



Virtual Board Meeting
Thursday, September 17, 2020

10:00 a.m.



**AGENDA
REGULAR SESSION
Remote Access Meeting**

Thursday, September 17, 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 July 16, 2020
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the months of July and August 2020.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VI. **APPROVALS** (Action)

Resolution 2020-20 Consideration of a Resolution Issuing a Decision on the Use Variance Application Submitted as Part of File No. 19-429 PSE&G/Bergen Switching Station – Expansion – Variance Block 4014, Lot 4 in Ridgefield.

Resolution 2020-21 Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as Part of File No. 19-547 Washington SG LLC/Amazon Parking Facility (Use Variance) – Block 131.01, Lots 4 & 5 in Carlstadt.

Resolution 2020-22 Consideration of a Resolution Accepting the 2019 Audit Report.

VII. **PUBLIC PARTICIPATION**

VIII. **EXECUTIVE SESSION**

Resolution 2020-23 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**



REGULAR SESSION BOARD MEETING
REMOTE VIA ZOOM

DATE: July 16, 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
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

Michael Gonnelli, Member
Andrew Scala, Member
Steven Plofker, Member
Woody Knopf, 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

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes of the Regular Session Remote Board Meeting held on June 18, 2020.

Upon motion made by Commissioner Scardino and seconded by Commissioner Dowd, the minutes of the Regular Session Remote Board Meeting held on June 18, 2020 were unanimously approved.

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

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

IV. PUBLIC PARTICIPATING ON RESOLUTIONS -

Mr. Aberback read a statement from Michele Langa of the Hackensack Riverkeeper - "Please accept the following comments on behalf of Hackensack Riverkeeper regarding this Resolution. Hackensack Riverkeeper is opposed to the zoning change requested for the former Malanka and Mall Landfills as it creates an unnecessary reduction in Environmental Conservation Land within the Hackensack Meadowlands District (HMD) and poses a threat to the natural resources surrounding the site should it be developed as proposed.

Adding a parking lot, hotel, and convention center only minutes from the existing American Dream Mall and Meadowlands Sports Complex is contradictory to the purpose of the current zoning for Block 7, Lot 4 and Block 3, Lot 4. The proposed zoning change would serve only to make the land more valuable to development, and the HMD is already seriously overdeveloped. In light of current climate conditions and sea level changes, the entire HMD is at risk for flooding during storms and could be submerged over many acres within the next decade. The focus of zoning should be on preserving natural areas and preventing unnecessary development to protect the existing HMD communities. With the right approach to maintaining natural areas, the flooding issues seen today will, at the very least, not worsen tomorrow. Captain Bill apologizes for not being here in person."

V. APPROVALS

Resolution 2020-19 Consideration of a Resolution Authorizing Action on a Petition for the Rezoning of Block 7, Lot 4 and Block 3, Lot 4 in Secaucus (File SP-766 Secaucus Brownfields Redevelopment LLC/Rezoning 2019)

Chairman Ballantyne stated that Resolution 2020-19 authorizes the NJSEA to take action on a petition to commence the rulemaking process for a potential rezoning of the property containing the former Malanka and Mall Landfills in Secaucus from the Environmental Conservation Zone to the Transportation Zone. This rezoning would potentially allow development on the properties including commercial off-street parking on a site that is in close proximity to the Lautenberg Rail Station. The Chairman also stated that under the recently adopted Hackensack Meadowlands 2020 District Master Plan, the subject properties were re-classified within the newly created Sustainable Uplands Reserve Planning Area. The principal objectives of this planning area include closing landfills in the planning area and allow for uses that promote economic development in a manner that avoids negative impacts to the environment. Chairman Ballantyne indicated that the NJSEA has concerns regarding this proposed project and these concerns are memorialized in the staff memo accompanying the resolution. The Chairman explained that in the analysis attached to the resolution, NJSEA staff outlines concerns including feasibility of the proposed access, the need for proper closure of the landfills, and the potential impact to surrounding wetlands but also states that the Sustainable Uplands Reserve Planning Area is intended to provide owners with revenue generating uses to aid in the funding of required landfill closure activities and that the initiation of the rulemaking process in response to this Petition for Rezoning is a means of advancing the economic growth goals of the State during the current economic downturn precipitated by the COVID-19 pandemic.

Mr. Levy indicated that Chairman Ballantyne's comments covered most of the key points. Mr. Levy explained that the staff memo discusses issues with the development of this project. He emphasized that this resolution is not an approval of the proposed concept project or for the rezoning of that property. Mr. Levy stated that action by board is to initiate the rulemaking process. He explained that it is a preliminary first step for the proposal to be vetted publicly and to go through public process including public hearing, comment period and input by stakeholders before the project moves forward. Mr. Levy also stated that there are concerns with the proposed project that will be discussed and vetted in the public process. He indicated that if rezoning does happen the development cannot occur without comprehensive multi-agency review process that would include the NJSEA, DEP and other agencies. Mr. Levy explained that the concerns with access, closure of the landfills, flooding from parking lots, retention of open space, and wetland impacts will only be approved if it gets through the normal regulatory process.

Commissioner Fontoura asked if after vetting process will zoning approval come back to the board. Ms. Sundell explained before it moves forward it will go before the board. It was noted that depending on circumstances, the zoning authority may either be with the Town of Secaucus following the NJSEA regulations or the Board may deem the project to be of regional importance and keep the jurisdiction.

Commissioner Yudin indicated that he has concerns with the project and asked if this will come back to the board for rezoning approval. Mr. Levy explained that this resolution is to initiate the rulemaking process which includes public hearings and comment period. Commissioner Scardino commented that other agencies will also be involved in the process. Mr. Levy replied that DEP will be involved as they have jurisdiction over landfill closures. Commissioner Yudin commented that he would like to review the vetting prior to voting on zoning. Mr. Levy replied that the board will have the record before voting on rezoning.

Chairman Ballantyne presented Resolution 2020-19. Upon motion made by Commissioner Dowd and seconded by Commissioner Stellato. Resolution 2020-19 was unanimously approved by a vote of 10-0.

VI. PUBLIC PARTICIPATION -

John Pinho commented on the Following:

- Asked if funds for capping of the Keegan Landfill are still in escrow. President Prieto replied that money for the closing and capping of the landfill is still in escrow.

Chairman Ballantyne stated that on Tuesday, July 7, in compliance with the Administrative Consent Order with the Department of Environmental Protection (DEP), the NJSEA submitted its Keegan Landfill closure and post-closure plan to the DEP. The plan includes the engineering design of the final cover system in accordance with NJDEP regulations and approvals.

- Asked about the estimated time for DEP to review the closure plan.

Ms. Sanz replied that NJSEA cannot speak for the DEP with regards to how long it will take to review the plan.

- Asked about having real-time air quality monitoring available to the public. He also asked if Commissioners would want the real-time monitoring.
- Commented that he recently smelled H₂S in Harrison.

Ms. Sanz replied that reports are received every day from the previous day's data and are posted daily on the NJSEA website for the public. Ms. Sanz stated that the H₂S levels have been extremely low and there have been no exceedances since mid-February. Ms. Sanz also explained that presently there is no real-time monitoring. She indicated that this is something that can be discussed.

President Prieto explained that he has spoken with the Town and the Town stated that they have not seen any exceedances and because of the cost they did not see a need for the real-time monitors any longer. President Prieto indicated that staff will look into the need and cost of real-time monitoring.

- Asked about maintenance service of the meters.

Ms. Sanz replied that the monitors are maintained regularly as a requirement with the company that owns and operates the monitors. Mr. Levy added that the company is

alerted to any problems very quickly through the data that comes in and can handle any issues quickly.

- Mr. Aberback read a comment from Linda Medo from Kearny that she recently reported an odor complaint last weekend.

Chairman Ballantyne was pleased to announce that the NJSEA and the Bergen County Audubon Society are partnering to hold a Butterfly Talks and Walks program at DeKorte Park on Sunday, July 26, from 9:30 a.m. to 3 p.m. He explained that the family-friendly day will consist of two talks on Creating a Butterfly Habitat at Home followed by walks through the park looking for butterflies and native plants. He also explained that the program repeats at 10:00 a.m. and 11:30 a.m. There is also a contact-less scavenger hunt for kids throughout the day. The Chairman indicated that it is a scaled-down version of the annual Butterfly Day and is in keeping with all State guidelines for gatherings regarding social distancing and face coverings. He noted that space is limited and registration is required. Those interested can register njsea.com.

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 Stellato and seconded by Commissioner Dowd with all in favor.

Meeting adjourned at 10:36 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 July 16, 2020.



Christine Sanz
Assistant Secretary

July 16, 2020

Commissioner	Roll Call	2020-19
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman	P	Y
Prieto	P	Y
Dowd	P	Y
Fontoura	P	Y
Gluck	P	Y
Gonnelli	--	--
Knopf	--	--
Plofker	--	--
Scala	--	--
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
JULY 2020

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	2,141,419.01	I	PAYMENT IN LIEU OF TAXES: 3RD QUARTER 2020
LOCAL 137 - SPORT ARENA EMPLOYEES	306,598.02	A	PENSION WITHDRAWAL LIABILITY PAYMENT: MAY 2020 - JUL 2020
NEW JERSEY RACING COMMISSION	120,000.00	A	RACING PERMIT: 2020
NEW JERSEY STATE POLICE	1,306,058.03	A/L	SALARIES-MEADOWLANDS STATION: Q1-Q4 FY2020 OVERTIME FOR EVENTS THROUGH 2/2020
NRG BUSINESS SOLUTIONS	326,712.15	J/L	ELECTRICITY CHARGES: MAY-JUN 2020
STATE OF NEW JERSEY TREASURY DEPARTMENT	285,972.37	A	WORKERS' COMPENSATION COVERAGE: 4TH QTR 2020
EAST RUTHERFORD SC TOTAL	4,486,759.58		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
HBC COMPANY, INC.	214,326.58	A	MASSTR PREVENTIVE MAINTENANCE: MAY 2020
KEARNY MUNICIPAL UTILITIES AUTHORITY	675,500.25	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 1ST QTR 2020
RAMAPO COLLEGE FOUNDATION	300,000.00	A	2020 FUNDING PER MOU
LYNDHURST TOTAL	1,189,826.83		

MONMOUTH PARK RACETRACK

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	521,459.85	I	REAL ESTATE TAXES: 3RD QTR 2020
TWO RIVERS WATER RECLAMATION AUTHORITY	100,000.00	A	2020 STABLE WASTE WATER SERVICE AGREEMENT
MONMOUTH PARK RACETRACK TOTAL	621,459.85		



CASH DISBURSEMENTS
 \$100,000 OR MORE
 AUGUST 2020

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NEW JERSEY RACING COMMISSION	1,121,425.80	A	NJRC 50% BUDGET FOR FISCAL YEAR 2020
NRG BUSINESS SOLUTIONS	396,415.91	A/L	ELECTRICITY CHARGES; JUN-JUL 2020
PUBLIC SERVICE ELECTRIC & GAS	143,832.86	A/L	ELECTRIC TRANSMISSION; JUN-JUL 2020
EAST RUTHERFORD - SC TOTAL	<u>1,661,674.57</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JERSEY CITY, CITY OF	708,906.00	I	TAX SHARING: CY 2020
KEARNY, TOWN OF	4,319,076.00	I	TAX SHARING: CY 2020
NORTH ARLINGTON, BOROUGH OF	743,810.00	I	TAX SHARING: CY 2020
RIDGEFIELD, BOROUGH OF	534,418.00	I	TAX SHARING: CY 2020
LYNDHURST TOTAL	<u>6,306,210.00</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 2020-20

**RESOLUTION ISSUING A DECISION ON THE
USE VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 19-429
PSE&G/BERGEN SWITCHING STATION - EXPANSION - VARIANCE
BLOCK 4014, LOT 4
IN THE BOROUGH OF RIDGEFIELD**

WHEREAS, an application for one use variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Public Service Electric and Gas Company (PSE&G) for the premises located along Hendricks Causeway and identified as Block 4014, Lot 4, in the Borough of Ridgefield, New Jersey; and

WHEREAS, the premises contains PSE&G's Bergen Switching Station and is located within the District's Public Utilities, Environmental Conservation and Light Industrial B zones; and

WHEREAS, the applicant requested use variance relief from N.J.A.C. 19:4-5.9(a), which does not list new public utility processing equipment as a permitted use in the Environmental Conservation zone, whereas, relocated public utility processing equipment is proposed on a portion of the subject premises located within the Environmental Conservation zone; and

WHEREAS, notice of the requested use variance relief was given to the public and all interested parties as required by law and was published in The Record newspaper; and

WHEREAS, an electronic public hearing was held virtually using Zoom video conferencing on Tuesday, June 30, 2020, before Sara Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, P.P. AICP, Principal Planner; and Ronald Seelogy, P.E., P.P., Principal Engineer; and

WHEREAS, a comprehensive report dated August 28, 2020, has been prepared indicating the recommendations of the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs in this matter; and

WHEREAS, a copy of the recommendation and comprehensive report was provided to the applicant on September 2, 2020; and

WHEREAS, the report recommends the approval of the requested use variance from N.J.A.C. 19:4-5.9(a), to permit new public utility processing equipment in the Environmental Conservation zone; and

WHEREAS, the Board of Commissioners of the NJSEA has reviewed the full record, including the transcripts of the public hearings, the submissions of the applicant, and recommendations on the application by the Director of Land Use Management and by the Senior Vice President, Chief of Legal & Regulatory Affairs; and

WHEREAS, the Board of Commissioners concurs with the recommendations of the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs; and

WHEREAS, the Board of Commissioners hereby determines that the requested use variance application, to install relocated public utility processing equipment on a portion of the subject premises located within the Environmental Conservation zone conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the PSE&G/Bergen Switching Station - Expansion - Variance application for a use variance from N.J.A.C. 19:4-5.9(a) to install relocated public utility processing equipment on a portion of the subject premises located within the Environmental Conservation zone is hereby **APPROVED** for the reasons set forth in the recommendation dated August 28, 2020.

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 September 17, 2020.



Vincent Prieto
Secretary



MEMORANDUM

To: NJSEA Board Members and Vincent Prieto, President/CEO

From: Sara J. Sundell Date: September 17, 2020

Subject: Variance Recommendation - PSE&G/Bergen Switching Station - Expansion - Variance (File No. 19-429)

An application for one use variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Public Service Electric and Gas Company (PSE&G) for the premises located along Hendricks Causeway and identified as Block 4014, Lot 4, in the Borough of Ridgefield, New Jersey. The subject premises contains the Bergen Switching Station and is located within the District's Public Utilities, Environmental Conservation and Light Industrial B zones. The use variance is sought in connection with PSE&G's Phase Three 345kV-138kV Spare Transformer Installation and Oil Pump Plant Relocation project within the Environmental Conservation-zoned portion of the subject premises.

Specifically, the applicant is requesting variance relief from the following:

1. N.J.A.C. 19:4-5.9(a), which does not list new public utility processing equipment as a permitted use in the Environmental Conservation zone. Relocated public utility processing equipment is proposed on the portion of the subject premises located within the Environmental Conservation zone.

An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, June 30, 2020.

In a comprehensive report dated August 28, 2020, the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the approval of the use variance requested above in Item 1. A copy of the comprehensive report and variance recommendation was provided to the applicant on September 2, 2020.

At this time, the Board of Commissioners is required to issue a decision on the special exception use and variance requests described above. A resolution requesting the same is attached for your consideration.

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
PSE&G/Bergen Switching Station - Expansion - Variance
FILE # 19-429**

I. INTRODUCTION

An application for one use variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Public Service Electric and Gas Company (PSE&G) for the premises located along Hendricks Causeway and identified as Block 4014, Lot 4, in the Borough of Ridgefield, New Jersey. The subject premises is located within three different zones in the Hackensack Meadowlands District, i.e., the Public Utilities, Environmental Conservation and Light Industrial B zones. The use variance is sought in connection with PSE&G's Phase Three 345kV-138kV Spare Transformer Installation and Oil Pump Plant Relocation project at its Bergen Switching Station, which involves the relocation of transmission line support equipment to an area located within the Environmental Conservation-zoned portion of the subject premises.

Specifically, the applicant is requesting use variance relief from the following:

1. N.J.A.C. 19:4-5.9(a), which does not list new public utility processing equipment as a permitted use in the Environmental Conservation zone. Relocated public utility processing equipment is proposed on a portion of the subject premises located within the Environmental Conservation zone.

Notice was given to the public and all interested parties as required by law. The public notice was published The Record. No written objections were submitted to the Division of Land Use Management. An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, June 30,

2020. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

Located in the District's Public Utilities, Environmental Conservation and Light Industrial B zones, the subject 78.24-acre parcel fronts on Hendricks Causeway and is developed with the Bergen Switching Station, an electrical switching station. Gravel covers most of the 15.27-acre surface area within the switching station. Approximately 62 acres, or 80 percent of the overall site, is located in the Environmental Conservation zone and consists of mostly wetlands. Bellman's Creek traverses this portion of the property from west to east. The proposed station expansion requires an Individual Permit from the U.S. Army Corps of Engineers (USACOE) to place fill in existing wetlands. In addition, an In-Water Waterfront Development Permit, Water Quality Certificate for Freshwater Wetlands Individual Permit, Flood Hazard Area (FHA) Verification, and FHA Hardship Exemption are required from the New Jersey Department of Environmental Protection (NJDEP). Several electric transmission towers with overhead wiring are located throughout the entire site. The applicant is proposing to relocate existing public utility processing equipment, namely an oil pump plant located on the site within the Public Utilities zone, onto the portion of the subject premises located in the Environmental Conservation zone to make room for a new spare 345kV-138kV transformer. The spare transformer will help ensure that the switching station meets the reliability standards of the Federal Energy Regulatory Commission (FERC).

B. Response to the Public Notice

No written objections were received prior to the public hearing.

III. PUBLIC HEARING (June 30, 2020)

A public hearing was held via Zoom on Tuesday, June 30, 2020. NJSEA staff in attendance were Sara Sundell, Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer; Mia Petrou, Principal Planner; and Ronald Seelogy, Principal Engineer.

A. Exhibits

The following is a list of the exhibits submitted by the applicant at the public hearing and marked for identification as follows:

<u>Number</u>	<u>Description</u>
A-1	"Exhibit," Sheet 1 of 2, prepared by PSEG Services Corporation on June 18, 2020.
A-2	"Exhibit," Sheet 2 of 2, prepared by PSEG Services Corporation on June 18, 2020.
A-3	"Site Plan," Sheet 1 of 2, prepared by PSEG Services Corporation on September 28, 2017, last revised on March 9, 2020.
A-4	"Site Plan," Sheet 2 of 2, prepared by PSEG Services Corporation on September 28, 2017, last revised on March 9, 2020.
A-5	"Bergen Switching Station Ridgefield Substation Key Plan," Drawing Number 232553, prepared by Black & Veatch on December 13, 1972, last revised on December 6, 2019.
A-6	"Bergen Switching Station Ridgefield Substation 230 kV Switchyard Foundation Plan Sheet 1," Drawing Number 231882, prepared by Black & Veatch on November 28, 1972, last revised on August 16, 2019.

- A-7 "Bergen Switching Station 345 kV Gas-Insulated Switchgear Sections B-B and LL-LL," Drawing Number 728642, prepared by Black & Veatch on August 10, 2018.
- A-8 "Bergen Switching Station Oil Pumping Equipment Plan & Sections," Drawing Number OILEQP, prepared by Black & Veatch on February 5, 2019, last revised on December 6, 2019.
- A-9 "Bergen Switching Station Ridgefield Substation 345/138 kV Transf. 3TRW Oil Containment Plan, Sections and Details Fdn Mk PF-3," Drawing Number 727944, prepared by Black & Veatch on August 10, 2018.
- A-10 "Bergen Switching Station Ridgefield Substation Grading, Drainage, Soil Erosion and Sediment Control Plan Sheet 1 of 2," Drawing Number 323228, prepared by Black & Veatch on May 2, 2011, last revised on December 6, 2019.
- A-11 "Bergen Switching Station 345 kV Gas-Insulated Switchgear Clearing, Grading, Drainage, Soil Erosion & Sediment Control Notes and Details Sheet 1 of 2," Drawing Number 393229, prepared by Black & Veatch on August 19, 2014, last revised on February 2, 2019.
- A-12 "Bergen Switching Station 345 kV Gas-Insulated Switchgear Clearing, Grading, Drainage, Soil Erosion & Sediment Control Notes and Details Sheet 2 of 2," Drawing Number GRD001, prepared by Black & Veatch on August 31, 2014, last revised on December 6, 2019.
- A-13 "Bergen Switching Station 345 kV Gas-Insulated Switchgear Fence & Miscellaneous Site Protective Barriers," Drawing Number 393231, prepared by Black & Veatch on August 19, 2014, last revised on February 2, 2019.

B. Testimony

Glenn C. Kienz, Esq., of the Weiner Law Group LLP, represented PSE&G at the hearing. The following three witnesses testified in support of the application:

1. Eugene Hernandez, P.E., PSE&G;
2. Nicholas Gaspar, P.E., Black & Veatch; and
3. Richard Masters, Jr., P.P.

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Beth Calderone, Certified Shorthand Reporter.

C. Public Comment

No members of the public were present at the public hearing

IV. RECOMMENDATION

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.9(a) which does not list new public utility processing equipment as a permitted use in the Environmental Conservation zone.

The Hackensack Meadowlands District Zoning Regulations at N.J.A.C. Section 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support the following conclusions:*

1. *Concerning use variances:*
 - i. *The strict application of these regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

Testimony was provided by the applicant that the strict application of the regulations would result in practical difficulties and undue hardship to the property owner. If the variance were not granted to permit the installation of the relocated public utility processing equipment on the portion of the subject premises in the Environmental Conservation zone, PSE&G would not be able to install its spare 345kV-138kV transformer at this existing electrical switching station facility. The spare transformer, which will be installed near existing overhead facilities towards the center of the site, will add redundancy thereby increasing the switching station's reliability and ensuring a continuous, uninterrupted supply of electric power to Bergen County residents and institutions, as well as compliance with Federal Energy Regulatory Commission's (FERC) standards for infrastructure, reliability and redundancy.

