

THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY

MINUTES

Thursday, April 27, 2023

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MINUTES of the Meeting of The Port Authority of New York and New Jersey held Thursday, April 27, 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. Leecia R. Eve
 Hon. Daniel J. Horwitz
 Hon. Gary LaBarbera
 Hon. Rossana Rosado*

Richard Cotton, Executive Director
 Michael E. Farbiarz, General Counsel
 James E. McCoy, Secretary

James K. Allen Jr., Chief Communications Officer
 M. Rizwan Baig, Chief Engineer
 Sanchita Banerjee-Jimenez, Assistant Director, Operations and Maintenance, Chief Operating Office
 Christopher Beacham, Chief of Staff, Office of the Chief Financial Officer*
 Vincent J. Borst, Assistant Director, Office Space and Property Management, Operation Services
 Meredith L. Brooks, Principal Board Management Support Specialist, Office of the Secretary
 Alessandra Brown, Principal Operations Planning Analyst, Chief Operating Office
 Michael Brown, Chief of Department/Deputy Superintendent of Police
 Ana Carvajalino, Director, Financial Planning*
 Edward T. Cetnar, Director, Public Safety/Superintendent of Police
 David W. Compton, Manager, Marketing
 Janet D. Cox, Chief of Staff and Special Counselor to the Executive Director*
 Jennifer S. Davis, Chief, Intergovernmental Affairs
 Clarelle DeGraffe, Director, Rail Transit
 Mercedes Derroches, Executive Assistant and Advisor to the Executive Director
 Alfred P. Doblin, Director, Strategic Communications, Chief Communications Office
 Diannae C. Ehler, Director, Tunnels, Bridges and Terminals Department
 Gregory W. Ehrie, Chief Security Officer
 Charles R. Everett Jr., Director, Aviation
 Jose Febrillet, Chief, Diversity, Equity and Inclusion
 Amy H. Fisher, First Deputy General Counsel and Director of Legal Affairs
 Robert E. Galvin, Chief Technology Officer*
 Shannon E. Gates, Principal Board Management Support Specialist, Office of the Secretary
 John Gay, Inspector General

Jacqueline Grossgold, Program Director, Chief Operating Office
 Mary Lee Hannell, Chief, Human Capital
 James Heitmann, Director, Aviation Redevelopment
 Kirsten Hernandez, Special Assistant to the Executive Director*
 Natasha G. Jean Philipp-Cumberbatch, Manager, Corporate Transparency, Office of the
 Secretary
 Sherien N. Khella, Treasurer
 Duncan Kisia, Deputy Director, Planning and Regional Development*
 Lisa Kudo, Senior Policy Analyst, Chief Operating Office
 Cristina M. Lado, Director, Government and Community Affairs, New Jersey
 Brian A. Lapp, Chief Health and Safety Officer*
 Annesa H. Lau, Director, Operations Services
 William Laventhal, Program Director, Gateway Development Corporation
 Huntley A. Lawrence, Chief Operating Officer
 Stephen Marinko, Assistant General Counsel
 Michele Martin, Executive Secretary, Rail Transit*
 Elizabeth M. McCarthy, Chief Financial Officer
 Terrance McKee, Police Lieutenant
 Mary K. Murphy, Director, Planning and Regional Development
 Matthew F. Murray, Senior Advisor to the Chairman
 Aidan O'Donnell, Deputy Director, Aviation
 Jessica Ortiz, Deputy Inspector General and Director of Investigations
 Hersh K. Parekh, Director, Government and Community Affairs, New York
 Thomas Pietrykoski, Director, Corporate Communications
 Alan L. Reiss, Director, World Trade Center Construction*
 Bethann Rooney, Director, Port
 Jessica Russ, Executive Policy Analyst, Office of the Secretary*
 Peter D. Simon, Chief of Staff to the Chairman
 Debra M. Torres, Chief Ethics and Compliance Officer
 Derek H. Utter, Chief Development Officer
 Lillian D. Valenti, Chief Procurement Officer

Guests:

Noreen M. Giblin, Deputy Chief Counsel, Authorities Unit, Office of the Governor of New Jersey*
 Audrey Hamilton, Family of the Chief Operating Officer
 Thomas Holl, Senior Counsel, Authorities Unit, Office of the Governor of New Jersey
 Christopher Lawrence, Family of the Chief Operating Officer
 Kayla Lawrence, Family of the Chief Operating Officer
 Sandra C. Lawrence-Diao, Family of the Chief Operating Officer
 Natalie Millstein, Senior Advisor for Transportation, Office of the Governor of New York*
 David Ullman, Assistant Secretary for Transportation, Office of the Governor of New York*
 Nantasha Williams, New York City Council Member District 27

