

Virtual Board Meeting
Thursday, March 25, 2021
10:00 a.m.



AGENDA
REGULAR SESSION
Remote Access Meeting via Zoom
Thursday, March 25, 2021 - 10:00 a.m.

Zoom Link: <https://us02web.zoom.us/j/89373229308>

Zoom via phone: **929-205-6099** / Meeting ID: **893 7322 9308**

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 February 25, 2021.
- Approval of Executive Session Remote Meeting Minutes February 25, 2021.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of February 2021.

V. **SPECIAL PRESENTATION**

Motus Wildlife Tracking System:

Terry Doss, Assistant Director for Natural Resource Management

Meadowlands Breeding Bird Atlas:

Drew P. McQuade, NJSEA Natural Resources Field Specialist

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS**

- | | |
|---------------------------|--|
| <u>Resolution 2021-07</u> | Consideration of a Resolution Readopting the New Jersey Sports and Exposition Authority Regulations at <u>N.J.A.C.</u> 19:20 |
| <u>Resolution 2021-08</u> | Resolution Readopting the Hackensack Meadowlands District Regulations Governing Building Code at <u>N.J.A.C.</u> 19:6 |
| <u>Resolution 2021-09</u> | 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. |

VIII. **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.

IX. **PUBLIC PARTICIPATION**

X. **EXECUTIVE SESSION**

Resolution 2021-11 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.

XI. **MOTION TO ADJOURN**



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

DATE: February 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
Woody Knopf, Member
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

John Ballantyne, Chairman
Michael Gonnelli, Member

Also Attending:

Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Brian Aberback, Public Information Officer
Dr. Angela Cristini, Director of Meadowlands Environment Center
Lauren LaRusso, Governor's Authorities Unit
Colleen Mercado, Senior Operations Administrator

Vice Chairman Buckelew called the meeting to order.

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

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Vice Chairman Buckelew presented the minutes from the January 28, 2021 Regular Session Board meeting. Commissioner Yudin stated that a typographical error needed to be addressed and corrected on the January 28, 2021 minutes. The correction was noted and will be made to the minutes.

Upon motion made by Commissioner Scardino and seconded by Commissioner Dowd the minutes of the Regular Session Remote Board Meeting held on January 28, 2021 were unanimously approved with the correction noted by Commissioner Yudin.

Vice Chairman Buckelew presented the minutes from the December 17, 2020 Executive Session Board meeting.

Upon motion made by Commissioner Scala and seconded by Commissioner Scardino the minutes of the Executive Session Remote Board Meeting held on December 17, 2020 were unanimously approved.

Vice Chairman Buckelew presented the minutes from the December 30, 2020 Executive Session Board meeting.

Upon motion made by Commissioner Dowd and seconded by Commissioner Plofker the minutes of the Executive Session Remote Board Meeting held on December 30, 2020 were unanimously approved.

Vice Chairman Buckelew presented the report of cash disbursements over \$100,000 for the month of January 2021.

Upon motion by Commissioner Yudin and seconded by Commissioner Dowd the cash disbursements over \$100,000 for the month of January 2021 were unanimously approved.

IV. SPECIAL PRESENTATION

Vice Chairman Buckelew stated there would be a special presentation by Dr. Angela Cristini, Director of the Meadowlands Environment Center. He said that over the past several months the agency has been focusing more and more on its environmental responsibilities and has been getting more publicity on the Environment Center.

Commissioner Scardino stated that the Meadowlands Environment Center was a partnership between NJSEA & Ramapo College that began in 2003. He said that the presentation ties in with the initiatives & goals of the NJSEA Science and Environment Committee, which is to disseminate to the public a better and more fully rounded understanding of what the Agency is all about. Commissioner Scardino went on to briefly describe some of the MEC programs and how they continued virtually throughout the pandemic. He stated that through the past 18 years, hundreds of thousands of students have experienced first-rate environmental education and it was safe to say that some of these students are now working as environmental scientists and naturalists. He concluded by saying that this was a testament to the incredible dedication and hard work of Dr. Cristini and her staff.

President Prieto said that he had the pleasure to drop in on some MEC classes, both inside the classroom and around DeKorte Park, and said that it was truly amazing to see how dynamic the educators are with the kids and the enthusiasm the students show in the lessons. He said he was very pleased to spotlight the work of Dr. Cristini and her educators at the MEC in raising awareness about the critical environmental importance of the Meadowlands.