The existing switching station is located on portions of the property in the Public Utilities, Environmental Conservation and Light Industrial B zones. The proposed improvements will result in an expansion of this facility onto an undeveloped 0.95-acre portion of the premises in the Environmental Conservation zone. It was demonstrated that a suitable area for the proposed facility expansion does not exist elsewhere on the site within the portions of the property in the Public Utilities and Light Industrial B zones. Moving the spare 345kV-138kV transformer to a separate off-site location would require the installation of additional overhead transmission lines and the construction of new electric transmission towers, some of which would impact conservation areas. Thus, the strict application of the regulations relating to the proposed installation of relocated public utility processing equipment on the Environmental Conservation-zoned portion of the subject premises

would result in exceptional and undue hardship upon the applicant and property owner.

- ii. *The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

The granting of the requested variance to permit the installation of public utility processing equipment on the portion of the subject premises in the Environmental Conservation zone will not result in substantial detriment to the public good, and will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The proposed use in the Environmental Conservation-zoned portion of the site, which is the subject of this variance, is identical to that of public utility equipment that currently exists in the Public Utilities-zoned portion of the site at the location of the proposed spare 345kV-138kV transformer. It is noted that *existing* public utility processing equipment is a permitted use in the Environmental Conservation zone. The proposed improvements, which consist of improvements that will be *relocated* from another area of the subject site to the Environmental Conservation zone, will blend in with the character of the existing development on the portions of the site containing the existing switching station in the Public Utilities, Environmental Conservation and Light Industrial B zones.

All relevant NJSEA performance standards as enumerated in N.J.A.C. 19:4-7.1 et seq. will be met. The health, safety, convenience and general welfare of the public will benefit from the switching station expansion, as it will allow PSE&G to install a spare transformer to increase the reliability and ensure a continuous

supply of electric power for 930,000 Bergen County residents and various regional institutions including three area hospitals.

iii. Adequate infrastructure, including storm and sanitary sewers, utilities, access roads, will be provided and shall be so designed to prevent and/or minimize negative impacts upon the existing infrastructure. In addition, the proposed use will not decrease the ability of said infrastructure to perform in a safe and efficient manner.

The granting of the requested variance to permit the installation of public utility processing equipment on the portion of the subject property in the Environmental Conservation zone will not negatively impact existing infrastructure.

The oil pump plant equipment that will be relocated to the Environmental Conservation zone includes pump houses, heat exchangers and circulating units to cool underground utility transmission lines. The relocation of this equipment will facilitate the placement of the proposed spare 345kV-138kV transformer, which will add equipment redundancy to ensure a continuous supply of electric power. Therefore, the proposed use will not decrease, but rather will increase, the ability of the existing infrastructure to perform in a safe and efficient manner.

There will be no negative impact on area roads resulting from the granting of the requested variance. Adjacent roadways are capable of handling the existing vehicular trips associated with the PSE&G personnel's periodic site maintenance visits to the switching station, which, according to the applicant's professionals, will not increase as a result of the relocated public utility processing equipment or the installation of the proposed spare 345kV-138kV

transformer. No PSE&G employees will be staffed on the premises resulting from this project as the switching station is, and will continue to be, an unmanned facility.

In addition, the proposed station expansion has been designed to mitigate possible negative stormwater drainage impacts to the surrounding area.

As such, the granting of the variance will not negatively impact existing infrastructure. Rather, the project itself constitutes a regional utility infrastructure improvement that will add redundancy and increase the reliability of the supply of electric power to the Bergen County area.

iv. The variance will not have a substantial adverse environmental impact.

The granting of the requested variance to permit the installation of public utility processing equipment on the portion of the subject premises in the Environmental Conservation zone will not result in any substantial adverse environmental impacts. Although approximately 0.49 acres of wetlands will be disturbed to facilitate the installation of the relocated equipment, the applicant will be purchasing 0.80 acres of wetland mitigation credits from the Evergreen MRI-3 Mitigation Bank to offset any disturbance of wetlands on the subject site. District environmental performance standards will be met for noise, vibration, glare, air emissions, and hazardous and radioactive materials. As such, the granting of the requested variance will not result in any substantial adverse environmental impacts but will result in the improvement of

sensitive environmental areas on-site and off-site through drainage improvements and wetlands mitigation.

v. The variance will not substantially impair the intent and purpose of these regulations.

The stated purpose of the Environmental Conservation zone is to preserve and enhance the ecological values of wetlands, open water and adjacent uplands within the District, while providing public access to these areas and encouraging scientific and educational study in regard to wetland ecology. Although a total of five different uses are permitted within the zone, including existing public utility equipment and appurtenances, the installation of new public utility equipment is not permitted. One intention of the exclusion of the installation of new public utility construction equipment in the zone as a permitted use is to avoid uses that may result in environmental degradation.

The proposed project will result in the expansion of the existing switching station into the Environmental Conservation zone in order to facilitate the relocation of existing equipment from the center of the site as the result of the installation of a new spare 345kV-138kV transformer. The proposed use on the Environmental Conservation-zoned portion of the site is, however, identical to the existing use on the adjacent upland area of the site that is in the Public Utilities zone.

As approximately 0.49 acres of wetlands will be disturbed to facilitate the installation of the relocated equipment, the applicant will be purchasing 0.80 acres of wetland mitigation credits from the MRI-3 Mitigation Bank to offset the loss of wetlands on the subject

site. In addition, all relevant NJSEA performance standards as enumerated in N.J.A.C. 19:4-7.1 et seq. will be met. Accordingly, the proposed installation of public utility processing equipment will not substantially impair the intent and purpose of the regulations.

vi. The variance at the specified location will contribute to and promote the intent of the District Master Plan.

The Master Plan designates the subject premises as a part of the District's Preserve and Logistics/Industrial Center Planning Areas. The Master Plan states in part, "The Preserve Planning Area permits uses that are consistent with the preservation of open space and habitat protection and enhancement. Wildlife management areas are encouraged..." and "The Preserve area classification will promote the protection of wetlands remaining in the District." See Master Plan, adopted February 2020 (Area Plans, 8-8).

In addition, public utility uses are traditionally associated with heavy industrial and logistic facilities found in the Logistics/Industrial Center. Regarding such uses, the Master Plan states that, "...the NJSEA will continue to accommodate the heavier and logistics needs of the region in appropriate locations, in balance with the impacts of these uses to the environment and their surroundings." See Master Plan, adopted February 2020 (Area Plans 8-5 & 8-6). While the Master Plan's planning areas do not constitute zoning districts, their descriptions provide the impetus for the development of the NJSEA's zone plan and regulations.

The Official Zoning Map and regulations reflect the spirit and intent of the Master Plan and are the mechanism by which the policies and principles of the Master Plan are implemented and

enforced, in accordance with smart growth policies. The subject premises is located within the District's Public Utilities, Environmental Conservation and Light Industrial B zones. As stated previously, a total of five different uses are permitted within the Environmental Conservation zone, including existing public utility equipment and appurtenances, but not inclusive of the installation of new public utility equipment. However, the expansion of the existing switching station into the Environmental Conservation zone to facilitate the proposed use, involves the installation of existing public utility equipment that is being relocated as the direct result of the installation of a new spare 345kV-138kV transformer on the uplands portion of the site within the Public Utilities zone.

One goal of the District Master Plan is to promote an array of land uses that encourage economic vitality, create jobs, and support public health, safety, and welfare. The proposed use will support this goal as it will increase reliability and ensure an uninterrupted continuous supply of electric power to service 930,000 Bergen County residents and institutions, inclusive of three hospitals. And as stated previously, the proposed use will not result in substantial detriment to the public health, safety and welfare. Accordingly, the proposed installation of public utility processing equipment on the subject premises will contribute to and promote the intent of the District Master Plan.

- SUMMARY OF CONCLUSIONS

- Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.9(a), which does not list new public utility processing equipment as a permitted use in the Environmental Conservation zone.

Based on the record in this matter, the use variance application to permit the new installation of relocated public utility processing equipment on a portion of the subject premises in the Environmental Conservation zone is hereby recommended for APPROVAL.

Approval	8/28/20	
Recommendation on Variance Request	Date	Sara J. Sundell, P.E., P.P. Director of Land Use Management and Chief Engineer
<i>Approval</i>	<i>8/28/20</i>	
Recommendation on Variance Request	Date	Frank Leanza, Esq. Senior Vice President Chief of Legal & Regulatory Affairs

RESOLUTION 2020-21

**RESOLUTION ISSUING A DECISION
ON THE VARIANCE APPLICATION
SUBMITTED AS PART OF FILE NO. 19-547
WASHINGTON SG LLC/
AMAZON PARKING FACILITY (USE VARIANCE)
BLOCK 131.01, LOTS 4 AND 5,
IN THE BOROUGH OF CARLSTADT**

WHEREAS, an application for one use variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Rick Diedrich of Amazon.com Services, Inc., for the premises identified as 801 Washington Avenue, Block 131.01, Lots 4 and 5, in the Borough of Carlstadt, New Jersey; and

WHEREAS, the premises is located within the District's Light Industrial A zone; and

WHEREAS, the applicant requested use variance relief from N.J.A.C. 19:4-5.73(a), which does not permit the parking of e-commerce delivery vehicles as a permitted use in the Light Industrial A zone; and

WHEREAS, notice of the requested use variance relief was given to the public and all interested parties as required by law and was published in The Record newspaper; and

WHEREAS, an electronic public hearing was held virtually using Zoom video conferencing on Tuesday, July 7, 2020, before Sara J. Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Lyndsay Knight, P.P., AICP, Senior Planner; and

WHEREAS, a comprehensive report dated September 1, 2020, has been prepared indicating the recommendations of the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs in this matter; and

WHEREAS, a copy of the recommendation and comprehensive report was provided to the applicant on September 2, 2020; and

WHEREAS, the report recommends the conditional approval of the requested use variance from N.J.A.C. 19:4-5.73(a) to permit the parking of e-commerce delivery vehicles as a principal use in the Light Industrial A zone, to

be used as off-premises parking associated with the applicant's distribution operations at its 188 Moonachie Avenue site in Carlstadt,; and

WHEREAS, the Board of Commissioners of the NJSEA has reviewed the full record, including the transcripts of the public hearings, the submissions of the applicant, and recommendations on the application by the Director of Land Use Management and by the Senior Vice President, Chief of Legal & Regulatory Affairs; and

WHEREAS, the Board of Commissioners concurs with the recommendations of the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs; and

WHEREAS, the Board of Commissioners hereby determines that the requested use variance application, to permit the parking of e-commerce delivery vehicles as a principal use in the Light Industrial A zone, conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e).

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the *Washington SG LLC / Amazon Parking Facility (Use Variance)* application for a use variance from N.J.A.C. 19:4-5.73(a), to permit the parking of e-commerce delivery vehicles as a principal use in the Light Industrial A zone, to be used as off-premises parking associated with the applicant's distribution operations at its 188 Moonachie Avenue site in Carlstadt, conditionally conforms with the standards for approving applications for variances as set forth in N.J.A.C. 19:4-4.14(e), and is hereby **APPROVED WITH THE FOLLOWING CONDITIONS** for the reasons set forth in the recommendation dated September 1, 2020:

1. Parking required to serve on-site uses other than the parking of e-commerce delivery vehicles shall be provided pursuant to the requirements of N.J.A.C. 19:4-8.4, Table 8-1. Such number of required parking spaces shall not be occupied by e-commerce delivery vehicles at any time.
2. E-commerce delivery vehicles shall not exceed 27 feet in length.

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 September 17, 2020.



Vincent Prieto
Secretary



MEMORANDUM

To: NJSEA Board Members and Vincent Prieto, President/CEO

From: Sara J. Sundell *Date:* September 17, 2020

Subject: Variance Recommendation - Washington SG LLC/Amazon Parking Facility - Use Variance (File No. 19-547)

An application for one use variance has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Rick Diedrich of Amazon.com Services, Inc., for the premises identified as 801 Washington Avenue, Block 131.01, Lots 4 and 5, in the Borough of Carlstadt, New Jersey. The subject property is located within the Hackensack Meadowlands District's Light Industrial A zone. The variance is sought in connection with the applicant's proposal to utilize the existing warehouse and vehicular use areas on the site for the parking of e-commerce delivery vehicles.

Specifically, the applicant has requested a use variance from the following:

1. N.J.A.C. 19:4-5.73(a), which does not permit the parking of e-commerce delivery vehicles as a principal use in the Light Industrial A zone.

An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, July 7, 2020.

In a comprehensive report dated September 1, 2020, the Director of Land Use Management and the Senior Vice President, Chief of Legal & Regulatory Affairs recommended the conditional approval of the requested use variance. A copy of the variance recommendation report was provided to the applicant on September 2, 2020.

At this time, the Board of Commissioners is required to issue a decision on the variance request described above. A resolution requesting the same is attached for your consideration.

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
Washington SG LLC / Amazon Parking Facility (Use Variance)
FILE # 19-547**

I. INTRODUCTION

An application for one use variance has been filed with the New Jersey Sports and Exposition Authority (NJSEA) by Rick Diedrich of Amazon.com Services, Inc. ("Amazon"), for the premises identified as 801 Washington Avenue, Block 131.01, Lots 4 and 5, in the Borough of Carlstadt, New Jersey. Lot 4 has been merged into Lot 5 in the Borough of Carlstadt tax records. The subject property is located within the Hackensack Meadowlands District's Light Industrial A zone. The variance is sought in connection with the applicant's proposal to utilize the existing warehouse and vehicular use areas on the site for the parking of e-commerce delivery vehicles, to be used as off-premises parking associated with the applicant's distribution operations at its 118 Moonachie Avenue site in Carlstadt.

Specifically, the applicant is requesting use variance relief from the following:

1. N.J.A.C. 19:4-5.73(a), which does not permit the parking of e-commerce delivery vehicles as a principal use in the Light Industrial A zone.

Notice was given to the public and all interested parties as required by law. The public notice was published in The Record newspaper and posted on the NJSEA website. No written objections were submitted to the Division of Land Use Management. An electronic public hearing was held virtually using Zoom video conferencing on Tuesday, July 7, 2020. All information submitted to

the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The subject property is a 5.12-acre site with frontage along northbound Washington Avenue (CR 503), south of the Terminal Lane jughandle to Empire Boulevard. The subject property is comprised of two lots, identified as Lots 4 and 5 within Block 131.01; however, Lot 4 has been merged into Lot 5 in Borough of Carlstadt tax records. Official consolidation of the lots for zoning purposes will be required during the zoning review process through either (1) a subdivision in accordance with the provisions of N.J.A.C. 19:5-1.1 et seq.; or, (2) a zoning lot of record in accordance with the provisions of N.J.A.C. 19:4-3.22.

The subject property is located in the Light Industrial A zone of the Hackensack Meadowlands District, and is currently improved with an existing 101,443-square-foot warehouse and distribution facility. Amazon proposes to utilize the property for the parking of e-commerce delivery vehicles, both within the building and on the site's exterior vehicular use areas. A total of 220 parking spaces for delivery vans are proposed, consisting of 81 interior van parking spaces within the building's existing 86,520-square-foot warehouse space and 139 exterior van parking spaces. The applicant also proposes to maintain the existing 14,917 square feet of office space on the premises.

The neighboring property to the north of the site is a vacant parcel bordering Terminal Lane. The remaining properties in the surrounding vicinity predominantly contain warehouse and distribution facilities, including such facilities either currently occupied by Amazon (2 Empire Boulevard in Moonachie) or proposed to be occupied by Amazon (118 Moonachie Avenue and 600 Washington Avenue in Carlstadt). The vans proposed to be parked at the subject

premises would be utilized in association with Amazon's distribution operations at its 118 Moonachie Avenue site in Carlstadt.

B. Response to the Public Notice

No written objections were received prior to the public hearing.

III. PUBLIC HEARING (July 7, 2020)

A public hearing was held via Zoom on Tuesday, July 7, 2020. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and Lyndsay Knight, P.P., AICP, Senior Planner.

A. Exhibits

The following is a list of the exhibits submitted by the applicant at the public hearing and marked for identification as follows:

<u>Number</u>	<u>Description</u>
A-1	"Aerial Exhibit - Existing Conditions" prepared by Kimley-Horn and Associates, Inc., dated July 7, 2020.
A-2	"Site Plan Exhibit," Sheet CE-1, prepared by Kimley-Horn and Associates, Inc., dated July 7, 2020.
A-3	"Overall Architectural Plan," Dwg. A1.00, prepared by Gensler, dated December 17, 2019.
A-4	"Exterior Elevations," Dwg. A3.00, prepared by Gensler, dated December 17, 2019.
A-5	"Site Location Map" prepared by Langan Engineering and Environmental Services, Inc., dated December 2, 2019, last revised April 30, 2020.

B. Testimony

Thomas J O'Connor, Esq., of Waters, McPherson, McNeill, P.C. represented the applicant at the hearing. The following five witnesses testified in support of the application:

1. Tony W. Diggan, P.E., Kimley-Horn and Associates, Inc.;
2. Jack Paruta, R.A., Gensler;
3. Alan Lothian, P.E., Langan Engineering and Environmental Services, Inc.;
4. Sean Moronski, P.P., AICP, Langan Engineering and Environmental Services, Inc.; and
5. Rick Diedrich, Director of Real Estate Services, Amazon.com Services, Inc.

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Beth Calderone, Certified Shorthand Reporter.

C. Public Comment

No members of the public were present at the public hearing

IV. RECOMMENDATION

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.73(a), which does not list the parking of e-commerce delivery vehicles as a permitted use in the Light Industrial A zone.

The Hackensack Meadowlands District Zoning Regulations at N.J.A.C. 19:4-4.14(e) state in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that...*

1. *Concerning use variances:*
 - i. *The strict application of these regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner.*

The strict application of the regulations will result in exceptional practical difficulties and undue hardship to the property owner. The subject site and building are intended to accommodate the parking of e-commerce delivery vehicles, to be used as off-premises parking supporting Amazon's distribution operations at 118 Moonachie Avenue, Block 127, Lot 24, in the Borough of Carlstadt. The proposed use is not a permitted use in the Light Industrial A zone in which the property is located.

E-commerce has had a transformative impact on the traditional logistics model, where, customarily, tractor trailers deliver and/or distribute products to a business that would then sell the product to the general public at brick and mortar retail locations. E-commerce logistics involve the direct distribution of merchandise from a warehouse to the consumer, usually using cargo vans or passenger vehicles. This logistics model results in higher parking demand to accommodate the greater number of smaller delivery vehicles, as well as the personal vehicles of their drivers, versus the number of tractor trailers required to deliver the same volume of goods.

The 118 Moonachie Avenue site, which has an area of 9.5 acres, is among the larger properties in its vicinity, but it is not of sufficient size to accommodate parking for both the employees of the distribution facility and delivery vehicles; therefore, the applicant

seeks to park its delivery vans in a location proximate to its distribution operations. No contiguous sites are available to accommodate the proposed parking. However, the subject property is an available property located within one mile of the 118 Moonachie Avenue site. The applicant proposes to utilize the subject site and the existing warehouse building, with minimal alterations, to park its delivery vans.

The inability to utilize the subject property to provide the requested parking of the e-commerce delivery vehicles needed to support Amazon's delivery operations would result in exceptional and undue hardship upon the applicant and property owner, as the applicant would be unable to implement efficient delivery operations. This could, in turn, result in adverse impacts to the general public, particularly in the form of regional traffic and circulation inefficiencies, by requiring the applicant to find parking at a location outside of the District, more distant from its delivery station.

- ii. *The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

The proposed use at the subject premises is intended to provide off-premises parking for an existing warehouse and distribution facility located proximate to the site. The requested variance would promote public health, safety and convenience by allowing the applicant to effectively service the needs of its customers, particularly during the current pandemic period, since many

people are curtailing retail trips and increasingly using e-commerce to limit exposure to illness.

The proposed use can be accommodated within the existing building in accordance with all building codes, and vehicles will not be left idling on the site. Proposed building alterations, including fire protection upgrades, a new purge exhaust fan system, and the installation of roll-up doors, will promote public health and safety, as well as orderly and efficient on-site circulation. However, it is important to ensure that parking sufficient to serve the other uses within the building is available on-site, and not occupied by e-commerce delivery vehicles. Therefore, as a condition of this recommendation, the applicant will be required to ensure that parking to serve on-site uses other than the parking of e-commerce delivery vehicles shall be provided pursuant to the requirements of N.J.A.C. 19:4-8.4, Table 8-1, and that such number of required parking spaces shall not be occupied by e-commerce delivery vehicles at any time.. As the nature of e-commerce continues to evolve, a further condition is recommended to restrict the size of e-commerce delivery vehicles to 27 feet in length, which corresponds to the depth of the parking spaces for delivery vans on the site plan, provided as Exhibit A-2.

With the recommended conditions, the granting of the requested variance to permit the parking of e-commerce delivery vehicles on the subject property will not result in a substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

iii. Adequate infrastructure, including storm and sanitary sewers, utilities, access roads, will be provided and shall be so designed to prevent and/or minimize negative impacts upon the existing infrastructure. In addition, the proposed use will not decrease the ability of said infrastructure to perform in a safe and efficient manner.

The granting of the requested variance to permit the parking of e-commerce delivery vehicles at the subject premises will not result in significant negative impacts to the existing infrastructure. There will be no impact to storm sewers, sanitary sewers, or utilities. The applicant proposes to adapt the existing building interior to accommodate the parking of delivery vans, and will utilize existing impervious surfaces at the site's exterior, some of which were previously used for truck parking, to park the e-commerce delivery vehicles.

