

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

**COMMITTEE ON OPERATIONS  
MINUTES**

**Thursday, July 28, 2005**

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

**MINUTES OF  
COMMITTEE ON OPERATIONS  
225 Park Avenue South  
New York, NY  
Thursday, July 28, 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

Kayla M. Bergeron, Chief of Public and Government Affairs  
A. Paul Blanco, Chief Financial Officer  
Ernesto L. Butcher, Chief Operating Officer  
Wilfred Chabrier, Director, Office of Regional and Economic Development  
Arthur J. Cifelli, Deputy Chief of Staff  
Janet D. Cox, General Manager, Ferry Transportation Program, Office of Regional  
and Economic Development  
Francis A. DiMola, Director, Real Estate  
Michael G. Fabiano, Comptroller  
James P. Fox, Deputy Executive Director  
Michael B. Francois, Chief of Real Estate/Regional and Economic Development  
Thomas Groark, Assistant Chief of Construction Management, Engineering  
Linda C. Handel, Assistant Secretary  
L. Jay Hector, Senior Policy Advisor to the Executive Director/Vice-Chairman  
Kevin J. Kirchman, Deputy Director, Public Affairs  
Francis J. Lombardi, Chief Engineer  
Shawn K. Laurenti, Director, Government and Community Affairs  
Gregory Reszka, Engineering Program Manager, Engineering  
Edmond F. Schorno, Chief of Staff  
Lysa C. Scully, Assistant Director, Customer, Cargo, Concessions and Airport Services, Aviation  
Kenneth W. Snapp, Senior Policy Advisor, Office of the Deputy Executive Director  
Herbert S. Somerwitz, Chief, Contracts Division, Law  
Sheree R. Van Duyne, Manager of Policies and Protocol, Office of the Secretary

Guest

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

The Committee meeting was called to order in executive session by the Chair at

12:32 p.m. and ended at 12:58 p.m.

**Action on Minutes**

The Secretary reported that the Minutes of the meeting of June 30, 2005 had been signed and distributed to the Commissioners and staff.

Whereupon, the Committee approved the Minutes of the meeting of June 30, 2005.

**HUDSON-RARITAN ESTUARY RESOURCES PROGRAM – APPROVAL TO FUND THE ACQUISITION OF PROPERTY KNOWN AS THE “BARGE CLUB PROPERTY” IN CARLSTADT, NEW JERSEY**

It was recommended that the Committee approve the substantive terms of an agreement for Port Authority reimbursement to the New Jersey Meadowlands Commission (Meadowlands Commission) of an amount not to exceed \$1,395,000 for its acquisition of an interest in certain real property known as the “Barge Club Property” in the Borough of Carlstadt, 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 3.03 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 are also anticipated to be provided by the National Oceanic and Atmospheric Administration and other funding sources toward the purchase of this 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 when it originally authorized the property acquisitions program at its meeting of July 26, 2001. The specifics of each transaction are to be approved by the Committee on Operations, and upon acquisition, the properties are to be 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 is approximately 56 percent of the Port Authority’s appraisal value for the Property. Consistent with the MOU, the Meadowlands Commission would acquire title to the Property and be the record owner of the Property, which would 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 Resources 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; Commissioner Sartor recused:

**RESOLVED**, that the substantive terms of an agreement reached with the New Jersey Meadowlands Commission (Meadowlands Commission) for the Port Authority to fund by reimbursement to the Meadowlands Commission of an amount not to exceed \$1,395,000, representing part of the cost for the Meadowlands Commission's acquisition of an interest in approximately 3.03 acres of land known as the "Barge Club Property" located in the Borough of Carlstadt, Bergen County, New Jersey, for inclusion in the Port Authority's Hudson-Raritan Estuary Resource Program facility, be and they hereby are approved; the form of all documents in connection with the foregoing shall be subject to the approval of General Counsel or his authorized representative.

Whereupon, the meeting was adjourned.

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Secretary