

PINELANDS DEVELOPMENT CREDIT BANK BOARD MINUTES

APRIL 15, 1988

Board Chairman Mary Parell called the meeting to order and read the Open Public Meetings Act.

Present at the meeting were:

Members

Richard Chinery, Public Member
Judith Norcross, Public Member
Ann Myles, Public Member
Anton Muschal, for Agriculture Secretary Brown
William Brown, for Attorney General Edwards

Other Officials Present

John T. Ross, Acting Executive Director
John VanDalen, Esq., Deputy Attorney General
Anthony E. Carmosine, Department of Banking
Kyra N. Lindemann, Department of Banking

Members Absent

Ralph A. Sturdivant, Public Member
Franklin E. Parker, Chairman, Pinelands Commission
Michael F. Catania, for Environment Protection Commissioner Dewling

Public

John Stokes, Pinelands Commission
Peter Furey, New Jersey Farm Bureau

Following approval of the March 10th minutes, Chairman Parell asked Acting Executive Director Ross for an update on the activities of his office.

Mr. Ross confirmed that the proposed Pinelands Development Credit Bank rules were adopted on April 14th subsequent to publication in the NEW JERSEY REGISTER. He currently is working on:

* Credit certificates: A prototype certificate was distributed to the Board. Mr. Ross pointed out that a third column had been added to the certificate with respect to the use of a PDC as security. The proposed certificate had been reviewed and approved by DAG VanDalen. Costs: 8 1/2 x 11 size + green print = \$259.00/x500 or same size + black print = \$159.00/x500.

* Office space/staff: Found temporary space. The PDC office now has a phone number and address. Close to being fully operational. Interviewing for staff (see later discussion).

* Public Relations: The Pinelands Commission has presented the Board with a proposal to share a public relations staff person with the Credit Bank. Costs are estimated at approximately \$13,000 - \$15,000 per year for a full-time employee. The duties would include issuing news releases, drafting and disseminating information booklets and other promotional materials, plus other related public affairs activities.

Board members expressed several concerns with the Commission's offer, namely: How could the independence of the PDCB be preserved? How would the position be funded? Could the Board impose separation rights? Would sharing a public relations person create false or misleading perceptions? Is the offer a good idea for the Credit Bank?

After lengthy discussion, the Board determined that entering into a shared agreement with the Commission was in the best interest of the Credit Bank and would help the PDCB get "off the ground" faster. Following a question and answer exchange with John Stokes with respect to how to handle cost overruns, the mechanics of salary payments and employment conditions, the Board agreed to accept the proposal by a means of a response letter. The letter from the Board would spell out the terms and conditions of the employment agreement. Motion to accept the offer was approved by the Board.

DAG VanDalen next explained to the Board the details of the sample deed restriction that he drafted at the request of the Board. Some of the pertinent information contained in the deed includes: Signature of the grantor; number of credits assigned; source of the credit(s) and applicable restrictions. To assure that the form will be administered correctly in the future, it was agreed that each deed restriction will be reviewed by DAG VanDalen's office.

The meeting continued with a presentation by Mr. Ross of the estimated return to the Credit Bank from the sale of PDC's (see attached). As in previous Board meetings, discussion turned to defraying ancillary costs. Chairman Parell stated that it made "sense" to find a way to defray these costs if legally permissible. She went on to say that some consideration should be given to making reimbursement of the costs associated with the sale of the credit part of the "deal", much like as already done by the Burlington County program. DAG VanDalen was asked to research the question and report back to the Board at the next meeting.

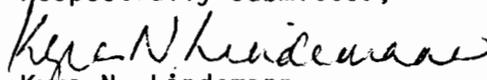
The Board turned to a discussion of the remaining steps needed to be taken before the Credit Bank officially opens for business. Mr. Ross reported that he anticipated the Bank will be fully "up and running" by early summer; June 17th was tentatively set as opening day. Time, place, honored guests, other invitees, and press representatives to be determined by an ad hoc "Opening Day" subcommittee chaired by Chairman Parell and comprised of Mr. Chinery, Mr. Brown, Ms. Myles and Ms. Norcross.

Finally, the staffing needs of the Credit Bank were discussed. The Board expressed its appreciation to Mr. Ross for assuming the Acting Executive Director position and recognized his invaluable assistance and contribution in getting the Credit Bank operational. A motion was made to write to Commissioner Dewling to officially express the Board's appreciation. In separate motions, the Board agreed to employ Ms. Stephanie Brown and Ms. Sarah Silvestro.

Chairman Parell brought the meeting to a close by bringing to the Board's attention the resolution issued at the recent Agricultural Convention with respect to the issuance of Pinelands Development Credits and the Credit Bank. The Board asked Mr. Ross to acknowledge the resolution.

The meeting adjourned at 4:15 PM. The Board will reconvene on May 6, 1988 at 20 West State Street, Banking Department, 5th floor conference room, Trenton, at 2:00 PM.

Respectfully submitted,



Kyra N. Lindemann
Executive Assistant to
Commissioner Mary Parell

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