Public Commenters:

Jason Anthony
Murray Bodin
Albert Faraday
Thomas Grech
Debra Greif
Richard Hassmiller
Steven Kieselowsky
Taina Prado (Written Statement)
Robert Zafonte

Topics:

Accessibility Rights
Safety
Recognizing Huntley Lawrence
AirTrain LaGuardia Project
Accessibility Rights
Recognizing Huntley Lawrence
Employee Complaint
PATH Extension to Newark
Recognizing Huntley Lawrence

The public meeting was called to order by Chairman O’Toole at 1:07 p.m. and ended at 2:25 p.m. The Board also met in executive session prior to the public session. Commissioners Cohen and Horwitz were present for a portion of the executive session. Vice Chairman Lynford submitted his affirmative vote to the Secretary on several of the resolutions before the Board, prior to departing the public session.

Report on Prior Meeting’s Minutes

Copies of the Minutes of the meeting of March 16, 2023 were delivered in electronic form to the Governors of New York and New Jersey on March 17, 2023. The time for action by the Governors of New York and New Jersey expired at midnight on March 31, 2023.

Chairman’s Report

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

Moments of Silence and Remembrance

The Chairman called for a moment of silence in recognition of the recent passing of Gus Trozzi, a 17-year employee of PATH’s Car Equipment Division, and Richard Mendoza, a five-year employee who served as a Principal Accounting Clerk in the Comptroller’s Department.

The Chairman noted that on April 3, 2023, a construction accident occurred at John F. Kennedy International Airport that tragically took the lives of two construction workers, Francisco Reyes, and Fernando Lagunas Pereira. The Chairman then called for a moment of silence in their memory.

The Chairman recalled that Yom HaShoah, or Holocaust Remembrance Day, was observed last Tuesday, April 18th. The Chairman noted the troubling rise in anti-Semitism across the nation, and stated the Port Authority’s commitment to ensuring that all our employees and the public we serve are treated with respect and dignity.

TRIBUTE TO HUNTLEY A. LAWRENCE AND AWARD OF HOWARD S. CULLMAN DISTINGUISHED SERVICE MEDAL

In recognition of 38 years of dedicated public service to The Port Authority of New York and New Jersey and the region it serves, we congratulate Huntley A. Lawrence on his upcoming retirement.

Huntley joined the Port Authority in 1985 and has served in the Aviation Department with distinction for 36 years, including from 2016 to 2021 as its Director. Huntley served in the dual roles of Director of Aviation and Acting Chief Operating Officer starting in 2021 and was appointed Chief Operating Officer of The Port Authority of New York and New Jersey in 2022.

Huntley has dedicated his career to operational excellence, serving in key supervisory and management roles of increasing responsibility at each of the Port Authority's three major commercial airports with an unwavering commitment to integrity, accountability, customer service, security, and the local communities in which the Port Authority operates its facilities. During his decades of service in the Aviation Department, Huntley gained extensive experience in the operating and business components of the aviation industry, which were necessary for him to excel in each of his supervisory and management roles. These roles covered a broad spectrum of responsibilities, including in the areas of security and technology, property management, and landside and airside operations, and ultimately resulted in his appointment as General Manager of the Port Authority's New Jersey Airports in 2011.

During his five years of service as Director of Aviation, Huntley effectively oversaw the management of the airports through a period of transformational redevelopment, which included historic levels of investment by the Port Authority and its private development partners in the modernization of Newark Liberty International, John F. Kennedy International and LaGuardia Airports, that will result in new world class passenger terminals, infrastructure and supporting facilities to meet the needs of the region for the 21st century. Huntley is renowned nationally as an expert in the field of aviation, as evidenced by his appointment by the United States Secretary of Transportation to the Federal Aviation Administration Advisory Council, and his service on multiple aviation industry boards.

Since his appointment as Chief Operating Officer, Huntley served as an agent for positive change, championing the establishment of new standards to deliver world class customer experience, continued progress on initiatives to improve the customer journey for the users of all Port Authority facilities, and the implementation of 21st century governance standards to monitor performance. Huntley's leadership was also instrumental in enabling the agency's businesses to navigate the severe impact of the COVID-19 pandemic on the agency and its facilities, ensuring that appropriate safety protocols were established and enforced for the benefit of Port Authority employees and its customers.

