



REGULAR SESSION BOARD MEETING
MINUTES
REMOTE VIA ZOOM

DATE: November 19, 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
Robert J. Dowd, Member
Armando Fontoura, Member
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

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
John Yarenis, Director of Finance/Accounting
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
Francisco Artigas, Meadowlands Environmental Research Institute
Stephanie Brown, 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

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes of the Regular Session Remote Board Meeting held on October 15, 2020.

Upon motion made by Commissioner Scardino and seconded by Commissioner Stellato, the minutes of the Regular Session Remote Board Meeting held on October 15, 2020 were unanimously approved.

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

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

IV. PUBLIC PARTICIPATION ON RESOLUTIONS

- John Pinho, Harrison resident, commented on Resolution 2020-27:
 - Asked about the insurance coverage and if it is for new coverage or renewals.
- Mr. Yarenis explained that the coverage is for the NJSEA covering general liability, umbrella liability, public officials, crime and fiduciary. He also explained that resolution is for the renewal of existing policies.

V. APPROVALS

<u>Resolution 2020-25</u>	Resolution Adopting the 2021 NJSEA Annual Schedule of Meetings.
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Chairman Ballantyne presented Resolution 2020-25. Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck. Resolution 2020-25 was unanimously approved by a vote of 13-0.

<u>Resolution 2020-26</u>	Resolution Adopting the 2020 New Jersey Sports and Exposition Authority Budget.
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Mr. Yarenis stated that the resolution before the board is to approve the calendar year 2020 budget for the New Jersey Sports and Exposition Authority. Mr. Yarenis explained that the budget reflects the impact of the closure of the Keegan Landfill and the de-appropriation of \$3 Million from Treasury for FY 2020. He also explained that the Operating Revenue increased by just under \$1.5 Million; due to the increases in shared services from American Dream and the Meadowlands Racetrack. Mr. Yarenis indicated that these revenues offset the increases in Salaries, State Police costs, Supplies and other expenses. To make up for the loss of the revenue from the Keegan Landfill, we are utilizing funds from the sale of Kingsland, funds we have kept in reserve from Triple Five, as well as other reserve funds

we've kept aside for such uses. He stated that the Budget package was reviewed by members of Executive Committee earlier this week.

Chairman Ballantyne presented Resolution 2020-26. Upon motion made by Commissioner Buckelew and seconded by Commissioner Plofker. Resolution 2020-26 was unanimously approved by a vote of 13-0.

Resolution 2020-27

Resolution Authorizing the Placement of Crime, Fiduciary, Public Officials, Excess Public Officials, General Liability and Property Insurance.

Mr. Yarenis stated that the resolution before the board is to authorize the renewal of Crime, Fiduciary, Marine Liability, Public Officials, Excess Public Officials, General Liability, Commercial Umbrella and Property Insurance coverage for the period of 1/1/2021 - 1/1/2022. Mr. Yarenis explained that the services of Willis Towers Watson of Pennsylvania were utilized to obtain the coverage quotes for these policies. Mr. Yarenis indicated that the market, being a "hard market" where many carriers are reviewing their coverage, we've been able to maintain our existing coverage with only a moderate increase in premiums of \$66,440 for the upcoming period. Mr. Yarenis explained that the staff, along with Willis, is still in negotiations with underwriters regarding additional Excess Liability, Excess Marine Liability, the remaining Excess Public Officials, Storage Tank, & Drone Liability insurance for the coming year. He explained that as soon as the policies are finalized, they will be presented to the board for approval.

Commissioner Yudin asked about the current coverage for Commissioners.

Mr. Yarenis explained that the current coverage is \$15 million and that the resolution before the board would renew it for \$10 million. He also explained that it is anticipated that the additional \$5 million will be renewed.

Chairman Ballantyne presented Resolution 2020-27. Upon motion made by Commissioner Buckelew and seconded by Commissioner Yudin. Resolution 2020-27 was unanimously approved by a vote of 13-0.

Resolution 2020-28

Resolution Regarding Tidelands Application for HRP Hudson, LLC/Tidelands Grant Application - File No. 20-132 Block 3101, Lots 21 to 26, 29 to 34, 36, 37, & 42 to 44 and Blockf 7402, Lots 21-24, & 33 to 35 in Jersey City.

