



Board Meeting

Thursday, February 23, 2023

10:00 a.m.



**AGENDA
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, February 23, 2023 - 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 January 26, 2023.
- Approval of Executive Session Remote Meeting Minutes of January 26, 2023.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of January 2023.

V. PUBLIC PARTICIPATION ON RESOLUTIONS

VI. APPROVALS

- | | |
|---------------------------|--|
| <u>Resolution 2023-04</u> | Consideration of a Resolution Readopting the Hackensack Meadowlands District Regulations Governing Administration at N.J.A.C. 19:3, District Zoning Regulations at N.J.A.C. 19:4, and Subdivision at N.J.A.C. 19:5 File No. SP-781. |
| <u>Resolution 2023-05</u> | Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District - File No. 22-497, Hanover Holdings, LLC/2400 Penhorn Ave. New Building (Variances) Block 451, Lots 19.01 & 20.01 in the Township of North Bergen. |
| <u>Resolution 2023-06</u> | Consideration of a Resolution Authorizing the President and CEO to Execute a Safe Streets and Roads for All Grant Agreement with the United States Department of Transportation and to Appropriate Funds for the Development of the Meadowlands Action Plan for Safety - File No. SP-787. |
| <u>Resolution 2023-07</u> | Consideration of a Resolution Accepting the 2021 Audit Report. |

VII. CONTRACTS/AWARDS

- | | |
|---------------------------|--|
| <u>Resolution 2023-08</u> | Consideration of a Resolution Authorizing the President and CEO to Enter into A Contract with Eii, Inc. of New Jersey for a Generator Replacement for the Meadowlands Pump Station in East Rutherford. |
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VIII. PUBLIC PARTICIPATION

IX. **EXECUTIVE SESSION**

Resolution 2023-09 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:

- Personnel Matters

X. **MOTION TO ADJOURN**

REGULAR SESSION MINUTES



**REGULAR SESSION
REMOTE BOARD MEETING
MINUTES**

DATE: January 26, 2023
TIME: 10:00 a.m.
REMOTE: Via Zoom

Members in Attendance:

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

Absent:

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Senior Vice President/Chief Operating Officer
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs
Adam Levy, Vice President of Legal & Regulatory Affairs
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Sara Sundell, Director of Land Use Management and Chief Engineer
Anna Acanfora, Director of Finance
Francisco Artigas, Co-Director MRRI
Steven Cattuna, Chief of Staff
Lauren LaRusso, Governor's Authorities Unit
Robert Davidow, Governor's Authorities Unit
Brian Aberback, Public Information Officer
Colleen Mercado, Senior Operations Administrator

Chairman Ballantyne called the meeting to order.

- I. **PLEDGE OF ALLEGIANCE**
- II. **OPENING STATEMENT** – Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- III. **ROLL CALL**

IV. **EXECUTIVE SESSION**

Resolution 2023-01

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:

- Collective Bargaining Agreements Update

Chairman Ballantyne presented Resolution 2023-01. Upon motion by Commissioner Scardino and seconded by Commissioner Dowd, Resolution 2023 to enter into Executive Session was approved unanimously by a vote of 13-0.

Executive Session commenced at 10:04 a.m.

Regular Session recommenced at 10:30 a.m.

V. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the December 15, 2022 Remote Regular Session Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Stellato the minutes of the Remote Regular Session Board Meeting held on December 15, 2022 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of December 2022.

Upon motion by Commissioner Scala and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month of December 2022 were unanimously approved.

Chairman Ballantyne commented that he had attended the first-ever Meadowlands Eagle Festival held on January 15 at the NJSEA's River Barge Park. He said that the event was co-hosted by the Authority and the Bergen County Audubon Society and that throughout the day an estimated 250 people came out to look for eagles. He said that several were seen, including one in a familiar nest along the Hackensack River.

President Prieto stated that the return of Bald Eagles to the Meadowlands was remarkable and one of the best examples of the region's environmental recovery. He thanked the Bergen County Audubon Society for their hard work and partnership in putting the festival together and noted that the BCAS and NJSEA worked hand-in-hand to make this event come to fruition. He noted that the next event, Native Plant Day, would be held in May.

Chairman Ballantyne went on to speak about the NJSEA's Meadowlands Research and Restoration Institute, which he stated is one of the foremost scientific research groups in the State and beyond. He said that through their daily work and studies, MRRI plays a critical role in helping to improve the Meadowlands Environment and wildlife habitats, both now and for the long-term future. He noted that MRRI staff, specifically MRRI Co-Director and Chief Restoration Scientist Terry Doss, Chief Chemist and Laboratory Supervisor Cheryl Yao, Senior Field Ecologist Drew McQuade, and Wildlife Biologist Mike Turso recently spoke on a wide range of topics at several national and regional conferences.

Chairman Ballantyne introduced MRRI, Co-Director and Chief Scientist Dr. Francisco Artigas to give a presentation on high water alerts and the tide gate monitoring system in the Meadowlands District.

VI. SPECIAL PRESENTATION

Dr. Artigas began his presentation by pointing out the low-lying areas in the District that are prone to flooding, noting that 50% of the areas in the District are less than two feet from the high-water mark. He stated the importance of the tidegates for controlling flooding in the District and explained how they function. He indicated that MRRI began instrumentation of the tidegates in 2007 and that MRRI staff constructs, designs and operates the monitoring systems. He noted that these instruments measure water level every ten seconds and report on landside and riverside water levels. He explained that MRRI has an alert system in coordination with Steven's Institute of Technology which can provide warning of moderate to major flooding four days in advance and noted that even under local black-out conditions, off-the-grid water level alerts continue to function. He stated that all the information is posted and transmitted independent of the local power grid and that continuous (24/7) monitoring of tide gates allows MRRI to identify and correct malfunctions before storms occur.

President Prieto thanked Dr. Artigas for the great job done by him and his team. He stated that maintaining the tidegates to make sure they are working properly is critical and monumental to the region. He said that this was a great program and gave kudos to all that the Institute does.

VII. PUBLIC PARTICIPATION ON RESOLUTIONS – None.

VIII. APPROVALS

Resolution 2023-02 Consideration of a Resolution Certifying the Meadowlands Adjustment Payments for CY2023.

Ms. Acanfora stated that the CY2023 schedules had been prepared in accordance with New Jersey Statute. She advised that the Statute requires the calculations be certified by the Board by February 1 of each year. She noted that the 2023 calculations had been also reviewed by the accounting firm of Mercadien. She said that upon approval of this resolution, notices would be sent out to the affected Towns along with the calculation schedule.

Chairman Ballantyne presented Resolution 2023-02. Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura, Resolution 2023-02 was unanimously approved by a vote of 13-0.

IX. AWARDS/CONTRACTS

Resolution 2023-03 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Joseph M. Sanzari, Inc. of New Jersey for Deck Repairs of the Bridge over State Route 120, NJ#4900-002 in East Rutherford.

Mr. Duffy explained that a public bid was offered for the repairs to the north connector bridge over Route 120. He said that seven companies attended the mandatory bid walk, with six bids received on January 10. He stated that staff reviewed the bids and determined that Joseph M. Sanzari was the lowest qualified bidder at \$297,378. He said that it was a unit based contract per NJDOT specifications and that the specifications package was prepared by French and Parillo.

Chairman Ballantyne presented Resolution 2023-03. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato, Resolution 2023-03 was unanimously approved by a vote of 12-0, with Vice Chairman Buckelew abstaining.

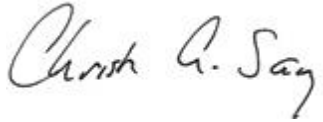
X. **PUBLIC PARTICIPATION** - None

XI. **ADJOURNMENT**

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

Meeting adjourned at 10:58 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 Board Meeting held on January 26, 2023.



