



## REGULAR SESSION BOARD MEETING

DATE: January 19, 2017  
TIME: 10:00 a.m.  
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ  
RE: **REGULAR SESSION MEETING MINUTES**

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### **Members in Attendance:**

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  
George Kolber, Member (via phone)  
Steven Plofker, Member  
Anthony Scardino, Member  
Robert Yudin, Member (via phone)  
James Wooster, NJ State Treasurer's Representative (via phone)

### **Absent:**

Michael Ferguson, Chairman  
Andrew Scala, Member  
Michael Gonnelli, Member

### **Also Attending:**

Christine Sanz, Sr. Vice President/Chief Operating Officer  
Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs  
Adam Levy, Vice President of Legal and Regulatory Affairs  
John Yarenis, Director of Finance/CFO  
Sara J. Sundell, Director of Land Use Management  
Thomas Marturano, Director of Solid Waste and Natural Resources  
John Duffy, Vice President Engineering, Construction and Regulatory Affairs  
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 December 15, 2016.

Upon motion made by Commissioner Ballantyne and seconded by Commissioner Scardino, the minutes of the Regular Session Board Meeting held on December 15, 2016, 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

Vice Chairman Buckelew presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of November 2016.

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

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

Resolution 2017-01 Resolution certifying the Meadowlands Adjustment Payments for CY2017.

Mr. Yarenis explained that pursuant to state law, the NJSEA is required to certify the calculations of the tax sharing payments for 2017 by February 1. He went on to explain that the tax sharing calculations have been reviewed and verified by an outside accounting firm. Mr. Yarenis stated that after approval of the resolution, the calculations will be forwarded to towns for notification.

Vice Chairman Buckelew presented Resolution 2017-01. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, proposed resolution 2017-01 was unanimously approved by 11-0.

Commissioner Jones joined the meeting. Commissioner Jones noted for the record that he has been briefed on the earlier matters and votes in favor of the actions taken.

Resolution 2017-02 Resolution regarding the Greater Wildwood Tourism Improvement and Development Authority's Convention Center Hotel Project.

Mr. Marra explained that one of the tasks of the Authority was to construct and finance the Wildwood Convention Center. Mr. Marra went on to explain that the NJSEA owns the property, but it is run by the Greater Wildwood Tourism District. The Greater Wildwood Tourism District proposes to issue an RFP to construct a hotel adjacent to the convention center on part of the land that is owned by the NJSEA. Mr. Marra stated that, in conjunction with the Governor's office, the Authority is cooperating to facilitate

the building of the hotel. Mr. Marra stated that this resolution authorizes the President and staff to engage in the execution of a lease of the property. Mr. Marra noted that it is planned for part of NJSEA's expenses connected to the Wildwood Convention Center would be transferred to the developer and that there will be no cost or liability to the Authority.

Vice Chairman Buckelew presented Resolution 2017-02. Upon motion by Commissioner Ballantyne and seconded by Commissioner Scardino, proposed resolution 2017-02 was approved by 11-0 vote.

## **V. PUBLIC COMMENTS**

- James Harris – Essex Coalition for Success – spoke about affirmative action and equal opportunity with regards to the NJSEA and American Dream project. Vice Chairman Buckelew suggested that he contact President Hasenbalg to discuss the laws that the Authority follows. Commissioner Ballantyne, as a representative of the unions, offered to also meet with Mr. Harris. Commissioner Jones stated that he and Mr. Harris go way back. Commissioner Jones went on to say that he believes that it is the sentiment of this board to ensure that we are ahead of the curve on issues that are important to the African American community and other minority groups and will continue to take steps in the right direction. Commissioner Fontoura explained how excited he was when the project first began and what a great opportunity it would be for gainful employment for surrounding counties and particularly minority groups. Commissioner Fontoura stated that he will be vigilant in making sure that all get their fair share that is hopefully forthcoming.
- Don Evanson, Secaucus resident spoke about American Dream bonds. Mr. Evanson asked about the status of the bonds. Vice Chairman Buckelew recommended that he contact Triple 5 directly.

## **VI. EXECUTIVE SESSION**

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

Resolution 2017-03 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.

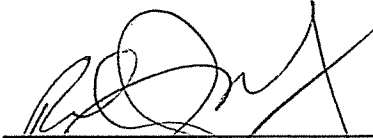
Upon motion made by President Hasenbalg and seconded by Commissioner Scardino, Resolution 2017-03 was approved by a vote of 11-0.

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

**VII. MOTION TO ADJOURN**

Motion to adjourn the meeting was made by Commissioner Scardino 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 January 19, 2017.**

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

January 19, 2017

Commissioner	Roll Call	2017-01	2017-02	2017-03
Ferguson	--	--	--	--
Buckelew	P	Y	Y	Y
Hasenbalg	P	Y	Y	Y
Ballantyne	P	Y	Y	Y
Fontoura	P	Y	Y	Y
Gluck	P (via phone)	Y	Y	Y
Gonnelli	--	--	--	--
Jones	P	Y	Y	Y
Kolber	P (via phone)	Y	Y	Y
Plofker	P	Y	Y	Y
Scala	--	--	--	--
Scardino	P	Y	Y	Y
Yudin	P (via phone)	Y	Y	Y
Treasury Rep Wooster	P (via phone)	Y	Y	Y

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