The applicant's traffic expert has demonstrated that the adjacent roadway system contains sufficient capacity to accommodate site-generated traffic, including the necessary movements between the subject property and the Amazon warehouse and distribution facility at 118 Moonachie Avenue, without substantial detriment to the public. According to the traffic study submitted, the proposed development will not significantly impact traffic operations at the intersections during peak hours as compared to prior utilization of the sites, and the adjacent roadway network has sufficient capacity to accommodate the site-generated trips associated with both the proposed delivery station at 118 Moonachie Avenue and the support parking at the subject property. The traffic generated will not cause a discernable difference to area traffic operations as

compared to the area traffic operations that existed when the light industrial facilities were fully occupied.

In addition, Amazon proposes adjustments to its operations to make deliveries during off-peak times, which will further decrease impacts to peak hour traffic.

As such, the granting of the variance will not negatively impact the existing utility infrastructure.

iv. The variance will not have a substantial adverse environmental impact.

The granting of the requested variance to permit the parking of e-commerce delivery vehicles at the subject premises will not result in substantial adverse environmental impacts. No wetlands or other environmentally-sensitive areas located on the site will be disturbed.

The proposed parking will occur both within the building and on existing impervious areas of the site. As part of this application, an 0.6 percent increase in open space is proposed on the site, bringing the property to a conforming 15.2 percent minimum open space. Landscaping is proposed to increase area aesthetics and to screen headlight glare.

NJSEA environmental performance standards will be met for noise, vibration, glare, air emissions, and hazardous and radioactive materials. As such, the granting of the requested variance will not result in any substantial adverse environmental impacts.

v. The variance will not substantially impair the intent and purpose of these regulations.

The stated purpose of the Light Industrial A zone is to accommodate on large lots a wide range of industrial, distribution, commercial and business uses that generate a minimum of detrimental environmental effects.

The proposed use of the premises as a facility for the parking of e-commerce delivery vehicles is an emerging use that is not permitted as a principal use in any zone of the District Zoning Regulations. However, the proposed use is supportive of warehouse and distribution uses, which are permitted in the Light Industrial A zone in which the property is located. The delivery vehicle parking at the subject location is intended to service the applicant's permitted warehouse and distribution facility located at 118 Moonachie Avenue in Carlstadt, which is proximate to the subject property. If the e-commerce delivery vehicles were proposed to be parked on the 118 Moonachie Avenue site, they would be permitted on that site as an accessory use. Furthermore, it is important to note that, not only the subject site's parking lot, but also the interior of the building itself, will be utilized to accommodate the e-commerce delivery vehicles and their operations. This is an important differentiation from proposals seeking to occupy only exterior parking spaces that would leave existing buildings vacant and/or unsupported by sufficient on-site parking to service uses within the building. Accordingly, as a condition of this recommendation, the applicant will be required to ensure that parking to serve on-site uses other than the parking of

e-commerce delivery vehicles shall be provided in accordance with the District Zoning Regulations, and that such number of required parking spaces shall not be occupied by e-commerce delivery vehicles at any time.

The intents and purposes of the District Zoning Regulations include to provide sufficient space in appropriate locations for a variety of uses, and to promote development in accordance with good planning principles that relate the type, design and layout of such development to both the particular site and surrounding environs. Accordingly, the requested use variance to accommodate the parking of e-commerce delivery vehicles will not substantially impair the intent and purpose of the regulations.

vi. The variance at the specified location will contribute to and promote the intent of the District Master Plan.

The Hackensack Meadowlands District Master Plan Update 2020 designates the subject premises as a part of the District's Employment Center Planning Area, which calls for centers with a concentration of industrial and warehouse distribution businesses, business and professional services, and the continuation of office development. The proposed use is complementary to the uses envisioned, and existing, in this Planning Area.

A specified goal of the Master Plan is to foster the Meadowlands economy in a manner that stimulates job growth and prosperity. The Master Plan acknowledges the expansion of e-commerce companies in the District, and states that "Growth in different sectors of the economy, including e-commerce, has led to changes

in consumer demand that impact goods movement patterns.” (page 6-14). The requested use variance for the parking of e-commerce delivery vehicles as a principal use is an emerging operational component of e-commerce logistics.

Accordingly, the proposed use variance to accommodate the parking of e-commerce vehicles on the subject premises will contribute to and promote the intent of the NJSEA Master Plan.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Use Variance from the Provisions of N.J.A.C. 19:4-5.73(a), which does not list the parking of e-commerce delivery vehicles as a permitted use in the Light Industrial A zone.

Based on the record in this matter, the use variance application to permit the parking of e-commerce delivery vehicles on the subject premises in the Light Industrial A zone, to be used as off-premises parking associated with the applicant's distribution operations at its 118 Moonachie Avenue site in Carlstadt, is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITIONS:

1. Parking required to serve on-site uses other than the parking of e-commerce delivery vehicles shall be provided pursuant to the requirements of N.J.A.C. 19:4-8.4, Table 8-1. Such number of required parking spaces shall not be occupied by e-commerce delivery vehicles at any time.
2. E-commerce delivery vehicles shall not exceed 27 feet in length.

Conditional Approval 9/1/20

Recommendation on
Variance Request

Date

Sara J. Sundell, P.E., P.P.
Director of Land Use Management and
Chief Engineer

Conditional Approval 9/1/20

Recommendation on
Variance Request

Date

Frank Lanza, Esq.
Senior Vice President
Chief of Legal & Regulatory Affairs

RESOLUTION 2020-22

**RESOLUTION ACCEPTING THE
2019 AUDIT REPORT**

BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the Audit Report prepared by Mercadien, P.C., Certified Public Accountants, for the operations of the NJSEA for the year ended December 31, 2019, are hereby accepted.

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 September 17, 2020



Vincent Prieto
Assistant Secretary

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

FINANCIAL STATEMENTS
AND
SUPPLEMENTARY INFORMATION

December 31, 2019

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

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INDEPENDENT AUDITORS' REPORT

INDEPENDENT AUDITORS' REPORT

To the Honorable Chair and Members of
the New Jersey Sports and Exposition Authority
Lyndhurst, New Jersey

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the New Jersey Sports and Exposition Authority ("Authority"), a component unit of the State of New Jersey, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and Government Auditing Standards issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Governmental Activities	Unmodified
Business-Type Activities	Qualified
General Fund	Unmodified
Environmental Center Fund	Unmodified
Magnet Fund	Unmodified
Sports Complex Enterprise Fund	Qualified
Solid Waste Enterprise Fund	Unmodified
Aggregate Remaining Fund Information	Unmodified

Basis for Qualified Opinion on Business-type Activities and Sports Complex Enterprise Fund

In March 2015, management elected to close the operations of its 20,000 seat entertainment arena located in East Rutherford, New Jersey. This closure is considered a significant and unexpected decline in service utility which was not part of the expected normal life cycle. Under generally accepted accounting principles, this change requires the arena to be reported at the lower of carrying value or fair value.

Management chose not to provide a fair value measurement of the arena at this time. Therefore, the amount of an impairment loss, if any, cannot be determined. The financial impact of an impairment loss, if one is required, would reduce the carrying amount of fixed assets and net position. Additionally, any impairment loss would increase or decrease the beginning net position.

The carrying value of the arena has been reclassified to show it has become a non-performing asset.

Certain qualified employees of the Authority are enrolled in various union sponsored pension plans. In accordance with Governmental Accounting Standards Board, Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans*, the Authority is required to disclose certain information in the notes to financial statements related to each of these union sponsored pension plans. Management has decided not to fully implement this standard due to lack of availability of required information by these union sponsored pension plans. This does not have any financial impact on the fund's net position.

Qualified Opinion on the Business-type Activities and Sports Complex Enterprise Fund

In our opinion, except for the effect of the matters described in the Basis for Qualified Opinion paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities and Sports Complex Enterprise Fund of the Authority as of December 31, 2019, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund other than the business-type activities and Sports Complex Enterprise Fund, and the aggregate remaining fund information of the Authority, as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of Authority's proportionate share of the net pension liability-PERS, schedule of Authority contributions-PERS, and schedule of Authority contributions-OPEB as presented in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 25, 2020, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Mercadieu, P.C.

Certified Public Accountants

August 25, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2019

Introduction to the Annual Report

This annual report consists of four parts: Management's Discussion and Analysis ("MD&A"), Financial Statements, Notes to the Financial Statements and Required Supplementary Information.

Management's Discussion and Analysis:

- This section of the New Jersey Sports and Exposition Authority's ("Authority" or "NJSEA"), a component unit of the State of New Jersey, financial statements presents an overview of the Authority's financial performance for the year ended December 31, 2019. It provides an assessment of how the Authority's position has improved or deteriorated and identifies the factors that, in management's view, significantly affected the Authority's overall financial position. It may contain opinions, assumptions or conclusions by the Authority's management that should not be considered a replacement for, and must be read in conjunction with, the other financial statements described below.

The Financial Statements include:

- The Statements of Net Position, which provide information about the nature and amounts of resources with present service capacity that the Authority presently controls (assets), consumption of net position by the Authority that is applicable to a future reporting period (deferred outflow of resources), present obligations to sacrifice resources that the Authority has little or no discretion to avoid (liabilities), and acquisition of net position by the Authority that is applicable to a future reporting period (deferred inflow of resources) with the difference between assets/deferred outflow of resources and liabilities/deferred inflow of resources being reported as net position.
- The Statements of Net Activities which account for all of the current year's revenues and expenses measures the Authority's operations over the past year and can be used to determine how the Authority has funded its costs.
- The Statement of Cash Flows, reported for its enterprise funds which provide information about the Authority's cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities.
- The Fiduciary Funds statement provides information about the financial relationships in which the Authority acts as trustee for the benefit of parties outside of NJSEA operations.

The Notes to the Financial Statements provide:

- Information that is essential to understanding the financial statements, such as the Authority's accounting methods and policies.
- Details of contractual obligations, future commitments and contingencies of the Authority.
- Any other events or developing situations that could materially affect the Authority's financial position.

The Required Supplementary Information presents information regarding the Authority's budget versus actual results, the Authority's proportionate share of the net pension liability and employer contributions-PERS, and schedule of Authority contributions-OPEB.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
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The Authority's Business

The Authority is engaged in the business of owning and maintaining entertainment, convention and environmental facilities throughout the State of New Jersey (the "State"). It was created as an instrument of the State not only for the purpose of generating revenues from these activities, but also to generate sales tax revenues and provide economic stimulus to the regions surrounding the facilities. The Authority's roles also include providing for the proper disposal of solid waste, preserving the environment, establishing and enforcing the zoning and subdivision regulations of the Meadowlands District and the enforcement of New Jersey's Uniform Construction Code.

Below is a description of the Authority's operations:

The Meadowlands Sports Complex - East Rutherford, New Jersey

Meadowlands Racetrack - on December 19, 2011, NJSEA and New Meadowlands Racetrack, LLC ("NMR") entered into a 30-year lease agreement for full operational control of the Meadowlands Racetrack, the development of 4 Off-Track Wagering ("OTW") sites and the transfer of a 35% interest in Account Wagering. The lease has two renewal options for a further 10-year period at its conclusion. On November 23, 2013, NMR moved its operations to a newly constructed grandstand facility opposite the existing grandstand.

Meadowlands Arena (the Arena) - is a 20,000-seat indoor arena with 28 private suites, containing approximately 466 seats. From April 2015 the NJSEA closed the Arena for public events. The Arena is currently being used as a location for private rehearsals by acts preparing to go on tour and as a soundstage for television program production.

American Dream Retail and Entertainment Complex - is a multi-use attraction currently under construction consisting of approximately 2.9 million square feet of gross leasable space containing entertainment, restaurant and ancillary retail components. On June 30, 2005, the Authority entered into a ground lease and related project agreements for development of the original project, approximately 104 acres at the Meadowlands Sports Complex.

The Authority received pre-payments of ground rent through 2020 in the amount of \$160,000,000. In 2005, the Authority used \$26,800,000 of the prepaid ground rent to purchase the wetland mitigation bank rights on the Empire Tract. The Authority also used \$37,190,000 to defease tax-exempt bonds attributable to the Project site. Expenses associated with the project that were previously deferred were expensed in 2005. For GAAP purposes revenue is being realized by amortizing the upfront payment over 18 years, starting in 2003.

The first stage of the complex's opening occurred October 25, 2019 with the opening of the Nickelodeon Universe Theme Park and The Rink, an NHL regulation size ice rink. The second stage of the opening occurred on December 5, 2019 with the opening of Big Snow, the indoor ski and snowboard resort. Future stages will include the DreamWorks Water Park, Sea Life Aquarium attraction, as well as the retail segments within the complex.

Other - Additionally, the Sports Complex generates revenues from events such as outdoor markets held in the Complex's parking lots.

Monmouth Park Racetrack - Oceanport, New Jersey

Monmouth Park Racetrack consists of a one-mile oval track for thoroughbred racing, grandstand, and clubhouse seating for 18,000 spectators, 68 luxury open-air boxes and parking for 14,000 vehicles. Support facilities include 40 barns for 1,550 horses. Its revenues are generated from commissions on live and simulcast pari-mutuel wagering, parking, admissions, program and concessions sales.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
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Monmouth Park Racetrack - Oceanport, New Jersey (Continued)

On February 29, 2012, the Authority and the New Jersey Thoroughbred Horsemen's Association, Inc. ("NJTHA") executed an up to 35-year lease to operate the Monmouth Park Racetrack. The agreement included a 35% interest in account wagering and the rights to build and operate an additional five Off-Track Wagering facilities. The NJTHA took full operational control on May 3, 2012.

New Jersey Account Wagering System (4NJBets)

The Authority is the sole licensee of the State's Account Wagering operations, which began in October of 2004 as a joint venture with New Jersey Account Wagering, LLC for the purpose of implementing an account wagering system in the State. The system allows account holders to make wagers through an internet connection or an automated telephone system. In 2012, the Authority entered into a management agreement with Darby Development, LLC ("Darby"), to manage the daily activities of the account wagering operations on the Authority's behalf. The Authority remains the account wagering licensee and retains a majority position on the operating board. As part of the racetrack ground leases, the Authority's 70% financial interest in Account Wagering was transferred in equal shares to NMR (the Meadowlands operator) and to the NJTHA (the Monmouth Park operator), less 5% retained by the Authority.

The Greater Wildwoods Convention Center - Wildwood, New Jersey

The Greater Wildwoods Convention Center (the "Center") is a facility situated on the boardwalk in Wildwood, New Jersey, consisting of a 72,000 square foot exhibition floor and parking for 700 vehicles. Rental of the space for trade shows, concerts, conventions, and meetings comprise the Center's revenues.

Other -The towns of Wildwood, North Wildwood, and Wildwood Crest impose a tourism tax on retail sales. A portion of these revenues is provided to the Authority to operate, maintain and promote the center.

Solid Waste & Natural Resources

The *Solid Waste and Natural Resources* division covers several aspects of the NJSEA's statutory mandates, including providing for the proper disposal of solid waste, preserving the environment and conducting field studies. The Solid Waste division oversees the Keegan Landfill in Kearny, as well as multiple other closed landfills, leases a trash-transfer station in North Arlington and also leases a vegetative waste disposal site in Kearny.

Land Use Management

The *Land Use Management* division is organized into two groups. One group is responsible for establishing and enforcing the zoning and subdivision regulations of the Meadowlands District. The second group is responsible for enforcing New Jersey's Uniform Construction Code. Together, they preside over the primary land use regulations that govern the 30.4 square-mile Meadowlands District. Redevelopment plans and changes to properties are all reviewed by this department to conform to the Meadowlands Master Plan, its underpinning regulations, and statewide regulations to ensure orderly development.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
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Other

In addition to the scientific research performed by the Natural Resources Department, the NJSEA conducts critical research to better understand, manage and improve the Meadowlands District's unique ecosystem, including its wetlands, through the Meadowlands Environmental Research Institute (MERI) operated by Rutgers University-Newark. The NJSEA also provides environmental science programs to school children through a partnership with the Ramapo College Foundation.

Financial Analysis

The following sections will discuss the Authority's Financial Position for 2019. Additionally, an examination of major economic factors and industry trends that have contributed to the Authority's operations are provided. It should be noted that for purposes of this MD&A, summaries of the financial statements and the various exhibits presented include information from the Authority's financial statements, which are prepared in accordance with generally accepted accounting principles ("GAAP").

Highlights (2019)

Total business-type operating revenues were \$40.9M in 2019, Solid Waste accounted for \$13.0M of that total with Sports & Entertainment Facilities contributing another \$27.9M. Total business-type operating expenses (before depreciation and amortization) were \$43.1M for the year; of which \$30.5M were associated with Sports & Entertainment Facilities, \$5.3M were associated with management and administrative expenses and \$7.3 related to other Solid Waste operations.

Financial Summaries

The following tables provide a condensed summary and basic explanation of the changes in the financial statements described above, which are also presented in full detail in this annual report.

Condensed Statements of Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Current and Other Assets	\$ 17,784,327	\$ 15,844,399	\$ 40,846,273	\$ 34,854,770	\$ 58,630,600	\$ 50,699,169
Investment in Facilities	24,099,669	24,511,874	273,845,366	280,190,263	297,945,035	304,702,137
Non-Current Assets	-	-	17,395,181	17,214,695	17,395,181	17,214,695
	<u>41,883,996</u>	<u>40,356,273</u>	<u>332,086,820</u>	<u>332,259,728</u>	<u>373,970,816</u>	<u>372,616,001</u>
Deferred Outflows of Resources	3,451,709	2,669,120	1,983,017	2,258,157	5,434,726	4,927,277
Current and Other Liabilities	672,834	1,069,926	9,533,637	16,077,702	10,206,471	17,147,628
Long-Term Liabilities	29,568,894	33,814,691	82,796,549	91,688,333	112,363,443	125,503,024
Total Liabilities	<u>30,239,728</u>	<u>34,884,617</u>	<u>92,330,186</u>	<u>107,766,035</u>	<u>122,569,914</u>	<u>142,650,652</u>
Deferred Inflows of Resources	25,158,038	25,516,629	54,326,297	54,920,683	79,484,335	80,437,312
Net Position	<u>\$ (10,062,061)</u>	<u>\$ (17,375,853)</u>	<u>\$ 187,413,354</u>	<u>\$ 171,831,167</u>	<u>\$ 177,351,293</u>	<u>\$ 154,455,314</u>

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
 December 31, 2019

Condensed Statements of Net Activities

	Governmental Activities		Business-Type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Operating Revenues and Expenses						
Operating Revenues	\$ 1,083,749	\$ 711,103	\$ 40,947,308	\$ 54,207,958	\$ 42,031,057	\$ 54,919,061
Operating Expenses Excluding Depreciation	(7,112,169)	(21,065,551)	(43,107,696)	(40,454,210)	(50,219,865)	(61,519,761)
Operating Revenues Net of Depreciation and Amortization	(6,028,419)	(20,354,448)	(2,160,388)	13,753,748	(8,188,808)	(6,600,700)
Depreciation and Amortization Expense	(605,404)	(592,403)	(8,687,239)	(8,989,995)	(9,292,643)	(9,582,398)
Operating Gain/(Loss)	(6,633,824)	(20,946,851)	(10,847,627)	4,763,753	(17,481,451)	(16,183,098)
Non Operating Income and Expenses						
Luxury Tax, Marketing Fee and Tourism Tax	-	-	4,779,749	4,398,624	4,779,749	4,398,624
State Subsidy	-	-	15,000,000	18,000,000	15,000,000	18,000,000
Interest and Other Income/(Expenses)	13,947,616	2,553,579	6,650,065	243,351	20,597,681	2,796,930
Total Non Operating Income	13,947,616	2,553,579	26,429,814	22,641,975	40,377,430	25,195,554
Changes in Net Position (as restated)	\$ 7,313,792	\$ (18,393,272)	\$ 15,582,167	\$ 27,405,728	\$ 22,895,979	\$ 9,012,458

While the Statements of Net Position show the financial position or net position, the Statements of Net Activities provide answers as to the nature and source of these changes.

Increases in net position consist of:

- Operating revenues, which are the total revenues, generated at all the facilities.
- Marketing fee and tourism tax revenues are funds collected by the State for construction, development, operation, and promotion of the Wildwoods Convention Center as well as to repay the debt incurred on these projects.

Decreases in Net Position consist of:

- Operating expenses, which represent the costs associated with running facilities except for fixed asset acquisitions and capital maintenance costs that are depreciated.
- Depreciation expense which recognizes the cost of capital assets, such as buildings, equipment and improvements, over the life of the asset, usually between 2 and 60 years.
- Interest expense and other, which is the interest paid and accrued on the Authority's debt net of interest income generated on cash reserves held in cash and short-term investments.
- Other income and expenses, which are not directly related to operations, and often, may be non-recurring in nature.