Christine A. Sanz
Assistant Secretary

January 26, 2023

Commissioner	Roll Call	2023-01	2023-02	2023-03
Ballantyne, Chairman	P	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	A
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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
JANUARY 2023

EAST RUTHERFORD - SPORTS COMPLEX

	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	2,350,101.55	I	PAYMENT IN LIEU OF TAXES - ESTIMATED: 1ST QTR 2023
GIBBONS P.C.	375,276.26	A	LEGAL SERVICES - AUTHORITY TRANSACTIONS COUNSEL: JAN 2021 & NOV-DEC 2022
FCS GROUP, LLC	132,800.00	A	REPAINTING OF ARENA EXTERIOR & STAIRS AND STATE POLICE FAÇADE
MARATHON ENERGY	990,772.59	J/L	ELECTRICITY CHARGES: DEC 2022
PUBLIC SERVICE ELECTRIC & GAS COMPANY	182,273.12	J/L	ELECTRIC TRANSMISSION & GAS CHARGES: DEC 2022
SPORTS ARENA EMPLOYEES RETIREMENT FUND LOCAL 137	306,598.02	A	PENSION WITHDRAWAL LIABILITY PAYMENT: NOV 2022 - JAN 2023
STATE OF NEW JERSEY TREASURY DEPARTMENT	234,386.85	A	WORKERS' COMPENSATION COVERAGE: 2ND QTR FY 2023
TWO RIVERS WATER RECLAMATION	100,000.00	A	2023 ANNUAL FEE PER SERVICE AGREEMENT
EAST RUTHERFORD - SC TOTAL	<u>4,672,208.39</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
WILLIS TOWERS WATSON NORTHEAST, INC.	2,428,260.09	A	2023 POLICY PREMIUMS - SPORTS COMPLEX COMMERCIAL PROPERTIES, WILDWOODS CONVENTION COMMERCIAL PROPERTIES, PROPERTY TERRORISM, CYBER SECURITY LIABILITY, CRIME & FIDUCIARY, ENVIRONMENTAL TANK, MEDICAL PROFESSIONALS, EXCESS MARINE, BOAT HULL FLOATER, EXCESS D&O, HELIPAD, AUTO PHYSICAL DAMAGE, COMMERCIAL MARINE, BUSINESS EXCESS LIABILITY, EXCESS LIABILITY UMBRELLA, BUSINESS AUTO, GENERAL LIABILITY, COMMERCIAL UMBRELLA, PUBLIC OFFICIALS LIABILITY, PUBLIC OFFICIALS EXCESS, ETC.
LYNDHURST TOTAL	<u>2,428,260.09</u>		

MONMOUTH PARK RACETRACK

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	421,980.28	I	REAL ESTATE TAXES: 1ST QTR 2023
MONMOUTH PARK RACETRACK TOTAL	<u>421,980.28</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE

REFERENCE LETTER	TYPE
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 2023 - 04

**RESOLUTION READOPTING
THE HACKENSACK MEADOWLANDS DISTRICT
REGULATIONS GOVERNING
ADMINISTRATION AT N.J.A.C. 19:3,
DISTRICT ZONING REGULATIONS AT N.J.A.C. 19:4, AND
SUBDIVISION AT N.J.A.C. 19:5
File No. SP-781**

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, the rules at N.J.A.C. 19:3 (Administration), 19:4 (District Zoning Regulations), and 19:5 (Subdivision), will expire on May 4, 2023, 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. 19:3, 19:4, and 19:5, and has determined that the existing rules at N.J.A.C. 19:3-1 Rulemaking, 19:3-2 Flood Insurance, 19:3-3 Disability Discrimination Procedure, 19:3-5 Redevelopment Areas, 19:3-7 Debarment and Suspension from Contracting, 19:4 District Zoning Regulations, and 19:5 Subdivision Regulations, remain necessary, reasonable, and proper for the purposes for which they were originally promulgated; and

WHEREAS, the readoption of these expiring rules will enable the NJSEA and opt-out municipalities to continue to administer the provisions of these rules to promote public health and safety, and to regulate development and redevelopment, in the Hackensack Meadowlands District; and

WHEREAS, the NJSEA staff has prepared a Notice of Readoption, without changes to the existing rules in place; and

WHEREAS, the matter was forwarded to the Hackensack Meadowlands Municipal Committee (HMMC) on January 9, 2023, for a 30-day review period, pursuant to N.J.S.A. 5:10A-9(b); and

WHEREAS, the HMMC voted to reject the readoption of N.J.A.C. 19:3 (Administration), 19:4 (District Zoning Regulations), and 19:5 (Subdivision), at its meeting held on February 6, 2023; and

WHEREAS, pursuant to a memo from HMMC Executive Director James L. Cassella, dated February 7, 2023, the basis of the HMMC rejection was to allow additional

time for member municipalities to review and discuss the zoning regulations with their planners and governing body members; and

WHEREAS, although the NJSEA proposes to readopt the expiring regulations without change to the existing rules at this time, any future rule changes proposed to implement the *Hackensack Meadowlands District Master Plan Update 2020* and associated planning studies will be the subject of a separate rulemaking proposal; and

WHEREAS, based on the record in this matter, the staff recommends that the NJSEA Board of Commissioners readopt without change the rules at N.J.A.C. 19:3-1 Rulemaking, 19:3-2 Flood Insurance, 19:3-3 Disability Discrimination Procedure, 19:3-5 Redevelopment Areas, 19:3-7 Debarment and Suspension from Contracting, 19:4 District Zoning Regulations, and 19:5 Subdivision Regulations, 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; and

WHEREAS, pursuant to N.J.S.A. 5:10A-9(c), the NJSEA Board shall not take action on any matter that has been formally rejected by the HMMC, except by an affirmative vote of the majority of members of the NJSEA Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, having reviewed the record in this matter, that action on this matter shall be taken notwithstanding rejection by the HMMC.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby readopts the rules at N.J.A.C. 19:3-1 Rulemaking, 19:3-2 Flood Insurance, 19:3-3 Disability Discrimination Procedure, 19:3-5 Redevelopment Areas, 19:3-7 Debarment and Suspension from Contracting, 19:4 District Zoning Regulations, and 19:5 Subdivision Regulations, without change, 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 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 February 23, 2023.



Vincent Prieto
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* February 23, 2023

Subject: Rulemaking – Readoption of N.J.A.C. 19:3 Administration, 19:4 District Zoning Regulations, and 19:5 Subdivision (File #SP-781)

The New Jersey Sports and Exposition Authority (NJSEA) proposes to readopt, without change, the rules at N.J.A.C. 19:3-1 Rulemaking, 19:3-2 Flood Insurance, 19:3-3 Disability Discrimination Procedure, 19:3-5 Redevelopment Areas, 19:3-7 Debarment and Suspension from Contracting, 19:4 District Zoning Regulations, and 19:5 Subdivision Regulations, which will expire on May 4, 2023, pursuant to N.J.S.A. 52:14B-5.1(c).

These rules at N.J.A.C. 19:3, 19:4 and 19:5 administer the provisions of the Hackensack Meadowlands District regulations regarding Administration, the District Zoning Regulations, and Subdivision. The subject regulations must be readopted prior to their expiration in order to remain effective and, thereby, enable the NJSEA and opt-out municipalities to continue to administer the provisions of these rules to promote public health and safety, and to regulate development and redevelopment, in the Hackensack Meadowlands District.

The NJSEA proposes to readopt these regulations without change. Although no changes are proposed to the existing rules at this time, any future rule changes proposed to implement the *Hackensack Meadowlands District Master Plan Update 2020* and associated planning studies will be the subject of a separate rulemaking proposal.

On January 9, 2023, 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. The HMMC voted to reject the readoption of N.J.A.C. 19:3 (Administration), 19:4 (District Zoning Regulations), and 19:5 (Subdivision), at its meeting held on February 7, 2023.

