

MINUTES



REGULAR SESSION BOARD MEETING

DATE: February 15, 2018
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
John Ballantyne, Member
Robert J. Dowd, Member
Armando Fontoura, Member
Michael H. Gluck, Esq., Member (via phone/portion)
George Kolber, Member
Michael Griffin, NJ State Treasurer's Representative (via phone)
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Robert Yudin, Member

Absent:

Michael Gonnelli, Member

Also Attending:

Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs
Christine Sanz, Sr. Vice President/Chief Operating Officer
Adam Levy, Vice President of Legal & Regulatory Affairs
John Yarenis, Director of Finance/CFO
Sara Sundell, Director of Land Use Management and Chief Engineer
John Duffy, Sr. Vice President of Sports Complex operations and facilities
Beverly Schmidt, Director of Human Resources/Chief Compliance Officer
Lauren Nathan-LaRusso, Assistant Counsel, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

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 Regular Session Board Meeting held on January 11, 2018.

Upon motion made by Commissioner Scardino and seconded by Commissioner Scala, the minutes of the Regular Session Board Meeting held on January 11, 2018 were approved with Commissioner Griffin abstaining.

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 January 2018.

Upon motion by Commissioner Plofker and seconded by Commissioner Kolber, the cash disbursements over \$100,000 for the month of January 2018 were approved subject to the following recusals:

<u>Member</u>	<u>Recused as to</u>
Commissioner Buckelew	Borough of Oceanport

Resolution 2018-06 Resolution Authorizing the New Jersey Sports and Exposition Authority to Participate in the 2026 FIFA World Cup

Mr. Marra explained that this agency has been working with our partners at the Stadium in the preparation of documents connected to the bid for the 2026 World Cup. Mr. Marra indicated that, as done in the past with other complicated projects, this resolution would give authorization to the President and other executive staff to execute any documents needed for the successful completion of the bid.

Chairman Ferguson presented Resolution 2018-06. Upon motion by Commissioner Fontoura and seconded by Commissioner Dowd, proposed Resolution 2018-06 was unanimously approved by 13-0 vote.

Resolution 2018-07 Resolution Issuing a Decision on the Site Suitability Recommendation as Required by the *NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District* – File No. 17-466, 210 Clay Avenue Associates LLC/New Building, Block 230, Lots 10.01 in Lyndhurst.

Ms. Sundell stated that Clay Avenue Associates, LLC has submitted a zoning certificate application proposing the construction of a 90,614-square-foot warehouse at 210 Clay Avenue in Lyndhurst. She indicated that the subject property is located in the District's Light Industrial A zone and currently contains an office building that is proposed to be demolished and that surrounding properties consist of industrial, warehouse and distribution facilities, and some office and institutional uses. Ms. Sundell explained that Clay Avenue is heavily utilized by truck and tractor-trailer traffic from nearby industrial and commercial land uses. Ms. Sundell further explained that staff evaluated the site and prepared a suitability review indicating that the subject property at 210 Clay Avenue is recommended to be deemed unsuitable for housing. Ms. Sundell explained that reasons include that the surrounding development pattern is not compatible for the development

of residential uses, due to the significant amount of truck traffic, noise and pollution on the adjacent roadway, which would present challenges with respect to the circulation, safety, and quality of life of residents. She asked that the Board concur with the Review Team's recommendation that the subject property be deemed not suitable for residential use.

Chairman Ferguson presented Resolution 2018-07. Upon motion by Commissioner Buckelew and seconded by Commissioner Scardino, proposed Resolution 2018-07 was unanimously approved by 13-0 vote.

V. PUBLIC COMMENTS - None

VI. EXECUTIVE SESSION

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

Resolution 2018-08 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 Scardino and seconded by Commissioner Scala Resolution 2018-08 was approved by a vote of 13-0.

Motion was made and seconded to enter into open session at 11:42 a.m.

Commissioner Gluck not in attendance.