Economic Conditions

Complex Operations

- The Authority has been a leader in the racing industry since opening the Meadowlands Racetrack in 1976 and purchasing the Monmouth Park Racetrack in 1986. Casino gaming, lotteries and the emergence of casinos in surrounding states has adversely effected racing which has operated at a net deficit since 2007. In response, NJSEA began the process of leasing its racing operations to private operators. The transfer of operational control was completed in May of 2012.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
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Economic Conditions (Continued)

Complex Operations

- On June 20, 2005, the Authority entered into a ground lease and related project agreements for development of what is now the American Dream Project, approximately 104 acres at the Meadowlands Sports Complex. The Authority received pre-payments of ground rent through 2019 in the amount of \$160,000,000. Revenue was realized by amortizing the upfront payment through 2019.
- On June 29, 2017, the NJSEA authorized the issuance of Limited Obligation Grant Revenue Bonds in the aggregate principal amount of \$287,000,000 (the "ERGG Bonds"), in order to provide financing for a portion of the costs of developing the American Dream Project. The ERGG Bonds are special limited revenue obligations of the Authority payable from grants received by the Authority pursuant to a State Economic Redevelopment and Growth Incentive Grant Agreement awarded to the developer of the American Dream Project. These bonds were sold to The Public Finance Authority, a unit of Wisconsin government and body corporate and politic separate and distinct from, and independent of, the State of Wisconsin.
- On June 29, 2017, the NJSEA authorized the issuance of Limited Obligation PILOT Revenue Bonds in the aggregate principal amount of \$800,000,000 (the "PILOT Bonds"), in order to provide financing for a portion of the costs of developing the American Dream Project. The PILOT Bonds are special limited revenue obligations of the Authority payable from PILOTs received by the Authority pursuant to a Financial Agreement between the developer of the American Dream Project, the Borough of East Rutherford and the Authority. These bonds were sold to The Public Finance Authority, a unit of Wisconsin government and body corporate and politic separate and distinct from, and independent of, the State of Wisconsin.
- On November 20, 2018, the State of New Jersey completed a refunding of NJSEA State Contract Bonds in the aggregate principal amount of \$99,415,000. These bonds are considered conduit debt as permitted under Interpretation No. 2 of the GASB. None of the Authority's revenues, rents, fees, rates, charges or other income and receipts derived by the Authority from its operation or ownership of any of its projects are pledged or assigned to the payment of the principal or redemption price of and interest on such bonds. The State Contract Bonds are paid solely by the State of New Jersey.
- On June 14, 2019, the Authority finalized the sale of the Kingsland Redevelopment Area to Kingsland Development Urban Renewal, LLC. The developers will convert the former landfill site into a six-building industrial complex for e-commerce. The developers also assumed the role of landlord in the lease with Blackstrap Broadcasting, LLC.
- On October 25, 2019, the initial phase of the American Dream retail/entertainment complex opened. The opening included the Nickelodeon Universe theme park and the NHL-sized skating rink. The next phase of the opening was the Snow America ski slope, which opened on December 5, 2019.

Solid Waste

- Revenues are dependent on the volume of solid waste being delivered by haulers either through independent projects or through contracts agreed to with various government entities.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
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Economic Conditions (Continued)

Solid Waste (Continued)

- NJSEA's lease with the Town of Kearny for the Keegan Landfill property expired June 2016. Negotiations between the parties for an extension of the lease failed. NJSEA filed an action to condemn the Keegan Landfill property. The Superior Court of New Jersey affirmed the NJSEA's right to condemn the landfill after a challenge was made by the Town of Kearny. The Town of Kearny subsequently appealed the court's decision. The appeal was decided in favor of NJSEA. The Town of Kearny requested certification by the New Jersey Supreme Court. The appeal was denied. The Town of Kearny subsequently filed a petition for a Writ of Certiorari with the United States Supreme Court. The petition was denied. The Superior Court of New Jersey heard the trial on the valuation of the Keegan Landfill in 2018. The court ruled in favor of the valuation determined by the NJSEA of \$1,880,000. A ruling on the appeal by the Town of Kearny of the Superior Court of New Jersey decision had not been made as of December 31, 2019.
- On March 22, 2019, NJSEA entered into an Administrative Consent Order (ACO) with the New Jersey Department of Environmental Protection (NJDEP) regarding noncompliance with N.J.A.C. 7:27- 7.3 at the Keegan Landfill. The noncompliance was regarding emission of Hydrogen Sulfide (H₂S) in a concentration greater than 30 parts per billion by volume (ppbv) over a 30 minute period. The ACO requires NJSEA to take all actions that may be necessary to maintain compliance with the Air Pollution Control Act. As a result of an ACO between NJSEA and NJDEP, the NJSEA has installed a gas collection and monitoring system to remediate the hydrogen sulfide (H₂S) emissions from the landfill.
- On May 24, 2019 the Hudson County Superior Court issued an injunction closing the Keegan Landfill. An appellate court reversed the injunction on May 31, 2019, allowing the landfill to reopen. On June 12, 2019, the New Jersey Supreme Court reinstated the decision of the Hudson County Superior Court, closing the landfill until a plenary hearing on July 25, 2019.
- On September 30, 2019, The Hudson County Superior Court issued a ruling on the plenary hearing held on July 25, 2019. It was the opinion of the court that the temporary injunction to close the Keegan Landfill be made final and the landfill be closed permanently. On December 10, 2019, the Appellate Division granted a motion for leave to appeal the permanent injunction issued by the Hudson County Superior Court.
- On November 1, 2019, the Authority filed a motion for leave to appeal in the Appellate Division to address the mistaken findings of fact and applications of law made by the Chancery Court in the Keegan Landfill matter regarding the landfill closing. Briefing of the issue before the Appellate Division is still in progress.
- On December 19, 2019, the Board of Commissioners of NJSEA approved resolution 2019-48, authorizing the President and CEO to take the necessary steps to settle the matters regarding the Keegan Landfill and the Town of Kearny. The settlement will be in the form of a Judicial Consent Order and will memorialize, among other terms, the permanent closure of the Keegan Landfill.

Arena

- In April 2015, the NJSEA closed the Arena to public events. The Arena has, more recently, been used as a place for private rehearsals by acts preparing to go on tour and a filming location. This has provided the opportunity to defray some of the costs of operating the facility.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
 December 31, 2019

Economic Conditions (Continued)

The Greater Wildwoods Convention Center

- The Wildwoods Convention Center depends heavily on the number and size of events it can attract and relies on the performance of the tourism industries with which it can coexist. Details of event statistics are presented below.

Wildwoods Convention Center	2019	2018	2017
Number of Event Days	221	186	211
Total Attendance	174,548	144,544	176,409
Net Event Income	\$ 908,278	\$ 701,536	\$ 726,288

Capital Assets

At the end of 2019, the Authority had a net investment in capital assets of \$302,916,447 at a total capital cost of \$720,322,841 net of accumulated depreciation of \$417,406,394 as shown below.

	<u>December 31, 2018</u>	<u>Additions</u>	<u>Transfers and Deletions</u>	<u>December 31, 2019</u>
Meadowlands Sports Complex	\$ 527,481,260	\$ 2,534,089	\$ -	\$ 530,015,349
Monmouth Park Racetrack	62,314,429	-	-	62,314,429
Wildwoods Convention Center	58,704,905	307,932	-	59,012,837
Lyndhurst	40,857,397	311,195	(117,995)	41,050,597
Transportation Planning District	7,929,508	-	-	7,929,508
Solid Waste	19,991,756	8,364	-	20,000,120
Total Investment in Facilities	717,279,255	3,161,580	(117,995)	720,322,841
Less Accumulated Depreciation	(407,077,073)	(10,329,321)	-	(417,406,394)
Investment in Facilities Net of Accumulated Depreciation	\$ 310,202,182	\$ (7,167,741)	\$ (117,995)	\$ 302,916,447

Additions to capital assets during 2019 consisted of normal purchases and improvement of infrastructure, mechanical systems, as well as various safety upgrades.

Budgetary Controls

The Authority adopts entity-wide operating and capital plans that are approved by its Board of Commissioners. Budgets are a measure of the Authority's financial performance and accountability and are reviewed and revised, although not formally, throughout the year.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
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Subsequent Events

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a "Public Health Emergency of International Concern" and on March 10, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel and quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the geographical area in which the Authority operates. Due to the impact of New Jersey Governor Murphy's Executive Order No. 107 dated March 21, 2020, mandating statewide stay-at-home practices and closure of all non-essential retail businesses, it is reasonably possible certain revenues will decrease, accounts receivable will increase and related collections will be adversely impacted. It is unknown how long these conditions will last and what the complete financial effect will be to the Authority.

On March 6, 2020, the Judicial Consent Order memorialized the closing of the Keegan Landfill, among other settlement terms.

On April 9, 2020, the appeal of the Superior Court of New Jersey decision was denied, and the ruling of the valuation of the Keegan Landfill at \$1,880,000 was upheld.

On May 9, 2020, the Town of Kearny petitioned the New Jersey Supreme Court for Certification. On June 30, 2020, the Court denied the Town's petition.

Conclusion

This section of the Annual Report has been provided to assist readers in getting a general overview of the Authority's business, financial position, and fiscal accountability for the funds it generates and receives. If you have questions about any information in this report, you are requested to contact New Jersey Sports and Exposition Authority, Finance Dept., 1 DeKorte Park Plaza, Lyndhurst, NJ 07071.

BASIC FINANCIAL STATEMENTS

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF NET POSITION

December 31, 2019

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Investments	\$ 31,727,034	\$ 8,496,102	\$ 40,223,136
Receivables, Net	391,266	4,463,246	4,854,512
Other Assets	-	240,404	240,404
Internal Balances	(14,213,188)	14,213,188	-
Account Receivables - Fiduciary Funds	(120,785)	1,096,361	975,576
Capital Assets			
Non Depreciable	20,154,401	117,149,000	137,303,401
Depreciable	3,945,268	156,696,366	160,641,634
Non Current Assets			
Investments	-	8,275,888	8,275,888
Notes Receivable	-	8,586,293	8,586,293
Other Assets	-	533,000	533,000
Restricted Assets			
Cash	-	3,407,602	3,407,602
Investments	-	8,929,370	8,929,370
TOTAL ASSETS	41,883,996	332,086,820	373,970,816
DEFERRED OUTFLOWS OF RESOURCES			
Related to pensions	2,251,761	1,411,301	3,663,062
Related to post-employment benefits	1,199,948	571,716	1,771,664
TOTAL DEFERRED OUTFLOWS OF RESOURCES	3,451,709	1,983,017	5,434,726
LIABILITIES			
Accounts Payable and Accrued Liabilities	543,381	8,488,601	9,031,982
Unearned Revenue	129,453	1,045,036	1,174,489
Long Term Liabilities	29,566,894	82,796,549	112,363,443
TOTAL LIABILITIES	30,239,728	92,330,186	122,569,914
DEFERRED INFLOWS OF RESOURCES			
Related to pensions	8,691,187	4,975,295	13,666,482
Related to post-employment benefits	16,466,851	7,845,641	24,312,492
Related to other activities	-	41,505,361	41,505,361
TOTAL DEFERRED INFLOWS OF RESOURCES	25,158,038	54,326,297	79,484,335
NET POSITION			
Net Investment in Capital Assets	24,099,669	271,592,052	295,691,721
Restricted for Statutory Requirements	5,021,552	23,968,763	28,990,315
Unrestricted (deficit)	(39,183,282)	(108,147,461)	(147,330,743)
TOTAL NET POSITION	\$ (10,062,061)	\$ 187,413,354	\$ 177,351,293

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF NET ACTIVITIES

Year Ended December 31, 2019

	Expenses	Program	Net (Expense) Revenue and		Total
		Revenues	Changes in Net Position		
		Charges for	Governmental	Business-type	
		Services	Activities	Activities	
Governmental activities:					
General Fund	\$ (7,452,919)	\$ 1,083,749	\$ (6,369,170)	\$ -	\$ (6,369,170)
Environmental Center	(250,054)	-	(250,054)	-	(250,054)
MAGNET Fund	(14,600)	-	(14,600)	-	(14,600)
Total governmental activities	(7,717,573)	1,083,749	(6,633,824)	-	(6,633,824)
Business-type activities:					
Sports Complex	(39,197,921)	27,962,788	-	(11,235,133)	(11,235,133)
Solid Waste	(12,597,014)	12,984,520	-	387,506	387,506
Total business-type activities	(51,794,935)	40,947,308	-	(10,847,627)	(10,847,627)
Total primary government	\$ (59,512,508)	\$ 42,031,057	\$ (6,633,824)	\$ (10,847,627)	\$ (17,481,451)
General and program revenues:					
Investment earnings			\$ 268,360	\$ 450,065	\$ 718,425
Lease revenue			882,518	-	882,518
Rental income solar			201,954	-	201,954
Composting revenues			193,215	-	193,215
Other			209,273	-	209,273
Kingsland Sale Revenues			12,192,296	6,200,000	18,392,296
State subsidy			-	15,000,000	15,000,000
Tourism Tax			-	4,779,749	4,779,749
Total general revenues			13,947,616	26,429,814	40,377,430
Changes in Net Position			7,313,792	15,582,187	22,895,979
Net Position - beginning			(17,375,853)	171,831,167	154,455,314
Net Position - ending			\$ (10,062,061)	\$ 187,413,354	\$ 177,351,293

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

BALANCE SHEET – GOVERNMENTAL FUNDS

December 31, 2019

	General Fund	Environmental Center Fund	MAGNET Fund	Other Governmental Funds	Total Governmental Funds
Assets					
Cash	\$ 24,808,167	\$ -	\$ 2,335,016	\$ -	\$ 27,143,183
Investments	4,542,057	-	30,355	11,438	4,583,850
Accounts receivable, net	391,266	-	-	-	391,266
Due from other funds	10,628,534	583,149	-	11,294	11,222,977
Total Assets	40,370,024	583,149	2,365,371	22,732	43,341,276
Liabilities and Fund Balances					
Accounts payable	3,575	3,490	-	-	7,065
Accrued expenses	642,749	23,019	-	-	665,768
Due to other funds	23,748,857	1,774,796	33,297	-	25,556,950
Total Liabilities	24,395,181	1,801,305	33,297	-	26,229,783
Fund Balances					
Restricted for:					
Open Space Acquisition	46,000	-	-	-	46,000
Insurance	25,000	-	-	-	25,000
Other	55,924	-	-	1,000	56,924
Renewable Energy	1,349,318	-	-	-	1,349,318
Committed to:					
Project Commitments	-	-	330,000	-	330,000
Assigned	-	(1,218,156)	2,002,074	21,732	805,650
Unassigned	14,498,601	-	-	-	14,498,601
Total Fund Balances	15,974,843	(1,218,156)	2,332,074	22,732	17,111,493
Total Liabilities & Fund Balances	\$ 40,370,024	\$ 583,149	\$ 2,365,371	\$ 22,732	\$ 43,341,276

Amounts reported for governmental funds in the statement of net position are different because of:

Total Fund Balance	17,111,493
Capital Assets in governmental activities are not financial resources and therefore are not reported in the funds	24,099,669
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds	(29,566,894)
Deferred outflows and inflows related to pension and other post-employment benefits are not reported in the funds	(21,706,329)
Total Governmental Activities Net Position	\$ (10,062,061)

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS

Year Ended December 31, 2019

	General Fund	Environmental Center Fund	MAGNET Fund	Other Governmental Funds	Total Governmental Funds
Revenues:					
Composting revenues	\$ 193,215	\$ -	\$ -	\$ -	\$ 193,215
Conference revenue	10,000	-	-	-	10,000
Lease revenue	882,518	-	-	-	882,518
MCT reimbursement for services	175,000	-	-	-	175,000
Fee income	1,083,749	-	-	-	1,083,749
Kingsland Sale Proceeds	12,192,296	-	-	-	12,192,296
Other income	44,082	-	-	-	44,082
Rental income-solar	201,954	-	-	-	201,954
Interest income	230,993	-	17,308	251	248,552
Total Revenue	15,013,807	-	17,308	251	15,031,366
Expenditures:					
Current:					
Authority operations	12,219,758	-	-	-	12,219,758
Kearny 1-A access agreement	20,000	-	-	-	20,000
Environmental Center operations	-	250,054	-	-	250,054
Ramapo College Partnership	550,000	-	-	-	550,000
MAGNET expenditures	-	-	14,600	-	14,600
Other expenditures	7,318	-	-	1,001	8,319
Capital Outlay	520,443	-	-	-	520,443
Total Expenditures	13,317,519	250,054	14,600	1,001	13,583,174
Changes in Fund Balances	1,696,288	(250,054)	2,708	(750)	1,448,192
Fund Balance, beginning of year	14,278,555	(968,102)	2,329,366	23,482	15,663,301
Fund Balance, end of year	\$ 15,974,843	\$ (1,218,156)	\$ 2,332,074	\$ 22,732	\$ 17,111,493
Net changes to fund balance - total governmental funds					\$ 1,448,192
Amounts reported for governmental activities in the statement of activities are different because of:					
Capital outlays					520,443
Depreciation expense					(605,404)
Pension expense					3,145,999
Post-employment healthcare benefits					2,804,562
Change in net position of governmental activities					\$ 7,313,792

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF NET POSITION – PROPRIETARY FUNDS

December 31, 2019

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
ASSETS			
Current Assets			
Cash and Investments	\$ 7,616,850	\$ 879,252	\$ 8,496,102
Due from State of New Jersey	240,404	-	240,404
Receivables, Net	2,444,804	2,018,442	4,463,246
Due from other funds	3,463,185	11,846,364	15,309,549
Total Current Assets	13,765,243	14,744,058	28,509,301
Non Current Assets			
Investments	-	8,275,888	8,275,888
Notes Receivable	8,586,293	-	8,586,293
Other Assets	533,000	-	533,000
Restricted Assets			
Cash	246,515	3,161,087	3,407,602
Investments	-	8,929,370	8,929,370
Capital Assets, net	273,757,020	88,346	273,845,366
Total Non Current Assets	283,122,828	20,454,691	303,577,519
DEFERRED OUTFLOWS OF RESOURCES			
Related to pensions	338,305	1,072,996	1,411,301
Related to other post-employment benefits	-	571,716	571,716
TOTAL DEFERRED OUTFLOWS OF RESOURCES	338,305	1,644,712	1,983,017
LIABILITIES			
Current Liabilities			
Accounts Payable	172,271	176,211	348,482
Accrued Liabilities	6,316,805	929,176	7,245,981
Interest payable on bonds and notes	894,138	-	894,138
Unearned Revenue	712,363	332,673	1,045,036
Other Long-Term Liabilities - current portion	3,267,744	2,514,568	5,782,312
Bonds Payable - current portion	1,176,055	-	1,176,055
Total Current Liabilities	12,539,376	3,952,628	16,492,004
Long-Term Liabilities			
Other Long-Term Liabilities - noncurrent portion	56,459,409	2,903,383	59,362,792
Net Pension Obligation	1,880,788	5,191,514	7,072,302
Net OPEB Liability	-	8,325,829	8,325,829
Bonds Payable - noncurrent portion	1,077,259	-	1,077,259
Total Long-Term Liabilities	59,417,456	16,420,726	75,838,182
DEFERRED INFLOWS OF RESOURCES			
Related to pensions	833,820	4,141,475	4,975,295
Related to other post-employment benefits	-	7,845,641	7,845,641
Related to other activities	41,505,361	-	41,505,361
TOTAL DEFERRED INFLOWS OF RESOURCES	42,339,181	11,987,116	54,326,297
NET POSITION			
Net Investment in Capital Assets	271,503,706	88,346	271,592,052
Restricted for Statutory Requirements	246,515	23,722,248	23,968,763
Unrestricted	(88,819,858)	(19,327,603)	(108,147,461)
TOTAL NET POSITION	\$ 182,930,363	\$ 4,482,991	\$ 187,413,354

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION –
 PROPRIETARY FUNDS

Year Ended December 31, 2019

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
OPERATING REVENUES:			
Sports Complex	\$ 11,987,664	\$ -	\$ 11,987,664
Convention Center	2,749,062	-	2,749,062
Entertainment Facilities	4,310,000	-	4,310,000
Solid Waste Revenues	-	12,984,520	12,984,520
Other Operating Revenue	8,916,061	-	8,916,061
Total Operating Revenues	<u>27,962,787</u>	<u>12,984,520</u>	<u>40,947,307</u>
OPERATING EXPENSES:			
Sports Complex	11,237,229	-	11,237,229
Convention Center	6,947,284	-	6,947,284
Solid Waste Expenses	-	4,557,929	4,557,929
General and Administrative	-	5,290,883	5,290,883
Payment in Lieu of Taxes	12,347,149	340,394	12,687,543
Parks and Open Space	-	184,223	184,223
MERI Operations	-	5,367	5,367
Depreciation and Amortization	8,666,259	20,980	8,687,239
Closure Expenses	-	2,197,238	2,197,238
Total Operating Expenses	<u>39,197,921</u>	<u>12,597,014</u>	<u>51,794,935</u>
OPERATING INCOME/(LOSS)	<u>(11,235,134)</u>	<u>387,506</u>	<u>(10,847,628)</u>
NON-OPERATING INCOME AND (EXPENSES):			
State Appropriation	15,000,000	-	15,000,000
Tourism Tax Revenue	4,779,749	-	4,779,749
Proceeds from Kingsland Sale	-	6,200,000	6,200,000
Interest (Expense)/Income	(58,445)	508,511	450,066
Total Non-Operating Income	19,721,304	6,708,511	26,429,815
CHANGES IN NET POSITION	8,486,170	7,096,017	15,582,187
NET POSITION - Beginning of Year	<u>174,444,193</u>	<u>(2,613,026)</u>	<u>171,831,167</u>
NET POSITION - End of Year	<u>\$ 182,930,363</u>	<u>\$ 4,482,991</u>	<u>\$ 187,413,354</u>