It is noted that, by statute at N.J.S.A. 5:10A-9(c), the NJSEA Board may take action on any matter that has been formally rejected by the HMMC by an affirmative vote of the majority of members of the NJSEA Board of Commissioners.

At this time, staff is requesting that the NJSEA Board of Commissioners readopt the rules at N.J.A.C. 19:3-1 Rulemaking, 19:3-2 Flood Insurance, 19:3-3 Disability Discrimination Procedure, 19:3-5 Redevelopment Areas, 19:3-7 Debarment and Suspension from Contracting, 19:4 District Zoning Regulations, and 19:5 Subdivision Regulations, without change, 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 2023-05

**RESOLUTION ISSUING A DECISION ON THE
SUITABILITY RECOMMENDATION AS REQUIRED BY THE
NJSEA INTERIM POLICIES GOVERNING AFFORDABLE HOUSING
DEVELOPMENT IN THE MEADOWLANDS DISTRICT
FILE No. 22-497, Hanover Holdings, LLC/2400 Penhorn Ave. –
New Building (Variances)
BLOCK 451, LOTS 19.01 & 20.01
IN THE TOWNSHIP OF NORTH BERGEN**

WHEREAS, in a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing; and

WHEREAS, on July 25, 2007, the Commission adopted Resolution No. 07-68, which approved the “Policy Statement Regarding the NJMC’s Expanded Responsibilities to Plan and Zone for Affordable Housing”; and

WHEREAS, on May 6, 2008, COAH adopted new rules, which became effective upon publication in the New Jersey Register on June 2, 2008 and, in addition, adopted new rules on September 22, 2008, which became effective on October 20, 2008; and

WHEREAS, on July 17, 2008, P.L. 2008, Chapter 46 became law, revising various parts of the statutory law concerning affordable housing; and

WHEREAS, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the “*Interim Policies Governing Affordable Housing Development in the Meadowlands District*,” in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with these regulatory and statutory changes, prior to the implementation of new regulations regarding same; and

WHEREAS, pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015; and

WHEREAS, the *Interim Policies*, last revised by Resolution No. 11-29 on July 27, 2011, govern all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a

redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Commission action or court order, whichever occurs first; and

WHEREAS, the *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members including one New Jersey-licensed professional engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use; and

WHEREAS, a zoning certificate application was submitted to the NJSEA on December 23, 2022, by Adam Faiella, Esq., of Sills Cummis & Gross, representing TFJ North Bergen, LLC, for the premises identified as 2400 Penhorn Avenue, Block 451, Lots 19.01 and 20.01, in the Township of North Bergen, New Jersey, which is located in the District's Highway Commercial zone; and

WHEREAS, the subject application proposes the construction of a 199,124-square-foot, four-story self-storage building, and, as such, is not exempt from the *Interim Policies*; and

WHEREAS, the application was forwarded to the Review Team for review of the application in accordance with the *Interim Policies*; and

WHEREAS, the Review Team evaluated the suitability of the subject property taking into consideration the specific application submitted for construction of a 199,124-square-foot, four-story self-storage building; and

WHEREAS, a suitability review, dated February 8, 2023, and attached hereto, has been prepared, indicating the recommendation of the Review Team in this matter; and

WHEREAS, the suitability review recommends that the subject property is unsuitable for residential use; and

WHEREAS, the Board of Commissioners of the NJSEA has reviewed the suitability review and recommendation prepared by the Review Team, regarding the subject property; and

WHEREAS, the Board of Commissioners of the NJSEA concurs with the recommendation of the Review Team; and

WHEREAS, the Board of Commissioners of the NJSEA hereby determines that the subject property is unsuitable for residential use.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority that the property located at 2400 Penhorn Avenue, Block 451, Lots 19.01 and 20.01, in the Township of North Bergen, New Jersey, is deemed to be unsuitable for residential use.

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 February 23, 2023.



Vincent Prieto
Secretary



MEMORANDUM

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

From: Sara J. Sundell, P.E., P.P. **Date:** February 8, 2023

Subject: Site Suitability Recommendation for 2400 Penhorn Avenue, Block 451, Lots 19.01 and 20.01, in the Township of North Bergen (File No. 22-497)

In a decision dated May 21, 2007 (A-4174-03T3; A-3107-04T1), the Appellate Division of the New Jersey Superior Court determined, among other things, that the New Jersey Meadowlands Commission (NJMC or Commission) should consider whether new development in the Meadowlands District should be avoided until the Commission implements new rules concerning affordable housing. The Commission followed up by adopting Resolution No. 07-68, on July 25, 2007, which approved the "Policy Statement Regarding the NJMC's Expanded Responsibilities to Plan and Zone for Affordable Housing." Thereafter, on July 23, 2008, the Commission adopted Resolution No. 08-80, which approved the "*Interim Policies Governing Affordable Housing Development in the Meadowlands District*," which was last revised by Resolution No. 11-29 on July 27, 2011, in order to govern the review of and restraints upon applications for further development in the Meadowlands District in a manner consistent with regulatory and statutory changes regarding affordable housing, prior to the implementation of new regulations regarding same.

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

The *Interim Policies* apply to all zoning certificate applications, petitions to amend the Official Zoning Map, new redevelopment plans, and proposed amendments to a redevelopment plan pertaining to new proposed uses or changes to existing uses, received on or after July 24, 2008, and will remain in effect until the NJSEA promulgates new regulations concerning affordable housing, or the *Interim Policies* are withdrawn or rescinded by Authority action or court order, whichever occurs first. The *Interim Policies* set forth the criteria for a Review Team, comprised of three NJSEA staff members, including one New Jersey-licensed professional

engineer and one New Jersey-licensed professional planner, and also a professional planner representing the municipality in which the proposed development is located, to review each applicable application to determine the suitability of the subject site for residential use.

The NJSEA received an application for the construction of a 199,124-square-foot, four-story self-storage building, on the premises identified as 2400 Penhorn Avenue, Block 451, Lots 19.01 and 20.01, in the Township of North Bergen, New Jersey. The subject property is located within the District's Highway Commercial zone and is currently vacant.

The matter was forwarded to the Review Team for review of the proposed site in accordance with the *Interim Policies*. A suitability review, dated February 8, 2023, has been prepared, indicating that the Review Team recommends that the subject property is not suitable for residential use.

At this time, the NJSEA staff is recommending that the members of the NJSEA concur with the site suitability recommendation prepared by the Review Team, which determines that the subject property is not suitable for residential use.

Suitability Review – Summary

File No. 22-497

Hanover Holdings, LLC/2400 Penhorn Ave. - New Building (Variances)

Block 451, Lots 19.01 and 20.01, in the Township of North Bergen

February 8, 2023

The NJSEA received a zoning certificate application for the proposed construction of a 199,124-square-foot, four-story self-storage building to be located at 2400 Penhorn Avenue, Block 451, Lots 19.01 and 20.01, in the Township of North Bergen, New Jersey. The subject property is located in the Commission's Highway Commercial zone and, as such, is not exempt from the site suitability review process. In keeping with the review process, the site characteristics of the property have been evaluated in accordance with the "Interim Policies Governing Affordable Housing Development in the Meadowlands District," adopted by the NJMC on July 24, 2008, and last revised on July 27, 2011.

In accordance with Section IV(c)1 of the Interim Policies, the criteria to deem a site suitable for housing are as follows:

i. The site is adjacent to compatible land uses and has access to appropriate streets.

- The subject property is adjacent to land uses that are not compatible with a residential development.
- The subject property is a vacant, isolated site, which is the subject of a subdivision application and contains approximately 3.02 acres of uplands, with the rest of the property containing wetlands.
- The subject property is located on Penhorn Avenue, which is also a service ramp between Route 3 and Route 495.
- Surrounding properties include a small parcel of uplands to the north zoned Highway Commercial that borders NJDOT property containing Route 3 and associated service roads; a large tract, over 80 acres, of wetlands in the Environmental Conservation zone to the south and west; and railroad tracks to the east.
- Access to Penhorn Avenue in the location of the subject property is only available from Route 3 via a cloverleaf exit that leads to a NJ Transit Park and Ride facility and from a Route 495 exit ramp.
- The closest developed properties to the subject site are the commercial and industrial corridor of Tonnelles Avenue/Routes 1 & 9.
- The nearest residential areas are located east of the subject property along Paterson Plank Road (Hudson County 681) in North Bergen; which is outside of the Hackensack Meadowlands District.

