

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

**COMMITTEE ON OPERATIONS  
MINUTES**

**Wednesday, August 4, 2004**

Action on Minutes	2
Hudson-Raritan Estuary Resources Program – Approval to Fund the Acquisition of Property on Wiman Avenue, Great Kills, Staten Island, New York	3

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**MINUTES OF  
COMMITTEE ON OPERATIONS**

**225 Park Avenue South  
New York, NY  
Wednesday, August 4, 2004**

**PRESENT:**

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

Jeffrey S. Green, General Counsel

A. Paul Blanco, Acting Chief Financial Officer  
Bruce D. Bohlen, Treasurer  
Darrell B. Buchbinder, General Counsel-Elect  
Ernesto L. Butcher, Chief Operating Officer  
Arthur J. Cifelli, Acting Deputy Executive Director/Director, Government and  
Community Affairs  
William R. DeCota, Director, Aviation  
Michael P. DePallo, Director, PATH  
Michael B. Francois, Acting Chief of Real Estate/Regional and Economic Development  
Linda C. Handel, Assistant Secretary  
L. Jay Hector, Senior Policy Advisor to the Vice-Chairman  
Louis J. LaCapra, Chief Administrative Officer  
Richard M. Larrabee, Director, Port Commerce  
Robert R. Lurie, Chief of Strategic Planning  
Catherine F. Pavelec, Manager, Administration, Protocol and Executive Correspondence,  
Office of the Secretary  
Edmond F. Schorno, Chief of Staff  
Kenneth J. Spahn, Manager, Business Analysis and Department Performance, Port  
Commerce  
Christopher R. Zeppie, Chief Environmental Policy Officer, Policy and Planning

The Committee meeting was called to order in executive session by the Chair at 12:55 p.m. and ended at 1:20 p.m.

**Action on Minutes**

The Assistant Secretary reported that the Minutes of the meeting of June 24, 2004 had been signed and distributed to the Commissioners and staff.

Whereupon, the Committee approved the Minutes of the meeting of June 24, 2004.

**HUDSON-RARITAN ESTUARY RESOURCES PROGRAM – APPROVAL TO FUND  
THE ACQUISITION OF PROPERTY ON WIMAN AVENUE, GREAT KILLS,  
STATEN ISLAND, NEW YORK**

It was recommended that the Committee approve the substantive terms of an agreement with the Trust for Public Land (TPL) that provides for the Port Authority to reimburse TPL for the cost of TPL's purchase of certain real property known as the Wiman Avenue Property (the Property) consisting of approximately 0.3 acres of land located on Wiman Avenue, Great Kills, Staten Island, New York, at a cost of \$285,000, an amount deemed to be fair market value, subject to 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. The cost figure for the acquisition of the Property excludes costs and expenses related to the execution of all documents and any environmental studies and investigations, appraisals, surveys, title searches and title insurance necessary or incidental to such acquisition, property improvements and transfers of property interests in connection therewith, which costs and expenses will be paid by TPL.

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 on Operations for approval prior to the acquisition. At the November 21, 2002 meeting of the Board, the Hudson-Raritan Estuary Resources Program was certified as a Port Authority facility.

The Property has been identified as suitable for conservation and public access. Acquisition of this site would provide rich estuarine wildlife habitat and community waterfront access in support of Port Redevelopment, Economic Development and other Port Authority Capital Programs by long-term preservation of the site through conservation easements, and/or restrictive covenants with not-for-profit organizations and governmental national resource agencies or municipalities. Additionally, acquisition of the site would advance the Port Authority's pursuit of strategic land acquisitions that may become necessary to assure the timeliness and cost effectiveness of facility expansion and redevelopment in the face of community concerns over loss of public access and natural resource areas and facility operational impact. The acquired Property would be included in the Port Authority's Hudson-Raritan Estuary Resources Program facility.

The agreement with TPL would enable TPL to purchase the Property from its fee owner. As a condition of the reimbursement, TPL has agreed to convey the properties to the New York City Parks and Recreation Department, subject to a perpetual encumbrance for the benefit of the Port Authority in a manner satisfactory to the Port Authority, either through a conservation easement or restrictive covenants. The Port Authority would have no obligation to provide any funds for environmental clean-up.

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

**RESOLVED**, that the substantive terms of the agreement reached with the Trust For Public Lands to reimburse Trust For Public Lands for the cost to purchase the real property known as the Wiman Avenue Property, located on Wiman Avenue, Great Kills, Staten Island, New York for inclusion in the Port Authority's Hudson-Raritan Estuary Resources Program facility be and they hereby are approved.

Whereupon, the meeting was adjourned.

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Assistant Secretary