



**REGULAR SESSION BOARD MEETING  
October 13, 2016**

DATE: October 13, 2016  
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  
LeRoy Jones, Member  
Steven Plofker, Member  
Andrew Scala, Member  
Anthony Scardino, Member  
Robert Yudin, Member  
Peter Simon, NJ State Treasurer's Representative (via phone)

**Absent:**

Michael Gonnelli, Member  
George Kolber, Member

**Also Attending:**

Christine Sanz, Sr. Vice President/Chief Operating Officer  
Adam Levy, Vice President of Legal and Regulatory Affairs  
Sara J. Sundell, Director of Land Use Management  
Lisa LeBoeuf, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal

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 September 15, 2016.

Upon motion made by Commissioner Yudin and seconded by Commissioner Scardino, the minutes of the Regular Session Board Meeting held on September 15, 2016, were unanimously approved by a vote of 12-0.

**II. PUBLIC PARTICIPATING ON RESOLUTIONS**

- Captain Bill Sheehan, Riverkeeper – spoke regarding Resolution 2016-48 cautioning about the possibility of the developer wanting to fill in 45 acres of open water river bottom.

**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 September 2016.

Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, the cash disbursements over \$100,000 for the month of September 2016 were approved subject to the following recusals:

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

Resolution 2016-48 Resolution authorizing the NJSEA to designate Morris Kearny Associates, LLC as Redeveloper and negotiate and enter into a Redeveloper Agreement pertaining to a warehouse/distribution development project within the Koppers Coke Peninsula Redevelopment Area in Kearny.

Mr. Levy explained Resolution 2016-48 to the Commissioners. Mr. Levy stated that the resolution before the board does not provide for any approvals for filling in of waterways, wetlands, or tideland rights. Those approvals will go through the land use process and will be reviewed carefully. Mr. Levy went on to say that this resolution designates the Morris Kearny Assoc. as the Redeveloper of the Koppers Seaboard Property and to enter into a Redeveloper Agreement with Morris Kearny Assoc. for the development of Koppers Seaboard Property within the Koppers Coke Peninsula Redevelopment Area.

Vice Chairman Buckelew presented Resolution 2016-48. Upon motion by Commissioner Scardino and seconded by Commissioner Plofker, proposed resolution 2016-48 was unanimously approved by 12-0 vote.

Resolution 2016-49 Resolution authorizing the distribution of funds from the Meadowlands Transpiration Planning District Fund for the Meadowlands Parkway Greenway Improvement Project.

Mr. Levy explained Resolution 2016-49 to the Commissioners. Mr. Levy stated that this resolution arises from a recent addition to the NJSEA statute as a result of the consolidation bill. Mr. Levy explained that thirty percent of TPD fees collected from development in a particular municipality must be used for transportation related projects in that municipality that meet the regional transportation plan. Mr. Levy went onto explain that to satisfy this provision the NJSEA MASSTR project expends funds throughout the district in various towns. In addition, Secaucus has proposed the Meadowlands Parkway Greenway and Bike Path improvement project which has been evaluated to be an appropriate project under the transportation plan. Mr. Levy stated that this resolution authorizes the distribution of funds to Secaucus on a reimbursable basis. Mr. Levy also stated that this is Secaucus' project and is their responsibility and liability.

Vice Chairman Buckelew presented Resolution 2016-49. Upon motion by Commissioner Fontoura and seconded by Commissioner Scala, proposed resolution 2016-49 was approved by 12-0 vote.

**V. AWARDS/CONTRACTS**

Resolution 2016-50 Resolution authorizing the President and CEO to enter into a contract for snow plowing and removal services at the Sports Complex in East Rutherford.

Mr. Levy explained Resolution 2016-50 to the Commissioners. Mr. Levy stated that this is a three-year contract for snow plowing and removal services for portions of the Sports Complex surrounding the arena. This was procured through a public RFP process with one bid received from Creamer-Sanzari. Mr. Levy went on to say that the price proposed was reasonable and comparable to bids of previous years. Mr. Levy noted that the bid amount is an estimate and based on the number of hours plows will be needed.

Vice Chairman Buckelew presented Resolution 2016-50. Upon motion by Commissioner Ballantyne and seconded by Commissioner Fontoura, proposed resolution 2016-50 was approved by 11-0 vote with Commissioner Scardino abstaining.

**VII. PUBLIC COMMENTS**

- Marvin Donadic, Cliffside Park resident spoke of his concerns regarding Governor Christie and suggestions for events and attractions in northern New Jersey.
- Keri Ann Eglentowicz, Secaucus town attorney, spoke in favor of Resolution 2016-49.

### VIII. EXECUTIVE SESSION

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

Resolution 2016-51 Resolution authorizing the NJSEA to enter into a meeting to which the general public shall not be admitted to discuss legal matters, personnel matters and contract negotiations.

Upon motion made by Commissioner Ballantyne and seconded by Commissioner Fontoura, Resolution 2016-51 was approved by a vote of 12-0.

Motion to enter into open session was made by Commissioner Yudin and second by Commissioner Scardino with all in favor.

### MOTION TO ADJOURN

Motion to adjourn the meeting was made by Commissioner Fontoura and second by Commissioner Plofker with all in favor.

**I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on October 13, 2016.**



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

October 13, 2016

Commissioner	Roll Call	2016-48	2016-49	2016-50	2016-51
Ferguson	P (via phone)	Y	Y	Y	Y
Buckelew	P	Y	Y	Y	Y
Hasenbalg	P	Y	Y	Y	Y
Ballantyne	--	--	--	--	--
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Jones	P	Y	Y	Y	Y
Kolber	--	--	--	--	--
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	R	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Simon	P (via phone)	Y	Y	Y	Y

P - Present      A - Abstain  
-- Absent      R = Recuse  
Y = Affirmative      N = Negative