

PINELANDS DEVELOPMENT CREDIT BANK BOARD MINUTES

MARCH 15, 1990

Acting Board Chairman Robert Jaworski called the meeting to order and read the Open Public Meetings Act.

Present at the meeting were:

Members

Anton Muschal, for Agriculture Secretary Brown
Gregory C. Schultz, Esquire, for Attorney General Del Tufo
Richard J. Sullivan, Chairman, NJ Pinelands Commission
Judith S. Norcross, Public Member
James Hall, for Environmental Protection Commissioner Yaskin

Other Officials

Anthony E. Carmosine, Assistant Commissioner-Department
of Banking
John T. Ross, Executive Director (Acting), PDCB
John M. Van Dalen, DAG, Legal Counsel for PDCB
Stephanie A. Brown, Administrative Assistant, PDCB

Members Absent

Ann E. Myles, Public Member
Richard Chinery, Public Member
Ralph A. Sturdivant, Public Member

Motion was made for approval of the January 12, 1990 Pinelands Development Credit Bank Board of Directors meeting minutes by Judith S. Norcross and seconded by Anton Muschal.

The Board proceeded directly to New Business. Mr. Ross asked the Board for authorization to enter into an agreement with the NJ Pinelands Commission for public information services. He explained that the contract would be for a one year period, and that the services would consist of notices for the Bank's upcoming auction, advertisements, new brochures, press releases, etc. Under the agreement, the Bank would compensate the Pinelands Commission \$10,000 plus disbursements. A motion was made to grant authorization by Anton Muschal and seconded by James Hall. The motion was carried.

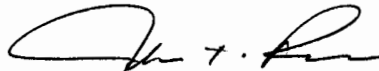
Mr. Ross asked the Board members to review a letter in their packets which the Bank received from Senator John A. Lynch regarding the New Jersey Builders Association's analysis of the PDC program. On behalf of the Board, Mr. Ross drafted a response to the Senator's letter and asked the Board if they concurred or had anything to add. During the short discussion which followed, Anton Muschal suggested that information showing the timeframe in which a PDC Bank was recommended, legislation establishing the Bank and the date when the Bank became operational, should be incorporated into the draft.

The Board agreed that Mr. Ross would incorporate Mr. Muschal's suggestion and forward copies to the Board for final approval.

Mr. Ross concluded by outlining the proposed sale of Board owned credits. The outline covered potential immediate demand, long term demand, private sellers (immediate), potential private sellers (longer term), and recent transactions on the private market, including sales prices. Based on the existing conditions identified in the outline, Mr. Ross recommended that the Board conduct its first sale by closed bid, that they offer 10 PDCs at a minimum bid of \$3,000 per 0.25 credit, and should the high bid reach or exceed \$5,000 per 0.25 credit, an additional 25 credits should be made available for sale. He also recommended an 18 month deferral period for all successful bidders. After a brief discussion, Mr. Schultz recommended that this matter be placed on the April meeting agenda for the Board's action.

The meeting adjourned at 11:12 AM. The Board will reconvene on April 19, 1990 at 20 West State Street, Department of Banking, 5th floor Conference Room, Trenton, at 10:00 AM.

Respectfully submitted,



John T. Ross
Executive Director (Acting)

JTR:sab
Enclosures