REGULAR SESSION BOARD MEETING

DATE:	February 20, 2020
TIME:	10:00 a.m.
PLACE:	2 DeKorte Park Plaza - Lyndhurst, NJ
RE:	**REGULAR SESSION MEETING MINUTES**

Members in Attendance:
John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Vincent Prieto, President and CEO
Robert J. Dowd, Member (excused at 10:30 a.m.)
Armando Fontoura, Member (via phone)
Michael H. Gluck, Esq., Member (via phone)
Michael Griffin, NJ State Treasurer's Representative (via phone)
Woody Knopf, Member (via phone)
Steven Plofker, Member
Anthony Scardino, Member
Andrew Scala, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:
Michael Gonnelli, Member

Also Attending:
Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Yarenis, Director of Finance/Accounting
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Lisa LeBoeuf, Senior Legal Specialist
Brian Wilton, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

I. Pledge of Allegiance

II. Opening Statement – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.

III. Roll Call

IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

- Chairman Ballantyne presented the minutes of the Regular Session Board Meeting held on January 23, 2020.

  Upon motion made by Commissioner Yudin and seconded by Commissioner Scala, the minutes of the Regular Session Board Meeting held on January 23, 2020 were unanimously approved.

- Chairman Ballantyne presented the report of cash disbursements over $100,000 and Professional Invoices for the month of January 2020.

  Upon motion by Commissioner Dowd and seconded by Commissioner Scala, the cash disbursements over $100,000 for the month of January 2020 were unanimously approved.

V. PRESENTATION - Operation Osprey Uplift

Chairman Ballantyne was pleased to announce Operation Osprey Uplift, an exciting new multi-party collaboration that is providing much-needed nesting space in the Meadowlands for these important raptors. Osprey is on the rebound in New Jersey but remain on the State Threatened Species list. He explained that the Osprey population has made a remarkable resurgence in the region over the past decades, to the point where there are more Osprey in the Meadowlands than suitable nesting locations. The Operation Osprey Uplift team is working together to develop a variety of nesting approaches in different areas of the Meadowlands. He also explained that the Natural Resources staff installed the first nesting platform last month in Lyndhurst and acknowledged the incredible staff that has made this happen; Terry Doss, Drew McQuade, Aleshanee Mooney and Brett Bragin. He stated that the overall partnership includes the NJSEA, PSE&G, the Meadowlands Conservation Trust, Hackensack Riverkeeper and Bergen County Audubon Society. The Chairman acknowledged the agency's partners in the audience without whom Operation Osprey Uplift would not be possible: Captain Bill Sheehan, the Hackensack Riverkeeper and Chairman of the Meadowlands Conservation Trust; Don Torino, President of the Bergen County Audubon Society and David Hollenbeck, Senior Regional Public Affairs Manager for PS&EG.

President Prieto stated The New Jersey Sports and Exposition Authority is dedicated to protecting and preserving the precious wildlife that inhabit the Meadowlands and we are very pleased to help increase successful raptor nesting rates through Operation Osprey Uplift. This project is also a shining example of the great achievements that come through the cooperation of public and private entities and non-profit organizations. We extend a big thank you to our partners who are here today.

Chairman Ballantyne introduced Ms. Doss and explained that she is a certified restoration ecologist, who has served as a local leader in restoring the natural areas located within the urban wildlands of New York and New Jersey. He also spoke about her educational background and work experience in this field over the past 35 years.

Ms. Doss did a PowerPoint presentation on Operation Osprey Uplift and spoke about the following:

- Osprey were previously classified as an endangered species but have made a comeback establishing a home in the Meadowlands.
- Prior to 1800s there were 500 breeding pairs Osprey but excess hunting, habitat loss and pesticides by 1975 only 68 breeding pairs were left.
- After DDT was banned the first report of a nest re-established in the Meadowlands was in 2006. In the 2019 season there were eight nests in the Meadowlands.
- There are 16 different nest locations in the Meadowlands District with varying rates of success.
- Various types of nests have been successful - osprey platforms, utility towers, communication towers, dead trees and bridges.
- Osprey pairs have been observed trying to next in unnatural locations - Turnpike Plaza pole, power line towers and unused construction equipment.
- There are more Osprey in the Meadowlands than there are suitable nesting locations.
- Typical Osprey nests are not suitable for nesting in the Meadowlands.
- Working with the Hackensack Riverkeeper, Meadowlands Conservation Trust, Bergen County Audubon, Conserve Wildlife Foundation and PSEG to develop a program to test different nesting types in various areas throughout the Meadowlands to determine what might be most effective for the Ospreys to use.
- Displayed a map of potential platform locations and photo of platform currently at the Erie Landfill and being built at Riverbed Marsh.