The Port Authority’s mission to meet critical transportation infrastructure needs and to provide high quality, efficient transportation facilities and services for the people of this region can only be achieved through the hard work and dedication of employees like Huntley. His unwavering belief in the importance of the agency to the region and the local communities in which our facilities are located, and his commitment to customer service and innovative solutions to complex issues have been an inspiration to all Port Authority employees.

By resolution adopted by the Board on March 14, 1957, the Howard S. Cullman Distinguished Service Medal was established to honor Howard S. Cullman for his outstanding achievements and contributions to the Port Authority and service to the people of the Port District, having served as a Commissioner, Vice Chairman, Chairman and Honorary Chairman of the agency over a significant period of time; and which award has been designated as the highest award for service given by the Port Authority to a Port Authority employee who has performed the most outstanding service. In the case of Huntley A. Lawrence, it was recommended that the Howard S. Cullman Distinguished Service Medal be awarded to Huntley A. Lawrence for his 38 years of exemplary service to this agency and his integrity and dedication to a career in public service, which has benefited the Port Authority and the entire region it serves.

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

NOW, therefore, be it

RESOLVED, that the Howard S. Cullman Distinguished Service Medal be awarded to Huntley A. Lawrence for the performance of outstanding service.

**TETERBORO AIRPORT – OPERATIONS AND MAINTENANCE SERVICES –
EXTENSION OF AGREEMENT WITH AVPORTS LLC**

It was recommended that the Board authorize the Executive Director to: (1) extend the term of the current agreement with Avports LLC (formerly known as AFCO-AvPORTS Management LLC) (Avports) for continued operations and maintenance (O&M) services at Teterboro Airport (TEB) for six months, commencing on or about December 1, 2023, at an estimated total cost of \$3,936,108; and (2) at his discretion, exercise one additional three-month option to extend the term of the agreement, at an estimated cost of \$1,968,055, both including costs for approved expenses and management fees.

Avports has provided O&M services at TEB since 2000. The current agreement for these services was authorized by the Board at its September 30, 2010 meeting for a five-year term with one five-year extension option. Via a subsequent Board action on June 25, 2020, the agreement was extended through November 30, 2023, to allow for the completion of a comprehensive evaluation of various management models to optimize the use at TEB. That evaluation has been completed, which recommended the continuation of the current model whereby the Port Authority provides management oversight with a third-party private entity responsible for day-to-day operations and maintenance services at TEB.

The proposed extension would allow for the continuation of O&M services by Avports while the Port Authority conducts a competitive, publicly advertised procurement via a Request for Proposals, and allow time for a transitional period, if necessary, to avoid a transition during the 2023-2024 winter season. The Port Authority will have the contractual right at any time, without cause, to terminate this agreement upon five days' prior written notice.

Pursuant to the proposed contract extension (including the option period, which may be exercised at the Port Authority's sole discretion), Avports would continue to provide O&M services at TEB under the same general terms as the existing contract.

Pursuant to the foregoing report, the following resolution was adopted, with Commissioners Bollwage, Eve, Helmy, Horwitz, Kelley, LaBarbera, Lynford, McCabe, O'Toole, Richardson and Rosado 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: (1) extend the term of the current agreement with Avports LLC for continued operations and maintenance services at Teterboro Airport for six months, commencing on or about December 1, 2023, at an estimated total cost of \$3,936,108; and (2) at his discretion, exercise one additional three-month option to extend the term of the agreement, at an estimated amount of \$1,968,055 for the extension period, both including costs for approved expenses and management fees; 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 contracts and agreements as may be necessary or appropriate to effectuate the foregoing; and it is further

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

JOHN F. KENNEDY INTERNATIONAL AIRPORT – REHABILITATION OF TAXIWAYS Z, H AND G – PLANNING AUTHORIZATION

It was recommended that the Board authorize planning and design work for a project to rehabilitate Taxiway Z and portions of Taxiways H and G at John F. Kennedy International Airport (JFK), at an estimated total planning cost of \$3 million.

Taxiways Z, H and G serve as primary crossings for Runways 4L-22R, 31L and 31R, and are primarily used by aircraft arriving at and departing from Terminals 4 and 5 at JFK. These taxiways support approximately 400,000 flights annually.

Taxiways Z, H and G at JFK were last rehabilitated in 2010, 1998 and 2000, respectively. Interim pavement repairs of sections of Taxiways H and G were performed via work orders in 2018. The most recent inspection of these taxiways indicated that between 8,000 to 10,000 feet of the taxiways' pavement will require rehabilitation in order to maintain a state of good repair.