- This criterion is not met by the subject property.
- ii. **The site has access to water and sewer infrastructure with sufficient capacity.**
- This criterion can be met by the subject property.
- iii. **The site can be developed consistent with the rules of the NJSEA.**
- This criterion can be met by the subject property.
- iv. **Former and existing land uses, either on the site or in the vicinity, may not expose residents to environmental hazard. Alternatively, the site shall be remediated to NJDEP residential standards as a condition of the Board's approval.**
- The subject property is not listed on the NJDEP's Known Contaminated Site List for New Jersey.
 - As such, this criterion is met by the subject property.
- v. **The size, shape, or layout of any existing structure that shall remain, or other physical limitation(s) not listed previously, do not preclude residential use.**
- The subject property is a vacant parcel that contains approximately 3.02 acres of uplands, with the rest of the property constrained by undevelopable wetlands.
 - As such, this criterion is met by the subject property.
- vi. **The site is suitable for residential use pursuant to sound planning principles.**
- The site is adjacent to significant transportation infrastructure including highways, highway interchanges and railroad lines. Access to the property is limited to utilizing highway interchanges and service roads.
 - The subject property is not adjacent to any developed private property. There are no adjacent residential or other supportive uses that could, from a planning perspective, create a cohesive neighborhood.
 - The site is remote from public schools, local retail stores, and other public amenities. There is no safe pedestrian access to the residential and commercial neighborhoods in North Bergen, due to the proximity of the highways, service roads and rail lines.

- The highways in the area, Route 3 and Route 495, are both major truck routes and major commuter routes to New York City, and therefore, heavy traffic in the vicinity would create significant travel delays to and from the site.
- Noise from the highways and railroad uses would be detrimental to a residential use located on the subject property.
- As such, this criterion is not met by the subject property.

In summary, only four (4) of the above criteria, as per Section IV(c)1 of the Interim Policies, apply to the subject property.

Conclusion

The subject property, located at 2400 Penhorn Avenue, Block 451, Lots 19.01 and 20.01, in the Township of North Bergen, is recommended to be deemed unsuitable for housing.

Contingent upon the approval of this recommendation by the NJSEA Board of Commissioners, the review of the submitted zoning certificate application for the proposed construction of a 199,124-square-foot, four-story self-storage building may proceed for this site. As a condition of zoning certificate approval, the applicant shall be required to satisfy the project's affordable housing requirements as per Section VII(a) of the Interim Policies or as required by law.

RESOLUTION 2023-06

**RESOLUTION AUTHORIZING THE PRESIDENT & CEO
TO EXECUTE A SAFE STREETS AND ROADS FOR ALL
GRANT AGREEMENT WITH THE
UNITED STATES DEPARTMENT OF TRANSPORTATION AND
TO APPROPRIATE FUNDS FOR THE DEVELOPMENT OF THE
MEADOWLANDS ACTION PLAN FOR SAFETY
File No. SP-787**

WHEREAS, the Hackensack Meadowlands Transportation Planning District Act at N.J.S.A 5:10A-69 (the Act) authorizes the NJSEA to create a regional transportation plan establishing goals, policies, needs, and improvement priorities for transportation in the Hackensack Meadowlands District (“District”), and to undertake the development of transportation projects to effectuate said plan; and

WHEREAS, in accordance with the Act, the Meadowlands District Transportation Plan (the “MDTP”) was adopted by resolution on November 28, 2007; and

WHEREAS, the MDTP recommends certain candidate improvement projects, which include planning studies to address transit, goods movement, bike/pedestrian, and safety strategies; and

WHEREAS, the NJSEA submitted a Safe Streets and Roads for All (SS4A) Grant proposal to the U.S. Department of Transportation (“USDOT”) to seek Federal funding to develop the Meadowlands Action Plan for Safety (MAP4S); and

WHEREAS, the intent of the MAP4S project is to provide the first District-wide comprehensive safety plan, with its goal to promote safe streets for all users of District transportation systems; and

WHEREAS, on January 31, 2023, the NJSEA received notice from the USDOT that it has been selected to receive an \$877,600 SS4A grant to fund the MAP4S project; and

WHEREAS, the USDOT Federal Highway Administration (FHWA) requires that the NJSEA enter into an agreement memorializing the terms of the grant.

WHEREAS, the USDOT SS4A grant also requires that the NJSEA provide twenty percent in matching funds for the overall \$1,097,000 project, or \$219,400, towards the implementation of the MAP4S; and

WHEREAS, in accordance with the Act and N.J.A.C. 19:7-6.1(b), the NJSEA administers the Meadowlands Transportation Planning District Fund (the “TPD Fund”), which is comprised of fees assessed on District development based upon projected impact on the transportation system, with such fees to be ultimately used for transportation projects in accordance with the MDTP; and

WHEREAS, in accordance with N.J.A.C. 19:7-6.1(b), the NJSEA has the authority to appropriate TPD Fund expenditures.

NOW, THEREFORE, BE IT RESOLVED that the New Jersey Sports and Exposition Authority authorizes the President & CEO to execute a grant agreement with the USDOT Federal Highway Administration to memorialize the terms of the SS4A Grant that was awarded to the NJSEA to fund the Meadowlands Action Plan for Safety.

BE IT FURTHER RESOLVED that the New Jersey Sports and Exposition Authority authorizes the aforementioned TPD Fund to be utilized towards the implementation of the Meadowlands Action Plan for Safety.

BE IT FURTHER RESOLVED that the New Jersey Sports and Exposition Authority authorizes the appropriation of \$219,400 from the TPD Fund to provide the twenty percent funding match, which is required as a condition of the \$877,600 SS4A Grant awarded for the Meadowlands Action Plan for Safety.

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 February 23, 2023.



Vincent Prieto
Secretary



MEMORANDUM

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

From: Sara J. Sundell *Date:* February 23, 2023

Subject: Authorization to Execute a Safe Streets and Roads for All Grant Agreement with the USDOT and to Appropriate Funds for the Development of a Meadowlands Action Plan for Safety (File No. SP-787)

The Hackensack Meadowlands Transportation Planning District Act at N.J.S.A 5:10A-69 authorizes the NJSEA to create a regional transportation plan establishing goals, policies, needs, and improvement priorities for transportation in the Hackensack Meadowlands District (District), and to undertake the development of transportation projects to effectuate said plan.

Accordingly, the Meadowlands District Transportation Plan (MDTP), adopted on November 28, 2007, recommended certain candidate improvement projects, including planning studies to address transit, goods movement, bike/pedestrian, and safety strategies.

The NJSEA applied for and was recently awarded a Safe Streets and Roads for All (SS4A) Grant through the U.S. Department of Transportation (USDOT), in the amount of \$877,600, to develop the Meadowlands Action Plan for Safety (MAP4S). The MAP4S will provide the first comprehensive safety plan for the District, with its goal to promote safe streets for all users of District transportation systems.

The USDOT SS4A Grant requires that the Authority provide twenty percent in matching funds, or \$219,400, towards the overall \$1,097,000 project. The NJSEA has the authority to appropriate Transportation Planning District (TPD) Fund expenditures for projects in accordance with the MDTP.

NJSEA staff is requesting Board authorization for the President & CEO to execute a grant agreement with the USDOT Federal Highway Administration to memorialize the terms of the SS4A Grant and to appropriate \$219,400 from the TPD Fund to fulfill the USDOT's required twenty percent match.