VII. PUBLIC PARTICIPATION ON RESOLUTION 2018-09

- Tony Armlin, Representing American Dream – Spoke in favor of Resolution 2018-09. Mr. Armlin also spoke about the strong and longstanding working relationship with the NJSEA. Mr. Armlin stated that he looks forward to a strong relationship going with the new leadership.
- James Cassella, Mayor of East Rutherford – spoke in favor of Resolution 2018-09. Mayor Cassella stated that he looks forward to working with Speaker Prieto not only as the Mayor of East Rutherford but also as the Chairman of the Hackensack Meadowlands Municipal Committee. Mayor Cassella also spoke of his appreciation of President Hasenbalg and the way he handled the merger of the NJSEA and NJMC.
- Jim Kirkos, Meadowlands Regional Chamber of Commerce – spoke in favor of Resolution 2018-09. Mr. Kirkos thanked Governor Murphy for elevating Speaker Prieto into the role of President and CEO of the NJSEA. Mr. Kirkos spoke of the commitment of himself and the MRCC in working together with the NJSEA in building the economy of the region. Mr. Kirkos also spoke of the Chamber's economic development vision plan - Vision 2040.
- Captain Bill Sheen, Riverkeeper – spoke in favor of Resolution 2018-09. Capt. Sheehan recognized President Hasenbalg and the work he has done in the merging of the two agencies. Captain Sheehan went on to say that he looks forward to working with Speaker Prieto. He also spoke about the Master Plan and how it's time for it to be revised. Captain Sheehan indicated that as Mr. Kirkos is doing a great job in

advocating for the economic development of the region, he will be advocating for natural resources – as you can't have one without the other.

- Kevin O'Brien, President of the Theatrical Stage Hands Union and Joseph Villani – spoke in favor of Resolution 2018-09. Mr. O'Brien welcomed Speaker Prieto and stated that he looks forward to working together. Mr. O'Brien also recognized President Hasenbalg and presented him, on behalf of the membership, with a stage hand's crew t-shirt.

VIII. APPROVAL

Resolution 2018-09 Resolution Appointing Vincent Prieto as President and Chief Executive Officer of the New Jersey Sports and Exposition Authority.

Chairman Ferguson congratulated Speaker Prieto as incoming President and CEO. Chairman Ferguson indicated that Speaker Prieto is no stranger to the Meadowlands and was instrumental in writing and moving the legislation for the merging of the NJSEA and NJMC. The Chairman recognized Speaker Prieto's public service to the state and wished him the very best and looks forward to his leadership as President and CEO. Chairman Ferguson expressed that it is his personal privilege and honor to have worked closely with President Hasenbalg and hopes that he will be no stranger going forward as he is full of knowledge, experience and understanding in the workings of the agency.

Vice Chairman Buckelew congratulated Speaker Prieto and is looking forward to working closely with him during his tenure. Vice Chairman Buckelew wished President Hasenbalg well and expressed how he has been the ultimate professional in addition to being a great friend.

Commissioner Fontoura welcomed Speaker Prieto. Commissioner Fontoura stated that it is an exciting time again for the state and the region and he is looking forward to working with Speaker Prieto. Commissioner Fontoura spoke about how the smooth transition speaks volumes of both President Hasenbalg and Speaker Prieto's character and style. Commissioner Fontoura expressed that it has been a wonderful experience working with President Hasenbalg and wishes him the best.

Commissioner Plofker welcomed Speaker Prieto and is excited for him to be here.

Commissioner Scardino welcomed Speaker Prieto. He spoke how Speaker Prieto is no stranger to the agency and that he will do a wonderful job just as he has done with the legislature. Commissioner Scardino went on to say that you can sense a great feeling among commissioner about the agency and that the feeling will continue as we go forward and the board is here to support the new President. Commissioner Scardino stated that President Hasenbalg deserves all the praise and accolades that are given. He went on to say how he cherishes their friendship and wishes him the best.

Commissioner Dowd thanked President Hasenbalg for being welcoming and available to him as a new Commissioner. Commissioner Dowd stated that it is an honor for him to enthusiastically support the resolution. Commissioner Dowd went on to say that Speaker Prieto's leadership style is tenacious and that he is the hardest worker he's ever watched. Commissioner Dowd indicated that this agency is in for exciting times and that Speaker Prieto will be a great leader and will only benefit this agency.

