

**THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY**

**COMMITTEE ON OPERATIONS**

**MINUTES**

**Thursday, March 31, 2005**

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**MINUTES OF  
COMMITTEE ON OPERATIONS**

**225 Park Avenue South**

**New York, NY**

**Thursday, March 31, 2005**

**PRESENT:**

Hon. Charles A. Gargano, Chair  
 Hon. Jack G. Sinagra, Vice-Chair  
 Hon. Christine A. Ferer  
 Hon. Angelo J. Genova  
 Hon. Anthony J. Sartor  
 Hon. Henry R. Silverman  
 Hon. Anthony R. Coscia, *ex officio*  
 Committee Members

Kenneth J. Ringler Jr., Executive Director  
 Darrell B. Buchbinder, General Counsel  
 Karen E. Eastman, Secretary

Alberto Anton, Supervisor Project Coordination, PATH  
 Timothy Castano, Senior Business Consultant, Office of the Chairman  
 Arthur J. Cifelli, Senior Advisor to the Chairman/Director, Government and Community Affairs  
 William R. DeCota, Director, Aviation  
 Michael P. DePallo, Director, PATH  
 Francis A. DiMola, Director, Real Estate  
 Douglas Dreisbach, Assistant Manager, Rail Car Program, PATH  
 Michael G. Fabiano, Comptroller  
 William J. Fellini, Program Manager, Corporate Project Management, PATH  
 Michael B. Francois, Chief of Real Estate/Regional and Economic Development  
 Linda C. Handel, Assistant Secretary  
 L. Jay Hector, Senior Policy Advisor to the Executive Director/Vice-Chairman  
 Louis J. LaCapra, Chief Administrative Officer  
 Tom Lubas, Acting Director, Operations Services  
 Michael A. Petralia, Chief of Public and Government Affairs  
 Andrea Roitman, Assistant Director, Procurement  
 Edmond F. Schorno, Chief of Staff  
 Paul D. Segalini, Director, Labor Relations  
 Kenneth W. Snapp, Senior Policy Advisor, Office of the Deputy Executive Director  
 Emery J. Ungrady, Deputy Chief of Staff  
 Sheree R. Van Duyne, Manager of Policies and Protocol, Office of the Secretary

Guest

Sam Stanton, Authorities Unit, Officer of the Governor of New Jersey

The Committee meeting was called to order in executive session by the Chair at 12:08 p.m. and ended at 12:55 p.m. Commissioners Coscia and Sartor were present for a portion of the meeting.

### **Action on Minutes**

The Secretary reported that the Minutes of the meeting of December 9, 2004 had been signed and distributed to the Commissioners and staff.

Whereupon, the Committee approved the Minutes of the meeting of December 9, 2004.

**HUDSON-RARITAN ESTUARY RESOURCES PROGRAM – APPROVAL TO FUND  
THE ACQUISITION OF PROPERTY KNOWN AS THE MEADOWLARK  
TRACT IN BERGEN COUNTY, NEW JERSEY**

It was recommended that the Committee approve the reimbursement to the New Jersey Meadowlands Commission (Meadowlands Commission) of an amount not to exceed \$450,000 for its acquisition of an interest in certain real property known as the Meadowlark Tract in Bergen County, New Jersey (the Property), to be encumbered by a perpetual encumbrance for the benefit of the Port Authority created in a manner satisfactory to the Port Authority, either through a conservation easement or through restrictive covenants in the acquisition deed. The Property consists of approximately 90.12 acres of land within the Meadowlands District, an approximate 31-square-mile area composed of 14 different municipalities in Hudson and Bergen Counties, and is within the Port District Region of the Hudson-Raritan Estuary. The Meadowlands Commission is a public entity formed in 1969 to provide for environmental protection, economic development and solid waste management in the Meadowlands District. Funds were also provided by the National Oceanic and Atmospheric Administration in the amount of approximately \$455,000 toward the purchase of the Property by the Meadowlands Commission.

At its meeting of October 21, 2004, the Board authorized the Executive Director to enter into a Memorandum of Understanding (MOU) with the Meadowlands Commission to provide up to \$10 million in funding for land acquisitions within the Meadowlands District, provided that: the properties to be acquired are identified by Port Authority staff as land necessary to support Port Redevelopment Programs in the Port District Region of the Hudson Raritan Estuary, in conformance with the criteria set forth by the Board at its meeting on July 26, 2001; the specifics of the transaction are approved by the Committee on Operations; and upon acquisition, the properties are encumbered in a manner satisfactory to the Port Authority in perpetuity, either through a conservation easement or through restrictive covenants recited in the deed for the benefit of the Port Authority.

The Property has been identified by Port Authority staff as within the Board's eligibility criteria for funding. The reimbursement amount represents approximately fifty percent of the purchase price paid by the Meadowlands Commission for the Property. Consistent with the MOU, the Meadowlands Commission has acquired title to the Property and is the record owner of the Property, which will be subject to a perpetual encumbrance in a manner satisfactory to the Port Authority, either through a conservation easement or through restrictive covenants in the deed for the benefit of the Port Authority. The Property would be included in the Port Authority's Hudson-Raritan Estuary Resources Program facility, certified by the Board on November 21, 2002.

Authorization to reimburse, in part, the Meadowlands Commission's costs for the acquisition of the Property would facilitate the Port Authority's commitment to timely acquire interests in real property in the Port District region of the Hudson-Raritan Estuary and would advance the goals of the Hudson-Raritan Estuary program.

Pursuant to the foregoing report, the following resolution was adopted by the Committee in executive session with Commissioners Coscia, Ferer, Gargano, Genova, Silverman and Sinagra voting in favor; none against:

**RESOLVED**, that the substantive terms of an agreement reached with the New Jersey Meadowlands Commission (Meadowlands Commission) to fund by reimbursement to the Meadowlands Commission of an amount not to exceed \$450,000, representing part of the cost for the Meadowlands Commission's acquisition of an interest in approximately 90.12 acres of land known as the Meadowlark Tract located in Bergen County, New Jersey, for inclusion in the Port Authority's Hudson-Raritan Estuary Resource Program facility, be and they hereby are approved.

**MEMORANDUM OF AGREEMENT WITH THE UNION OF AUTOMOTIVE TECHNICIANS**

It was recommended that the Committee on Operations approve a Memorandum of Agreement (MOA) with the Union of Automotive Technicians (UOAT), providing for changes in wages and other terms and conditions of employment for the period commencing June 23, 2002, and ending August 22, 2006.

The UOAT is the sole representative for collective negotiations of 130 Port Authority automotive workers. The changes encompassed by the proposed MOA would include, but not be limited to: average annual wage increases of 4.2 percent; elimination of an eleven-person modification shop unit; a voluntary severance program for automotive workers who agree to resign or retire; the provision that all represented employees be covered by a managed health care plan; and increases in shift differential pay.

The proposed MOA has been ratified by the membership of the UOAT.

The Committee has the power to act in this matter under Article XI, Section D, Paragraph 8 of the By-Laws.

Pursuant to the foregoing report, the following resolution was adopted by the Committee in executive session with Commissioners Ferer, Gargano, Genova, Silverman and Sinagra voting in favor; none against:

**RESOLVED**, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into a Memorandum of Agreement (MOA) with the Union of Automotive Technicians providing for changes in wages and other terms and conditions of employment for the period commencing June 23, 2002, and ending August 22, 2006; the form of such MOA shall be subject to the approval of General Counsel or his authorized representative.

Whereupon, the meeting was adjourned.

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Secretary