RESOLUTION 2023-07

**RESOLUTION ACCEPTING THE
2021 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, 2021, 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 February 23, 2023.



Vincent Prieto
Secretary

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

FINANCIAL STATEMENTS
AND
SUPPLEMENTARY INFORMATION

December 31, 2021

DRAFT

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

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INDEPENDENT AUDITORS' REPORT

DRAFT

INDEPENDENT AUDITORS' REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying 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 (a component unit of the State of New Jersey) (the "Authority") as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above, except for the effects of any potential adjustments pertaining to the matters described in the Basis for Qualified Opinion on Business-type Activities and Sports Complex Enterprise Fund section of our report, present fairly, in all material respects, the respective financial position of the Authority as of December 31, 2021, 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.

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

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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 accounting principles generally accepted in the United States of America, 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.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Certain qualified employees of the Authority are enrolled in various union sponsored pension plans. In accordance with Governmental Accounting Standards Board ("GASB"), 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 Authority's net position.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of revenues, expenditures and changes in fund balance - budget versus actual, schedule of the Authority's proportionate share of the net pension liability - public employees retirement system, schedule of contributions - public employees retirement system, and schedule of contributions - other post-employment benefits, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the GASB, 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 GAAS, 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 [insert date of report], 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

DATE

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

DRAFT

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

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, 2021. 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 Statement of Net Position, which provides 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), presents 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 Statement of Net Activities which accounts 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 Statement of Fiduciary Net Position – Fiduciary Funds 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

(A Component Unit of the State of New Jersey)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

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 2019 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 generally accepted accounting principles ("GAAP") purposes revenue is being realized by amortizing the upfront payment over 18 years, starting in 2003 and ending in 2019.

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. The third stage of the opening which included DreamWorks Water Park, Sea Life Aquarium, and Retail Shops were scheduled to open in the spring of 2020, but delayed due to the Covid-19 Pandemic. DreamWorks Water Park and selected retail shops opened on October 1, 2020. Sea Life Aquarium, Legoland and additional retail shops opened in 2021.

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

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

The Authority's Business (Continued)

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.

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 OTW 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. In July 2021, the Natural Resources division was merged with the Meadowlands Environmental Research Institute (MERI) to form the Meadowlands Research and Restoration Institute (MRRI).

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

The Authority's Business (Continued)

Meadowlands Research and Restoration Institute

The Meadowland Research and Restoration Institute was created to protect the delicate balance of nature in the Meadowlands by conserving and restoring the Meadowlands' natural resources for current and future generations using innovative approaches and solutions based in science, collaboration and respect for all the communities and interests involved.

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.

Other

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 2021. Additionally, an examination of major economic factors and industry trends that have contributed to the Authority's operations is 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 GAAP.

Highlights (2021)

Total business-type operating revenues were \$29.5M in 2021. Solid Waste accounted for \$4.9M of the operating revenues with Sports & Entertainment Facilities contributing another \$24.7M. Total business-type operating expenses (before depreciation and amortization) were \$82.7M for the year; of which \$76.3M were associated with Sports & Entertainment Facilities, and \$6.5 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.

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

Condensed Statements of Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Current and Other Assets	\$ (7,140,435)	\$ 5,229,620	\$ 62,611,073	\$ 38,151,262	\$ 55,470,638	\$ 43,380,882
Investment in Facilities	23,194,084	23,536,557	257,653,468	265,438,151	280,847,552	288,974,708
Non-Current Assets	-	-	10,598,920	13,551,157	10,598,920	13,551,157
	16,053,649	28,766,177	330,863,461	317,140,570	346,917,110	345,906,747
Deferred Outflows of Resources	9,064,009	10,360,248	4,578,582	5,166,765	13,642,591	15,527,013
Current and Other Liabilities	1,074,518	1,164,497	11,477,788	8,130,095	12,552,306	9,294,592
Long-Term Liabilities	34,107,836	37,044,495	123,742,827	90,424,560	157,850,663	127,469,055
Total Liabilities	35,182,354	38,208,992	135,220,615	98,554,655	170,402,969	136,763,647
Deferred Inflows of Resources	19,052,025	21,312,496	50,481,623	51,978,762	69,533,648	73,291,259
Net Position	\$ (29,116,721)	\$ (20,395,063)	\$ 149,739,805	\$ 171,773,918	\$ 120,623,084	\$ 151,378,855

Condensed Statements of Net Activities

	Governmental Activities		Business-Type Activities		Totals	
	2021	2020	2021	2020	2021	2020
Operating Revenues and Expenses						
Operating Revenues	\$ 1,592,486	\$ 1,068,196	\$ 29,548,629	\$ 26,682,525	\$ 31,141,115	\$ 27,750,721
Operating Expenses Excluding Depreciation	(10,996,986)	(10,952,587)	(82,747,512)	(48,794,659)	(93,744,498)	(59,747,246)
Operating Revenues Net of Depreciation and Amortization	(9,404,500)	(9,884,390)	(53,198,883)	(22,112,134)	(62,603,383)	(31,996,525)
Depreciation and Amortization Expense	(536,188)	(619,140)	(7,936,534)	(8,687,239)	(8,472,722)	(9,306,379)
Operating Gain/(Loss)	(9,940,689)	(10,503,531)	(61,135,417)	(30,799,373)	(71,076,106)	(41,302,904)
Non Operating Income and Expenses:						
Luxury Tax, Marketing Fee and Tourism Tax	-	-	5,840,304	3,444,861	5,840,304	3,444,861
State Subsidy	-	-	32,923,995	11,500,000	32,923,995	11,500,000
Interest and Other Income/(Expenses)	1,219,031	170,529	337,005	215,076	1,556,036	385,605
Total Non Operating Income	1,219,031	170,529	39,101,304	15,159,937	40,320,335	15,330,466
Changes in Net Position	\$ (8,721,658)	\$ (10,333,002)	\$ (22,034,113)	\$ (15,639,436)	\$ (30,755,771)	\$ (25,972,438)

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.

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

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

Condensed Statements of Net Activities (Continued)

- 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

Sports 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 have 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.
- 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 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.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

Economic Conditions (Continued)

Sports Complex Operations (Continued)

- 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. Due to the coronavirus pandemic, the opening of DreamWorks Water Park, Sea Life Aquarium, Legoland, and the retail shops, was delayed to the fall of 2020 and spring of 2021.

Solid Waste

Condemnation

- 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 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.
- In November 2021, The Town of Kearny filed a motion to settle the condemnation matter for \$1,818,000, which was equivalent to the Hudson County Superior Court's valuation of the Keegan Landfill. The motion was granted, and the funds were distributed to Kearny. The remainder of the Authority's original \$1,880,000 deposit, \$62,000, was returned to the Authority.

Air Pollution Compliance

- 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

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

Economic Conditions (Continued)

Solid Waste (Continued)

Air Pollution Compliance (Continued)

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.
- On March 6, 2020, the Judicial Consent Order memorialized the closing of the Keegan Landfill, among other settlement terms.
- Pursuant to one of the terms of the Judicial Consent Order, clear cover material was imported into the sight as part of capping and contouring the 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.

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	2021	2020	2019
Number of Event Days	118	23	221
Total Attendance	56,556	17,163	174,548
Net Event Income	\$ 183,296	\$ 195,827	\$ 908,278

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
December 31, 2021

Capital Assets

At the end of 2021, the Authority had a net investment in capital assets of \$284,761,696 at a total capital cost of \$721,586,138 net of accumulated depreciation of \$436,824,442 as shown below.

