



**REGULAR SESSION BOARD MEETING
MINUTES
REMOTE VIA ZOOM**

DATE: March 25, 2021
TIME: 10:00 a.m.
PLACE: Remote via Zoom
RE: **REGULAR SESSION MEETING MINUTES**

Members in Attendance:

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
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

Woody Knopf, Member
Michael Gonnelli, Member

Also Attending:

Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Sara Sundell, Director of Land Use Management and Chief Engineer
Thomas Marturano, Director of Solid Waste
Steven Cattuna, Chief of Staff
Brian Aberback, Public Information Officer
Terry Doss, Assistant Director for Natural Resource Management
Drew McQuade, Natural Resource Specialist
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Vice Chairman Buckelew 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 from the February 25, 2021 Regular Session Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Dowd the minutes of the Regular Session Remote Board Meeting held on February 25, 2021 were unanimously approved.

Chairman Ballantyne presented the minutes from the February 25, 2021 Executive Session Board meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Yudin the minutes of the Executive Session Remote Board Meeting held on February 25, 2021 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of February 2021.

Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month of February 2021 were unanimously approved.

IV. SPECIAL PRESENTATION

Chairman Ballantyne stated that there would be a special presentation by Terry Doss, Assistant Director for Natural Resources Management, and Drew McQuade, Natural Resources Specialist, focusing on the significant bird population in the Hackensack Meadowlands. He said that Ms. Doss would be speaking about a Motus Wildlife Tracking System that uses latest cutting-edge technology to study the hundreds of species of migratory birds that use the Meadowlands as a critical stopover on their long journeys. He noted that the Motus system was being funded by an \$8,000 grant from the Bergen County Audubon Society (BCAS). Chairman Ballantyne extended a hearty thank you on behalf of the Board of Commissioners, to the BCAS for its continuous support of the NJSEA's science and environment initiatives.

President Prieto extended his sincere thanks to the BCAS for their very generous donation. He said that the NJSEA has enjoyed a fruitful partnership with Bergen Audubon and he is very happy to see the great work that is being done together. He stated that following Terry's presentation, Drew McQuade would be advising the Board about the new Breeding Bird Atlas project in which NJSEA staff and volunteers from organizations including the Bergen County Audubon Society will conduct a count of nesting avian species in the District, which has never been done before.

Commissioner Scardino said that he too wanted to thank Don Torino, President of the Bergen County Audubon for working so well with the NJSEA staff over the years. He said that it has been a magnificent partnership. Commissioner Scardino then introduced Terry Doss.

Motus Wildlife Tracking System

Ms. Doss provided a slide show presentation and spoke on the newest tool that will help increase their understanding and knowledge of migratory birds – the Motus Wildlife Tracking System, which she said will enable staff to look at migration routes in real time by using old-fashioned radio telemetry. She provided the following overview of the System:

- developed by Birds Canada in partnership with a number of researchers & organizations;
- International coordinated research network;
- birds are fitted with small geo-locators;
- Motus towers pick up the transmissions using radio signals to track the birds;
- the system is connected to the internet and downloads the tag identification numbers;
- researchers can see the whereabouts of birds at any point in time;

Ms. Doss presented a map of the towers around the world and pointed out there were very few in the New York/New Jersey area. She said that now due to the generous donation and quick action of BCAS, they will be placing one in the Meadowlands and will be able to capture this springs' migration. She stated that the NJSEA will manage and maintain the BCAS Motus tower and said that it would truly be a collaborative project which will inform not only NJSEA but scientists around the world. She said that staff looked forward to telling the Board more about this project in the future.

Meadowlands Breeding Bird Atlas

Mr. Drew McQuade presented a slide show and spoke of the following

Mr. McQuade stated that this would be the first district-wide effort staff has made on this topic. He presented a slide show and began by noting that that there has always been some form of avian research in the Meadowlands since the 1970's beginning back with Richard P. Kane and then the New Jersey Audubon Society. He spoke on the following:

- NJSEA's involvement with avian research, specifically:
 - Migration success through banding,
 - wintering populations – started this the last couple of years;
 - habitat use and diversity;
 - breeding surveys
- An overview of the Breeding Bird Atlas, specifically explaining:
 - what it is;
 - why it is important;
 - the kind of data staff will get from it; and
 - the methodology to be used.

