



Virtual Board Meeting
Thursday, June 18, 2020

10:00 a.m.



**AGENDA
REGULAR SESSION
Remote Access Meeting**

Thursday, June 18, 2020 - 10:00 a.m.

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS** (Action)

- Approval of Regular Session Remote Meeting Minutes of May 21, 2020
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of May 2020.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VI. **APPROVALS** (Action)

Resolution 2020-18 Consideration of a Resolution Authorizing the NJSEA to Resume Operation of the Meadowlands Environmental Research Institute and Authorizing Funding from MAGNET.

VII. **PUBLIC PARTICIPATION**

VIII. **EXECUTIVE SESSION**

Resolution 2020-19 Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing legal matters, personnel matters and contract negotiations.

IX. **MOTION TO ADJOURN**

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<https://www.njsea.com/monthly-meetings/>



**REGULAR SESSION BOARD MEETING
REMOTE VIA ZOOM**

DATE: May 21, 2020
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Vincent Prieto, President and CEO
Michael H. Gluck, Esq., Member
Michael Griffin, NJ State Treasurer's Representative
Woody Knopf, Member
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

Michael Gonnelli, Member
Robert J. Dowd, Member
Armando Fontoura, 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
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 Aberback, Public Information Officer
Lauren LaRusso, Governor's Authorities Unit
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

- I. Opening Statement - Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- II. Roll Call

Chairman Ballantyne began the meeting by saying Welcome to the NJSEA's monthly Board of Commissioners virtual meeting. The Chairman extended a very grateful thank you, on behalf of the entire Board of Commissioners for efforts of the healthcare workers, police officers, fire fighters, and first responders that continue to work on the front lines during this pandemic.

Chairman Ballantyne was saddened to announce the death of two NJSEA employees from the Corona Virus since the last meeting. The Chairman asked for a moment of silence for EMT David Pinto and Security Officer Julian Cabron.

The Chairman read the following statement from Fran Guthrie, NJSEA Chief of Medical Services.

“The NJSEA EMS Team lost a beautiful man, in EMT David Pinto, age 70, on May 17, 2020.

David Pinto started his EMS career with the NJSEA in March 1994 during a most exciting time. He was able to work the World Cup Games, and concerts by Elton John and Billy Joel, the Rolling Stones, and the Grateful Dead.

David continued to enhance his experiences at the Complex with work at the Arena for shows and sporting events, including Nets and Devils games, and concerts by Bruce Springsteen and many more. He then made the move to the Meadowlands Racetrack and worked for many years during morning warm-ups, qualifiers and live racing events.

David was known for his kind and generous heart. He gave 100% to every job he went on. He loved helping people and making their day a little brighter. He was loved by his colleagues and by the employees he took care of every day on the Complex.

David loved being out and about in his community. His life was dedicated to serving others. He was a volunteer with the Wallington Emergency Squad and an Ex-Chief of that Department. He served on the Wallington Board of Education for many years and several of those as President.

He was known, loved and respected by all in the Community. David was a loving husband to his high-school sweetheart Barbara Rose Pinto, whom he adored. They were the best of friends and loved their Tuesday Bingo nights and shopping together, with the highlight of their week being Saturday Meadowlands Flea Market runs and traveling to Boscov's.

David's children Nicole and David Jr. were his pride and joy. He loved speaking about them and what they were up to in their lives. He loved his daughter-in-law Yvette and his grand-baby Davey. He would glow with joy when speaking about Davey.

David's sister Jane and Brother-in-law Ed were also a big part of his life. David's life was a very full one. A life with very little down time but that is just the way he liked it.

The COVID19 virus that took this colleague, friend, husband, father, grandpa, son, son-in-law and brother did us all a grave injustice. Our David was taken too soon by an enemy we had no experience fighting but that David fought valiantly nonetheless.

David's memory will live on in all of the many lives he touched and lessons he taught each of us. We will speak of him daily and celebrate his life always.

RIP Chief: we will take it from here."