	December 31, 2020	Additions	Transfers and Deletions	December 31, 2021
Meadowlands Sports Complex	\$ 530,346,792	\$ 640,257	\$ (22,708)	\$ 530,964,341
Monmouth Park Racetrack	62,314,429	-	-	62,314,429
Wildwoods Convention Center	59,035,150	40,074	-	59,075,224
Lyndhurst	41,106,625	204,845	(11,130)	41,300,340
Transportation Planning District	7,929,508	-	-	7,929,508
Solid Waste	20,002,296	-	-	20,002,296
Total Investment in Facilities	720,734,800	885,176	(33,838)	721,586,138
Less Accumulated Depreciation	(427,317,314)	(9,507,128)	-	(436,824,442)
Investment in Facilities Net of Accumulated Depreciation	\$ 293,417,486	\$ (8,621,952)	\$ (33,838)	\$ 284,761,696

Additions to capital assets during 2021 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.

Subsequent Events

See Note Y for information on significant events occurring after December 31, 2021, through the report date.

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

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

STATEMENT OF NET POSITION

December 31, 2021

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Investments	\$ 16,218,732	\$ 21,377,590	\$ 37,596,322
Receivables, net	378,604	5,142,080	5,520,684
Other Assets	-	316,911	316,911
Internal Balances	(23,778,586)	23,778,586	-
Account Receivables - Fiduciary Funds	40,815	1,498,190	1,539,005
Capital Assets			
Non Depreciable	20,154,401	117,149,000	137,303,401
Depreciable	3,039,683	140,504,468	143,544,151
Non Current Assets			
Investments	-	5,946,397	5,946,397
Notes Receivable	-	4,119,523	4,119,523
Other Assets	-	533,000	533,000
Restricted Assets			
Cash	-	1,462,825	1,462,825
Investments	-	9,034,891	9,034,891
TOTAL ASSETS	16,053,649	330,863,461	346,917,110
DEFERRED OUTFLOWS OF RESOURCES			
Related to pension	2,239,456	1,327,019	3,566,475
Related to other post-employment benefits	6,824,553	3,251,563	10,076,116
TOTAL DEFERRED OUTFLOWS OF RESOURCES	9,064,009	4,578,582	13,642,591
LIABILITIES			
Accounts Payable and Accrued Liabilities	1,052,665	10,102,364	11,155,029
Unearned Revenue	21,853	1,375,424	1,397,277
Long Term Liabilities	34,107,836	123,742,827	157,850,663
TOTAL LIABILITIES	35,182,354	135,220,615	170,402,969
DEFERRED INFLOWS OF RESOURCES			
Related to pension	5,891,680	3,722,093	9,613,773
Related to other post-employment benefits	13,160,345	6,270,255	19,430,600
Related to other activities	-	40,489,275	40,489,275
TOTAL DEFERRED INFLOWS OF RESOURCES	19,052,025	50,481,623	69,533,648
NET POSITION			
Net Investment in Capital Assets	23,194,084	255,430,153	278,624,237
Restricted for Statutory Requirements	-	10,497,716	10,497,716
Unrestricted (deficit)	(52,310,805)	(116,188,064)	(168,498,869)
TOTAL NET POSITION	\$ (29,116,721)	\$ 149,739,805	\$ 120,623,084

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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STATEMENT OF NET ACTIVITIES

Year Ended December 31, 2021

		Program Revenues	Net (Expense) Revenue and Changes in net position		
	Expenses	Charges for Services	Governmental Activities	Business-type Activities	Total
Governmental activities:					
Commission operations	\$ (9,688,485)	\$ 1,522,053	\$ (8,166,432)	\$ -	\$ (8,166,432)
Environmental center	(885,379)	-	(885,379)	-	(885,379)
MAGNET program	(2,022)	-	(2,022)	-	(2,022)
MERI	(368,874)	15,247	(353,627)	-	(353,627)
MRRI	(588,415)	55,186	(533,229)	-	(533,229)
Total governmental activities	(11,533,175)	1,592,486	(9,940,689)	-	(9,940,689)
Business-type activities:					
Sports Complex	(84,205,440)	24,667,274	-	(59,538,166)	(59,538,166)
Solid waste	(6,478,606)	4,881,355	-	(1,597,251)	(1,597,251)
Total business-type activities	(90,684,046)	29,548,629	-	(61,135,417)	(61,135,417)
Total primary government	<u>\$ (102,217,221)</u>	<u>\$ 31,141,115</u>	<u>\$ (9,940,689)</u>	<u>\$ (61,135,417)</u>	<u>\$ (71,076,106)</u>
General and program revenues:					
Investment earnings			\$ 23,974	\$ 92,985	\$ 116,959
Lease revenue			887,742	-	887,742
Composting revenues			193,215	-	193,215
Other			114,100	244,020	358,120
State subsidy			-	32,923,995	32,923,995
Tourism Tax			-	5,840,304	5,840,304
Total general and program revenues			<u>1,219,031</u>	<u>39,101,304</u>	<u>40,320,335</u>
Changes in Net Position			(8,721,658)	(22,034,113)	(30,755,771)
Net Position - beginning of year			<u>\$ (20,395,063)</u>	<u>\$ 171,773,918</u>	<u>\$ 151,378,855</u>
Net Position - end of year			<u>\$ (29,116,721)</u>	<u>\$ 149,739,805</u>	<u>\$ 120,623,084</u>

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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BALANCE SHEET – GOVERNMENTAL FUNDS

December 31, 2021

	General Fund	Environmental Center Fund	MAGNET Fund	MRRF Fund	Other Governmental Funds	Total Governmental Funds
Assets						
Cash	\$ 10,845,619	\$ -	\$ 2,095,714	\$ -	\$ -	\$ 12,941,333
Investments	3,235,366	-	30,530	-	11,504	3,277,400
Accounts receivable, net	340,264	-	32,000	6,340	-	378,604
Due from other funds	3,831,544	295,829	104,680	43,414	12,693	4,288,160
Total Assets	18,252,793	295,829	2,262,924	49,754	24,197	20,885,497
Liabilities and Fund Balances						
Accounts payable	22,822	3,490	-	-	-	26,312
Accrued expenses	1,030,463	12,864	-	4,880	-	1,048,207
Due to other funds	23,587,136	3,260,009	599,303	578,084	1,399	28,025,931
Total Liabilities	24,640,421	3,276,363	599,303	582,964	1,399	29,100,450
Fund Balances						
Restricted for:						
Open Space Acquisition	46,000	-	-	-	-	46,000
Insurance	25,000	-	-	-	-	25,000
Other	55,924	-	-	-	1,000	56,924
Committed to:						
Project Commitments	-	-	423,313	-	-	423,313
Assigned	1,373,000	(2,980,534)	1,240,308	-	21,798	(345,428)
Unassigned	(7,887,552)	-	-	(533,210)	-	(8,420,762)
Total Fund Balances	(6,387,628)	(2,980,534)	1,663,621	(533,210)	22,798	(8,214,953)
Total Liabilities & Fund Balances	\$ 18,252,793	\$ 295,829	\$ 2,262,924	\$ 49,754	\$ 24,197	\$ 20,885,497

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

Total Fund Balance	\$ (8,214,953)
Capital Assets Used in governmental activities are not financials and therefore are not reported in the funds	23,194,083
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds	(34,107,836)
Deferred outflows and inflows related to pension and other post-employment benefits are not reported in the funds	(9,988,015)
Total Governmental Activities Net Position	\$ (29,116,721)