Commissioner Kolber thanked Governor Murphy for the wisdom to select Speaker Prieto – someone who is local and who understands the organization. Commissioner Kolber spoke about the unique opportunity the Speaker will have to learn a lot from President Hasenbalg during the transition. He went on to say that President Hasenbalg is smooth, knowledgeable, and forceful when he needed to be, and got the job done. Commissioner Kolber thanked President Hasenbalg and welcomed Speaker Prieto.

Commissioner Yudin welcomed Speaker Prieto and congratulated the Governor for choosing him. Commissioner Yudin spoke about how American Dream is where it is now because of President Hasenbalg's professionalism and that he has done a fantastic job. Commissioner Yudin urged the Speaker to use President Hasenbalg as a resource as it will make his tenure better.

Commissioner Ballantyne stated that he is looking forward to working with Speaker Prieto. Commissioner Ballantyne also stated that he has worked with the Speaker in that past and appreciates the leadership ability that he will be bringing to the agency. Commissioner Ballantyne spoke of President Hasenbalg's exceptional work that he has done on American Dream to make it a reality. Commissioner Ballantyne went on to say how it has touched the lives of working men and women of New Jersey with the work from American Dream. Commissioner Ballantyne thanked President Hasenbalg on behalf of the Board and also on behalf of the Northeast Regional Council of Carpenters and the 38,000 regional members.

Commissioner Scala – Welcomed Speaker Prieto and echoed the sentiments of the other board members. Commissioner Scala thanked Wayne for welcoming him four years ago. You have been a great asset to this agency.

Chairman Ferguson presented Resolution 2018-09. Upon motion by President Hasenbalg and seconded by Chairman Ferguson, proposed Resolution 2018-09 was unanimously approved by 12-0 vote.

Resolution 2018-09 - Roll Call:

Ballantyne	Yes
Buckelew	Yes
Dowd	Yes
Fontoura	Yes
Gluck	Absent
Hasenbalg	Yes
Kolber	Yes
Plofker	Yes
Scardino	Yes
Scala	Yes
Yudin	Yes
Griffin	Yes
Ferguson	Yes

Incoming President and CEO Prieto thanked Commissioners for this resolution and is looking forward to working with everyone. Speaker Prieto also thanked President Hasenbalg for the seamless transition and is looking forward to working together. The Speaker also thanked Governor Murphy for putting his name forward. Speaker Prieto went on to say how the region is an economic engine with a unique geography second to none and having the entertainment destination, these are exciting times. The Speaker stated that we are here to make a better

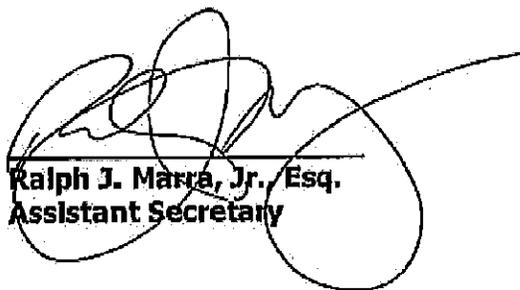
quality life for all residents and New Jersey a better place. Speaker Prieto thanked Captain Bill, Mayor Cassella and the Chamber for all their kind words.

IX. MOTION TO ADJOURN

With no further business, motion to adjourn the meeting was made by Commissioner Plofker and second by Commissioner Scardino with all In favor.

Meeting adjourned at 11:20 a.m.

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 February 15, 2018.



Ralph J. Marra, Jr. Esq.
Assistant Secretary

February 15, 2018

Commissioner	Roll Call	2018-06	2018-07	2018-08	2018-09		
Ferguson	P	Y	Y	Y	Y		
Buckelew	P	Y	Y	Y	Y		
Hasenbalg	P	Y	Y	Y	Y		
Ballantyne	P	Y	Y	Y	Y		
Dowd	P	Y	Y	Y	Y		
Fontoura	P	Y	Y	Y	Y		
Gluck (via phone/portion)	P	Y	Y	Y	--		
Gonnelli	--	--	--	--	--		
Plofker	P	Y	Y	Y	Y		
Scala	P	Y	Y	Y	Y		
Scardino	P	Y	Y	Y	Y		
Yudin	P	Y	Y	Y	Y		
Treasury Rep Griffin	P (via phone)	Y	Y	Y	Y		

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