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

Year Ended December 31, 2019

	Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
Cash Flows from Operating Activities			
Receipts from customers	\$ 23,300,779	\$ 11,809,021	\$ 35,109,800
Payments to employees	(8,065,151)	(1,355,053)	(9,420,204)
Payments to suppliers	(40,419,340)	(18,017,679)	(58,437,019)
Beneficial reuse materials	-	1,554,155	1,554,155
Net cash from operating activities	<u>(25,183,712)</u>	<u>(6,009,556)</u>	<u>(31,193,268)</u>
Cash Flows from Noncapital Financing Activities			
Tourism tax revenues	4,779,749	-	4,779,749
Landfill remediation and post-closure	-	(2,197,238)	(2,197,238)
Net cash from noncapital financing activities	<u>4,779,749</u>	<u>(2,197,238)</u>	<u>2,582,511</u>
Cash Flows from Capital and Related Financing Activities			
State appropriations	15,000,000	-	15,000,000
Purchase of capital assets	(2,595,414)	(8,365)	(2,603,779)
Repayment of racetrack loans	3,080,678	-	3,080,678
Net cash from capital financing activities	<u>15,485,264</u>	<u>6,191,635</u>	<u>21,676,899</u>
Cash Flows from Investing Activities			
Interest	99,268	434,472	533,740
Purchase of investments	-	(1,048,882)	(1,048,882)
Net cash from investing activities	<u>99,268</u>	<u>(614,410)</u>	<u>(515,142)</u>
Net change in cash and cash equivalents	<u>(4,819,431)</u>	<u>(2,629,569)</u>	<u>(7,449,000)</u>
Cash and equivalents, beginning of year	<u>12,436,281</u>	<u>3,508,821</u>	<u>15,945,102</u>
Cash and equivalents, end of year	<u>\$ 7,616,850</u>	<u>\$ 879,252</u>	<u>\$ 8,496,102</u>
Reconciliation of operating (loss) income to net cash provided by (used) by operating activities:			
Operating (loss) income	\$ (11,235,134)	\$ 387,506	\$ (10,847,628)
Depreciation expense	8,666,259	20,980	8,687,239
Landfill remediation and post-closure	-	2,197,238	2,197,238
Change in assets and liabilities:			
(Increase)/Decrease In Receivables, net	(352,008)	378,656	26,648
(Increase)/Decrease In Other Assets	14,833	(68,567)	(53,734)
(Increase)/Decrease In Deferred Outflows	175,363	(372,878)	(197,515)
(Decrease)/Increase In Deferred Inflows	(423,384)	(171,002)	(594,386)
(Decrease)/Increase in Accounts Payable & Accrued Liabilities	(739,024)	(73,612)	(812,636)
(Decrease)/Increase in Other Liabilities	(7,171,948)	(1,894,933)	(9,066,881)
(Decrease)/Increase in Deferred Revenue	(4,259,984)	(823,693)	(5,083,677)
Due to(from) other funds	(9,957,000)	(5,588,500)	(15,545,500)
Other	98,315	(751)	97,564
Net cash from operating activities	<u>\$ (25,183,712)</u>	<u>\$ (6,009,556)</u>	<u>\$ (31,193,268)</u>

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS

December 31, 2019

	Special Escrow	Transportation Planning	Total
ASSETS			
Cash and Investments	\$ 5,886,351	\$ 6,017,595	\$ 11,903,946
Receivables, Net	-	-	-
Interfund Receivable	-	333,158	333,158
Capital Assets - Depreciable, Net	-	4,971,412	4,971,412
TOTAL ASSETS	5,886,351	11,322,165	17,208,516
LIABILITIES			
Accounts Payable & Accrued Liabilities	30,405	488,976	519,381
Construction Deposits	270,146	-	270,146
Rutherford Post-Closure Security	159,916	-	159,916
Interfund Payable	1,036,250	272,484	1,308,734
Security Deposits	128,397	-	128,397
Contract Retainage Payable	571,881	-	571,881
TOTAL LIABILITIES	2,196,995	761,460	2,958,455
NET POSITION			
Invested in Capital Assets, Net	-	4,971,412	4,971,412
Blackstrap Broadcasting Escrow	2,251,830	-	2,251,830
Bloomberg Escrow	1,923,922	-	1,923,922
Reserve For Mitigation	262,024	-	262,024
Main Street Program	153,021	-	153,021
Other	(901,441)	5,589,293	4,687,852
TOTAL NET POSITION	\$ 3,689,356	\$ 10,560,705	\$ 14,250,061

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - FIDUCIARY FUNDS

Year Ended December 31, 2019

	Special Escrow	Transportation Planning	Total
Additions			
Transportation Planning District Fees	\$ -	\$ 2,432,822	\$ 2,432,822
Bloomberg Lease Revenue	137,784	-	137,784
Interest	26,071	39,794	65,865
Grant Revenues	-	-	-
Blackstrap Escrow	106,650	-	106,650
	<u>270,505</u>	<u>2,472,616</u>	<u>2,743,121</u>
Deductions			
Mitigation Expenses	192,117	-	192,117
MASSTR Grant Expenditures	-	932,938	932,938
MASSTR General Expenditures	-	-	-
	<u>192,117</u>	<u>932,938</u>	<u>1,125,055</u>
Changes in Net Position	78,388	1,539,678	1,618,066
Net Position, Beginning of Year	3,610,968	9,549,661	13,160,629
Adjustments to Net Position			
Depreciation Expense	-	(528,634)	(528,634)
Net Position, End of Year	<u>\$ 3,689,356</u>	<u>\$ 10,560,705</u>	<u>\$ 14,250,061</u>

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

NOTES TO FINANCIAL STATEMENTS

A. ORGANIZATION

The New Jersey Sports and Exposition Authority (the "Authority" or "NJSEA") was created by the laws of the State of New Jersey of 1971, Chapter 137, and enacted May 10, 1971, as supplemented and amended by Public Law 2015, Chapter 19, enacted on February 5, 2015, (the "Act"). It is constituted as an instrumentality of the State, exercising public and essential governmental functions. The Act empowers the Authority to own and operate various projects, located in the State of New Jersey, including stadiums and other buildings and facilities for athletic contests, horse racing, and other spectator sporting events, trade shows and other expositions. The Authority is also charged with the solid waste management, environmental protection, and the orderly, comprehensive development and redevelopment of the Hackensack Meadowlands.

The Authority has no stockholders or equity holders, and all bond proceeds, revenues, or other cash received must be applied for specific purposes in accordance with the provisions of the Act, and related bond resolutions, for the security of the bondholders. The Authority's Board consists of the President of the Authority, the State Treasurer, and a member of the Hackensack Meadowlands Municipal Committee ("HMMC") established by the "Hackensack Meadowlands Redevelopment Act", P.L. 1968, c.404 (C.13:17-1 et seq.), appointed by the Governor, who are members ex officio, eleven members appointed by the Governor with the advice and consent of the State Senate, one member appointed by the President of the Senate, and one member appointed by the Speaker of the General Assembly.

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

(a) Reporting Entity

The Governmental Accounting Standards Board ("GASB") establishes the criteria used in determining which organizations should be included in these financial statements. The GASB's Codification of Governmental Accounting and Financial Reporting Standards, Section 2100, requires the inclusion of government organizations for which the Authority is financially accountable. Financial accountability is defined as: 1) appointment of a voting majority of the component unit's board and either (a) the ability to impose will by the primary government or (b) the possibility that the component unit will provide a financial benefit to or impose a financial burden on the primary government; or 2) fiscal dependency on the primary government.

The extent of financial accountability is based upon several criteria including: appointment of a voting majority, imposition of will, financial benefit to or burden on a primary government, and financial accountability as a result of fiscal dependency.

On February 23, 1998, the Authority assumed the assets and liabilities and undertook the existing operations of the Wildwoods Convention Center. The assets and liabilities were recorded at fair value and the difference was recorded to net assets, invested in capital facilities.

On February 5, 2015, the assets, liabilities and functions of the New Jersey Meadowlands Commission ("NJMC") were assumed by the NJSEA pursuant to the Hackensack Meadowlands Agency Consolidation Act at book value.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(a) Reporting Entity (Continued)

The Authority is a component unit included in the State of New Jersey's comprehensive annual financial report. The NJSEA requires significant subsidies from and has material transactions with the State of New Jersey and depends on certain tax revenues that are economically sensitive.

(b) Basis of Presentation

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles ("GAAP") as applied in governmental units. The GASB is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

Government-Wide Statements

The statement of net position and the statement of net activities display information which includes the overall financial activities of the Authority. These statements distinguish between the governmental and business-type activities of the Authority. Governmental activities generally are financed through intergovernmental revenues and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for the Authority's business-type activities and for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues.

Fund Financial Statements

The fund financial statements provide information about the Authority's funds. Separate statements for each fund category applicable to the Authority governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. Both enterprise funds are considered major. All remaining governmental funds are aggregated and reported as non-major funds.

The Authority reports the following major governmental funds:

- **General Fund.** This is the general operating fund of the Authority. It is used to account for all financial resources except those required to be accounted for in another fund.
- **Environmental Center Fund.** The purpose of the Environmental Center Fund is to account for all financial resources required to operate the Meadowlands Environmental Center and Science Center.
- **MAGNET Fund.** The purpose of the MAGNET Fund is to foster continued revitalization in the Meadowlands and ensure continued growth and improvement in the region both environmentally and economically.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(b) Basis of Presentation (Continued)

Proprietary fund operating revenues, such as fees for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment income, result from non-exchange transactions or ancillary activities.

The Authority reports the following major enterprise funds:

- **Solid-Waste-Enterprise Fund.** This fund accounts for the activities of the landfills operated by the Authority, as well as the closure and post-closure costs of such landfills.
- **Sports Complex Enterprise Fund.** This fund accounts for activities of the Sports Complex operated by the Authority, which have operations that are leased. The activities of the Wildwood Convention Center are also reported in this fund.

Fiduciary Funds account for the proceeds of deposits held in trust for others. The Authority reports the following Fiduciary Funds:

- **Special Escrows.** This includes funds escrowed for Mitigation, Wetlands, and disbursement of the Meadowlands Adjustment Payments.
- **Transportation Planning District.** This fund is responsible for the continuing operation and maintenance of the Meadowlands Adaptive Signal System for Traffic Reduction (MASSTR).

The accounts of the Authority are maintained in accordance with the principles of fund accounting to ensure observance of limitations and restrictions on the resources available. The principles of fund accounting require that resources be classified for accounting and reporting purposes into funds or in accordance with activities or objectives specified for the resources. Each fund is a separate accounting entity with a self-balancing set of accounts.

(c) Basis of Accounting

The government-wide, proprietary fund and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants and other contributions. Revenue from such non-exchange transactions is recognized in the fiscal year in which all eligibility requirements have been satisfied.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(c) Basis of Accounting (Continued)

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available to pay liabilities of the current period. The Authority recognizes revenues that are expected to be collected within 90 days of year end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest of general long-term debt and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt are reported as other financing sources.

(d) Net Position

The Authority has adopted the provisions of Governmental Accounting Standards Board Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, which amends the net asset reporting requirement of Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, and other pronouncements by incorporating deferred outflows from resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets. The classifications of net position are defined as follows:

- *Net Investment in Capital Assets* - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are any significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested in capital assets, net of related debt. Rather that portion of the debt is included in the same net assets component as the unspent proceeds.
- *Restricted* - This component of net position consists of constraints placed on net assets used through external constraints imposed by creditors (such as through debt covenants), grantors, contributions, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- *Unrestricted* - This component of net position consists of net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

(e) Fund Balance Classifications

The Authority has established a policy of classifying fund balances in accordance with Governmental Accounting Standards Board Statement No. 54 as follows:

- **Restricted** fund balance includes amounts that can be spent only for the specific purposes stipulated by external resource providers (for example, grant providers), constitutionally, or through enabling legislation (that is, legislation that creates a new revenue source and restricts its use). Effectively, restrictions may be modified or released only with the consent of resource providers.

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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(e) Fund Balance Classifications (Continued)

- **Committed** fund balance includes amounts that can be used only for the specific purposes determined by a formal action of the Authority's highest level of decision-making authority. Commitments may be changed or lifted only by the Authority taking the same formal action that originally imposed the constraint.
- **Assigned** fund balance comprises amounts *intended* to be used by the Authority for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. Governmental funds, other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.
- **Unassigned** fund balance is the residual classification for the general fund and includes all amounts not contained in the other classifications. Unassigned amounts are technically available for any purpose. If another governmental fund has a fund balance deficit, then it will be reported as a negative amount in the unassigned classification in that fund. Positive unassigned amounts will be reported only in the general fund.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed. For the unrestricted fund balance, the Authority first spends committed funds, then assigned funds, and finally, unassigned funds.

(f) Accumulated Vacation Time

Salaried employees of the Authority may accumulate vacation time up to a maximum of their total vacation time for one year. This accumulated vacation time must be used within one year of the year earned. Upon termination of employment, salaried employees are entitled to receive a maximum lump sum payment of their accumulated vacation time.

(g) Valuation of Investments

State and local government securities, repurchase agreements, and certificates of deposit are investments in nonparticipating investment contracts which management concludes are not significantly affected by the impairment of the credit standing of the Authority or other factors. Credit ratings for these investments are not available. These investments are recorded at fair market value.

(h) Non-Operating Revenues and Expenses

Non-operating revenues: State payments received related to State Subsidies and Tourism taxes collected; sales of property; management fees; interest revenue earned on investments and interest expense. Non-operating expenses are recognized in the accounting period in which the liability is incurred.

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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(i) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(j) Unearned Revenues

Unearned revenue represent revenues collected but not earned as of December 31, 2019. This primarily consists of ground rent pre-payments and solid waste disposal tickets sold to haulers but still outstanding.

(k) Capital Assets

Capital assets are stated at cost or estimated historical cost. Contributed capital fixed assets are recorded at their estimated fair market value at the time received. Depreciation is provided using the straight-line method over estimated useful lives ranging from five to ten years for all assets. Capital fixed assets related to the Arena are considered non-performing assets and are shown separately in Note D.

Asset lives used in the calculation of depreciation are generally as follows:

Buildings	20-60 years
Infrastructure	15 years
Machinery and equipment	2-20 years
Land improvements	10-20 years
Leasehold rights	24 years

The Authority considers any asset acquired or improvement made to any building or facility, with a value over \$1,000 and an estimated useful life over one year, a depreciable capital asset.

(l) Accrued Liability for Closure and Post-Closure Costs

The accrued liability for closure and post-closure costs represents funds collected as part of the solid waste tariff, which are required to be established to pay for the cost of closure and post-closure of landfills.

(m) Payment in Lieu of Taxes (PILOT)

In accordance with a provision of the enabling Act, properties and income of the Authority are exempt from taxation. However, payments in lieu of taxes are made to certain municipalities to compensate for loss of tax revenues by reason of acquisition of real property by the Authority.

(n) Cash and Investments

Cash and investments include short-term investments that are carried at cost, which approximates market. The Authority considers all highly liquid investments with a maturity of ninety days or less when purchased to be cash equivalents. Restricted cash investments include

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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(n) Cash and Investments (Continued)

short-term investments that are required for a specific purpose related to restrictions that may be contained in bond resolutions.

(o) Accounts Receivable, Net of Allowance for Doubtful Accounts

The Authority evaluates all accounts receivable on an annual basis. An allowance for doubtful accounts is set up by charging operating expense. Amounts are charged against the allowance for doubtful accounts when management believes that collectability of certain receivables are uncertain.

(p) Other Assets

Other assets include prepaid expense, prepaid insurance and loan receivables.

(q) Deferred Outflows and Deferred Inflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This section represents a consumption of net position that applies to a future period and so is not recognized as an outflow of resources (expenditure) until then.

In addition to liabilities, the statement of net position includes a separate section for deferred inflows of resources. This section represents an addition of net position that applies to a future period and so is not recognized as an inflow of resources (revenue) until that time.

Deferred outflows are related to pension and other post-employment benefits. Deferred inflows are related to pension, other post-employment benefits, and other financing activity.

(r) Income Taxes

The Authority is exempt from federal income taxes under the Internal Revenue Code Section 115 and from state income taxes under N.J.S.A. 27:25-16. Accordingly, no provision is recorded for federal and state income taxes.

(s) Recent Accounting Standards

The Authority has evaluated the following pronouncements and their impact on the financial statements. The adoption of these statements had no effect on previously reported amounts.

- GASB Statement 83 – *Certain Asset Retirement Obligations*, effective for periods beginning after June 15, 2018.
- GASB Statement 95 – *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement postpones the effective dates of applicable pending Statements described in (t) *Pending Accounting Standards*. The effective dates mentioned in that section are the applicable postponed dates as prescribed by Statement No. 95.

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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(t) Pending Accounting Standards

The Authority is currently evaluating the effects of the following pronouncements on the financial statements:

- GASB Statement 84 – *Fiduciary Activities*, effective for periods beginning after December 15, 2019.
- GASB Statement 87 – *Leases*, effective for periods beginning after June 15, 2021.
- GASB Statement 88 – *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, effective for periods beginning after June 15, 2019.
- GASB Statement 89 – *Accounting for Interest Cost Incurred Before the End of a Construction Period*, effective for periods beginning after December 15, 2020.
- GASB Statement 90 – *Majority Equity Interest – an Amendment of GASB Statements No. 14 and No. 61*, effective for periods beginning after December 15, 2019.
- GASB Statement 91 – *Conduit Debt Obligations*, effective for periods beginning after December 15, 2020.
- GASB Statement 92 – *Omnibus 2020*. This statement clarifies the effective date of GASB Statement 87 and addresses other topics that are required to be adopted by the Commission for the year ended December 31, 2022.
- GASB Statement 93 – *Replacement of Interbank Offered Rates*, effective for periods beginning after June 15, 2021.
- GASB Statement 94 – *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, effective for periods beginning after June 15, 2022.

C. CASH AND INVESTMENTS

The components of cash and investments are as follows:

	Balance December 31, 2019	Fiduciary Fund Balance December 31, 2019
Cash and Investments:		
Unrestricted:		
Cash on Hand	\$ 28,844,007	\$ 11,903,946
Investments	12,817,945	-
NJ Cash Management Fund	6,837,072	-
Unrestricted Cash and Investments	<u>48,499,024</u>	<u>11,903,946</u>
Restricted:		
Investments	8,929,370	-
NJ Cash Management Fund	3,407,602	-
Restricted Cash and Investments	<u>12,336,972</u>	
Total Cash and Investments	<u>\$ 60,835,996</u>	<u>\$ 11,903,946</u>

For 2019, restricted cash and investments includes \$246,515 on the Camden Aquarium project which is part of the operations of the Wildwoods Convention Center.

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NOTES TO FINANCIAL STATEMENTS

C. CASH AND INVESTMENTS (CONTINUED)

All demand deposits and certificates of deposit, except deposits held by the trustee, of any depository must be fully secured by lodging collateral security of obligations secured by the United States with the trustee or bank designated by the Trustee. At December 31, 2019, all demand deposits were collateralized.

The Authority categorizes its fair value measurements within the fair hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. All of the Authority's investments are measured using Level 1 inputs.

The N.J. Cash Management Fund is a money market fund managed by the State of New Jersey Division of Investments. P.L. 1950, c. 270 and subsequent legislation permits the Division to invest in a variety of securities, including, in the case of short-term investments, obligations of the U.S. Government and certain of its agencies, commercial paper, certificates of deposit, repurchase agreements, bankers' acceptances and loan participation notes. All such investments must fall within the guidelines set forth by the regulations of the State of New Jersey, State Investment Council. Securities in the N. J. Cash Management Fund are insured or registered, or securities held by the Division or its agent in the N. J. Cash Management Fund's name.

D. INVESTMENT IN FACILITIES

Investment in facilities is stated at cost, which includes all costs during the construction period for acquisition of land, rights of way, acquisition cost of acquiring facilities, surveys, engineering costs, roads, construction costs and additions to facilities, administrative and financial expenses and interest during construction net of interest income earned on the unexpended funds, including debt service reserve funds net of accumulated depreciation. Depreciation is computed by the straight-line method based on estimated useful lives of the related assets.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

D. INVESTMENT IN FACILITIES (CONTINUED)

	December 31, 2018	Additions	Transfers and Deletions	December 31, 2019
Governmental Activities:				
Capital assets that are not being depreciated:				
Land	\$ 20,154,401	\$ -	\$ -	\$ 20,154,401
Construction in progress	117,995	-	(117,995)	-
Total capital assets not being depreciated	<u>20,272,396</u>	<u>-</u>	<u>(117,995)</u>	<u>20,154,401</u>
Capital assets that are being depreciated:				
Building and building improvements	16,805,495	214,729	-	17,020,224
Machinery and equipment	3,779,506	96,465	-	3,875,971
Total at historical costs	<u>20,585,001</u>	<u>311,194</u>	<u>-</u>	<u>20,896,195</u>
Less accumulated depreciation for:				
Building and building improvements	(11,303,374)	(574,250)	-	(11,877,624)
Machinery and equipment	(5,042,149)	(31,154)	-	(5,073,303)
Total accumulated depreciation	<u>(16,345,523)</u>	<u>(605,404)</u>	<u>-</u>	<u>(16,950,927)</u>
Total capital assets being depreciated net of accumulated depreciation	<u>4,239,478</u>	<u>(294,210)</u>	<u>-</u>	<u>3,945,268</u>
Governmental activities capital assets, net	<u>\$ 24,511,874</u>	<u>\$ (294,210)</u>	<u>\$ (117,995)</u>	<u>\$ 24,099,669</u>
Business-Type Activities:				
Capital assets that are not being depreciated:				
Land	\$ 117,149,000	\$ -	\$ -	\$ 117,149,000
Building and building improvements (1)	39,868,193	-	-	39,868,193
Construction in progress	-	322,843	-	322,843
Total capital assets not being depreciated	<u>157,017,193</u>	<u>322,843</u>	<u>-</u>	<u>157,340,036</u>
Capital assets that are being depreciated:				
Building and building improvements	345,445,543	2,238,312	-	347,683,855
Machinery and equipment	86,890,022	289,230	-	87,169,252
Total at historical costs	<u>432,325,565</u>	<u>2,527,542</u>	<u>-</u>	<u>434,853,107</u>
Less accumulated depreciation for:				
Building and building improvements	(229,971,679)	(8,238,181)	-	(238,209,860)
Machinery and equipment	(79,180,816)	(957,101)	-	(80,137,917)
Total accumulated depreciation	<u>(309,152,495)</u>	<u>(9,195,282)</u>	<u>-</u>	<u>(318,347,777)</u>
Total capital assets being depreciated net of accumulated depreciation	<u>123,173,070</u>	<u>(6,667,740)</u>	<u>-</u>	<u>116,505,330</u>
Capital assets that are being amortized:				
Landfills	5,902,136	-	-	5,902,136
Total at historical costs	<u>5,902,136</u>	<u>-</u>	<u>-</u>	<u>5,902,136</u>
Less accumulated amortization for:				
Landfills	(5,902,136)	-	-	(5,902,136)
Total accumulated amortization	<u>(5,902,136)</u>	<u>-</u>	<u>-</u>	<u>(5,902,136)</u>
Total landfill life being amortized net of accumulated amortization	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Business-Type activities capital assets, net	<u>\$ 280,190,263</u>	<u>\$ (6,344,897)</u>	<u>\$ -</u>	<u>\$ 273,845,366</u>
Fiduciary Activities:				
Capital assets that are being depreciated:				
Infrastructure	\$ 7,929,508	\$ -	\$ -	\$ 7,929,508
Total at historical costs	<u>7,929,508</u>	<u>-</u>	<u>-</u>	<u>7,929,508</u>
Less accumulated depreciation for:				
Infrastructure	(2,429,463)	(528,633)	-	(2,958,096)
Total accumulated depreciation	<u>(2,429,463)</u>	<u>(528,633)</u>	<u>-</u>	<u>(2,958,096)</u>
Total fiduciary assets being depreciated net of accumulated depreciation	<u>\$ 5,500,045</u>	<u>\$ (528,633)</u>	<u>\$ -</u>	<u>\$ 4,971,412</u>

(1) Building and Building Improvements not being depreciated represent the net book value of the Arena, a non performing asset, as of December 31, 2019.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

E. NOTES RECEIVABLE

The Authority, pursuant to its Racetrack Ground Lease Agreement with the New Jersey Thoroughbred Horsemen's Association Inc. ("NJTHA"), is owed Minimum Lease Payments under the Agreement. The balance due at December 31, 2019, of \$8,586,293 is comprised of the NJTHA's balance. The notes carry an annual interest rate of 3%.