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS

Year Ended December 31, 2021

	General Fund	Environmental Center Fund	MAGNET Fund	MRRI Fund	Governmental Funds	Governmental Funds
Revenues:						
Composting revenues	\$ 193,215	\$ -	\$ -	\$ -	\$ -	\$ 193,215
Grant revenue	-	-	-	39,838	-	39,838
Lease revenue	887,742	-	-	-	-	887,742
MCT reimbursement for services	175,000	-	-	-	-	175,000
Fee income	1,347,053	-	-	-	-	1,347,053
MERI Revenues	-	-	15,247	-	-	15,247
MRRI Revenues	-	-	-	15,348	-	15,348
Other income	114,100	-	-	-	-	114,100
Interest income	22,651	-	1,299	19	5	23,974
Total Revenue	2,739,761	-	16,546	55,205	5	2,811,517
Expenditures:						
Current:						
Authority operations	13,042,698	-	-	-	-	13,042,698
Kearny 1-A access agreement	20,000	-	-	-	-	20,000
Environmental Center operations	-	285,378	-	-	-	285,378
Ramapo College Partnership	-	600,000	-	-	-	600,000
MERI Expenditures	-	-	368,874	-	-	368,874
MAGNET expenditures	-	-	2,022	-	-	2,022
MRRI Expenditures	-	-	-	588,129	-	588,129
Other expenditures	(9,510)	-	-	286	-	(9,224)
Capital Outlay	193,715	-	-	-	-	193,715
Total Expenditures	13,246,903	885,378	370,896	588,415	-	15,091,592
Changes in Fund Balances	(10,507,142)	(885,378)	(354,350)	(533,210)	5	(12,280,075)
Fund Balance, beginning of year	4,119,514	(2,095,156)	2,017,971	-	22,793	4,065,122
Fund Balance, end of year	\$ (6,387,628)	\$ (2,980,534)	\$ 1,663,621	\$ (533,210)	\$ 22,798	\$ (8,214,953)
Net changes to fund balance - total governmental funds						\$ (12,280,075)
Amounts reported for governmental activities in the statement of activities are different because of:						
Capital outlays						193,715
Depreciation expense						(536,188)
Compensated absences						(64,149)
Pension expense						3,068,496
Post-employment healthcare benefits						896,543
Change in net position of governmental activities						\$ (8,721,658)

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

STATEMENT OF NET POSITION – PROPRIETARY FUNDS

December 31, 2021

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
ASSETS			
Current Assets			
Cash and Investments	\$ 19,938,943	\$ 1,438,647	\$ 21,377,590
Due from State of New Jersey	316,911	-	316,911
Receivables, Net	5,058,011	84,068	5,142,079
Due from other funds	19,926,466	23,274,078	43,200,544
Total Current Assets	45,240,331	24,796,793	70,037,124
Non Current Assets			
Investments	-	5,946,397	5,946,397
Notes Receivable	4,119,523	-	4,119,523
Other Assets	533,000	-	533,000
Restricted Assets			
Cash	247,932	1,214,893	1,462,825
Investments	-	9,034,891	9,034,891
Capital Assets, net	257,587,194	66,273	257,653,467
Total Non Current Assets	262,487,649	16,262,454	278,750,103
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources related to pension	259,886	1,067,133	1,327,019
Deferred outflows of resources related to other post-employment benefits	-	3,251,563	3,251,563
TOTAL DEFERRED OUTFLOWS OF RESOURCES	259,886	4,318,696	4,578,582
LIABILITIES			
Current Liabilities			
Accounts Payable	322,453	5,437	327,890
Accrued Liabilities	8,058,228	713,192	8,771,420
Interest payable on bonds and notes	1,003,052	-	1,003,052
Unearned Revenue	1,265,471	109,953	1,375,424
Other Long Term Liabilities - current portion	3,033,925	59,429	3,093,354
Bonds Payable - current portion	15,000	-	15,000
Due to other funds	2,952,609	14,971,160	17,923,769
Total Current Liabilities	16,650,738	15,859,171	32,509,909
Long Term Liabilities			
Other Long Term Liabilities - noncurrent portion	96,250,789	5,262,989	101,513,778
Net Pension Obligation	1,339,685	3,905,974	5,245,659
Net OPEB Liability	-	11,666,722	11,666,722
Bonds Payable - noncurrent portion	2,208,314	-	2,208,314
Total Long Term Liabilities	99,798,788	20,835,685	120,634,473
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources related to pension	914,624	2,807,469	3,722,093
Deferred inflows of resources related to other post-employment benefits	-	6,270,255	6,270,255
Deferred inflows of resources related to other activities	40,489,274	-	40,489,274
TOTAL DEFERRED INFLOWS OF RESOURCES	41,403,898	9,077,724	50,481,622
NET POSITION			
Net Investment in Capital Assets	255,363,880	66,273	255,430,153
Restricted for Statutory Requirements	247,932	10,249,784	10,497,716
Unrestricted (deficit)	(105,477,370)	(10,710,694)	(116,188,064)
TOTAL NET POSITION	\$ 150,134,442	\$ (394,637)	\$ 149,739,805

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, 2021

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
OPERATING REVENUES:			
Sports Complex	\$ 12,779,505	\$ -	\$ 12,779,505
Convention Center	1,480,304	-	1,480,304
Solid Waste Revenues	-	4,881,355	4,881,355
Other Operating Revenue	10,407,465	-	10,407,465
Total Operating Revenues	24,667,274	4,881,355	29,548,629
OPERATING EXPENSES:			
Sports Complex	59,455,765	-	59,455,765
Convention Center	4,333,968	-	4,333,968
Solid Waste Expenses	-	1,547,089	1,547,089
Payment in Lieu of Taxes	12,489,872	26,362	12,516,234
Parks and Open Space	-	273,296	273,296
Depreciation and Amortization	7,925,836	10,698	7,936,534
Closure Expenses	-	4,621,161	4,621,161
Total Operating Expenses	84,205,441	6,478,606	90,684,047
OPERATING LOSS	(59,538,167)	(1,597,251)	(61,135,418)
NON-OPERATING INCOME AND (EXPENSES):			
State Appropriation	32,923,995	-	32,923,995
Other Income	244,020	-	244,020
Tourism Tax Revenue	5,840,304	-	5,840,304
Interest Income	6,628	86,358	92,986
Total Non-Operating Income	39,014,947	86,358	39,101,305
CHANGES IN NET POSITION	(20,523,220)	(1,510,893)	(22,034,113)
NET POSITION - Beginning of Year	\$ 170,657,662	\$ 1,116,256	\$ 171,773,918
NET POSITION - End of Year	\$ 150,134,442	\$ (394,637)	\$ 149,739,805

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS

Year Ended December 31, 2021

	Sports Complex Enterprise Fund	Solid Waste Enterprise Fund	Total Enterprise Funds
Cash Flows from Operating Activities			
Receipts from customers	\$ 23,425,058	\$ 2,855	\$ 23,427,913
Payments to employees	(10,626,797)	(1,101,627)	(11,728,424)
Payments to suppliers	(26,527,817)	(1,482,952)	(28,010,769)
(Payments for)/receipts from quasi-external operating transactions	(16,155,363)	1,126,261	(15,029,102)
Beneficial reuse materials	-	4,881,425	4,881,425
Net cash from operating activities	(29,884,919)	3,425,962	(26,458,957)
Cash Flows from Noncapital Financing Activities			
Tourism tax revenues	5,840,304	-	5,840,304
Landfill remediation and post-closure	-	(4,621,161)	(4,621,161)
Net cash from noncapital financing activities	5,840,304	(4,621,161)	1,219,143
Cash Flows from Capital and Related Financing Activities			
State appropriations	32,923,995	-	32,923,995
Purchase of capital assets	(659,894)	-	(659,894)
Repayment of racetrack loans	1,799,280	-	1,799,280
Net cash from capital financing activities	34,063,381	-	34,063,381
Cash Flows from Investing Activities			
Interest	-	89,268	89,268
Sales of investments	-	1,767,449	1,767,449
Net cash from investing activities	-	1,856,717	1,856,717
Net change in cash and cash equivalents	10,018,766	661,518	10,680,284
Cash and equivalents, beginning of year	9,920,177	777,129	10,697,306
Cash and equivalents, end of year	\$ 19,938,943	\$ 1,438,647	\$ 21,377,590
Reconciliation of operating loss to net cash from operating activities:			
Operating loss	\$ (59,538,167)	\$ (1,597,251)	\$ (61,135,418)
Depreciation expense	8,433,880	10,698	8,444,578
Landfill remediation and post-closure	-	4,621,161	4,621,161
Change in assets and liabilities:			
(Increase)/Decrease In Receivables, net	(1,267,618)	1,843,518	575,900
(Increase)/Decrease In Other Assets	275,050	-	275,050
(Increase)/Decrease In Deferred Outflows	(29,450)	617,634	588,184
(Decrease)/Increase In Deferred Inflows	(420,068)	(1,077,072)	(1,497,140)
(Decrease)/Increase in Accounts Payable & Accrued Liabilities	3,212,996	(573,414)	2,639,582
(Decrease)/Increase in Other Liabilities	34,880,513	(1,547,246)	33,333,267
(Decrease)/Increase in Deferred Revenue	733,500	(220)	733,280
Due to/(from) other funds	(16,155,363)	1,126,261	(15,029,102)
Other	(10,192)	1,893	(8,299)
Net cash from operating activities	\$ (29,884,919)	\$ 3,425,962	\$ (26,458,957)

