

MINUTES



REGULAR SESSION BOARD MEETING

DATE: June 21, 2018
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza - Lyndhurst, NJ
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Vincent Prieto, President and CEO
Robert J. Dowd, Member
Michael Ferguson, Member
Michael H. Gluck, Esq., Member
Michael Griffin, NJ State Treasurer's Representative (via phone)
George Kolber, Member (via phone)
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Robert Yudin, Member

Absent:

Michael Gonnelli, Member
Armando Fontoura, Member

Also Attending:

Ralph J. Marra, Jr., Sr. Vice President of Legal and Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Yarenis, Director of Finance/CFO
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
Wayne Hasenbalg
Lisa LeBoeuf, Senior Legal Specialist
Lauren Nathan-LaRusso, Assistant Counsel, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

Chairman Ballantyne 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.

Chairman Ballantyne noted Treasury Representative Michael Griffin and Commissioner Kolber are participating via phone.

I. APPROVAL OF MINUTES

Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on May 17, 2018.

Upon motion made by Commissioner Yudin and seconded by Commissioner Plofker, the minutes of the Regular Session Board Meeting held on May 17, 2018 were unanimously approved.

II. PUBLIC PARTICIPATING ON RESOLUTIONS - None

IV. APPROVALS

• Approval of Cash Disbursements Over \$100,000 and Professional Invoices

Chairman Ballantyne presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of May 2018.

Upon motion by Commissioner Ferguson and seconded by Commissioner Scardino, the cash disbursements over \$100,000 for the month of May 2018 were unanimously approved.

Resolution 2018-21 Resolution Authorizing a NJSEA staff to investigate the redevelopment potential of certain properties located in the vicinity of Washington Avenue East in Carlstadt – File No. SP-757

Ms. Sundell explained that the Borough of Carlstadt submitted a petition requesting that the NJSEA investigate the redevelopment potential of the certain properties located to the east of Washington Avenue in the Borough of Carlstadt. She went on to explain that the Borough requested that the NJSEA study 60 tax lots comprised of approximately 91 acres, the majority of which contain commercial, warehouse, and industrial uses. Ms. Sundell stated that the first step of the study process is for the board to acknowledge receipt of the Borough's petition and authorize staff to move forward with an in-need study of the properties. The results of the future in-need investigation will be compiled in an "In Need of Redevelopment" report and a public hearing will be held to obtain public comments on the report. She also stated that staff will inform property owners within the study area about the in-need study process and that they will receive public notice of any future public hearing. Ms. Sundell indicated that they could also reach out to staff with any questions.

Commissioner Yudin asked that if during the process staff would be reaching out to Carlstadt officials. Ms. Sundell replied that staff will be working with the Borough on their request.

Upon motion made by Vice Chairman Buckelew and seconded by Commissioner Scardino Resolution 2018-21 was unanimously approved by a vote of 12-0.

V. PUBLIC COMMENTS - None

Chairman Ballantyne spoke about the American Dream project. He stated that some board members took a tour of the site earlier this week and were amazed to see how well it is coming together. The Chairman indicated that there are approximately 1,500 workers currently on the job site and that they expect up to 3,000 workers by mid-fall. He went on to say how in the end, the project will be building on generational wealth and how workers there will be able to retire with dignity. The Chairman stated that on behalf of himself and President Prieto, he thanked the board for their time well spent and work that they have put into this project over the years.

VI. EXECUTIVE SESSION

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

Chairman Ballantyne indicated that a matter may be considered following the executive session.

Resolution 2018-22 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 Gluck and seconded by Commissioner Scala Resolution 2018-22 was approved by a vote of 12-0.

Returned to open session at 10:27 a.m.

Chairman Ballantyne stated that the resolution being considered is available.

VII. PUBLIC PARTICIPATION ON PROPOSED RESOLUTION - None

VIII. APPROVAL

Resolution 2018-23 Resolution authorizing the filing of a request for a 45-day extension of time to issue a Final Agency Decision.

Ms. LeBoeuf explained that this resolution is a request for a 45-day extension of time to issue a final decision in the OAL matter of Scannell Properties #181 LLC. v. NJSEA.

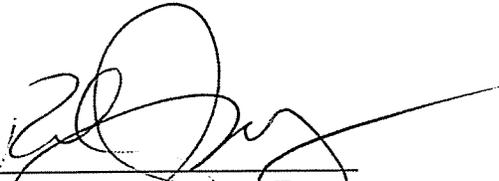
Upon motion made by Commissioner Ferguson and seconded by Commissioner Plofker Resolution 2018-23 was unanimously approved by a vote of 12-0.

IX. MOTION TO ADJOURN

With no further business, motion to adjourn the meeting was made by Commissioner Scala and second by Commissioner Gluck with all in favor.

Meeting adjourned at 10:29 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 June 21, 2018.



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

June 21, 2018

Commissioner	Roll Call	2018-21	2018-22	2018-23
Ballantyne, Chairman	P	Y	Y	Y
Bucklelew, Vice Chairman	P	Y	Y	Y
Prieto	P	Y	Y	Y
Dowd	P	Y	Y	Y
Ferguson	P	Y	Y	Y
Fontoura	--	--	--	--
Gluck	P	Y	Y	Y
Gonnelli	--	--	--	--
Kolber	P (via phone)	Y	Y	Y
Plofker	P	Y	Y	Y
Scala	P	Y	Y	Y
Scardino	P	Y	Y	Y
Yudin	P	Y	Y	Y
Treasury Rep Griffin	P (via phone)	Y	Y	Y

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