The Notes Receivable schedule is as follows:

Year	New Jersey Thoroughbred Horsemen's Association
2020	\$ 2,667,490
2021	1,799,281
2022	1,224,100
2023	2,159,062
2024	736,361
	\$ 8,586,293

F. LONG-TERM LIABILITIES

During 2019, the following changes in components of long-term liabilities were:

	Balance December 31, 2018	Issued	Retired	Balance December 31, 2019	Due Within One Year
Governmental Activities:					
PERS Pension Liability	\$ 11,179,831	\$ -	\$ (285,062)	\$ 10,894,769	\$ 285,062
Chapter 19, P.L. 2009 Liability	132,933	214,540	(24,262)	323,211	30,447
Compensated Absences	800,107	74,111	-	874,218	-
Other Post-Employment Benefits	21,701,820	-	(4,227,124)	17,474,696	-
	\$ 33,814,691	\$ 288,651	\$ (4,536,448)	\$ 29,566,894	\$ 315,509
Business-Type Activities:					
NJSEA Enterprise					
Bonds and Notes Payable	\$ 2,287,101	\$ -	\$ (33,787)	\$ 2,253,314	\$ 1,176,055
PERS Pension Liability	2,205,089	-	(324,301)	1,880,788	324,301
Chapter 19, P.L. 2009 Liability	390,072	-	(390,072)	-	-
Workmans' Comp Claims	7,604,405	751,006	(1,643,780)	6,711,631	1,311,904
Other Post-Employment Benefits	243,072	-	(243,072)	-	-
Compensated Absences	57,975	596,547	(587,469)	67,053	21,011
Union Pension Liabilities	55,429,505	-	(5,301,614)	50,127,891	1,609,295
Environmental Remediation	2,320,000	-	-	2,320,000	-
Other Liabilities	495,985	5,826	(1,233)	500,578	1,233
Solid Waste Enterprise					
Closure Liabilities	4,725,771	275,481	-	5,001,252	343,719
PERS Pension Liability	5,327,350	-	(135,836)	5,191,514	135,836
Chapter 19, P.L. 2009 Liability	108,763	175,532	(31,096)	253,199	31,096
Other Post-Employment Benefits	10,258,095	-	(1,932,266)	8,325,829	1,932,266
Compensated Absences	235,151	-	(71,651)	163,500	71,651
	\$ 91,688,333	\$ 1,804,392	\$ (10,696,177)	\$ 82,796,549	\$ 6,958,367

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

G. BONDS AND NOTES PAYABLE

Bonds and notes payable consist of the following:

	NJDEP Trust Loan	Wildwood Bonds Payable	Interest	Total
2020	\$ 15,000	\$ 1,339,372	\$ 28,900	\$ 1,383,272
2021	15,000	202,032	23,223	240,255
2022	15,000	207,083	17,722	239,805
2023	15,000	212,260	11,945	239,205
2024	15,000	217,567	6,038	238,605
	<u>\$ 75,000</u>	<u>\$ 2,178,314</u>	<u>\$ 87,828</u>	<u>\$ 2,341,142</u>

Wildwoods Revenue Bonds 1996 Series A

The Authority assumed these bonds on February 23, 1998, as an obligation and liability of the Wildwoods Convention Center. The bonds were authorized by the Greater Wildwoods Tourism Improvement and Development Authority ("GWTIDA") and issued to the City of Wildwood in the amount of \$3,400,000 for the acquisition of the Wildwoods Convention Center in 1996.

On November 8, 1999, the Authority entered into The Omnibus Intergovernmental Agreement with the City of Wildwood, the Borough of Wildwood Crest, the City of North Wildwood, the GWTIDA and the Treasurer of the State of New Jersey. This agreement restated the original terms and conditions of the Authority's assigned obligation under the bonds and replaced the previous Bond Resolution. Under the terms of the new agreement, repayment of principal and interest is to be funded by the Available Revenues of the Wildwoods Convention Center after payment of operating expenses, funding of the maintenance reserve fund, and payments in lieu of taxes. Should available revenues be insufficient to provide the required debt service amount any unpaid portion accrues to the following year to be funded by that year's available revenues. If it should be deemed necessary, the Authority may request an express separate appropriation from the State Treasurer to cover any shortfall. The Authority does not pledge the revenues, rents fees, rates, charges or other income derived from operations or ownership of any of its other projects, to the repayment of these bonds. In 2019 there was not enough available revenue after the above-mentioned expenses to make any payment on debt service for these Revenue Bonds.

Interest Costs

Interest costs for the year 2019 were \$54,457.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

G. BONDS AND NOTES PAYABLE (CONTINUED)

Notes payable consist of the following:

	<u>Date Issued</u>	<u>Original Amount</u>	<u>December 31, 2019</u>
Loan from the NJDEP Infrastructure Trust Loan through August 1, 2024, at various rates Between 3% and 5%	3/1/2010	\$180,000	<u>\$75,000</u>

On March 1, 2012, the Authority entered into an agreement with the State of New Jersey acting by and through the New Jersey Department of Environmental Protection ("NJDEP") in which the Authority received the proceeds of a \$564,000 loan from the NJDEP Infrastructure Fund and a \$180,000 loan from the NJDEP Infrastructure Trust. The proceeds were used to pay for the purchase of equipment for the purpose of cleaning and maintaining storm drains. The NJDEP Infrastructure Fund Loan was paid off in 2019. The interest on the NJDEP Infrastructure Trust Loan was calculated between 3.00% and 5.00% and is for a term of 24 years. Interest cost for 2019 on the NJDEP Infrastructure Trust Loan was \$3,990.

H. OPERATING LEASES

The Authority has commitments to lease certain buildings and office equipment under operating leases that expire through 2034. Total operating lease payments made during the year ended December 31, 2019, were \$243,714. Future minimum lease payments are as follows:

Year Ended December 31,	Amount
2020	\$ 237,904
2021	237,904
2022	217,006
2023	197,932
2024	197,932
2025-2029	989,660
2030-2034	395,864
	<u>\$ 2,474,203</u>

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

I. CONDUIT DEBT

State Contract Bonds

The Authority issued State Contract Bonds to fund various capital improvements of the Authority on behalf of the State of New Jersey. These bonds are considered conduit debt as permitted under Interpretation No. 2 of the GASB.

None of the Authority's revenues, rents, fees, rates, charges or other income and receipts derived by the Authority from its operation or ownership of any of its projects are pledged or assigned to the payment of the principal or redemption price of and interest on such bonds. The State Contract Bonds are paid solely by the State of New Jersey. The principal amount outstanding on the State Contract Bonds at December 31, 2019, was \$197,105,000. This amount is excluded from the financial statements of the Authority.

Limited Obligation Grant Revenue Bonds

On June 29, 2017, the NJSEA authorized issuance of Limited Obligation Grant Revenue Bonds in the aggregate principal amount of \$287,000,000 (the "ERGG Bonds"), in order to provide financing for a portion of the costs of developing the American Dream Project. The ERGG Bonds are special limited revenue obligations of the Authority payable from grants received by the Authority pursuant to a State Economic Redevelopment and Growth Incentive Grant Agreement awarded to the developer of the American Dream Project. These bonds were sold to The Public Finance Authority, a unit of Wisconsin government and body corporate and politic separate and distinct from, and independent of, the State of Wisconsin. The principal amount outstanding on the State Contract Bonds at December 31, 2019, was \$287,000,000. These bonds are considered conduit debt as permitted under Interpretation No. 2 of the GASB.

Limited Obligation PILOT Revenue Bonds

On June 29, 2017, the NJSEA authorized issuance of Limited Obligation PILOT Revenue Bonds in the aggregate principal amount of \$800,000,000 (the "PILOT Bonds"), in order to provide financing for a portion of the costs of developing the American Dream Project. The PILOT Bonds are special limited revenue obligations of the Authority payable from PILOTs received by the Authority pursuant to a Financial Agreement between the developer of the American Dream Project, the Borough of East Rutherford, and the Authority. These bonds were sold to The Public Finance Authority, a unit of Wisconsin government and body corporate and politic separate and distinct from, and independent of, the State of Wisconsin. The principal amount outstanding on the State Contract Bonds at December 31, 2019, was \$800,000,000. These bonds are considered conduit debt as permitted under Interpretation No. 2 of the GASB.

J. TOURISM TAX

Upon transfer of the Wildwoods Convention Center from the GWTIDA on February 23, 1998, the Authority assumed the right to receive 90% of the proceeds of a 2% tourism related retail receipts tax pursuant to NJSA 40:54D-1 et. Seq. (the "Tourism Improvement and Development District Law") for the construction and promotion of a new convention center facility. The remaining 10% of the funds generated by the tax is allocated to GWTIDA for its continuing promotion of tourism in the area. The tax is imposed and collected by ordinance and with the cooperation of the municipalities in the Greater Wildwoods (i.e., North Wildwood, Wildwood and Wildwood Crest).

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES

Monmouth Park Racetrack

On February 29, 2012, the Authority entered into the Agreement with the NJTHA whereby the Authority leases real property located in the Borough of Oceanport, County of Monmouth, on which the Authority has constructed a thoroughbred racetrack. The NJTHA took full operational control on May 3, 2012.

The initial term of the Agreement ran through December 31, 2016, with 3 ten-year renewal terms. NJTHA is currently in the first of 3 ten-year renewals.

Meadowlands Racetrack

On December 19, 2011, the Authority entered into the Agreement with New Meadowlands Racetrack, L.L.C. ("NMR") whereby the Authority leases real property located in the Borough of East Rutherford, County of Bergen, on which the Authority has constructed a thoroughbred racetrack. NMR has full operational control of the racetrack.

The initial term of the Agreement runs through December 31, 2042, with 2 ten-year renewal terms.

MetLife Stadium

On December 21, 2006, the Authority entered into the Stadium Project Ground Lease and Development Agreement with New Meadowlands Stadium Company, LLC ("NMSCO") whereby the Authority leases real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, on which NMSCO has constructed a sports stadium known as "MetLife Stadium." NMSCO has full operational control of MetLife Stadium.

The initial term of the Stadium Project Ground Lease and Development Agreement is for 39 years from completion of the stadium construction with four (4) renewal options of 174 months each.

Giants Training Facility

On August 13, 2007, the Authority entered into a Lease and Development Agreement ("Training Facility Lease") with the Giants Training Facility, LLC ("GTF") to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey. GTF entered into the Training Facility Lease to construct a training and practice facility on approximately 20 acres of land located at the Sports Complex ("Training Facility"). GTF has completed the construction of the Training Facility and has full operational control of it.

The initial term of the Training Facility Lease is for 39 years with four (4) additional renewal terms of 174 months each.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES (CONTINUED)

Jets Training Facility

On February 9, 2007, the Authority entered into a Lease and Development Agreement ("Jets Training Facility Lease") with Florham Park Development, LLC ("FPD") to lease certain real property located in the County of Morris, Borough of Florham Park, State of New Jersey. FPD entered into the Jets Training Facility Lease to construct a training and practice facility for the New York Jets Football Team ("Training Facility"). FPD has completed the construction of the Training Facility and has full operational control of it.

The initial term of the Jets Training Facility Lease is for 17 years with sixteen (16) additional renewal terms of five (5) years each and a final renewal term of two (2) years.

American Dream Project

Entertainment and Retail Component

On June 30, 2005, the Authority entered into the ERC Ground Lease ("ERC Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate an entertainment/retail complex ("ERC") and associated parking areas on a 66.04 acre plot within the Sports Complex. Ameream LLC, a member of the Triple Five Worldwide Group of companies, acquired the ERC development rights in 2013 and is currently working to complete the construction of the ERC (now called "American Dream"). The first stage of the complex's opening occurred October 25, 2019, with the opening of the Nickelodeon Universe Theme Park and The Rink, an NHL regulation size ice rink. The second stage of the opening occurred on December 5, 2019, with the opening of Big Snow, the indoor ski and snowboard resort. Future stages will include the DreamWorks Water Park, Sea Life Aquarium attraction, as well as the retail segments within the complex. Ameream has full operational control of the ERC site.

The term of the ERC Ground Lease runs through June 9, 2092.

Hotel Component

On June 30, 2005, the Authority entered into the Hotel Ground Lease ("Hotel Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate a hotel on a 3.23 acre plot within the Sports Complex. Meadow Hotel, LLC, a member of the Triple Five Worldwide Group of companies, acquired the hotel development rights in 2013. Construction of the hotel has not yet started. The tenant has full operational control of the hotel site.

The term of the Hotel Ground Lease runs through June 9, 2092.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES (CONTINUED)

American Dream Project (Continued)

Office A-B Component

On June 30, 2005, the Authority entered into the A-B Office Ground Lease ("A-B Office Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate a 440,000 square foot Class A office space ("A-B Office") on a 7.16 acre plot within the Sports Complex. Meadow A-B Office, LLC, a member of the Triple Five Worldwide Group of companies, acquired the A-B Office development rights in 2013. Construction of the A-B Office has not yet started. The tenant has full operational control of the A-B Office site.

The term of the A-B Office Ground Lease runs through June 9, 2092.

Office C-D Component

On June 30, 2005, the Authority entered into the C-D Office Ground Lease ("C-D Office Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey, to construct, develop and operate a 440,000 square foot Class A office space ("C-D Office") on a 6.65 acre plot within the Sports Complex. Meadow C-D Office, LLC, a member of the Triple Five Worldwide Group of companies, acquired the C-D Office development rights in 2013. Construction of the C-D Office has not yet started. The tenant has full operational control of the C-D Office site.

The term of the C-D Office Ground Lease runs through June 9, 2092.

Baseball Stadium Component

On June 30, 2005, the Authority entered into a Baseball Stadium Ground Lease ("Baseball Stadium Ground Lease") with a developer to lease certain real property within the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey to construct, develop and operate a baseball stadium ("Baseball Stadium") on a 9.38 acre plot within the Sports Complex. Meadow Baseball, LLC, a member of the Triple Five Worldwide Group of companies, acquired the Baseball Stadium development rights in 2013. Construction of the Baseball Stadium has not yet started. The tenant has full operational control of the Baseball Stadium site.

The term of the Baseball Stadium Ground Lease runs through June 9, 2092.

Sports Complex Cell Tower Leases

North Site

On May 23, 2011, the Authority entered into a Wireless Telecommunications Facility Lease Agreement ("North Cell Tower Lease") with K2 Towers, LLC to lease approximately 6,500 square feet of land at the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey. K2 Towers, LLC entered into the North Cell Tower Lease to construct a tower to accommodate multiple wireless carriers as well as the Authority's public service antennas.

The initial term of the North Cell Tower Lease runs through September 13, 2023, with two (2) renewal terms of ten (10) years each.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES (CONTINUED)

Sports Complex Cell Tower Leases (Continued)

South Site

On May 23, 2011, the Authority entered into a Wireless Telecommunications Facility Lease Agreement ("South Cell Tower Lease") with K2 Towers, LLC to lease approximately 6,750 square feet of land at the Sports Complex located in the County of Bergen, Borough of East Rutherford, New Jersey. K2 Towers, LLC entered into the South Cell Tower Lease to construct a tower to accommodate multiple wireless carriers as well as the Authority's public service antennas.

The initial term of the South Cell Tower Lease runs through August 18, 2022, with two (2) renewal terms of ten (10) years each.

AT&T Wireless Lease

On January 10, 2001, the Authority entered into a Lease Agreement with AT&T Wireless Services to lease certain space for the purpose of installing wireless communication equipment on the Meadowlands Arena. The lease was amended 2 times, most recently on October 26, 2015; each time being to modify the number and location of the equipment. Per the terms of the agreement, the lease is split between the Authority and Monmouth Park Racetrack.

The term of the October 26, 2015, lease amendment is 5 years and runs through October 26, 2020.

T-Mobile Northeast Lease

On February 6, 2014, the Authority entered into a Lease Agreement for the placement of wireless communication equipment on the Meadowlands Arena.

The initial term of the lease is through February 6, 2019, with two 5-year extensions. T-Mobile exercised the first of two 5-year extensions in 2019.

Verizon Wireless Lease

On January 11, 2011, the Authority entered into a Lease Agreement with New York SMSA Partnership d/b/a Verizon Wireless for the placement of wireless communication equipment at the Meadowlands Arena.

The term of this lease expired May 2019.

Transfer/Materials Recovery Facility

On August 17, 2010, the Authority entered a Lease Agreement with ESI (formerly Sajo Transport) to operate the Transfer/Materials Recovery Facility ("Baler") located at 100 Baler Blvd, North Arlington, NJ.

The initial term of the Baler lease runs through August 17, 2020. An extension of the contract was executed March 29, 2018 through June 20, 2021.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES (CONTINUED)

PSE&G Leases

1A Landfill, Kearny, NJ

On January 28, 2012, the Authority entered into a Lease Agreement with PSE&G to lease a portion of the 1A Landfill ("1A") in Kearny, NJ for the development, construction and operation of a solar-powered electrical generating facility ("Solar Facility"). This includes all Solar Facility Equipment for the conversion of solar energy into electrical energy for interconnection of the local electric grid.

The term of the lease is for 19 years through September 1, 2031.

Hawk Realty Property

On June 11, 2013, the Authority entered into a Lease Agreement with PSE&G to lease a portion of lots in Secaucus, NJ for the development, construction and operation of a transmission tower on the property.

The term of the lease is for 25 years through January 1, 2039.

Baler Boulevard Property

On March 1, 2013, the Authority entered into a Lease Agreement with PSE&G to lease a portion of property on Baler Boulevard in North Arlington, NJ for use as a staging area for construction trailers, PSE&G personnel and associated vehicles on the property.

The initial term of the lease has expired and is currently on a month-to-month lease. The Authority is currently in negotiations with PSE&G regarding the terms of the lease.

Disposal Road Adjacent to Kingsland Substation

On July 1, 2014, the Authority entered into a Lease Agreement with PSE&G to lease a portion of land on Disposal Road in North Arlington, NJ for use as a staging area for construction trailers, vehicles and the storage of oil filled electrical equipment on the property.

The lease was month-to-month and was terminated July 2019.

Radio Tower Lease

On September 7, 2006, the Authority entered into a Lease Agreement with New York AM Radio/Disney to lease a portion of land in North Bergen, NJ for the development, construction and operation of a radio tower on the property. Per the terms of the agreement, North Bergen is entitled to receive 80% of the lease payments, with the remaining 20% held by the Authority.

The term of the lease is for 25 years through August 31, 2031.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES (CONTINUED)

NJ Transit

On August 1, 2016, the Authority entered into a Lease Agreement with NJ Transit to lease a portion of property in Kearny, NJ as a temporary easement to construct a finger pier in connection with the Portal Bridge Capacity Enhancement Early Action Project.

The term of the lease is for 5 years through August 1, 2021, with a transition to a month-to-month lease upon lease expiration.

Jersey Mulch/Nature's Choice

On September 1, 2012, the Authority entered into a Lease Agreement with Jersey Mulch & Nature's Choice to lease a portion of the 1E Landfill in North Arlington, NJ as a vegetative waste transfer facility.

The term of the lease is for 54 months through December 31, 2019. An addendum to the lease extended the term of the lease through 2021 with a 1-year option.

Whiterock Material

On July 1, 2017, the Authority entered into a Lease Agreement with Whiterock Material, LLC to lease a portion of the 1E Landfill in North Arlington, NJ for use as a storage and distribution site for road salt.

The term of the lease is for 2 years through June 30, 2019, with one 3-year renewal option. Whiterock has given notice to the Authority that it will be exercising the 3-year renewal option, extending the term of the lease through June 30, 2022.

Kingsland Development Urban Renewal, LLC

On June 14, 2019, the Authority entered into a Lease Agreement with Kingsland Development Urban to lease the land adjacent to the Kingsland Redevelopment Area in North Arlington, NJ for purpose of maintaining the gas flare that is serving the property.

The term of the lease is for 15 years through June 13, 2034.

Bloomberg

On November 25, 2003, the Authority entered into a Lease Agreement with Bloomberg Communications, Inc. to lease a portion of property in the Borough of Carlstadt, NJ for the purpose of operating an AM radio tower on the property.

The initial term of the lease is for 5 years through November 25, 2008, with seven 5-year extensions. Bloomberg Communications, Inc. exercised the second of seven extensions, extending the term of the lease through November 25, 2023.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

K. GROUND LEASES (CONTINUED)

Blackstrap

On March 31, 2011, through a court order granting summary judgement, the Authority assumed the role of landlord to a Lease Agreement with Blackstrap Broadcasting, LLC. The agreement is to lease a portion of property in Lyndhurst which is a portion of the Kingsland Redevelopment Area for the purpose of operating radio towers on the property.