Commissioner Scardino introduced Dr. Angela Cristini, Director of the Meadowlands Environment Center and Ramapo College of New Jersey's Interim Vice President for Institutional Advancement and Executive Director of the College's Foundation. He noted that Dr. Cristini has a national reputation as an expert in Science, Technology, Engineering and Mathematics (STEM) education for students, educators and the community and that she received her Ph.D. in Biology from the City University of New York and is also a Professor of Biology at Ramapo College of New Jersey.

Dr. Cristini thanked everyone for their kind words and then presented a slide show to the Board which highlighted the following areas and programs of the MEC:

- MEC serves 20,000 school students per year in over 98 school districts and 16 counties;
- Marsh Access programs serve students with special needs.

Dr. Cristini spoke of the Governor's latest initiative to infuse climate change education throughout the learning standards and noted how the MEC is meeting that goal:

- Teaches students how climate change works and how it impacts personal and public health;
- Provides hands-on lab and field activities to grades K -12 and the Gifted and Talented Convocation;
- Provides activities for Grades K - 12 at the Vertical Farm at MEC and aboard their Mobile Food Lab;
- Teaches students how to use the arts to address climate change and other universal themes.

Dr. Cristini provided examples of how the MEC continued providing environmental education during COVID-19:

- Virtual field trips/remote learning;
- Learning PODS;
- Remote learning via their website;
- G&T remote convocations via their You-Tube channel.

Dr. Cristini concluded her presentation by saying that the MEC has received over \$3,000,000 in environmental grant support. She thanked the Board for their support and said she looked forward to continuing their association.

Vice Chairman Buckelew thanked Dr. Cristini for a very interesting and enlightening presentation and bringing the Commissioners up to date on this very important subject.

President Prieto also thanked Dr. Cristini for their partnership and stewardship and said he couldn't say enough about this wonderful program.

V. PUBLIC PARTICIPATION ON RESOLUTIONS - None

VI. APPROVALS

Resolution 2021-04 Consideration of a Resolution Issuing a Decision on the Bulk Variance Application submitted as part of File No. 20-249 Empire Properties/ Building Addition (Variance) Block 105, Lot 5, in the Township of South Hackensack; and Block 131.01, Lot 9 in the Borough of Carlstadt

Ms. Sundell stated that the owner of 17 Empire Boulevard, the property located in both South Hackensack and Carlstadt, submitted a zoning certificate application to construct a 3,700 square foot addition to its' existing 61,000 square-foot warehouse building. She said that the addition was being proposed to reorient its loading docks for more sufficient access for tractor trailers. She went on to say that the applicant had requested one bulk variance as part of its application, which is a result of the location of the addition that a minimum set back of 13.2 feet from the property's rear lot line where 75 feet is the minimum rear yard setback that is required in the Light Industrial A Zone. She specifically noted that the property has an irregular flag-lot configuration with a long narrow stem measuring 34 feet wide and 300 feet in length that connects the developed portion of the site to Empire Boulevard. That central stem serves as a driveway to access the site as well as providing access to the parking /loading areas for the two neighboring buildings on lots 3 and 4. In its' current condition the subject site contains eight loading doors within the 75-foot wide side yard along the building's easterly facade. When tractor trailers are parked at any of those existing loading doors they occupy the majority of the side yard and obstruct access to the area beyond the loading door in use. These existing operations cause a backup of trucks and the resulting cue results in negative impacts to the neighboring properties and public safety concerns for related to emergency access. The applicant is proposing to remove the eight existing loading doors and re-orient the direction of the loading spaces to a north-south direction by constructing the proposed addition that will have only five loading doors. The requested location of the addition is required in order to provide a vehicular use area needed in front of the proposed loading area in order to effectively accommodate the turning movements of trucks accessing the loading doors. She said that no other yard on the site has sufficient dimensions to accommodate a loading area for tractor trailers.

Ms. Sundell noted that at the public hearing the neighboring property owner at Lot 3 provided a public comment in support of the variance and she also noted that no objections were received. Ms. Sundell concluded by saying that for these reasons and those stated in the Recommendation, staff is recommending the approval of this bulk variance.

Vice Chairman Buckelew presented Resolution 2021-04. Upon motion made by Commissioner Yudin and seconded by Commissioner Plofker Resolution 2021-04 was unanimously approved by a vote of 12-0.

VII. EXECUTIVE SESSION

President Prieto stated a need to go into Executive Session for counsel to brief the Board on Resolution 2021-05. President Prieto read the Executive Session resolution into record.