President Prieto spoke about Julian Cabron a Security Officer at the Meadowlands Sports Complex for 10 years. President Prieto stated that Julian was devoted to his wife Nadia; 2 step-children, Angelica and Vikram; his almost 2 year-old step grandson; and his mother and brother, all of whom he loved so much. Julian was also a great animal lover and also loved his 7 dogs. He was born in Jamaica and came to America as a young child. He was an incredibly selfless human being and always put the needs of others ahead of himself. President Prieto quoted Nadia: "A lot of people struggle sometimes for meaningful things to say when a loved one passes. I could write a million books with a million stories and it would not be enough about him and the way he lived his life, always putting others' needs above his. Nothing was impossible for him to do as long as the end result made you happy."

President Prieto stated this past Saturday the Hackensack Riverkeeper's storefront office in Hackensack was severely damaged by a gas-fed fire that broke out at an adjacent property. The fire caused serious damage to the Rivkeeper's office. President Prieto explained that Captain Bill Sheehan and his Riverkeeper organization over the past 20 years have gone a long way toward helping to get the River cleaner and improving the environment. He also indicated that they have been a great partner to the NJSEA in many endeavors. President Prieto stated that this has been a devastating event and our thoughts are with Captain Bill and his staff at this time.

Commissioner Yudin asked if the NJSEA can offer assistance to the Riverkeeper. President Prieto replied that as Captain Sheehan is also the Chairman of the Meadowlands Conservation Trust and NJSEA deals with him directly, we will reach out and offer assistance.

Chairman Ballantyne announced that under the Governor's Executive Order, NJSEA recently reopened a portion of DeKorte Park as well as River Barge Park in Carlstadt and the Mill Creek Marsh Trail in Secaucus. At DeKorte Park specifically, the Transco Trail and Lyndhurst Nature Reserve are now open. The Chairman invited the public to respectfully and appropriately enjoy the parks and natural areas. He indicated that strict social distancing is required, and face coverings are recommended. He also reminded visitors to dispose of their garbage in the trash receptacles and to please do not selfishly litter our trails and take away from everyone's enjoyment.

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

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

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

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

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

IV. **PUBLIC PARTICIPATING ON RESOLUTIONS - None**

Chairman Ballantyne asked if anyone would like to make any comments or ask any questions to please click on the raise your hand button on the zoom application or if participating by telephone to please press *9 to be called upon.

V. **APPROVALS**

Resolution 2020-17 Resolution Designating Kingsland Development Urban Renewal, LLC as a State Entity Redeveloper and Authorizing Negotiation and Execution of an Agreement with the Redeveloper Related to the Proposed Industrial Warehousing Development Project within the Kingsland Redevelopment Area.

Mr. Levy stated that this resolution designates Kingsland Development Urban Renewal as the redeveloper and will allow the NJSEA to enter into a Redevelopment Agreement with that entity. Mr. Levy explained that this began with the golf course EnCap Project, which the property reverted ownership back to the NJMC and subsequently the NJSEA after the merger. Mr. Levy also explained that the property was put out for bid for sale and that Kingsland Development was the winning bidder and is now the owner. Mr. Levy also indicated that they are also involved in NJSEA's land use process and are applying for variances, zoning certificate as well as an amendment to the Redevelopment Plan. He also explained that as part of their project they are looking to have themselves designated as a State Entity Redeveloper, which under NJSEA enabling statute as well as some local statues related to housing and development, allows NJSEA to make that designation to enter into those agreements. He also indicated that these agreements allow that Entity to then work with the municipalities, and enter into long-term tax abatements. Mr. Levy explained that this is just a formality in that process, but it is something that is necessary for the financing of a lot of these developments.

Commissioner Scardino asked if there are phases and what will be allowed. Ms. Sundell explained that Kingsland Redevelopment Area is proposed to be initially developed in two phases. She indicated that they are proposing a commercial warehouse development, an extension of what is already in Lyndhurst. She also explained that the first phase consists of two warehouse buildings and the second phase consists of two warehouse buildings Valley Brook Avenue on the other side of the first phase.

Commissioner Scardino asked if housing would be permitted. Ms. Sundell explained that housing is not contemplated in the Kingsland Redevelopment Plan.

