

THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY

MINUTES

Thursday, October 26, 2023

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MINUTES of the Meeting of The Port Authority of New York and New Jersey held Thursday, October 26, 2023 at 150 Greenwich Street, New York, New York and via videoconference.

PRESENT:

NEW JERSEY

Hon. Kevin J. O'Toole, Chairman
 Hon. J. Christian Bollwage
 Hon. George Helmy
 Hon. Joseph Kelley
 Hon. Kevin P. McCabe*
 Hon. Michelle E. Richardson

NEW YORK

Hon. Jeffrey H. Lynford, Vice Chairman
 Hon. Steven M. Cohen
 Hon. Leecia R. Eve
 Hon. Winston C. Fisher
 Hon. Gary LaBarbera

Richard Cotton, Executive Director
 Amy H. Fisher, General Counsel
 James E. McCoy, Secretary

James K. Allen Jr., Chief Communications Officer
 M. Rizwan Baig, Chief Engineer
 Christopher Beacham, Chief of Staff, Office of the Chief Financial Officer*
 David Brierty, Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Meredith L. Brooks, Executive Policy Analyst, Tunnels, Bridges and Terminals
 Michael Brown, Deputy Superintendent of Police
 Cesar Carvajal, Senior Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Edward T. Cetnar, Director of Public Safety, Superintendent of Police
 Janet D. Cox, Chief of Staff and Special Counselor to the Executive Director
 Carmella Davis, Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Jennifer S. Davis, Chief, Intergovernmental Affairs
 Clarelle DeGraffe, Director, Rail Transit
 Alfred P. Doblin, Director, Strategic Communications, Chief Communications Office
 Diannae C. Ehler, Director, Tunnels, Bridges and Terminals
 Gregory W. Ehrie, Chief Security Officer
 Charles R. Everett Jr., Director, Aviation*
 Carl Fales, Senior Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Benjamin Feldman, Deputy Chief Communications Officer
 Robert E. Galvin, Chief Technology Officer
 Shannon E. Gates, Principal Board Management Support Specialist, Office of the Secretary
 John Gay, Inspector General
 Erik H. George, Director, Management and Budget
 Mary Lee Hannell, Chief, Human Capital

James Heitmann, Chief Operating Officer
 Kirsten Hernandez, Special Assistant to the Executive Director
 Anthony Holmes, Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Natasha G. Jean Philipp-Cumberbatch, Manager, Corporate Transparency, Office of the
 Secretary
 Sherien N. Khella, Treasurer
 Amanda M. Kwan, Deputy Director, Media Relations
 Cristina M. Lado, Director, Government and Community Affairs, New Jersey*
 William Laventhal, Program Director, Executive Office
 Stephen Marinko, Assistant General Counsel
 Elizabeth M. McCarthy, Chief Financial Officer
 Tobi Mettle, Director, Resource Management and Planning, Chief Security Office
 Rachel E. Moody, Manager, Strategic and External Affairs, Aviation
 Matthew F. Murray, Senior Advisor to the Chairman
 Nicholas Natole, Senior Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Jack Niedermeyer, Director, Security Technology and Programs
 Jessica Ortiz, Deputy Inspector General and Director of Investigations
 Danielle Outlaw, First Deputy Chief Security Officer
 Hersh K. Parekh, Director, Government and Community Affairs, New York
 Thomas Pietrykoski, Director, Corporate Communications
 Steven P. Plate, Chief, Major Capital Projects
 Jose Regalado, Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Christine F. Reidy, Attorney, Law
 Risa Resnick, Senior Program Manager, Procurement
 Elizabeth Rogak, Attorney, Law
 Patrick Reynolds, Senior Airport Operations Agent, Aviation
 Bethann Rooney, Director, Port
 Jessica Russ, General Manager, Board Unit, Office of the Secretary*
 Edmund Schuyler, Senior Tunnel and Bridge Agent, Tunnels, Bridges and Terminals
 Peter D. Simon, Chief of Staff to the Chairman
 Joann Spirito, Assistant Director, Procurement
 Debra M. Torres, Chief Ethics and Compliance Officer
 Derek H. Utter, Chief Development Officer
 Lenis Valens, Public Information Officer
 Lillian D. Valenti, Chief Procurement Officer
 Lei Pei Wang, Director, Project Management
 Matthew Wright, Tunnel and Bridge Agent, Tunnels, Bridges and Terminals

*Remote participants via videoconference

Public Commenters:

Jason Anthony
Matthew Buchys (Video Statement)
Debra Greif
Henry Ickes (Written Statement)
Jimmy Lee (Written Statement)
Ann Mannino
Omar Vera

Topics:

PABT & OMNY
George Washington Bridge & PATH
Accessibility
PATH
PATH & LT Exclusive Bus Lane
OMNY
OMNY

The public meeting was called to order by Chairman O’Toole at 1:06 p.m. and ended at 1:54 p.m. The Board also met in executive session prior to the public session.

