

THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY

**COMMITTEE ON OPERATIONS
MINUTES**

Thursday, October 20, 2005

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Hudson-Raritan Estuary Resources Program – Funding the Acquisition of Property Known as the “Quintard” or “South Beach” Property in Richmond County, Staten Island, New York	3

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**MINUTES OF
COMMITTEE ON OPERATIONS
225 Park Avenue South
New York, NY
Thursday, October 20, 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

Ernesto L. Butcher, Chief Operating Officer
Arthur J. Cifelli, Deputy Chief of Staff
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
L. Jay Hector, Senior Policy Advisor to the Executive Director/Vice-Chairman
Lawrence S. Hofrichter, Deputy General Counsel
Karen Kahn, Corporate Strategy Risk Manager, Policy and Planning
Louis J. LaCapra, Chief Administrative Officer
Richard M. Larrabee, Director, Port Commerce
Shawn K. Laurenti, Director, Government and Community Affairs
Andrea Roitman, Acting Director, Procurement
Kenneth W. Snapp, Senior Policy Advisor, Office of the Deputy Executive Director
Sheree R. Van Duyne, Manager of Policies and Protocol, Office of the Secretary
Cheryl A. Yetka, General Manager, Financial Services

Guest

Keith D. Barrack, Authorities Unit, Office of the Governor of New Jersey

The Committee meeting was called to order in executive session by the Chair at 12:35 p.m. and ended at 12:55 p.m.

Action on Minutes

The Secretary reported that the Minutes of the meeting of July 28, 2005 had been signed and distributed to the Commissioners and staff.

Whereupon, the Committee approved the Minutes of the meeting of July 28, 2005.

HUDSON-RARITAN ESTUARY RESOURCES PROGRAM – FUNDING THE ACQUISITION OF PROPERTY KNOWN AS THE “QUINTARD” OR “SOUTH BEACH” PROPERTY IN RICHMOND COUNTY, STATEN ISLAND, NEW YORK

It was recommended that the Committee approve the substantive terms of an agreement with the Trust for Public Lands (TPL) which provides for the Port Authority to reimburse TPL up to \$177,000 for TPL’s purchase of certain real property known as the “Quintard” or “South Beach” property (Property), consisting of approximately four acres of land located in Richmond County, Staten Island, New York, 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 deed covenants.

At its meeting of 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 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 protect the Property and support Port Redevelopment 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 Property 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 owners. As a condition of the reimbursement, TPL will gift the Property to the New York City Department of Environmental Protection for part of its South Beach Bluebelt Project, 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 through restrictive deed 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, Ferer, 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 (TPL) for the Port Authority to fund by reimbursement to TPL of an amount not to exceed \$177,000, representing the cost of TPL's purchase of approximately four acres of land known as the "Quintard" or "South Beach " property, located in Richmond County, 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.

Secretary