the rear yard backs up against the transmission corridor. There is no impact on adjacent property.

Chairman Ferguson presented Resolution 2015-39. Upon motion by Commissioner Scala and seconded by Commissioner Scardino, proposed resolution 2015-39 was approved by a vote of 11-0.

Resolution 2015-40 Resolution regarding a Tidelands application for Campbell Foundry/Site Improvement File No. 15-070 – Block 284, Lot 7 in Kearny.

Ms. Sundell explained Resolution 2015-40 to the commissioners.

Chairman Ferguson presented Resolution 2015-40. Upon motion by Commissioner Romano and seconded by Commissioner Yudin, proposed resolution 2015-40 was approved by a vote of 11-0.

#### **IV. Awards and Contracts**

Resolution 2015-41 Resolution authorizing the award of a contract for Audit Services to O'Connor Davies, LLP for a three year contract at a cost not to exceed \$555,930.

Mr. Povia explained Resolution 2015-41 to the commissioners.

Commissioner Buckelew thanked the evaluation committee for the hard work that went into the evaluation of the proposals that were presented to the audit committee.

Chairman Ferguson presented Resolution 2015-41. Upon motion by Commissioner Buckelew and seconded by Commissioner Gluck, proposed resolution 2015-41 was approved by a vote of 11-0.

Commissioner Kolber joined the meeting.

Resolution 2015-42 Resolution authorizing the President and CEO of the New Jersey Sports and Exposition Authority to enter into a Memorandum of Understanding with Bergen Community College regarding the operation of the William D. McDowell Observatory.

Ms. Struss explained the resolution to the Commission. Ms. Struss then introduced Dr. Sloan, from Bergen Community College, who did a presentation on the Observatory.

Chairman Ferguson presented Resolution 2015-42. Upon motion by Commissioner Scardino and seconded by Commissioner Scala, proposed resolution 2015-42 was approved by a vote of 12-0.

Linda Emr, Dean and PJ Ricatto, Ph.D., Dean of Mathematics, Science & Technology PI STEM GPS, and others from Bergen Community College joined Chairman Ferguson and President Hasenbalg for the signing of the MOU.

Resolution 2015-43 Resolution authorizing a partnership between Rutgers University-Newark and New Jersey Sports and Exposition Authority regarding the operation of the Meadowlands Environmental Research Institute (MERI).

Ms. Sanz explained Resolution 2015-43 to the Commission. Ms. Sanz then introduced Dr. Francisco Artigas of MERI who did a presentation on MERI. Dr. Alec Gates, Professor, Department of Earth and Environmental Sciences, Rutgers-Newark did a presentation on the benefits of the new partnership.

Chairman Ferguson presented Resolution 2015-43. Upon motion by Commissioner Yudin and seconded by Commissioner Fontoura, proposed resolution 2015-43 was approved by a vote of 12-0.

## **V. CEO REPORT**

President Hasenbalg reported on the progress of the merger. President Hasenbalg announced that staff is now housed under one roof. President Hasenbalg stated that all land use and other matters were dealt with in a timely matter during the transition. President Hasenbalg also stated that NJSEA had waited to give out opt-out guidance so that information did not conflict or be different from the recently signed merger bill.

Since the bill has been signed, President Hasenbalg announced that Christine Sanz attended the HMMC meeting and informed mayors that distribution of the tax sharing funds collected were being sent out to the receiving towns.

President Hasenbalg also stated that for the towns choosing to opt-out under the new law, guidelines are being prepared by staff.

President Hasenbalg thanked the staff for their professionalism during the transition. President Hasenbalg stated that the Board and agency are prepared to live up to the commitment made not to compromise the history associated with the Meadowlands.

President Hasenbalg thanked those from Bergen County Community College and Rutgers-Newark for being here. President Hasenbalg expressed his enthusiasm in working with everyone to offer more programming and opportunities as result of the partnerships.

President Hasenbalg invited board members to a tour of the laboratory and pontoon boat tour of the district.

Chairman Ferguson thanked President Hasenbalg for his leadership and the commitment of staff during the merger.

Commissioner Kolber recognized the support and commitment of the NJSEA Commissioners to the State of New Jersey.

## **VI. PUBLIC COMMENTS**

- Mayor Dressel, HMMC
- Lenny Nix, resident of Hackensack

## **VII. EXECUTIVE SESSION**

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

Resolution 2015-44 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted.

Upon motion made by Commissioner Pfloker, and seconded by Commissioner Gluck, Resolution 2015-44 was approved by a vote of 12-0.

Executive Session commenced at 11:10 a.m.  
Public Session resumed at 11:20 a.m.

Chairman Ferguson requested a motion to conclude the meeting. Upon motion made by Commissioner Scardino and seconded by Commissioner Scala, the public meeting was adjourned by a vote of 12-0.

**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 July 16, 2015.**



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