Ms. Sundell stated that HRP Hudson, LLC, has submitted a zoning certificate application to construct four new warehouse/distribution facilities and related improvements on a large tract of land along the Hackensack River in Jersey City, which contained the former PSE&G Hudson Generating Station. She explained that portions of the subject property, which HRP Hudson, LLC acquired from PSE&G, are subject to the State's riparian interest. She further stated that the applicant has applied to the NJDEP Bureau of Tidelands Management for a riparian sweep grant, in order to resolve and gaps or gores in riparian title to formerly flowed tidelands within the site's boundaries. Ms. Sundell explained that pursuant to N.J.S.A. 13:1B-13.8, the NJDEP is required to provide the NJSEA with an opportunity to submit its recommendation regarding applications for tidelands conveyances within the

District to the Tidelands Bureau. She explained that staff has reviewed the proposed tidelands grant filing and supports its approval, as the applicant's proposed improvements will comply with the applicable District zoning regulations. Ms. Sundell stated that staff recommends that the Board authorize Staff to forward a resolution to the Tidelands Bureau in support of the subject tidelands grant application.

Chairman Ballantyne presented Resolution 2020-28. Upon motion made by Commissioner Plofker and seconded by Commissioner Scala. Resolution 2020-28 was unanimously approved by a vote of 13-0.

Resolution 2020-29

Resolution Issuing a Decision on the Bulk Variance Application Submitted as Part of File No. 20-152 PSE&G/Bergen Switching Station – Expansion – Variance Block 4014, Lot 4 in Ridgefield.

Ms. Sundell explained that PSE&G has submitted a zoning certificate application and bulk variance request to install two new walk-in 13kV sheltered aisle switchgears and associated equipment at its Ridgefield Substation, which is located along Hendricks Causeway in Ridgefield. She also explained that specifically, this bulk variance request results from PSE&G's proposal to install one of two proposed 13kV switchgears with a front yard setback of 25.3 feet to Hendricks Causeway, whereas a front yard setback of 35 feet is required for properties in the Public Utilities zone. Ms. Sundell stated that approximately 80 percent of the overall 78-acre site is located in the Environmental Conservation zone and consists of mostly wetlands, while the uplands portion of the site contains numerous buildings and foundations supporting the facility's electric process equipment. She also indicated that the project is part of PSE&G's Energy Strong II Flood Mitigation program to strengthen and improve the reliability of the electric distribution system against severe storm events. Ms. Sundell explained that the site is located within a special flood hazard area and is at risk of flooding in a major storm event, therefore the new switchgear equipment will be installed on a platform elevated a minimum of one foot above the FEMA base flood elevation. She also stated that the particular characteristics of the property, including the abundant presence of wetlands and the location of the existing improvements, make it difficult to fit new equipment with the appropriate safety clearances conforming to the regulatory requirements of the National Electric Safety Code (NESC) and allowing for the movement of personnel and vehicles. These circumstances constrain the ability of the proposed electrical processing equipment to comply with the front yard setback requirements of the Public Utilities zone. Ms. Sundell stated that the new switchgear equipment will blend in with the character of the existing substation, and additionally, the granting of this variance will promote the general welfare by improving the resilience and reliability of power delivery to 31,000 PSE&G customers in Ridgefield and Palisades Park who are served by this substation. Ms. Sundell stated that for these reasons and those stated in the recommendation; Staff is recommending the approval of this bulk variance.

Commissioner Yudin asked about the reduction in front yard setback and ask if it is because public service would have a problem moving equipment. Ms. Sundell explained that to fit the equipment and have necessary clearance, the width of the particular switchgear has to jet out into the front yard.

Chairman Ballantyne presented Resolution 2020-29. Upon motion made by Commissioner Scardino and seconded by Commissioner Fontoura. Resolution 2020-29 was unanimously approved by a vote of 13-0.

VI. AWARDS/CONTRACTS

Resolution 2020-30

Resolution Authorizing the Lease to Purchase of a 2020 Caterpillar 926M Small Wheel Loader.

Mr. Duffy stated that the NJSEA lost the use of its small wheeled front end loader due to an engine fire. Mr. Duffy explained that to replace it staff looked and new and used and in consultation with finance decided that a lease to buy was the best option. Mr. Duffy explained that it is a five year annual payment of \$37,564.35 and that NJSEA will take ownership after the fifth year.

Commissioner Yudin asked about the cause of the engine fire. Mr. Duffy explained that the 25 year old loader's hydraulic line failed during operation.

Chairman Ballantyne asked about an insurance claim in regards to the fire. Mr. Duffy explained that the claim to collect would have to have been over \$100,000 and that the dollar value of the front end loader was less than that.

Chairman Ballantyne presented Resolution 2020-30. Upon motion made by Commissioner Yudin and seconded by Commissioner Dowd. Resolution 2020-30 was unanimously approved by a vote of 13-0.

VII. PUBLIC PARTICIPATION - None

VII. EXECUTIVE SESSION

Chairman Ballantyne stated that there is no need for Executive Session.

VIII. ADJOURNMENT

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

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 November 19, 2020.

Christine A. Sanz

Christine Sanz
Assistant Secretary

November 19, 2020

Commissioner	Roll Call	2020-25	2020-26	2020-27	2020-28	2020-29	2020-30
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--
Knopf	P	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y	Y

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