Mr. McQuade concluded with the goals of the breeding bird atlas, some of which are:

- to develop a list of all bird species definitely known to breed in the Meadowlands;
- estimate the abundance of threatened and endangered species;
- prioritize habitats for restoration;
- establish protocol that can be repeated in the future; and
- to ultimately publish in a journal so that the world at large could know what's going on in the Meadowlands.

Mr. McQuade then responded to questions from the Board.

Ms. Doss noted that Mr. McQuade would be holding an evening webinar through the BCAS in April.

Mr. Don Torino said that he appreciated having the chance to speak to everyone and having a partnership with the NJSEA over the past thirteen years. He stated that he could not stress

enough how important these projects are. He said: “we have come such a long way; we have brought back the osprey, the peregrine and the bald eagles that are nesting in the Meadowlands”. He commented that great things have been done but the work was only half done and that this was the beginning of the next step. He concluded his comments by saying the species have come back and now the job is to make sure they can stay for generations to come.

Mr. Hugh Carolla of the Hackensack Riverkeeper made the following comments:

- he gave kudos to Don Torino for the way he helped grow the BCAS organization;
- he commented on the Motus Wildlife Tracking System saying it was great to hear there would be a Motus tower in the area;
- he commented on the Breeding Bird Atlas;
- he noted that they have an active and willing volunteer group of which a lot of them are active birders and he would be happy to get the training webinar information out to them.

Chairman Ballantyne spoke on some of the upcoming public events which NJSEA and BCAS were partnering on and stated that these events comply with the State’s outdoor gathering and social distancing protocols.

President Prieto said that these are absolutely fantastic programs and people do not want to miss out on them. He also complimented Don Torino and said that when you combine his and his fellow BCAS members’ knowledge with that of the NJSEA staff it provides the public with a complete learning experience.

Commissioner Scardino said that he just wanted to reiterate how grateful he was to Terry and Drew for a great presentation and to folks like Captain Bill and others, and particularly to Don Torino and BCAS for their participation and tremendous help to all of us and particularly to the environment.

V. PUBLIC PARTICIPATION ON RESOLUTIONS

Mr. John Pinho, Harrison resident, inquired about Resolution 2020-10 and wanted to know what was being done in Kearny.

Chairman Ballantyne responded that when that Resolution came up he would make sure the NJSEA engineer answered that for him.

VI. APPROVALS

Resolution 2021-07 Consideration of a Resolution Readopting the New Jersey Sports and Exposition Authority Regulations at N.J.A.C. 19:20

Mr. Levy stated that this Resolution was a rules re-adoption for the Sports Complex side regulations. He explained that the regulations included traffic rules for the complex, establishment of speed limits, location of handicap parking and bus stops; and also for rules related to procurement of professional services. He said that these rules were expiring April 11, 2021 so a notice of proposed re-adoption without changes was transmitted to Office of Administrative Law for publication in the April 5, 2021 NJ register and noted that this process triggers automatic renewal for another 7-year period. He said that a comment period

was not required because it was a short form filing. He noted that as part of their due diligence the Authority's tenants were contacted for comment and staff did not receive any feedback.

Chairman Ballantyne presented Resolution 2021-07. Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin Resolution 2021-07 was unanimously approved by a vote of 12-0.

Resolution 2021-08 Consideration of a Resolution Readopting the Hackensack Meadowlands District Regulations Governing Building Code at N.J.A.C. 19:6.

Ms. Sundell stated that NJSEA is proposing to readopt, with technical changes, the District's Building Code at N.J.A.C. 19:6 which is due to expire on June 12, 2021. She explained that the readoption of N.J.A.C. 19:6 continues the existing rules for the review of construction projects in accordance with the NJ Uniform Construction Code in the District. She said that staff has prepared a Notice of Readoption, which includes updating references to the agency's name from New Jersey Meadowlands Commission to New Jersey Sports and Exposition Authority, and updating the former statute reference to the Hackensack Meadowlands Agency Consolidation Act at N.J.S.A. 5:10A-1 et seq. and one cross-referenced citation to the NJ Uniform Construction Code is also proposed to be updated. She noted that the proposed Notice of Readoption was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) and that the HMMC did not provide comment on this matter. She stated that staff is requesting that the Board readopt N.J.A.C. 19:6, Building Code, with the technical changes proposed, and authorize the staff to file a Notice of Readoption with the Office of Administrative Law for publication in the New Jersey Register.