Chairman Ballantyne presented Resolution 2020-17. Upon motion made by Commissioner Gluck and seconded by Commissioner Scardino. Resolution 2020-17 was unanimously approved by a vote of 11-0.

Commissioner Scardino asked about the much needed road improvements on Valley Brook Avenue. Ms. Sundell explained that the NJSEA is working with the developer and the developer is also coordinating with the town of Lyndhurst. She explained that they plan to rebuild a portion of Valley Brook Avenue that passes through that property, which is located around the curve towards the NJSEA facility. She stated that they were asked to provide improvements to both the roadway surface and the drainage on each side of the road. She indicated that they are going to provide a walking trail, separate from the road on one side. Ms. Sundell also indicated that NJSEA is working with both the developer and the town to insure that what is being proposed is acceptable to the town.

VI. PUBLIC PARTICIPATION - None

Chairman Ballantyne asked if anyone would like to make any comments or ask any questions to please click on the raise your hand button on the zoom application or if participating by telephone to please press *9 to be called upon.

VII. EXECUTIVE SESSION

Chairman Ballantyne stated that there is no need to enter into Executive Session.

VIII. ADJOURNMENT

With no further business, motion was made to adjourn by Commissioner Gluck and seconded by Commissioner Plofker with all in favor.

Chairman Ballantyne announced the next virtual board meeting will be held on Thursday, June 18, 2020 at 10:00 a.m.

Meeting adjourned at 10:23 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 Remote Board Meeting held on May 21, 2020.

Christine A. Sanz

Christine Sanz
Assistant Secretary

May 21, 2020 -Remote Board Meeting

Commissioner	Roll Call	2020-17
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman	P	Y
Prieto	P	Y
Dowd	--	--
Fontoura	--	--
Gluck	P	Y
Gonnelli	--	--
Knopf	P	Y
Plofker	P	Y
Scala	P	Y
Scardino	P	Y
Stellato	P	Y
Yudin	P	Y
Treasury Rep Griffin	P	Y

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



CASH DISBURSEMENTS
\$100,000 OR MORE
MAY 2020

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NRG BUSINESS SOLUTIONS	314,781.41	J/L	ELECTRICITY CHARGES: MAR 2020 - APR 2020
EAST RUTHERFORD - SC TOTAL	<u>314,781.41</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
KEARNY, TOWN OF	251,553.47	I	SETTLEMENT - KEEGAN LANDFILL, DOCKET #HUD-C-72-19 & DOCKET #HUD-C-177-19 AND HOST COMMUNITY BENEFIT - 3RD QTR 2020
LYNDHURST TOTAL	<u>251,553.47</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE

<u>REFERENCE LETTER</u>	<u>TYPE</u>
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

RESOLUTION 2020-18

RESOLUTION AUTHORIZING THE NJSEA TO RESUME OPERATION OF THE MEADOWLANDS ENVIRONMENTAL RESEARCH INSTITUTE AND AUTHORIZING FUNDING FROM MAGNET

WHEREAS, the Meadowlands Environmental Research Institute (MERI), has operated since the 1990s both as a component of the New Jersey Sports and Exposition Authority (NJSEA), the NJSEA's predecessor entity, the New Jersey Meadowlands Commission (NJMC), and Rutgers University-Newark; and

WHEREAS, MERI generates the critical knowledge and predictive understanding necessary to sustain and conserve the Hackensack Meadowlands Estuary, which is crucial given the region's sensitive eco-system and vital wetlands, and future challenges such as addressing sea level rise, climate change and increased flood and storm events; and

WHEREAS, MERI's continuous scientific research and monitoring of the Meadowlands environment has and continues to play a direct role in improving natural areas and cleaning the Hackensack River, leading to a remarkable environmental comeback in the region and;

WHEREAS, MERI's current and ongoing studies and research, by example, include studying carbon dioxide in Meadowlands marshes to potentially enhance the ability of wetlands to combat the release of harmful greenhouse gases into the atmosphere; and assessing how marsh conditions are affected by sea level rise over time to best prepare the region for climate change; and