Resolution 2021-06 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 the following matter:

- Deed Notices for Properties Leased Under ERC Ground Lease and Remediated by Ameream Management, LLC as Required by N.J.S.A. 58:10B-13.

Upon motion made by President Prieto and seconded by Commissioner Scardino, the Board went into Executive Session.

Executive Session commenced at 10:30 a.m.

Regular Session re-commenced at 10:45 a.m.

Upon re-entering Regular Session, President Prieto stated that he had some terrible news to share. He advised the Board of the recent passing of one of NJSEA's employees, Bernard Lanham who passed away last month after contracting COVID-19. He said that Bernard, a solid waste inspector, was only 64 years old and worked for NJSEA for 16 years. He went on to say that Bernard was a father, grandfather and that his family meant the world to him especially his granddaughter. He continued by saying that Bernard enjoyed fishing, taking road trips and rooting for his beloved Dallas Cowboys. He said Bernard was a great worker, dear friend and colleague that always had a big smile and kind word to say to all he encountered on the job. He will be sorely missed by his family and colleagues who remember him as a fun-loving person whose memory will always be cherished. President Prieto said that one of Bernard's colleagues said it best: "he was just one of those people that made everyone happier whenever he was around." President Prieto then asked for a moment of silence.

Resolution 2021-05 Consideration of a Resolution Authorizing the Execution of Deed Notices for Properties Leased Under the ERC Ground Lease and Remediated by Ameream Management, LLC as Required by N.J.S.A. 58:10B-13

Vice Chairman Buckelew presented Resolution 2021-05. Upon motion made by Commissioner Fontoura and seconded by Commissioner Dowd Resolution 2021-05 was unanimously approved by a vote of 12-0.

VIII. AWARDS/CONTRACTS - None

IX. PUBLIC PARTICIPATION

Mr. John Pinho of Harrison asked if there had been any update from NJDEP on the review of the Keegan capping.

Ms. Sanz responded that they did make the inquiry as requested and have been informed that the NJSEA closure plan application is under active review at the Department.

Before adjourning, Commissioner Yudin asked if there had been any progress made in regards to his inquiry at the last Board meeting to attempt to posting the property at Little Ferry property to prevent ATV's from trespassing and doing any environmental damage to the property and who would enforce the posting.

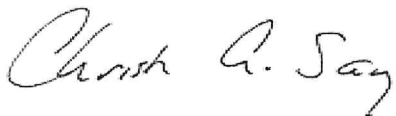
Ms. Sanz responded by saying that progress had been made and that staff had a very positive discussion with NJDEP. She stated that NJDEP has Conservation police officers who are very expert in the area of ATV trespassers and other ecological issues that staff is seeing in the District. She went on to say that staff had a very good first conversation on how to better police this issue as well as other issues. She said staff would be having a more formal meeting with the NJDEP staff to talk about all the steps that can be taken but in the meantime staff would continue to monitor the Losen Slote property as well as other properties and that hopefully as the weather gets nicer they will have better solutions or at least policing of these issues. Ms. Sanz advised Commissioner Yudin that she would update him and the Board as progress is made.

X. ADJOURNMENT

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

Meeting adjourned at 10:55a.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 February 25, 2021.



Christine Sanz
Assistant Secretary

February 25, 2021

Commissioner	Roll Call	2021-04	2021-05	2021-06
Ballantyne, Chairman	--	--	--	--
Buckelew, Vice Chairman	P	Y	Y	Y
Prieto	P	Y	Y	Y
Dowd	P	Y	Y	Y
Fontoura	P	Y	Y	Y
Gluck	P	Y	Y	Y
Gonnelli	--	--	--	--
Knopf	P	Y	Y	Y
Plofker	P	Y	Y	Y
Scala	P	Y	Y	Y
Scardino	P	Y	Y	Y
Stellato	P	Y	Y	Y
Yudin	P	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y