Planning and engineering services are necessary to develop a project for the rehabilitation of the three taxiways. The proposed planning and preliminary design work also would include the evaluation of existing electrical and drainage infrastructure, to determine improvements that may be required to comply with the latest Federal Aviation Administration standards. Planning work would commence during the second quarter of 2023 and is expected to be completed during the second quarter of 2024.

Pursuant to the foregoing report, the following resolution was adopted, with Commissioners Bollwage, Eve, Helmy, Horwitz, Kelley, LaBarbera, Lynford, McCabe, O'Toole, Richardson and Rosado 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 planning and design work for a project to rehabilitate Taxiway Z and portions of Taxiways H and G at John F. Kennedy International Airport, at an estimated total planning cost of \$3 million, be and it hereby is authorized; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to contracts for professional, technical, and advisory services, and such other contracts and agreements as may be necessary to effectuate the foregoing, pursuant to authority granted in the By-Laws or other resolution adopted by the Board; and it is further

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

LAGUARDIA AIRPORT - REPLACEMENT OF THE RUNWAY DECK EXPANSION JOINTS – PROJECT AUTHORIZATION

It was recommended that the Board authorize a project to design and construct the replacement of approximately 95 expansion joints on the concrete runway deck portions of Runway 4-22 and Runway 13-31, and adjacent taxiways, at LaGuardia Airport (LGA), at an estimated total project cost of \$26.9 million.

LGA has two structural concrete decks for Runway 4-22 and Runway 13-31, constructed between 1964 and 1967, that extend into Flushing Bay and are composed of 20 individual concrete panels connected by over 200 steel expansion joints. The expansion joints primarily absorb thermal expansion of the concrete deck panels. The expansion joints on both runway decks are over 55 years old and have been maintained through ongoing maintenance and repairs.

In 2022, staff completed a technical study to assess the condition of the expansion joints. The study identified age-related deterioration and fatigue in a significant number of the expansion joints due to large repetitive loads from aircraft activity on certain sections of the runway decks and recommended that approximately 95 of the expansion joints be replaced in order to maintain a state of good repair.

Pursuant to the foregoing report, the following resolution was adopted, with Commissioners Bollwage, Eve, Helmy, Horwitz, Kelley, LaBarbera, Lynford, McCabe, O'Toole, Richardson and Rosado 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 a project for the replacement of the runway deck expansion joints at LaGuardia Airport, at an estimated total project cost of \$26.9 million, be and it hereby is authorized; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to construction contracts, contracts for professional, technical, and advisory services, and such other contracts and agreements as may be necessary to effectuate the foregoing project, pursuant to authority granted in the By-Laws or other resolution adopted by the Board; and it is further

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

PORT NEWARK – PORT STREET CORRIDOR IMPROVEMENTS - PROJECT REAUTHORIZATION AND AWARD OF CONTRACTS

It was recommended that the Board: (1) reauthorize a project for the construction and realignment of portions of Port Street, Corbin Street, Doremus Avenue, Marlin Street, Kellogg Street and related intersections, and for the demolition and replacement of the Corbin Street ramp, all located at Port Newark (collectively, the Port Street Corridor Improvements Project (Project)), at an estimated total project cost of \$220 million, an increase of \$87.4 million over the previously authorized amount of \$132.6 million; and (2) authorize the Executive Director to: (a) award Contract PN-654.001 and Contract PN-654.001M to Conti Civil, LLC for the construction of the Project and associated landscape maintenance services, at a total estimated amount of \$123.4 million, inclusive of allowances for extra work and field-ordered work; and (b) enter into agreements with public and private entities, to access property or to acquire temporary and permanent property interests necessary or appropriate in connection with the Project, and to incur all costs and expenses related to such property access agreements and property interest conveyances.

A comprehensive study of the roadway system serving Port Newark and the Elizabeth-Port Authority Marine Terminal, which was completed in 2007, identified numerous locations that required realignment, widening and traffic signalization improvements to improve the roadway network, accommodate projected future growth and enhance safety. To address the study's findings, several projects were developed and advanced, including the North Avenue Curve Realignment Project and the McLester Street Widening Project, both of which were previously constructed. The Port Street Corridor Improvements Project, the third and final project that resulted from the comprehensive study, was authorized by the Board via prior actions at meetings from June 30, 2011 through October 16, 2016, at a total estimated cost of \$132.6 million. The Project encompasses work at two of the locations identified in the comprehensive study and addresses recommendations for improving the northern access points to Port Newark and the Elizabeth-Port Authority Marine Terminal (EPAMT).