On June 14, 2019, the Authority finalized the sale of the Kingsland Redevelopment Area to Kingsland Development Urban Renewal, LLC. The developers will convert the former landfill site into a six-building industrial complex for e-commerce. The developers also assumed the role of landlord in the lease with Blackstrap Broadcasting, LLC.

L. DEFERRED COMPENSATION PLANS

Salaried employees of the Authority are eligible for participation in a Internal Revenue Code ("IRC") Section 401(k) deferred compensation plan, the New Jersey Sports and Exposition Authority Savings and Investment Plan. Until July 31, 2011, the Authority contributed a maximum of 4% of the employees' salary up to the Internal Revenue Service maximum less the portion attributable to the State pension plan ("PERS"); effective August 1, 2011, the Authority discontinued its employer contribution. Annual employee contributions for 2019 were \$186,471.

The Authority also participates in two IRC Section 457 deferred compensation plans as follows:

(a) New Jersey State Employees Deferred Compensation Plan. This Plan is an IRC Section 457 deferred compensation plan administered by the State of New Jersey and, accordingly, is included in the financial statements of the State. The Plan, available to all State employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or an unforeseeable emergency. The Plan is funded solely from voluntary employee contributions. Employee contributions and investment earnings thereon are a part of the State Plan. Employees may defer a maximum of 100% of their salary (minus tax-sheltered pension or other voluntary tax-sheltered contributions) or \$19,000 (\$25,000 for individuals age 50 and older), whichever is less. Investments are on an individual participant basis and the total investment for all the Authority employees is unknown. Employee contributions for 2019 were \$81,880.

(b) Valic Retirement – This 457(b) plan, which commenced operations on December 31, 1985, is funded solely from voluntary employee contributions. The Plan is administered by Valic Retirement. All amounts of compensation deferred under the Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) solely the property and rights of the participating employees and are not included the accompanying financial statements. Employee contributions in 2019 were \$16,900.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

M. PUBLIC EMPLOYEES RETIREMENT SYSTEM

The Public Employees Retirement System (PERS) is a cost-sharing, multiple employer defined benefit pension plan as defined in GASB Statement No. 68. The Plan is administered by The New Jersey Division of Pensions and Benefits (Division). The more significant aspects of the PERS Plan are as follows:

Plan Membership and Contributing Employers

Substantially all full-time employees of the State of New Jersey or any county, municipality, school district or public agency are enrolled in PERS, provided the employee is not required to be a member of another state-administered retirement system or other state pension fund or other jurisdiction's pension fund. Membership and contributing employers of the defined benefit pension plans consisted of the following at July 1, 2018:

Inactive plan members or beneficiaries currently receiving benefits	178,748
Inactive plan members entitled to but not yet receiving benefits	609
Active plan members	<u>252,598</u>
Total	<u>431,955</u>

Significant Legislation

For State of New Jersey contributions to the PERS, Chapter 1, P.L. 2010, effective May 21, 2010, required the State to resume making actuarially recommended contributions to the pension plan on a phased-in basis over a seven-year period beginning in the fiscal year ended June 30, 2012, and a payment in each subsequent fiscal year that increases by at least an additional 1/7th until payment of the full contribution is made in the seventh fiscal year and thereafter.

Chapter 19, P.L. 2009, effective March 17, 2009, provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in State Fiscal Year 2009. Such an employer will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of the PERS, by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012, and will be adjusted by the rate of return on the actuarial value of assets.

Pursuant to the provision of Chapter 78, P.L. 2011, cost of living adjustment increases were suspended for all current and future retirees of the PERS.

Total PERS covered payroll was \$7,706,813. Due to payroll system limitations, covered payroll refers to pensionable compensation, rather than total compensation, paid by the Authority to active employees covered by the Plan.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Specific Contribution Requirements and Benefit Provisions

The contribution policy is set by N.J.S.A 43:15 and requires contributions by active members and contributing employers. Members contribute at a uniform rate. Pursuant to the provisions of Chapter 78, P.L. 2011, the active member contribution rate increased from 5.5% of annual compensation to 6.5% plus an additional 1% phased-in over 7 years beginning in July 2012. The member contribution rate was 7.34% in State fiscal year 2018 and increased to 7.5% for State fiscal year 2019, commencing July 1, 2018. The July 2018 increase marks the last rate increase under the provisions of Chapter 78, P.L. 2011. The local employers' contribution amounts are based on an actuarially determined rate, which include the normal cost and unfunded accrued liability. Chapter 19, P.L. 2009 provided an option for local employers of PERS to contribute 50% of the normal and accrued liability contribution amounts certified for payments due in State fiscal year 2009. Such employers will be credited with the full payment and any such amounts will not be included in their unfunded liability. The actuaries will determine the unfunded liability of those retirement systems by employer, for the reduced normal and accrued liability contributions provided under this law. This unfunded liability will be paid by the employer in level annual payments over a period of 15 years beginning with the payments due in the fiscal year ended June 30, 2012, and will be adjusted by the rate of return on the actuarial value of the assets. The Authority's cash basis contributions to the Plan for the year ended December 31, 2019, were \$868,398. Authority contributions are due and payable on April 1 in the second fiscal period subsequent to the plan year for which the contributions requirements were calculated. Authority payments to PERS for the year ending December 31, 2019, consisted of the following:

	2019
Normal Cost	\$ 98,757
Amortization of Accrued Liability	830,585
Total Pension	929,342
NCGI Premiums	49,592
Total Regular Billing	978,934
Additional Billings and Adjustments:	
ERI 2	1,574
Ch. 19, P.L. 2009	106,780
Total PERS Payment	<u>\$ 1,087,288</u>

The vesting and benefit provisions are set by N.J.S.A. 43:15. PERS provides retirement, death and disability benefits. All benefits vest after ten years of service, except for medical benefits, which vest after 25 years of service or under the disability provisions of PERS.

The following represents the membership tiers for PERS:

<u>Tier</u>	<u>Definition</u>
1	Members who were enrolled prior to July 1, 2007.
2	Members who were eligible to enroll on or after July 1, 2007, and prior to November 2, 2008.
3	Members who were eligible on or after November 2, 2008, and prior to May 22, 2010.
4	Members who were eligible to enroll on or after May 22, 2010, and prior to June 28, 2011.
5	Members who were eligible to enroll on or after June 28, 2011

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Specific Contribution Requirements and Benefit Provisions (Continued)

A service retirement benefit of 1/55th of final average salary for each year of service credit is available to Tier 1 and 2 members upon reaching age 60 and to Tier 3 members upon reaching age 62. Service retirement benefits of 1/60th of final average salary for each year of service credit is available to Tier 4 members upon reaching age 62 and Tier 5 members upon reaching age 65. Early retirement benefits are available to Tier 1 and 2 members before reaching age 60, to Tier 3 and 4 members with 25 years or more of service credit before age 62, and Tier 5 members with 30 or more years of service credit before age 65. Benefits are reduced by a fraction of a percent for each month that a member retires prior to the age at which a member can receive full early retirement benefits in accordance with their respective tier. Tier 1 members can receive an unreduced benefit from age 55 to age 60 if they have at least 25 years of service. Deferred retirement is available to members who have at least 10 years of service credit and have not reached the service retirement age for their respective tier.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

At June 30, 2019, the Authority's proportionate share of the net pension liability for the Non-State Employer Member Group that is attributable to the Authority was \$17,967,071 or 0.0997146684%.

For the year ended December 31, 2019, the Authority recognized PERS expense of \$2,815,681. At December 31, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	Outflow s of Resources	Inflow s of Resources
Differences between expected and actual experience	\$ 322,486	\$ 79,370
Changes in assumptions	1,794,078	6,236,314
Net difference between projected and actual investment earnings on pension plan investments	-	283,617
Changes in proportion and differences between Authority contributions and proportionate share of contributions	1,061,533	7,067,181
Agency contributions subsequent to the measurement date	484,965	-
	<u>\$ 3,663,062</u>	<u>\$ 13,666,482</u>

The \$484,965 shown as deferred outflows of resources relates to the PERS contributions made by the Authority subsequent to the measurement date (June 30, 2019), and will be recognized as a reduction of net pension liability in the year ended December 31, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the PERS will be recognized in pension expense as follows:

Years Ending December 31,	PERS
2020	\$ (2,178,066)
2021	(3,254,329)
2022	(3,135,230)
2023	(1,927,469)
2024	6,709
	<u>\$ (10,488,385)</u>

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Actuarial Assumptions

The total pension liability in the June 30, 2019, measurement date was determined by an actuarial valuation as of July 1, 2018, which was rolled forward to June 30, 2019. This actuarial valuation used the following actuarial assumptions:

Inflation: Price	2.75%
Inflation: Wage	3.25%
Salary Increases through 2026 (based on years of service)	2.00-6.00%
Salary Increases: Thereafter (based on years of service)	3.00-7.00%
Investment rate of return	7.00%

The actuarial assumptions used in the July 1, 2018, valuation were based on the results of an actuarial experience study for the period July 1, 2014 to June 30, 2018. It is likely that future experience will not exactly conform to these assumptions. To the extent that actual experience deviates from these assumptions, the emerging liabilities may be higher or lower than anticipated. The more the experience deviates, the larger the impact on future financial statements.

Mortality Rates

Pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee Mortality Table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Post-retirement mortality rates were based on the Pub-2010 General Below-Median Income Healthy Retiree Mortality Table with a 91.4% adjustment for males and 99.7% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Disability retirement rates used to value disabled retirees were based on the Pub-2010 Non-Safety Disabled Retiree Mortality Table with a 127.7% adjustment for males and 117.2% adjustment for females, and with future improvement from the base year of 2010 on a generational basis. Mortality improvement is based on Scale MP-2019.

Long-term Rate of Return

In accordance with State statute, the long-term expected rate of return on plan investments (7% at June 30, 2019), is determined by the State Treasurer, after consultation with the directors of the Division of Investment and Division of Pension and Benefits, the board of trustees, and the actuaries. The long-term expected rate of return was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic rates of return for each major asset class included in PERS's target asset allocation as of June 30, 2019, are summarized in the following tables:

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Long-term Rate of Return (Continued)

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Risk mitigation strategies	3.00%	4.67%
Cash equivalents	5.00%	2.00%
U.S. Treasuries	5.00%	2.68%
Investment grade credit	10.00%	4.25%
High yield	2.00%	5.37%
Private credit	6.00%	7.92%
Real assets	2.50%	9.31%
Real estate	7.50%	8.33%
U.S. equity	28.00%	8.26%
Non-U.S. developed markets equity	12.50%	9.00%
Emerging markets equity	6.50%	11.37%
Private equity	12.00%	10.85%
	<u>100.00%</u>	

Discount Rate

The discount rate used to measure the pension liabilities of PERS was 6.28% as of June 30, 2019. The single blended discount rate was based on the long-term expected rate of return on pension plan investments of 7.00%, and a municipal bond rate of 3.50% as of June 30, 2019, based on the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be based on 70% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make projected future benefit payments of current plan members through 2057. Therefore, the long-term expected rate of return on plan investments was applied to projected benefit payments through 2057 and the municipal bond rate was applied to projected benefit payments after that date in determining the total pension liability.

Sensitivity of Net Pension Liability

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate as disclosed above, as well as what the Authority's proportionate share of net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	At 1% Decrease (5.28%)	At Current Discount Rate (6.28%)	At 1% Increase (7.28%)
Authority proportionate share	\$ 22,695,330	\$ 17,967,071	\$ 13,982,842

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M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Plan Fiduciary Net Position

Detailed information about the plan's fiduciary net position is available in a separately issued financial report for the State of New Jersey Public Employees Retirement System.

Additional Information Related to the Local Group:

Collective deferred outflows of resources	\$ 2,122,619,897
Collective deferred inflows of resources	\$ 6,618,184,855
Collective net pension liability	\$18,018,482,972
Authority's portion	0.0997146684%

Collective pension expense for the Local Group for the measurement period ended June 30, 2019, is \$967,548,587.

The average of the expected remaining service lives of all employees that are provided with pension through the pension plan (active and inactive employees) determined at June 30, 2019, 2018, 2017, 2016, 2015, and 2014 is 5.21, 5.63, 5.48, 5.57, 5.72 and 6.44 years, respectively.

N. UNION SPONSORED PENSION PLANS

Some Authority employees are participants in certain pension plans administered by local unions and contributions are made in accordance with terms of the union agreements of those employees. There are about 7 active unions participating in their own pension plans in accordance with each specific union agreement and based on each of the applicable union job trades. The total combined employer contribution for all participating unions in 2019 was \$490,044 and equal to the required contribution for the year.

Union plan financial statements may be obtained by writing to the relevant address below:

Local 825 (Operating Engineers)
65 Springfield Ave
Springfield, NJ 07081

Local 472 (Parking)
905 16th Street
Washington, DC 20006

Local 1412 (Security/EMT)
905 16th Street
Washington, DC 20006

Local 560 (Teamsters)
PO Box 8037
Summit Avenue Station
Union City, NJ 07087

Local 164 (Electricians)
425 Eagle Rock Avenue
Suite 105
Roseland, NJ 07068

Local 472 (Laborers)
700 Raymond Blvd
Newark, NJ 07105

Local 68 (HVAC)
PO Box 534
West Caldwell, NJ 07006

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N. UNION SPONSORED PENSION PLANS (CONTINUED)

Mass Withdrawal Liability and Annual Payments Related to Local 137

During 2007, the Authority withdrew from the pension plan of Local 137 (Mutuels) causing a mass withdrawal termination for that plan. Based upon this termination, the Authority is obligated to make annual payments to satisfy the employer's contribution.

The amount of the Authority's obligation, based on actuarial estimates, is approximately \$44.2 million and is recognized in the 2019 financial statements. The Authority will make annual cash payments of \$1.2 million to cover this liability.

Mass Withdrawal Liability and Annual Payments Related to Other Unions

In May 2012, the Authority leased the Monmouth Park operations to a private operator effectively ending its participation in the racing industry. As a result, in 2013, two unions issued employer withdrawal demand notices to the Authority which were recognized in the 2013 financial statements: the amount of the Authority's obligations based on the demand letters are approximately Teamsters Local 469 - \$3.1 million and Plumbers Local 9 \$350,000. The Authority will make annual cash payments of \$162,556 to cover this liability. The amount of the Authority's obligation at December 31, 2019 was \$2,086,179.

In June 2015, withdrawal demand notices were recognized for Local 1430, the amount of the obligation is \$188,778 with annual payments of \$25,708. The amount of the Authority's obligation at December 31, 2019, was \$65,665.

In February 2017, withdrawal demand notices were recognized for Teamsters Local 560, the amount of the obligation is \$4,420,627. The Authority will make annual payments of \$221,031. The amount of the Authority's obligation at December 31, 2019, was \$3,775,952.

O. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

The Authority participates in a cost sharing multiple-employer defined post-retirement benefit plan (the "Plan"), which is administered by the State of New Jersey. The Plan provides continued health care benefits to employees retiring after twenty-five years of service. Benefits, contributions, funding and the manner of administration are determined by the State of New Jersey Legislature. The Division of Pensions and Benefits charges the Authority for its contributions. The total number of retired participants eligible for benefits was 213 at December 31, 2019. The Authority's contribution to the Plan for the year ended December 31, 2019, was \$2,396,407.

Please refer to the State website, www.state.nj.us for more information regarding the Plan. The Plan's financial report may be obtained by writing to the State of New Jersey, Department of Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, New Jersey 08625-0295.

General Information about the OPEB Plan

The Authority participates in the State Health Benefit Local Government Retired Employees Plan (the Plan) which is a cost-sharing multiple-employer defined benefit other post-employment benefit

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NOTES TO FINANCIAL STATEMENTS

O. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS

General Information about the OPEB Plan (Continued)

(OPEB) plan with a special funding situation. The plan meets the definition of an equivalent arrangement as defined in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for the Postemployment Benefits Other Than Pensions* (GASB Statement No. 75); therefore, assets are accumulated to pay associated benefits. For additional information about the Plan, please refer to the State of New Jersey (the State), Division of Pensions and Benefits (the Division) Comprehensive Annual Financial Report (CAFR), which can be found at www.state.nj.us/treasury/pensions/financial-reports.shtml.

The Plan provides medical and prescription drug coverage to retirees and their covered dependents of the employers. Under the provisions of Chapter 88, P.L. 1974 and Chapter 48, P.L. 1999, local government employers electing to provide post-retirement medical coverage to their employees must file a resolution with the Division. Under Chapter 88, local employers elect to provide benefit coverage based on the eligibility rules and regulations promulgated by the State Health Benefits Commission. Chapter 48 allows local employers to establish their own age and service eligibility for employer-paid health benefits coverage for retired employees. Under Chapter 48, the employer may assume the cost of post-retirement medical coverage for employees and their dependents who: 1) retired on a disability pension; or 2) retired with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 3) retired and reached the age of 65 with 25 or more years of service credit in a State or locally administered retirement system and a period of service of up to 25 years with the employer at the time of retirement as established by the employer; or 4) retired and reached age 62 with at least 15 years of service with the employer.

Further, the law provides that the employer paid obligations for retiree coverage may be determined by means of a collective negotiations agreement.

In accordance with Chapter 330, P.L. 1997, which is codified in N.J.S.A. 52:14-17.32i, the State provides medical and prescription coverage to local police officers and firefighters, who retire within 25 years of service or on a disability from an employer who does not provide post-retirement medical coverage. Local employers were required to file a resolution with the Division in order for their employees to qualify for State-paid retiree health benefits coverage under Chapter 330. The Authority is in a nonspecial funding situation, therefore, coverage under Chapter 330 does not apply.

Pursuant to Chapter 78, P.L. 2011, future retirees eligible for post-retirement medical coverage who have less than 20 years of creditable service on June 28, 2011, will be required to pay a percentage of the cost of their health care coverage in retirement provided they retire with 25 or more years of pension service credit. The percentage of the premium for which the retiree will be responsible will be determined based on the retiree's annual retirement benefit and level of coverage.

Allocation Methodology

GASB Statement No. 75 requires participating employers in the Plan to recognize their proportionate share of the collective net OPEB liability, collective deferred outflows of resources, collective deferred inflows of resources, and collective OPEB expense. The special funding situation's and nonspecial funding situation's net OPEB liability, deferred outflows of resources, deferred inflows of

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NOTES TO FINANCIAL STATEMENTS

O. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Allocation Methodology (Continued)

resources, and OPEB expense are based on separately calculated net OPEB liabilities. The nonspecial funding situation's net OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense are further allocated to employers based on the ratio of the plan members of an individual employer to the total members of the Plan's nonspecial funding situation during the measurement period July 1, 2018 through June 30, 2019.

Special Funding Situation

Under Chapter 330, P.L. 1997, the State shall pay the premium or periodic charges for the qualified local police and firefighter retirees and dependents equal to 80 percent of the premium or periodic charge for the category of coverage elected by the qualified retiree under the State managed care plan or a health maintenance organization participating in the program providing the lowest premium or periodic charge. The State also provides funding for retiree health benefits to survivors of local police officers and firefighters who die in the line of duty under Chapter 271, P.L. 1989.

Therefore, these employers are considered to be in a special funding situation as defined by GASB Statement No. 75 and the State is treated as a nonemployer contributing entity. Since the local participating employers do not contribute under this legislation directly to the plan, there is no net OPEB liability, deferred outflows of resources or deferred inflows of resources to report in the financial statements of the local participating employers related to this legislation. However, the notes to the financial statements of the local participating employers must disclose the portion of the nonemployer contributing entities' total proportionate share of the collective net OPEB liability that is associated with the local participating employer. New Jersey Sports and Exposition Authority is in a nonspecial funding situation, therefore, coverage under Chapter 330 does not apply.

Components of Net OPEB Liability

The components of the Authority's net OPEB liability as of June 30, 2019, is as follows:

	June 30, 2019
Total OPEB Liability	\$ 26,320,824
Plan Fiduciary Net Position	520,300
Net OPEB Liability	<u>\$ 25,800,524</u>
 Plan Fiduciary Net Position as a % of total OPEB liability	 1.98%

Actuarial Assumptions

The net OPEB liability as of June 30, 2019, was determined by an actuarial valuation as of June 30, 2018, which was rolled forward to June 30, 2019. The actuarial assumptions vary for each plan member depending on the pension plan the member is enrolled in. This actuarial valuation used the following actuarial assumptions, applied to all periods in the measurement:

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NOTES TO FINANCIAL STATEMENTS

O. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Actuarial Assumptions (Continued)

Inflation	2.50%
Salary increases*	
Through 2026	2.00 - 6.00%
Thereafter	3.00 - 7.00%

* Salary increases are based on years of service within the respective plan.

Mortality Rates

Pre-retirement mortality rates were based on the Pub-2010 General Classification Headcount-Weighted Mortality with fully generational mortality improvement projections from the central year using Scale MP-2019.

Actuarial assumptions used in the July 1, 2018, valuation were based on the results of the PFRS and PERS experience studies prepared for July 1, 2013 to June 30, 2018 and July 1, 2014 to June 30, 2018, respectively.

One-hundred percent of active members are considered to participate in the Plan upon retirement.

Health Care Trend Assumptions

For pre-Medicare medical benefits, the trend is initially 5.7% and decreases to a 4.5% long-term trend rate after eight years. For post-65 medical benefits, the actual fully-insured Medicare Advantage trend rates for fiscal year 2020 are reflected. The assumed post-65 medical trend is 4.5% for all future years. For prescription drug benefits, the initial trend rate is 7.5% and decreases to a 4.5% long-term trend rate after eight years.