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



CASH DISBURSEMENTS
 \$100,000 OR MORE
 FEBRUARY 2021

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
NRG BUSINESS SOLUTIONS	443,127.44	J/L	ELECTRICITY CHARGES: JAN 2021
PUBLIC SERVICE ELECTRIC & GAS COMPANY	159,316.12	J/L	ELECTRIC TRANSMISSION: JAN 2021
EAST RUTHERFORD - SC TOTAL	602,443.56		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JACOBS ENGINEERING GROUP, INC.	109,238.51	A/L	ON-CALL TRAFFIC SUPPORT SERVICES: AUG-DEC 2020
PHILADELPHIA INSURANCE COMPANIES	225,184.52	A	ENTERTAINMENT PACKAGE & PROSPORTS UMBRELLA POLICIES FOR 2021
RAMAPO COLLEGE FOUNDATION	300,000.00	A	MEC PROGRAMS INITIAL FUNDING FOR 2021
WASTE MANAGEMENT OF NEW JERSEY	125,871.10	A	KEEGAN LANDFILL SOIL PLACEMENT/GRADING: JAN 2021 AND WASTE REMOVAL CHARGES: FEB-MAR 2021
WILLIS TOWERS WATSON NORTHEAST, INC.	1,143,762.91	A	COMMERCIAL PROPERTY INSURANCE, NEW BUSINESS, EXCESS MARINE, TERRORISM, EXECUTIVE RISK, EXCESS LIABILITY, AND PUBLIC OFFICIALS LIABILITY COVERAGES FOR EAST RUTHERFORD, LYNDHURST, AND WILDWOODS CONVENTION CENTER: CALENDAR YEAR 2021
LYNDHURST TOTAL	1,904,057.04		



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 2021-07

**RESOLUTION READOPTING THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
REGULATIONS AT N.J.A.C. 19:20**

WHEREAS, the NJSEA is authorized by N.J.S.A. 5:10A-1 *et seq.*, specifically N.J.S.A. 5:10-5(1) to establish and enforce rules and regulations for the use or operation of its projects or the conduct of its activities, and provide for the policing and the security of its projects; and

WHEREAS, the NJSEA regulations at N.J.A.C. 19:20, New Jersey Sports and Exposition Authority, are scheduled to expire on April 11, 2021, pursuant to N.J.S.A. 52:14B-5.1.c(2), and must be readopted to remain effective; and

WHEREAS, the NJSEA staff has reviewed the rules, which contain two subchapters entitled "Traffic Rules" and "Contracts for Architectural, Engineering and Land Surveying Services", and determined that the rules remain necessary, reasonable, and proper for the purposes for which they were originally promulgated; and

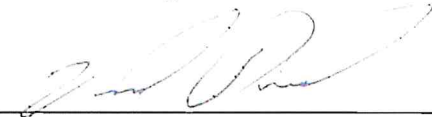
WHEREAS, a Notice of Proposed Readoption, without changes, was submitted to the Office of Administrative Law (OAL) on March 1, 2021 in order to be published in the New Jersey Register (NJR) on April 5, 2021, prior to the expiration of the rules; and

WHEREAS, a Notice of Proposed Readoption without changes does not require a comment period, and shall automatically become effective upon publication in the NJR for a period of seven years; and

WHEREAS, NJSEA staff recommends that the NJSEA Board of Commissioners ratify NJSEA staff's submission of the Notice of Proposed Readoption of N.J.A.C. 19:20 to the OAL.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby ratifies NJSEA staff's submission of the Notice of Proposed Readoption of N.J.A.C. 19:20, New Jersey Sports and Exposition Authority, to the OAL for publication in the New Jersey Register, which effectuates automatic renewal of said rules for another seven years.

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 March 25, 2021.



Vincent Prieto
Secretary



MEMORANDUM

To: NJSEA Board Members

From: Lisa LeBoeuf, Senior Legal Specialist

Date: March 25, 2021

Subject: Readoption, without changes, of N.J.A.C. 19:20

The New Jersey Sports & Exposition Authority's regulations at N.J.A.C. 19:20 (New Jersey Sports and Exposition Authority) are scheduled to expire on April 11, 2021, pursuant to N.J.S.A. 52:14B-5.1.c(2), and must be readopted to remain effective.

The readoption of N.J.A.C. 19:20 will allow the NJSEA to continue to enforce the traffic rules and ability to contract for architectural, engineering and land surveying services for projects at the Meadowlands Sports Complex in East Rutherford. A copy of the rules was forwarded to the NJSEA's Sports Complex tenants and security staff for suggestions and/or comments to the rules' readoption. Staff did not receive any feedback. Staff has reviewed the regulations and found that they should be readopted without changes.

In order to avoid the rules expiring, NJSEA staff submitted a Notice of Proposed Readoption to the Office of Administrative Law (OAL) on March 1, 2021, which shall be published and become automatically effective upon publication in the New Jersey Register on April 5, 2021. As this is a short-form filing without any proposed changes, a comment period is not required as these regulations are already in effect. Upon readoption, the rules shall remain in effect for seven years.

