

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

**COMMITTEE ON OPERATIONS  
MINUTES**

**Thursday, February 3, 2011**

Action on Minutes	2
Hudson-Raritan Estuary Resources Program – Funding Agreement for the Acquisition of the “Harlem River Promenade at Depot Place” Property in the Bronx, New York	3

**THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY****MINUTES OF  
COMMITTEE ON OPERATIONS****225 Park Avenue South****New York, NY****Thursday, February 3, 2011****PRESENT:**

Hon. Anthony R. Coscia, Chair  
Hon. Henry R. Silverman, Vice-Chair  
Hon. H. Sidney Holmes III  
Hon. David S. Steiner  
Committee Members

Hon. Jeffrey A. Moerdler  
Hon. David Samson  
Hon. Anthony J. Sartor  
Commissioners

William Baroni, Jr., Deputy Executive Director  
Darrell B. Buchbinder, General Counsel  
Karen E. Eastman, Secretary

Susan M. Baer, Director, Aviation  
Francis A. DiMola, Director, Real Estate and Development  
Michael G. Fabiano, Chief Financial Officer  
Michael B. Francois, Chief, Real Estate and Development  
Linda C. Handel, Deputy Secretary  
Mark D. Hoffer, Director, New Port Initiatives, Port Commerce  
Cristina M. Lado, Director, Government and Community Affairs  
Jamie E. Loftus, Chief, Public and Government Affairs  
Ronald Marsico, Assistant Director, Media Relations, Public Affairs  
James E. McCoy, Manager, Board Management Support, Office of the Secretary  
Sanjay S. Mody, Advisor to the Chairman  
Lillian D. Valenti, Director, Procurement  
Andrew S. Warshaw, Chief of Staff to the Executive Director  
David M. Wildstein, Director, Interagency Capital Projects, Office of the Deputy Executive Director

**Guest:**

Johanna Jones, Assistant Counsel, Authorities Unit, Office of the Governor of New Jersey

The Committee meeting was called to order in public session by the Chair at 10:07 a.m. and ended at 10:12 a.m. The Committee met in executive session following the public session.

**Action on Minutes**

The Secretary reported that the Minutes of the meeting of May 18, 2010 had been signed and distributed to the Commissioners.

Whereupon, the Committee approved the Minutes of the meeting of May 18, 2010.

**HUDSON-RARITAN ESTUARY RESOURCES PROGRAM – FUNDING AGREEMENT  
FOR THE ACQUISITION OF THE “HARLEM RIVER PROMENADE AT  
DEPOT PLACE” PROPERTY IN THE BRONX, NEW YORK**

It was recommended that the Committee on Operations (the Committee) authorize the Executive Director to enter into an agreement with the Trust for Public Land (TPL), a national non-profit land conservation organization, for the Port Authority to provide TPL with an amount not to exceed \$1.2 million, representing the bulk of TPL’s costs to purchase approximately .58 acres of certain real property known as the “Harlem River Promenade at Depot Place,” located in the Bronx, New York and designated on the Bronx County Tax Map as Block 2541, Lots 122 and 159 (the Property), for inclusion in the Hudson Raritan Estuary Resources Program (the Program). Funding by the Port Authority would be subject to the grant of a perpetual encumbrance with respect to the Property for the benefit of the Port Authority created in a manner satisfactory to the Port Authority, either through a conservation easement or a restrictive deed covenant ensuring the site’s preservation as a natural site in perpetuity. At closing, the Property subsequently would be conveyed to the New York City Department of Parks and Recreation for public park purposes.

On July 26, 2001, the Board authorized the Executive Director and/or General Counsel, either one acting individually, to acquire, for and on behalf of the Port Authority, one or more sites in New York and New Jersey in the Port District areas of the Hudson-Raritan Estuary that may be identified by Port Authority staff as suitable for conservation, ecological enhancement, public access or environmental mitigation in support of Port Redevelopment, Economic Development and other Port Authority Capital Programs, in each case, with the final details of the acquisition to be presented to the Committee for approval prior to the acquisition. At the November 21, 2002 meeting of the Board, the Program was certified as a Port Authority facility.

The Property has been identified by staff as a natural resource suitable for conservation and public access that meets the Board’s eligibility for funding through the Program. TPL would acquire the Property from its current owner for approximately \$1.25 million, of which the Port Authority would provide TPL with an amount not to exceed \$1.2 million. TPL would contribute \$50,000 toward the total purchase price. The Property would be donated to the New York City Department of Parks and Recreation, which would use it to create a greenway connecting to the Roberto Clemente State Park. The area in which the Property is located is currently underserved for public access to waterfront property for recreational and open space purposes.

The acquisition of the Property would advance the Port Authority’s Capital Investment Plan sustainability policy goal of protecting 50 acres of land per year from development. Protecting the Property is critical to meeting the local community’s goals of opening this stretch of the Harlem River for public use and enjoyment. The Port Authority would not be responsible for any environmental clean-up costs in the event that environmental issues exist.

Pursuant to the foregoing report, the following resolution was adopted by the Committee with Commissioners Coscia, Holmes, Silverman and Steiner 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 with the Trust for Public Land (TPL) to provide TPL with an amount not to exceed \$1.2 million, representing the bulk of TPL’s costs to purchase approximately .58

acres of certain real property known as the “Harlem River Promenade at Depot Place,” located in the Bronx, New York, for inclusion in the Hudson Raritan Estuary Resources Program, and such other related agreements as may be necessary in connection therewith, substantially in accordance with the terms outlined to the Committee; and it is further

**RESOLVED**, that the form of all of the foregoing agreements shall be subject to the approval of General Counsel or his authorized representative.

Whereupon, the meeting was adjourned.

---

Secretary