The Port Street Corridor is a primary artery for Port Newark and the Elizabeth-Port Authority Marine Terminal, connecting these facilities to the New Jersey Turnpike, Interstate-78 and Truck Route 1-9. The Port Street Corridor roadway network, which is the responsibility of the Port Authority under the terms of its lease with the City of Newark for Port Newark, handles approximately 65 percent of the daily vehicular traffic at Port Newark/Elizabeth.

The Project scope includes the realignment and widening of portions of Port Street, Corbin Street, Doremus Avenue, Marlin Street, Kellogg Street and related intersections, the demolition and replacement of the Corbin Street Ramp, and the raising and realignment of railroad tracks serving Port Newark. The implementation of the Project would result in significant infrastructure improvements for approximately three miles of roadway approaches, interchange ramps, and intersections within the Project area. The Project would also improve the stormwater system capacity and infrastructure elevations to minimize instances of localized flooding in the vicinity of Port Street following severe rain events. Finally, the Project includes realignment of the railroad lead track crossing the Project area as it enters the Port complex, which will improve rail freight movement and rail operations safety.

As authorized, the implementation of the Project required the acquisition of temporary and permanent property interests from multiple private and public entities, and the relocation of utilities in order to, among other things, facilitate the realignment and widening of the multiple streets and related intersections within the Project area.

Since the Project was last authorized in October 2016, the advancement of construction has experienced a seven-year delay due to numerous factors, including: (i) permitting and site acquisition delays as a result of protracted negotiations with third parties; (ii) a pause in the advertisement of the contract to construct the Project at the onset of the COVID-19 pandemic; (iii) the performance of an engineering reassessment of the Project, which included reducing the construction duration and resequencing elements of the Project scope to address priority repairs at the start of the construction; and (iv) performance of an environmental assessment (EA) in compliance with the National Environmental Policy Act (NEPA) as a condition of receiving federal funding for the Project. As these matters are now resolved, the Project is ready to move forward for construction.

In addition, and in part as a result of the aforementioned seven-year delay, the estimated costs to implement the Project have increased, resulting in the need to re-authorize the Project at a total estimated amount of \$220 million. The estimated \$87.4 million in incremental costs to deliver the Project, of which approximately \$43.6 million was identified prior to the onset of the COVID-19 pandemic, is attributable to the following: incremental construction scope; an additional contingency to address risks associated with the delivery of this complex project; increases in the contractor's general conditions and overhead to reflect current market conditions; inflationary impacts due to the overall project delay; redesign and resequencing of certain Project work to address priority repairs at the start of construction; increase in reimbursements for work performed by third parties on behalf of the Port Authority; coordination of the NEPA-required EA; additional construction management support required for extended night and weekend work; and an increase in financial expense and agency allocations as a result of the increased cost to deliver the Project.

The proposed contract with Conti Civil, LLC was procured via a publicly advertised competitive bid process. Conti Civil, LLC was the lowest numeric bidder and was deemed by staff to have the necessary qualifications to construct the Project.

Approximately \$44 million of the Project costs would be funded through a United States Department of Transportation grant. The balance of the costs associated with the Project are recoverable through the Cargo Facility Charge, pursuant to the Marine Terminal Tariff - Federal Maritime Commission Schedule No. PA-10.

Pursuant to the foregoing report, the following resolution was adopted, with Commissioners Bollwage, Eve, Helmy, Horwitz, Kelley, LaBarbera, Lynford, McCabe, O'Toole, Richardson and Rosado 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 Port Street Corridor Improvement Project (Project), at an estimated total Project cost of \$220 million, an increase of \$87.4 million over the previously authorized amount of \$132.6 million, be and it hereby is re-authorized; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to award Contracts PN-654.001 and PN-654.001M to Conti Civil, LLC for the construction of the Project and associated landscape maintenance, at a total estimated amount of \$123.4 million, inclusive of allowances for extra work and field-ordered work; 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 agreements with public and private entities, to access property or to acquire temporary and permanent property interests necessary or appropriate in connection with the Project, and to incur all costs and expenses related to such property access agreements and property interest conveyances; and it is further

RESOLVED, that the Executive Director be and he hereby is authorized, for and on behalf of the Port Authority, to take action with respect to other construction contracts, contracts for professional and advisory services, and such other contracts and agreements as may be necessary to effectuate the foregoing Project; and it is further

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

Whereupon, the meeting was adjourned.

Secretary