Chairman Ballantyne asked how many Osprey pairs are currently nesting in the Meadowlands and how long are the nests in use. Ms. Doss replied that in 2019 there were eight nests and that they nest from March through August/September. The Chairman also asked about live video feeds. Ms. Doss stated that they would love to have live video feeds for the public.

Captain Bill Sheehan Hackensack Riverkeeper stated that he was delighted to support the program that has been long needed. He stated that without the partnership the Hackensack Riverkeeper would not have the resources to do the project alone. Captain Sheehan stated that back 1994/1995, after a friend had told him that an Osprey was trying nest on poles near the power plant, he had approached PSEG to put up Platforms in the area. He then explained that a couple of years later the Osprey moved in at the now Hilco site and have been populating the Meadowlands. He also stated that the ospreys were endangered but are now threatened by habitat loss. He explained that providing artificial habitat will allow them to thrive.

Don Torino, President of the Bergen County Audubon Society spoke about the great projects done during the 11 year partnership with the NJSEA and acknowledged the staff. Mr. Torino stated that helping the Osprey return to the Meadowlands is magical. He spoke about growing up in the Meadowlands and that we've come a long way. Mr. Torino commented that Osprey will probably remain on the threatened and endangered list because they will always be dependent on artificial platforms. He also commented that there are a lot more Ospreys than there are nesting sites and how this project will establish them for a long time to come.

VI. PUBLIC PARTICIPATING ON RESOLUTIONS - None

VII. APPROVALS

Resolution 2020-08 Resolution to Adopt the Van Keuren Redevelopment Plan for the Van Keuren Redevelopment Area located at Block 3101, LOTS 21, 22, 23, 24, 25, 26, 29, 30, 31, 32, 36, 37, 42, 43 & 44, and Block 7402, LOTS 21, 22, 23, 24, 33, 34 & 35 in Jersey City – File No. SP-768.

Ms. Sundell stated that HRP Hudson, LLC, previously petitioned the NJSEA to investigate the redevelopment potential of a 117-acre area located along the Hackensack River in Jersey City. She also stated that the area consists of 22 properties owned by HRP Hudson, LLC, and includes the decommissioned PSE&G Hudson Generating Station. The parcels were previously located in the District's Heavy Industrial, Public Utilities, and Intermodal B zones. Ms. Sundell explained that HRP Hudson, LLC has plans to construct a development consisting of warehouse/distribution facilities within the area. She also explained that on September 18, 2019, the NJSEA Board deemed the area to be in-need of redevelopment and authorized staff to prepare a redevelopment plan. Ms. Sundell stated that staff prepared a draft redevelopment plan, which provides planning goals and redevelopment standards for the area. She further explained that the purpose of the plan is to accommodate efficient and flexible large-scale industrial distribution facilities, as well as a variety of related land uses to accommodate truck terminals, shipping container storage, truck parking and other port related activities. She then explained that the plan also focuses on maintaining existing public utility infrastructure, specifically, the PSEG switching stations that will remain on site, and also accommodates water-related uses and green technologies. Ms. Sundell stated that a public hearing was held on January 28, 2020. No public comments were made at the hearing or submitted in writing during the public comment period. As a result of comments offered by staff at the public hearing, the redevelopment plan was revised to include certain wetland area-related permitted uses, such as wetland mitigation banks. She also stated that the redevelopment plan was forwarded to the Hackensack Meadowlands Municipal Committee for review on January 29, 2020. The plan was accepted unanimously by the HMMC at its meeting on February 3, 2020. Ms. Sundell requested that the Board adopt the Van Keuren Redevelopment Plan and authorize staff to prepare a public notice for publication in the NJ Register.