NJSEA staff is requesting that the NJSEA Board of Commissioners ratify staff's actions in having already submitted the regulations at N.J.A.C. 19:20, New Jersey Sports and Exposition Authority, for their automatic readoption without changes once published in the New Jersey Register on April 5, 2021. A resolution requesting the same is attached for your consideration.

RESOLUTION 2021-08

**RESOLUTION READOPTING
THE HACKENSACK MEADOWLANDS DISTRICT
REGULATIONS GOVERNING BUILDING CODE AT N.J.A.C. 19:6**

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) is authorized by N.J.S.A. 5:10A-1 et seq., specifically N.J.S.A. 5:10A-7(b), to adopt codes and standards regarding the zoning and rezoning of lands within the Hackensack Meadowlands District (District); and

WHEREAS, N.J.A.C. 19:6, Building Code, will expire on June 12, 2021, pursuant to N.J.S.A. 52:14B-5.1(c), and must be readopted to remain effective; and

WHEREAS, the NJSEA staff has reviewed the rules at N.J.A.C. 19:6, and has determined that the existing rules are necessary for the review of construction projects in accordance with the NJ Uniform Construction Code (NJUCC) in the District, to protect the public health, safety, and welfare, and to provide for the orderly and comprehensive development of the District; and

WHEREAS, the NJSEA staff has prepared a Notice of Readoption, with technical changes, consisting of non-substantive administrative corrections; and

WHEREAS, the matter was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) on February 12, 2021, for a 30-day review period, pursuant to N.J.S.A. 5:10A-9(b); and

WHEREAS, no comments were provided to the NJSEA by the HMMC prior to the expiration of the HMMC's 30-day review period on March 14, 2021; and

WHEREAS, based on the record in this matter, the staff recommends that the NJSEA Board of Commissioners readopt the rules at N.J.A.C. 19:6, governing Building Code, with the technical changes proposed, and authorize the NJSEA staff to file a Notice of Readoption with the New Jersey Office of Administrative Law to be readopted upon publication in the New Jersey Register.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby readopts the rules at N.J.A.C. 19:6, governing Building Code, with technical changes, as set forth in the Notice of Readoption.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes the NJSEA staff to submit the Notice

of Readoption, including the technical changes, to the Office of Administrative Law for publication in the New Jersey Register.

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 March 25, 2021.

A handwritten signature in black ink, appearing to read "Vincent Prieto", is written above a solid horizontal line.

Vincent Prieto
Secretary



MEMORANDUM

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

From: Sara J. Sundell

Date: March 25, 2021

Subject: Rulemaking – Readoption of N.J.A.C. 19:6, Building Code (File #SP-771)

The New Jersey Sports and Exposition Authority (NJSEA) proposes to readopt, with technical changes, N.J.A.C. 19:6, Building Code, which will expire on June 12, 2021, pursuant to N.J.S.A. 52:14B-5.1(c). These technical changes, consisting of non-substantive administrative corrections, are detailed in a Notice of Readoption prepared by staff. Specifically, the technical changes are proposed to update the existing rules to reflect the provisions of the Hackensack Meadowlands Agency Consolidation Act (“Act”), P.L. 2015, c. 19, namely, changing the agency’s name from the New Jersey Meadowlands Commission to the New Jersey Sports and Exposition Authority, and updating the statute reference to N.J.S.A. 5:10A-1 et seq. One cross-referenced citation to the New Jersey Uniform Construction Code (NJUCC) is also proposed to be updated.

The readoption of N.J.A.C. 19:6 continues the existing rules in place for the review of construction projects in accordance with the NJUCC in the Hackensack Meadowlands District (District), to protect the public health, safety, and welfare, and to provide for the orderly and comprehensive development of the District.

On February 12, 2021, the proposed Notice of Readoption was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) for a 30-day comment period; pursuant to N.J.S.A. 5:10A-9b, which expired on March 14, 2021. The HMMC did not provide comment on this matter.

At this time, staff is requesting that the NJSEA Board of Commissioners 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. A resolution requesting the same is attached for your consideration.