Discount Rate

The discount rate for June 30, 2019, was 3.50%. This represents the municipal bond return rate as chosen by the State. The source is the Bond Buyer GO 20-Bond Municipal Bond Index, which includes tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. As the long-term rate of return is less than the municipal bond rate, it is not considered in the calculation of the discount rate, rather the discount rate is set at the municipal bond rate.

Sensitivity of Net OPEB Liability to Changes in the Discount Rate

The following presents the collective net OPEB liability of the participating employers as of June 30, 2019, calculated using the discount rate as disclosed above as well as what the collective net OPEB liability would be if it was calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

At June 30, 2019		
At 1% Decrease (2.50%)	At Current Discount Rate (3.50%)	At 1% Increase (4.50%)
\$ 29,831,969	\$ 25,800,524	\$ 22,524,442

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O. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Sensitivity of Net OPEB Liability to Changes in the Healthcare Trend Rate

The following presents the net OPEB liability as of June 30, 2019, calculated using the healthcare trend rate as disclosed above as well as what the net OPEB liability would be if it was calculated using a healthcare trend rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

At June 30, 2019		
At 1% Decrease	Healthcare Cost Trend Rate	At 1% Increase
\$ 21,772,463	\$ 25,800,524	\$ 30,938,995

Deferred Outflows of Resources and Deferred Inflows of Resources

Changes in Proportion

The following amounts do not include employer specific deferred outflows of resources and deferred inflows of resources related to the changes in proportion. These amounts will be recognized (amortized) by the Authority over the average remaining service lives of all plan members, which is 8.05, 8.14, and 8.04 years for the 2019, 2018, and 2017 amounts, respectively.

	Year of Deferral	Amortization Period	Beginning of the Year Balance	Additions	Deductions	End of the year balance
Deferred Outflows of Resources:						
Differences between projected and actual investment earnings on OPEB plan investments	2017	5 years	\$ 4,998	\$ -	\$ 1,667	\$ 3,331
	2018	5 years	10,771	-	2,693	8,078
	2019	5 years	-	12,303	2,461	9,842
Deferred Outflows of Resources			\$ 15,769	\$ 12,303	\$ 6,820	\$ 21,252
Deferred Inflows of Resources:						
Differences between expected and actual experience	2018	8.14 years	\$ 6,058,468	\$ -	\$ 848,525	\$ 5,209,943
	2019	8.05 years	-	2,666,361	331,225	2,335,136
Changes of assumptions	2017	8.04 years	3,702,843	-	613,054	3,089,790
	2018	8.14 years	3,866,317	-	541,501	3,324,816
	2019	8.05 years	-	3,115,551	387,026	2,728,525
Deferred Inflows of Resources			\$ 13,627,628	\$ 5,781,912	\$ 2,721,330	\$ 16,688,210

The amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Years Ending December 31,	OPEB
2020	\$ (3,263,431)
2021	(2,639,285)
2022	(2,640,986)
2023	(2,643,826)
2024	(2,645,733)
Thereafter	(2,833,697)
	<u>\$ (16,666,958)</u>

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P. POLLUTION REMEDIATION COSTS

Effective 2008, pollution remediation costs were recognized as a liability on the statements of financial position and an operating expense provision was made in the statements of revenues, expenses and changes in net position in accordance with GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*. The remediation involves current and future activities related to testing, recovery, and cleanup of soil, subsurface water and ground level streams at various Authority sites. Contaminated sites include Meadowlands-Xanadu, the new stadium area, and the Meadowlands and Monmouth race tracks. The Authority estimates the cost to be \$8,796,000. The total payments made since 2007 were \$6,476,000, and charged to the statements of revenues, expenses and changes in net position in each respective year. Estimated future expense for environmental remediation is \$2,320,000 and is reflected on the statement of net position. Estimated recovery related from remediation reduces the measurement of this liability. There was no remediation recovery on the above sites during 2019. The Authority is currently pursuing remediation recovery methods and assumptions used including historical data and engineering estimates. The pollution remediation liability is an estimate and is subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

Q. CLOSURE AND POST-CLOSURE REQUIREMENTS

The Authority has set aside funds for closure and post-closure for its landfills. In the event the monies in the statutory accounts are not sufficient, the State of New Jersey will address any future liabilities for closure and post-closure for its landfills. The assumption of this liability by the State occurred in CY2003, when the Authority transferred \$50 million from its closure and post-closure accounts to the State's General Fund to meet its statutory obligations under the New Jersey State 2003-2004 budget.

R. KEEGAN LANDFILL

NJSEA's lease with the Town of Kearny for the Keegan Landfill property expired June 2016. Negotiations between the parties for an extension of the lease failed. NJSEA filed an action to condemn the Keegan Landfill property. The Superior Court of New Jersey affirmed NJSEA's right to condemn the landfill after a challenge was made by the Town of Kearny. The Town of Kearny has subsequently appealed the court's decision. The appeal was decided in favor of NJSEA. The Town of Kearny requested certification by the New Jersey Supreme Court. The appeal was denied. The Town of Kearny subsequently filed a petition for a Writ of Certiorari with the United States Supreme Court. The petition was denied. The Superior Court of New Jersey heard the trial on the valuation of the Keegan Landfill in 2018. The court ruled in favor of the valuation determined by NJSEA of \$1,880,000. A ruling on an appeal by the Town of Kearny of the Superior Court of New Jersey decision had not been decided as of December 31, 2019.

On March 22, 2019, NJSEA entered into an Administrative Consent Order (ACO) with the NJDEP regarding noncompliance with N.J.A.C. 7:27- 7.3 at the Keegan Landfill. The noncompliance was regarding emission of Hydrogen Sulfide (H₂S) in a concentration greater than 30 parts per billion by volume (ppbv) over a 30-minute period. The ACO requires NJSEA to take all actions that may be necessary to maintain compliance with the Air Pollution Control Act. As a result of an ACO between NJSEA and NJDEP, NJSEA has installed a gas collection and monitoring system to remediate the hydrogen sulfide (H₂S) emissions from the landfill.

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NOTES TO FINANCIAL STATEMENTS

R. KEEGAN LANDFILL (CONTINUED)

On May 24, 2019, the Hudson County Superior Court issued an injunction closing the Keegan Landfill. An appellate court reversed the injunction on May 31, 2019, allowing the landfill to reopen. On June 12, 2019, the New Jersey Supreme Court reinstated the decision of the Hudson County Superior Court, closing the landfill until a plenary hearing on July 25, 2019.

On September 30, 2019, The Hudson County Superior Court issued a ruling on the plenary hearing held on July 25, 2019. It was the opinion of the court that the temporary injunction to close the Keegan Landfill be made final and the landfill be closed permanently. On December 10, 2019, the Appellate Division granted a motion for leave to appeal the permanent injunction issued by the Hudson County Superior Court.

On November 1, 2019, the Authority filed a motion for leave to appeal in the Appellate Division to address the mistaken findings of fact and applications of law made by the Chancery Court in the Keegan Landfill matter regarding the landfill closing. Briefing of the issue before the Appellate Division is still in progress.

On December 19, 2019, the Board of Commissioners of NJSEA approved resolution 2019-48, authorizing the President and CEO to take the necessary steps to settle the matters regarding the Keegan Landfill and the Town of Kearny. The settlement will be in the form of a Judicial Consent Order and will memorialize the permanent closure of the Keegan Landfill.

S. MEADOWLANDS AREA GRANTS FOR NATURAL AND ECONOMIC TRANSFORMATION (MAGNET)

In calendar year 2005, the MAGNET Fund was launched. The purpose of the MAGNET Fund is to foster continued revitalization in the Meadowlands and ensure continued growth and improvement in the region both environmentally and economically. A detailed budget outlining the amounts appropriated for MAP, environmental, economic development and capital improvements initiatives is currently in place. As of December 31, 2019, the fund balance in the MAGNET Fund was \$2,332,074, of which \$330,000 was committed.

T. INTERFUND BALANCES AND ACTIVITY

Balances due to/from other funds at December 31, 2019, consist of the following:

Due from Other Funds	Fund	Due to Other Funds
	<u>Governmental Funds</u>	
\$ 10,628,534	General Fund	\$ 23,748,857
583,149	Environmental Center	1,774,796
-	MAGNET	33,297
11,294	Other Governmental	-
	<u>Enterprise Fund</u>	
11,846,364	Solid Waste	-
3,463,185	Sports Complex	-
	<u>Fiduciary Funds</u>	
-	Special Escrow	1,036,250
333,158	Transportation Planning District	272,484
<u>\$ 28,865,684</u>	Total	<u>\$ 28,865,684</u>

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NOTES TO FINANCIAL STATEMENTS

U. RISK MANAGEMENT

Property and Liability Insurance

The Authority maintains commercial insurance coverage for property, liability and surety bonds that covers the risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

There has been no significant reduction in insurance coverage from the previous year nor have there been any settlements in excess of insurance coverage.

New Jersey Unemployment Compensation Insurance

The Authority has elected to fund its New Jersey Unemployment Compensation Insurance under the "Benefit Reimbursement Method." Under this plan, the Authority is required to reimburse the New Jersey Unemployment Trust Fund for benefits paid to its former employees and charged to its account with the State. The Authority is billed quarterly for amounts due to the State. There were no reimbursements which were required to be paid to the State for the current year.

V. COMMITMENTS AND CONTINGENCIES

The Authority is exposed to risks of losses related to injuries to employees. The Authority has established a risk management program to account for and finance its uninsured risks of loss related to workmens' compensation. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, and the amount of that loss can be reasonably estimated. Claims are based on actuarial valuation.

Workmens' compensation claims liability, claims incurred, and claims paid are provided below.

	Year Ended December 31, 2019
Claims - January 1	\$ 7,604,405
Increase in provision	21,074
Claims paid	(913,848)
Claims - December 31	<u>6,711,631</u>
Less: current portion	<u>1,311,904</u>
Long-term liability	<u>\$ 5,399,727</u>

At year end approximately \$241,108 in current assets and liabilities was related to funds received from the State to administer the Camden Aquarium Project. The activity in the fund created for this purpose has no effect on the Authority's revenues or expenses.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

V. COMMITMENTS AND CONTINGENCIES (CONTINUED)

On June 14, 2004, the Authority entered into a Participation agreement to license and operate an account wagering system in New Jersey pursuant to the Off-Track and Account Wagering Act (P.L. 201, c. 199) and the regulations promulgated by the New Jersey Racing Commission. Under the agreement the Authority began operating an on-line account wagering system and has contributed 70% of start-up costs for the project, appointed an Operating Board, and conducts and accounts for all day-to-day operations in return for 70% of available net project revenues or losses as defined by the agreement. The Authority's 70% financial interest was transferred to the New Meadowlands Racetrack, (35%) and the NJTHA, (35%) as part of a long-term lease agreement to assume the operating rights of the racetracks and off-track wagering sites.

On October 21, 2009, the Authority undertook a project consisting of construction of a new storm water basin and to purchase equipment for the project in order to alleviate storm water runoff at Monmouth Park Racetrack. The total cost for the equipment and the project is estimated at \$26,600,000, which includes capitalized interest, debt service and administrative expenses, and will be financed through loans from the New Jersey Environmental Infrastructure Trust and the NJDEP. The Borough of Oceanport applied for the project loan (not to exceed \$23,500,000), and the Authority applied for the equipment loan (not to exceed \$850,000) with the above financing authorities. The Authority pays the Borough a special assessment that is substantially similar to the Borough's loan repayment schedule and manages the project at its own cost. The project was completed in 2012. Repayment of the loans began in 2010 and ends in 2029.

W. CONCENTRATION OF RISK

The State of New Jersey appropriated and remitted to the Authority \$15 million in state aid. This amount is used to fund the General Fund operations.

X. SUBSEQUENT EVENTS

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a "Public Health Emergency of International Concern" and on March 10, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel and quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries, including the geographical area in which the Authority operates. Due to the impact of New Jersey Governor Murphy's Executive Order No. 107 dated March 21, 2020, mandating statewide stay-at-home practices and closure of all non-essential retail businesses, it is reasonably possible certain revenues will decrease, accounts receivable will increase and related collections will be adversely impacted. It is unknown how long these conditions will last and what the complete financial effect will be to the Authority.

On March 6, 2020, the Judicial Consent Order memorialized the closing of the Keegan Landfill, among other settlement terms.

On April 9, 2020, the Town of Kearny's appeal of the Superior Court of New Jersey decision was denied, and the ruling of the valuation of the Keegan Landfill at \$1,880,000 was upheld.

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X. SUBSEQUENT EVENTS (CONTINUED)

On May 9, 2020, the Town of Kearny petitioned the New Jersey Supreme Court for certification. On June 30, 2020, the Court denied the Town's petition.

REQUIRED SUPPLEMENTARY INFORMATION

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET
VERSUS ACTUAL

Year Ended December 31, 2019

	Original Budget	Budget Transfers/ Adjustments	Final Budget	Actual	Variance
Revenues					
East Rutherford					
NMSCO Ground Lease	\$ 6,300,000	\$ -	\$ 6,300,000	\$ 6,300,000	\$ -
NMR Shared Services	6,200,000	-	6,200,000	6,671,805	471,805
Arena Revenue	2,259,996	-	2,259,996	2,543,722	283,726
Monmouth Park Reimbursables	2,700,000	-	2,700,000	2,522,287	(177,713)
Entertainment Facilities	-	-	-	4,310,000	4,310,000
(2) Convention Center	-	-	-	2,749,062	2,749,062
(2) Tourism Tax Revenue	-	-	-	4,779,749	4,779,749
Misc. Other	2,111,688	-	2,111,688	2,865,912	754,224
Total - East Rutherford	19,571,684	-	19,571,684	32,742,537	13,170,853
Lyndhurst					
Lease Revenues	1,221,355	-	1,221,355	1,277,687	56,332
Land Use Fee Income	703,000	-	703,000	1,083,629	380,629
Misc. Other	40,500	-	40,500	477,753	437,253
Total - Lyndhurst	1,964,855	-	1,964,855	2,839,069	874,214
Solid Waste Revenue	16,802,125	-	16,802,125	13,493,034	(3,309,091)
Total Revenues	38,338,664	-	38,338,664	49,074,640	10,735,976
Expenditures					
East Rutherford					
Salaries/Fringe	5,433,083	-	5,433,083	6,353,432	920,349
Utilities	2,430,378	-	2,430,378	2,951,761	521,383
New Jersey Racing Commission	2,245,791	-	2,245,791	2,181,113	(64,678)
Professional Services	3,597,261	-	3,597,261	4,232,026	634,765
Pension	1,400,000	-	1,400,000	(3,870,325)	(5,270,325)
Workers Compensation	1,200,000	-	1,200,000	(229,337)	(1,429,337)
Repairs/Maintenance - Building/Other	1,832,244	-	1,832,244	1,881,345	49,101
(2) Convention Center	-	-	-	6,969,980	6,969,980
Misc. Other	150	-	150	1,536,192	1,536,042
Total East Rutherford	18,138,907	-	18,138,907	22,005,187	3,867,280
Lyndhurst					
Salaries/Fringe	9,703,978	-	9,703,978	6,436,461	(3,267,517)
Services	1,995,752	-	1,995,752	2,109,571	113,819
Capital/Maintenance	1,125,000	-	1,125,000	520,443	(604,557)
Repairs/Maintenance	341,451	-	341,451	459,741	118,290
Ramapo Partnership	550,000	-	550,000	550,000	-
Misc. Other	213,175	-	213,175	158,982	(54,193)
Total Lyndhurst	13,929,356	-	13,929,356	10,235,198	(3,694,158)
Solid Waste Operating Expenses	12,273,441	-	12,273,441	14,968,683	2,695,242
Total Expenditures	44,341,704	-	44,341,704	47,210,068	2,868,364
Total Operating Gain (Loss)	(6,003,040)	-	(6,003,040)	1,864,572	7,867,612
Other Revenues and Expenditures					
State Appropriations	15,000,000	-	15,000,000	15,000,000	-
Expense Reimbursements	1,973,557	-	1,973,557	-	(1,973,557)
PILOT / Property Taxes / CAFO	(12,140,317)	-	(12,140,317)	(12,087,543)	(547,226)
Kingsland Sale Proceeds	-	-	-	18,392,296	18,392,296
Reserve Fund Utilization	1,169,800	-	1,169,800	-	(1,169,800)
Business-type depreciation and amortization	-	-	-	(8,687,239)	(8,687,239)
Adjustments related to pension and OPEB	-	-	-	3,148,293	3,148,293
Total Non-operating Revenues & Expenditures	6,003,040	-	6,003,040	15,165,807	9,162,767
Excess of revenues over expenditures	\$ -	\$ -	\$ -	\$ 17,030,379	\$ 17,030,379

Amounts reported for Governmental Activities in the statement of revenues, expenditures and changes in fund balance are different because of:

Capital outlays	\$ 520,443
Depreciation expense	(605,404)
Pension expense	3,145,999
Post-employment healthcare benefits	2,804,562
Excess of revenues over expenditures	22,895,979
Fund Balance, beginning of year	154,455,314
Fund Balance, end of year, governmental funds basis	\$ 177,351,293

- (1) NJSEA policy is to prepare an entity-wide budget for its operations and does not prepare budgets by major funds
(2) Wildwoods Convention Center activities are not budgeted by NJSEA. Budgets for Wildwoods Convention Center are prepared by the Greater Wildwoods Tourism Improvement & Development Authority (GWTIDA)

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

**SCHEDULE OF THE AUTHORITY'S, PROPORTIONATE SHARE OF THE NET PENSION LIABILITY – PUBLIC EMPLOYEES
 RETIREMENT SYSTEM**
 December 31, 2019

	PERS - Last 10 Fiscal Years					
	2019	2018	2017	2016	2015	2014
Authority's proportion of the net pension liability	0.0997146684%	0.0950367800%	0.1013676481%	0.1376070051%	0.1714730000%	0.1769954550%
Authority's proportionate share of net pension liability	\$ 17,967,071.00	\$ 18,712,270.00	\$ 23,596,769.00	\$ 40,755,248.00	\$ 38,492,333.00	\$ 33,138,370.00
Authority's covered-employee payroll	7,706,813.00	7,244,806.00	6,805,889.00	7,963,473.00	12,049,996.00	11,446,921.00
Authority's proportionate share of net pension liability as a % of payroll	233.13%	258.29%	346.71%	511.78%	319.44%	289.50%
Total pension liability	41,373,075.63	40,325,601.17	45,465,789.60	68,080,650.38	73,921,290.18	69,154,727.12
Plan fiduciary net position	23,406,005.08	21,613,332.91	21,869,021.39	27,325,402.38	35,429,037.79	36,016,337.12
Plan fiduciary net position as a % of total pension liability	56.57%	53.60%	48.10%	40.14%	47.93%	52.08%

(1) In accordance with the Governmental Accounting Standards Board, the Authority is required to present ten years of detail however, only six years of data is available at this time.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF CONTRIBUTIONS – PUBLIC EMPLOYEES RETIREMENT SYSTEM
Year Ended December 31, 2019

	PERS - Last 10 Fiscal Years					
	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 868,398.00	\$ 945,309.00	\$ 939,063.00	\$ 1,222,481.00	\$ 1,474,211.00	\$ 1,527,382.00
Contributions in relation to the contractually required contribution	868,398.00	945,309.00	939,063.00	1,222,481.00	1,474,211.00	1,527,382.00
Authority's covered employee payroll	7,706,813.00	7,244,806.00	6,805,889.00	7,963,473.00	12,049,996.00	11,446,921.00
Contributions as a % of covered-employee payroll	11.27%	13.05%	13.80%	15.35%	12.23%	13.34%

(1) In accordance with the Governmental Accounting Standards Board, the Authority is required to present ten years of detail however, only six years of data is available at this time.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

SCHEDULE OF CONTRIBUTIONS – OTHER POST-EMPLOYMENT BENEFITS
Year Ended December 31, 2019

	Last 10 Fiscal Years			
	2019	2018	2017	2016
Proportion of the net OPEB liability	0.190465%	0.198912%	0.194440%	0.238124%
Proportionate share of net OPEB liability	\$ 25,800,524	\$ 31,162,783	\$ 39,696,460	\$ 51,714,386
Contributions	2,395,835	3,035,347	3,212,357	1,711,300.93*

(1) In accordance with the Governmental Accounting Standards Board, the Authority is required to present ten years of detail in the above Schedule of Authority's Contributions and Schedule of Authority's Proportionate Share of Net OPEB Liability and Contributions, however, only four years of data are available at this time.

* Only contributions related to retirees are reported for 2016. Data for contributions related to active employees, net of employee deductions are unavailable at this time.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

**To the Honorable Chair and Members of the
New Jersey Sports and Exposition Authority
Lyndhurst, New Jersey**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the New Jersey Sports and Exposition Authority ("the Authority"), as of and for the year then ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated August 25, 2020. Our report qualified our opinion on the business-type activities and the Sports Complex Enterprise Fund because the Authority chose not to provide a fair value measurement regarding the closure of its entertainment arena located in East Rutherford, New Jersey, following its closure in 2015 and therefore, the amount of any impairment loss cannot be determined; and because the Authority did not fully implement Governmental Accounting Standards Board Statement No. 78.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS (CONTINUED)

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mercedien, P.C.
Certified Public Accountants

August 25, 2020

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

**SCHEDULE OF CURRENT YEAR FINDINGS AND RECOMMENDATIONS
December 31, 2019**

None reported.

**NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)**

**SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
December 31, 2019**

None reported.

RESOLUTION 2020-23

**RESOLUTION AUTHORIZING THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
TO CONDUCT A MEETING TO WHICH
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

BE IT RESOLVED by the New Jersey Sports and Exposition authority (“Authority’) that it shall conduct a meeting to which the general public shall not be admitted to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

BE IT FURTHER RESOLVED that the time when such discussions may be disclosed to the public shall be when and as such disclosure may be made without adversely affecting the Authority’s pending and/or anticipated legal, personnel, contractual matters and other matters within the exceptions provided for by the statute.

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 September 17, 2020.



Vincent Prieto
Secretary