Report on Prior Meeting’s Minutes

Copies of the Minutes of the meeting of September 21, 2023 were delivered in electronic form to the Governors of New York and New Jersey on September 22, 2023. The time for action by the Governors of New York and New Jersey expired at midnight on October 6, 2023.

Chairman’s Report

The Chairman advised that as part of the Port Authority’s public speakers’ program, two written statements and one video statement were received. The written statements were provided to the Commissioners and other relevant staff prior to today’s Board Meeting. The written statements will also be filed with the transcripts of today’s meetings on the Port Authority’s website. The video statement was shown as part of the public Board Meeting.

Moment of Silence

The Chairman called for a moment of silence in observance of the recent passing of Jayson L. Ortiz, an eight-year employee of the Office of Diversity, Equity and Inclusion.

Passing of Former Commissioner David S. Steiner

The Chairman noted the recent passing of former Commissioner David S. Steiner, who served on the Board for nearly 20 years. The Chairman noted Commissioner Steiner’s significant contributions to the Port Authority, including his 15 years serving on the Audit Committee, including 13 years as the Committee Chair.

Recognition of the 50th Anniversary of Tunnel and Bridge Agents serving at Port Authority Tunnel and Bridge Facilities

As part of the public Board Meeting, the 50th anniversary of the creation of the position of Tunnel and Bridge Agent was noted, and the important work these employees perform in assisting with the safe passage of vehicular traffic at the Port Authority’s tunnel and bridge facilities was acknowledged.

ELECTION OF OFFICER

Chairman O’Toole announced that, in accordance with the provisions of the By-Laws, an election was in order to fill the position of General Counsel.

Commissioner LaBarbera, as Chair of the Nominating Committee, submitted the following report:

"On behalf of the Nominating Committee, I desire to report that at its meeting held earlier today, in accordance with the provisions of Article VII of the By-Laws, the Committee, by unanimous action, submits the nomination of Amy Fisher as General Counsel of The Port Authority of New York and New Jersey."

Pursuant to the foregoing report, the following resolution was adopted, with Commissioners Bollwage, Cohen, Eve, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, O’Toole and Richardson voting in favor, Amy Fisher was unanimously elected as General Counsel. Assistant General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

RESOLVED, that Amy Fisher be and she hereby is elected to serve as General Counsel of The Port Authority of New York and New Jersey.

PORT NEWARK – SEAMEN’S CHURCH INSTITUTE, INC. – NEW LEASE LPN–371

It was recommended that the Board authorize the Executive Director to enter into a lease agreement (Lease) with Seamen’s Church Institute, Inc. (SCI), to provide for the continued letting of an estimated 111,649 square feet at Port Newark, composed of a three-story building and adjacent open area (collectively, the Premises) for a term of approximately 14 years, expiring on December 31, 3037. Under the proposed transaction, SCI’s existing lease, which is due to expire on March 31, 2026 would be terminated early, when the new lease is executed.

SCI, formerly known as Seaman’s Church Institute of New York and New Jersey, is a voluntary ecumenical not-for-profit organization, which has been leasing the Premises since 1960. Its current lease expires in 2026. The proposed new Lease would allow SCI to continue providing not-for-profit spiritual, recreational and social services, and legal assistance to seafarers and port workers, including truckers, stevedores, and warehouse workers, and the port community at large. The longer lease term was requested by SCI in order to attract sublessees to offset their operating expenses.

Under the proposed new Lease, SCI would be permitted to sublease portions of the premises and retain all incremental revenue in support of its social service mission, with prior Port Authority consent. The Port Authority would not seek to share in any portion of revenue generated from subleasing activity, in light of the services that SCI provides to the port community free of charge.

The aggregate fixed rental over the term of the Lease would be approximately \$146,910. SCI would continue to be responsible for maintenance and repairs to the leasehold, including fire protection and life safety systems, which maintenance and repair work shall be subject to the review and approval of the Port Authority.

Pursuant to the foregoing report, the following resolution was adopted, with Commissioners Bollwage, Cohen, Eve, Fisher, Helmy, Kelley, LaBarbera, Lynford, McCabe, O’Toole and Richardson in favor. General Counsel confirmed that sufficient affirmative votes were cast for the action to be taken, a quorum of the Board being present.

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into a lease agreement with Seamen’s Church Institute, Inc. to provide for the letting of approximately 111,649 square feet at Port Newark, composed of a three-story building and an adjacent open area, substantially in accordance with the terms outlined to the Board; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to enter into any other agreements necessary or appropriate in connection with the foregoing; and it is further

RESOLVED, that the form of the foregoing lease and all other contracts, agreements, and other documents in connection with the foregoing shall be subject to the approval of General Counsel or her authorized representative, and the terms of such contracts, agreements and other documents shall be subject to review by General Counsel or her authorized representative.

Whereupon, the meeting was adjourned.

Secretary