RESOLUTION 2021-09

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

WHEREAS, the Army/Navy game is an American College Football rivalry game between the Army Black Knights of the United States Military Academy at West Point, New York and the Navy Midshipmen of the United States Naval Academy at Annapolis, Maryland, and

WHEREAS, the 2021 Army/Navy game is scheduled to be held on December 11th at MetLife Stadium located at 1 MetLife Stadium Drive, East Rutherford, NJ 07073, and

WHEREAS, the State of New Jersey recognizes that hosting the 2021 Army/Navy game will generate significant tax revenue and will further benefit additional economic impact items including, but not limited to, tourism, hotels, restaurats and job creation, and

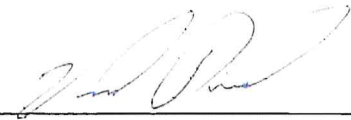
WHEREAS, NMSC submitted an application to host the 2021 Army-Navy game relying upon a commitment by the NJSEA to contribute the sum of five hundred and fifty thousand dollars (\$550,000) towards the cost of hosting the aforementioned game, and

WHEREAS, that commitment was memorialized in a letter dated October 17, 2017 signed by duly authorized representatives of both NMSC and NJSEA, and

WHEREAS, that commitment requires NJSEA to make said payment of five hundred and fifty thousand dollars (\$550,000) to NMSC on or before April 1, 2021

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby authorizes an appropriation of the sum of five hundred and fifty thousand dollars (\$550,000) as a contribution to NMSC in connection with the cost of hosting the 2021 Army/Navy game in fulfillment of the agreement dated October 17, 2017.

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 March 25, 2021.



Vincent Prieto
Secretary

RESOLUTION 2021-10

RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO AN LICENSE AGREEMENT WITH THE OCCIDENTAL CHEMICAL CORPORATION FOR RESTORATION AND ENANCEMENT OF WETLANDS ON NJSEA OWNED PROPERTY KNOWN AS BLOCK 287, LOT 31 IN THE TOWN OF KEARNY

WHEREAS, NJSEA is the owner of certain real property designated as Block 287, Lots 20, 20.01, 31, 33 and 33.01 in the Town of Kearny, New Jersey (the "Property"); and

WHEREAS, the New Jersey Department of Environmental Protection ("NJDEP"), has identified the parcels comprising the Property as all or part of those certain chromite ore processing residue and/or chromate chemical production waste (collectively "COPR") Sites designated as COPR Site 51 (Block 287, Lot 31) and COPR Site 131 (Block 287, Lots 20, 20.01, 33 and 33.01), respectively; and

WHEREAS, COPR Site 51 and COPR Site 131 are situated in an area near other COPR Sites including COPR sites 50, and 103 which together are known collectively as the "Subregion I Sites"; and

WHEREAS, the Subregion I Sites, including the Property have been subject to investigation and remediation of COPR in accordance with the requirements of an April 17, 1990 Administrative Consent Order, In the Matter of the Town of Kearny and the Town of Secaucus Chromite Ore Processing Residue Sites and Occidental Chemical Corporation and Chemical Land Holdings, Inc., Respondents ("ACO") as modified and superseded by a subsequent September 7, 2011 Consent Judgment ("Consent Judgment") between and among NJDEP, Honeywell International Inc., Occidental Chemical Corporation, and PPG Industries, Inc.; and

WHEREAS, on or around September 30, 2016, Tierra Solutions, Inc., on behalf of OCC, submitted to NJDEP a Remedial Action Selection Report and Remedial Action Work Plan for NJDEP COPR Sites 50, 51, 103 and 131, which was approved by NJDEP on January 20, 2017 and as same may be amended with further NJDEP approval ("Subregion I RASR/RAWP"); and

WHEREAS, implementation of the Subregion I RASR/RAWP is expected to result in the disturbance of wetlands and/or wetland areas on the Subregion I sites, including but not limited to the Property, which disturbance will, by law, require mitigation; and


WHEREAS, NJSEA has agreed to make certain of its wetlands available to OCC to facilitate mitigation offset/restoration credit in connection with the Subregion I RASR/RAWP and implementation of remedial action at other COPR sites in the vicinity; and

WHEREAS, the NJSEA has worked with the Licensee to design a wetland enhancement that will be beneficial to the ecosystem of the District; and

WHEREAS, the OCC is proposing to make a payment to NJSEA in the amount of Seven Hundred Thousand dollars (\$700,000.00) as compensation in full for the right to restore and/or use wetland acreage at COPR Site 51 (a minimum of 4.7 to a maximum of 6.0 acres) for mitigation offset of all wetland disturbances to be caused by implementation of the Subregion I RASR/RAWP at the Property and Subregion I Sites.

NOW, THEREFORE, BE IT RESOLVED, that the President and CEO is authorized to negotiate and enter into a License Agreement with OCC for the restoration and enhancement of NJSEA wetlands property.

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 March 25, 2021.



Vincent Prieto
Secretary