WHEREAS, MERI's work, discoveries and technological capabilities have served as a significant resource for the stakeholders of the Meadowlands District, including municipalities, first responders, private property owners, environmental advocacy groups, and State and Federal agencies, among others; and

WHEREAS, MERI continues to make significant contributions to the District and the environment through its vital, ongoing programs and wealth of historical data that include:

- Continuous, real-time monitoring of the region's water, air and soil quality that has enabled MERI to identify and mitigate negative influences and played an important role in the revitalization of the Meadowlands' unique urban ecosystem, leading to the return of birds, fish and other species of wildlife that now call the region home;
- Maintaining and operating District-wide water level and flood alert systems for 14 municipalities so that emergency responders have a head-start in preparing for potential flooding events;

- Maintaining a Geographic Information Systems (GIS) group that uses progressive technology to produce, maintain and update web-based digital maps and mapping tools for every property in each Meadowlands District municipality;
- Providing vital, time-sensitive, and potentially life-saving information to Meadowlands District first responders and municipal officials through GIS digital maps that, among other assets, give firefighters access to updated data on hazardous materials stored in warehouse facilities, fire hydrant locations, incident reports, floor plans, turn-around space for fire trucks, and current and historical aerial imagery;
- Deploying its state-of-the-art drones to collect precise data on the conditions of critical Meadowlands District wetlands and flood protection structures as well as otherwise inaccessible areas of wetlands, ditches and berms to identify debris, blockages, and erosion so that municipal officials can best plan for stormwater management and flood prevention and other methods to maintain and improve their properties and those of private property owners most effectively;
- Carrying out long-term monitoring of wetlands surface elevation to best prepare for sea-level rise and climate change;
- Maintaining a baseline of contaminant levels and distribution District-wide for redevelopment and land use planning purposes;
- Assisting the NJSEA with carrying out FEMA's Community Rating System flood insurance program obligations through which the NJSEA provides certain District property owners with flood insurance rate discounts;
- Superstorm Sandy Data: MERI's equipment was the only source of data of water levels in real time as the storm passed through the region. MERI has made numerous presentations of its authoritative Superstorm Sandy data to State, county and municipal entities that have used the information to gain a better understanding of how the storm affected their jurisdictions, and to inform preparations for future storms; and;

WHEREAS, MERI provides valuable services to the NJSEA including its intrinsic role in helping the Land Use Management Department's (LUM) drafting of the NJSEA 2020 Master Plan Update by creating and updating more than a dozen digital maps for use in the Plan; and by creating and maintaining an online Facility Management System (FMS) for the agency's Sports Complex operations in East Rutherford, a state-of-the-art-system that displays critical information on utility infrastructure and building information for administrators and emergency managers; and

WHEREAS, MERI most recently has operated as a part of Rutgers University-Newark, which has provided NJSEA with notice that it intends to terminate its operation of MERI effective June 30, 2020; and

WHEREAS, due to the critical functions and services provided by MERI, its exceptional work and valuable research that play a large role in preparing for and meeting future environmental challenges in the Meadowlands such as climate change and sea level rise, and its importance to District stakeholders, the NJSEA has determined that it is vital that MERI continue to operate; and

WHEREAS, the NJSEA seeks to operate MERI itself for a period of one year from July 1, 2020, through June 30, 2021, from existing Meadowlands Area Grants for Natural and Economic Transformation (MAGNET) funds; and

WHEREAS, the MAGNET program, the guidelines of which were established by the former NJMC's Resolution 04-100 consisted of 4 funding components:

- Municipal
- Environmental
- Economic Development
- Capital Improvement; and

WHEREAS, MERI's environmental work will further the environmental transformation envisioned by the MAGNET program; and

WHEREAS, MERI provides a wealth of services beyond purely environmental research for the region, including GIS and drone imagery services;

NOW, THEREFORE, BE IT RESOLVED that the NJSEA is authorizing an addition to MAGNET program guidelines previously established by the NJMC to provide for the funding of MERI operations.

BE IT FURTHER RESOLVED that \$800,000 from MAGNET funds are hereby allocated to fund MERI operations.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of June 18, 2020.



Vincent Prieto
Secretary