Chairman Ballantyne presented Resolution 2020-08. Upon motion made by Commissioner Dowd and seconded by Vice Chairman Buckelew. Resolution 2020-08 was unanimously approved by a vote of 13-0.

VIII. AWARDS/CONTRACTS

Resolution 2020-09 Resolution Authorizing the President and CEO to enter into a Contract with Waste Management of New Jersey for Soil Placement Services at Keegan Landfill.

Mr. Levy stated that this resolution is to authorize placement of soil at the Keegan Landfill. He also stated that the resolution authorizes the appropriation of $1.5 million. Mr. Levy explained that Waste Management has provided services at Keegan Landfill while it was open and operating. He further explained that now that the landfill is

closed the agency is in the process of completing the closure. Mr. Levy indicated that during landfill operation, part of Waste Management's work including soil placement services. Mr. Levy explained that the agency will continue to utilize their soil placement services leading up to closure of the landfill. Mr. Levy indicated that there is a credit from their prior contract for placement of soil that would have occurred at the end of that contract. He explained that this amount will be credited back to the work to be done now. Mr. Levy also stated that Waste Management will be doing grading and contouring leading up to the ultimate closure and installation of the cap and gas collection systems. Mr. Levy stated that the contract is expected to last about one year.

Chairman Ballantyne presented Resolution 2020-09. Upon motion made by Commissioner Yudin and seconded by Commissioner Dowd. Resolution 2020-09 was unanimously approved by a vote of 13-0

Resolution 2020-10 Resolution Authorizing the Purchase of a 2020 Typhoon Pumper Truck Model HC04.

Mr. Duffy explained that with the advent of American Dream the current pumper truck does not meet the needs of the Complex any longer. Mr. Duffy explained that four firms were solicited who participate in the Houston-Galveston Area Council's program. Mr. Duffy stated that American Dream has agreed to pay fifty percent of the total costs of the new pumper. Mr. Duffy indicated that staff met with Commissioner Yudin to review the selection of the pumper. Mr. Duffy also stated that the NJSEA Fire Department met with providers and recommends the low proposer, Absolute Fire Protection. Mr. Duffy indicated that the agency has done business with them in the past successfully.

Commissioner Yudin congratulated the staff, Fire Fighters, Chief and Officers for a job well done. He explained that an engine gets built from scratch up and that it is a complicated process taking about a year to build.

Chairman Ballantyne thanked Commissioner Yudin for taking the time and his expertise in reviewing the specifications with the fire department.

Chairman Ballantyne presented Resolution 2020-10. Upon motion made by Commissioner Yudin and seconded by Commissioner Scardino. Resolution 2020-10 unanimously approved by a vote of 13-0.

IX. PUBLIC PARTICIPATION - None

IX. EXECUTIVE SESSION

Chairman Ballantyne stated a need for the Board to enter into Executive Session to discuss contractual matters, personnel matters and litigation matters.

Resolution 2020-11 Resolution Authorizing the NJSEA to Conduct a Meeting to which the General Public Shall Not Be Admitted.

Chairman Ballantyne presented Resolution 2020-11. Upon motion made by Commissioner Scala and seconded by Commissioner Scardino. Resolution 2020-11 was carried by a vote of 13-0.

Entered Executive Session 10:30 a.m.
Returned to open session 10:48 a.m.

X. ADJOURNMENT

With no further business, motion was made to adjourn by Commissioner Scardino and seconded by Commissioner Yudin with all in favor

Meeting adjourned at 10:49 a.m.

I certify that on information and belief this is a true and accurate transcript of the Minutes of the Regular Session of the New Jersey Sports and Exposition Authority Board Meeting held on February 20, 2020.

Christine Sanz
Assistant Secretary

February 20, 2020

Commissioner	Roll Call	2020-08	2020-09	2020-10	2020-11
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y
Fontoura	P (via phone)	Y	Y	Y	Y
Gluck	P (via phone)	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Knopf	P (via phone	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Griffin	P (via phone)	Y	Y	Y	Y

P - Present A - Abstain
-- Absent R = Recuse
Y = Affirmative N = Negative