

PINELANDS DEVELOPMENT CREDIT BANK BOARD MINUTES

SEPTEMBER 20, 1990

Board Chairman, Jeff Connor, called the meeting to order and read the Open Public Meetings Act.

Present at the meeting were:

Members

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

Other Officials

John T. Ross, Executive Director (Acting), PDCB  
John M. Van Dalen, DAG, Legal Counsel for PDCB  
Stephanie A. Wall, Administrative Assistant, PDCB

Members Absent

Richard Chinery, Public Member  
Ann E. Myles, Public Member

Motion was made by James F. Hall, and seconded by Ralph A. Sturdivant, for approval of the July 19, 1990 Pinelands Development Credit Bank Board of Directors meeting minutes.

The Board proceeded directly to New Business with a report by Mr. Ross regarding the Board increasing the purchase price of PDCs. Mr. Ross informed the members that after consulting with Real Estate Appraisers and preparing statistical analysis based on the available data, it would be very difficult to arrive at a definitive market value of credits at this time. He went on by stating that the Bank's auction had a significant impact on the sale price of PDCs. Prior to the auction, credits were selling in the \$3,000 - \$4,000 a right range, and following the auction, credits sold privately for more than \$5,000 a right.

Mr. Ross recommended that the Board take no action on increasing the purchase price at this time. He advised the Board that any owners of credits interested in selling privately can do so in a relatively short period of time, that there are builders actively negotiating the purchase of credits in the private market, and that no one is applying for the Bank to purchase their credits at this time. He concluded by stating that the Board may want to re-examine the purchase price at a later date when more data is available, or the need arises.

The discussion turned towards the Bank's Annual Report. It was decided that the report would be based on the fiscal year rather than the calendar year. The Chairman explained that the cover of the report would be designed to show the outcome of the Bank's efforts through preservation and development. He also requested that if the Board has comments or suggestions to let Mr. Ross know by September 25th.

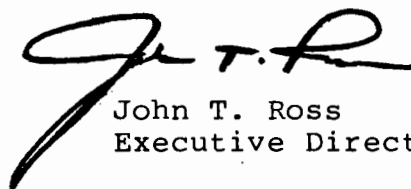
The Chairman continued by informing the Board that a letter was sent to the Legislature and the Governor endorsing Senator Lesniak's bill S-2462 and Assemblyman Shinn's bill A-302 extending the Bank's ability to purchase and guarantee credits from December 31, 1990 to December 31, 1992. Both bills are in committee at this time.

Anthony Carmosine reported that \$1 million of the Bank's original \$5 million in funding had been returned to the General Treasury as of July 1, 1990; this leaves the Bank with \$3.3 million plus an inventory of 44 PDCs.

In concluding the meeting, the Chairman suggested that the Board only meet three times a year, unless necessary. After a short discussion, the Board agreed to convene as follows: The third Thursday of each month - January, May and October. The Board adopted the 1991 meeting schedule. Members will be notified if required to meet outside the adopted schedule.

The meeting adjourned at 10:40 AM. The Board will reconvene on January 17, 1991 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