Chairman Ballantyne presented Resolution 2021-08. Upon motion made by Commissioner Gluck and second by Commissioner Scala Resolution 2021-08 was unanimously approved by a vote of 12-0.

Resolution 2021-09 Consideration of a Resolution Authorizing the Appropriation of \$550,000 to New Meadowlands Stadium Company, LLC (NMSC) in Connection with the 2021 Army/Navy Football Game as Authorized by an Agreement Dated October 16, 2017 By and Between the New Jersey Sports and Exposition Authority (NJSEA) and NMSC.

President Prieto stated that this Resolution had to do with the Army/Navy game which will be held at the end of year. He explained that this appropriation was negotiated back in 2017 and noted that it had also been done for Wrestlemania and many other large events in an effort to bring economic development to the region. He said that this was a great initiative and that NJSEA keep up with the sports and entertainment part of bringing great venues to New Jersey.

Chairman Ballantyne presented Resolution 2021-09. Upon motion made by Commissioner Fontoura and second by Commissioner Dowd Resolution 2021-09 was unanimously approved by a vote of 12-0.

VII. CONTRACTS/AWARDS

Resolution 2021-10 Consideration of a Resolution Authorizing the President and CEO to Enter into a License Agreement with the Occidental Chemical Corporation for Restoration and Enhancement of Wetlands on NJSEA Owned Property Known as Block 287, Lot 31 in the Town of Kearny.

Mr. Marturano explained that this license agreement would enable Occidental Chemical to take some open water that is in one of the NJSEA-owned parcels and create a vegetated wetland on approximately five acres of land. He stated that this stemmed from the historical distribution of chromate ore that happened throughout Hudson County and noted that two sites that NJSEA purchased from Kearny a while ago both have chromate ore waste on them. He said that as part of the remediation there would be some wetland impacts; and that the federal agencies have requested that in addition to the remediation work, that Occidental Chemical perform an enhancement for the wetland impacts.

Chairman Ballantyne presented Resolution 2021-10. Upon motion made by Commissioner Gluck and second by Commissioner Scardino Resolution 2021-10 was unanimously approved by a vote of 12-0.

VIII. PUBLIC PARTICIPATION

Mr. John Pinho of Harrison made the following comments:

- he recently heard that NJDEP had approved the plan for capping of the landfill and wanted to know if this information was accurate and was it now fully approved.
- asked about the status of the fill;
- he said he experienced some gas in the area at the landfill Monday evening. He said they weren't overwhelming and were not over 30 ppb.

Chairman Ballantyne and President Prieto responded to Mr. Pinho's comments.

Chairman Ballantyne stated that the NJSEA had finally received a communication from the NJDEP concerning parts of the NJSEA's closure application and the Authority's technical staff and consultants have reviewed the letter and will expeditiously respond to the Department. He said that NJSEA's goal is to achieve a safe and effective closure of the landfill as quickly as possible and hopes to work out any remaining details with the NJDEP and specifically with the input of Kearny at all times in an efficient and rapid manner to get it closed as quickly as possible.

President Prieto responded that with the good weather, they are getting a lot of fill and doing very well and are ahead of schedule.

Chairman Ballantyne stated that staff had reported that as of Monday there were no exceedances at the landfill.

Before adjourning, Commissioner Yudin asked for an update on the situation in Little Ferry with the ATV's and trespassing. He said he felt it was very important to have boots on the ground to enforce a ban.

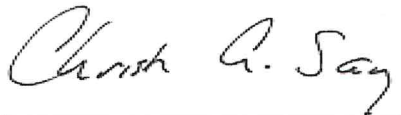
Ms. Sanz responded that they did not have any additional updates since last month but they do anticipate having that meeting with the DEP and the conservation officers within the next month or so. She said staff will definitely be following up with DEP and will also notify Little Ferry to be on alert.

IX. ADJOURNMENT

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

Meeting adjourned at 11:03a.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 March 25, 2021.



Christine Sanz
Assistant Secretary

March 25, 2021

Commissioner	Roll Call	2021-07	2021-08	2021-09	2021-10
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Knopf	--	--	--	--	--
Plofker	P	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y

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