See notes to financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS

December 31, 2021

	Special Escrow	Transportation Planning	Grandstand	Total
ASSETS				
Cash and Investments	\$ 7,965,556	\$ 4,462,890	\$ 16,342,909	\$ 28,771,355
Interfund Receivable	-	391,024	-	391,024
Capital Assets - Depreciable, Net	-	3,914,144	-	3,914,144
TOTAL ASSETS	7,965,556	8,768,058	16,342,909	33,076,523
LIABILITIES				
Accounts Payable & Accrued Liabilities	2,611	427,226	309,773	739,610
Construction Deposits	271,562	-	-	271,562
Rutherford Post Closure Security	160,518	-	-	160,518
Interfund Payable	1,573,129	356,900	-	1,930,029
Security Deposits	128,816	-	-	128,816
Contract Retainage Payable	574,032	-	-	574,032
TOTAL LIABILITIES	2,710,668	784,126	309,773	3,804,567
NET POSITION				
Invested in Capital Assets, net	-	3,914,144	-	3,914,144
Restricted for Grandstand Demolition	-	-	16,033,136	16,033,136
Blackstrap Broadcasting Escrow	2,260,302	-	-	2,260,302
Bloomberg Escrow	2,207,795	-	-	2,207,795
Reserve For Mitigation	263,010	-	-	263,010
Main Street Program	153,597	-	-	153,597
Renewable Energy Reserve	1,780,469	-	-	1,780,469
Other	(1,410,285)	4,069,788	-	2,659,503
TOTAL NET POSITION	\$ 5,254,888	\$ 7,983,932	\$ 16,033,136	\$ 29,271,956

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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STATEMENT OF CHANGES IN FIDUCIARY NET POSITION - FIDUCIARY FUNDS

Year Ended December 31, 2021

	Special Escrow	Transportation Planning	Grandstand	Total
Additions				
Transportation Planning District Fees	\$ -	\$ 732,802	\$ -	\$ 732,802
Grandstand Appropriation	-	-	16,882,000	16,882,000
Bloomberg Lease Revenue	141,428	-	-	141,428
Solar Energy	212,177	-	-	212,177
Interest/Other	19,082	3,085	-	22,167
Blackstrap Escrow	1,724	-	-	1,724
Total Additions	374,411	735,887	16,882,000	17,992,298
Deductions				
Mitigation Expenses	162,081	-	-	162,081
Grandstand Expenses	-	-	848,864	848,864
MASSTR Grant Expenditures	-	1,287,432	-	1,287,432
Total Deductions	162,081	1,287,432	848,864	2,298,377
Changes in Net Position	212,330	(551,545)	16,033,136	15,693,921
Net Position, Beginning of Year	5,042,558	9,064,111	-	14,106,669
Adjustments to Net Position				
Depreciation Expense	-	(528,634)	-	(528,634)
Total Adjustments to Net Position	-	(528,634)	-	(528,634)
Net Position, End of Year	\$ 5,254,888	\$ 7,983,932	\$ 16,033,136	\$ 29,271,956

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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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 of New Jersey ("State"), exercising public and essential governmental functions. The Act empowers the Authority to own and operate various projects, located in the State, 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's Annual Comprehensive Financial Report ("ACFR"). The NJSEA requires significant subsidies from and has material transactions with the State 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 accounting principles generally accepted in the United States of America ("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 net 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's governmental and proprietary funds 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.

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NOTES TO FINANCIAL STATEMENTS

B. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(b) Basis of Presentation (Continued)

- **Meadowlands Research and Restoration Institute (“MRRI”) Fund.** The purpose of the Meadowlands Research and Restoration Institute is to account for all financial resources required to operate the scientific arm of the NJSEA and preservation of the surrounding environment.

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”).
- **Grandstand.** This fund is responsible for the demolition of the old Grandstand, cleanup and roadway improvements at the Sports Complex.

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 GASB 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 GASB 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 yearly vacation allowance. 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 lump sum payment of their accumulated earned but unused vacation allowance.

(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 Appropriations 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.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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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, 2021. This primarily consists of 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

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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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 NJSA 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 No. 89 – *Accounting for Interest Cost Incurred Before the End of a Construction Period*, effective for periods beginning after December 15, 2020.
- GASB Statement No. 91 – *Conduit Debt Obligations*, effective for periods beginning after December 15, 2020.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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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 No. 87 – *Leases*, effective for periods beginning after June 15, 2021.
- GASB Statement No. 92 – *Omnibus 2020*. This statement clarifies the effective date of GASB Statement No. 87 and addresses other topics that are required to be adopted by the Commission for the year ended December 31, 2022.
- GASB Statement No. 93 – *Replacement of Interbank Offered Rates*, effective for periods beginning after June 15, 2021.
- GASB Statement No. 94 – *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, effective for periods beginning after June 15, 2022.
- GASB Statement No. 95 – *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement postpones the effective dates of applicable pending Statements described above. The effective dates mentioned above are the applicable postponed dates as prescribed by GASB Statement No. 95.
- GASB Statement No. 96 – *Subscription-Based Information Technology Arrangements*, effective for periods beginning after June 15, 2022.
- GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB No. 32*, effective for periods beginning after June 15, 2021.
- GASB Statement No. 98, *The Annual Comprehensive Financial Report*, effective for periods beginning after December 15, 2021.
- GASB Statement No. 99, *Omnibus 2022*, effective for periods beginning after June 15, 2022, or June 15, 2023, depending on the requirement.
- GASB Statement No. 100, *Accounting Changes and Error Corrections—an amendment of GASB Statement No. 62*, effective for periods beginning after June 15, 2023.
- GASB Statement No. 101, *Compensated Absences*, effective for periods beginning after December 15, 2023.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

C. CASH AND INVESTMENTS

The components of cash and investments are as follows:

	Government-Wide Balance Dec 31, 2021	Fiduciary Fund Balance Dec 31, 2021
Cash and Investments:		
Unrestricted:		
Cash on Hand	\$ 22,588,464	\$ 28,771,355
Investments	9,181,762	-
NJ Cash Management Fund	11,772,493	-
Unrestricted Cash & Investments	43,542,719	28,771,355
Restricted:		
Cash on Hand	1,462,825	-
Investments	9,034,891	-
Restricted Cash & Investments	10,497,716	-
Total Cash and Investments	\$ 54,040,435	\$ 28,771,355

For 2021, restricted cash and investments includes \$247,932 on the Camden Aquarium project which is part of the operations of the Wildwoods Convention Center.

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, 2021, 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 NJ Cash Management Fund is a money market fund managed by the State's Division of Investments. P.L. 1950, c. 270 and subsequent legislation permits the Division of Investments 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 NJ Cash Management Fund are insured or registered, or securities held by the Division of Investments or its agent in the NJ 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.

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NOTES TO FINANCIAL STATEMENTS

D. INVESTMENT IN FACILITIES (CONTINUED)

	December 31, 2020	Additions	Deletions	December 31, 2021
Governmental Activities:				
Capital assets that are not being depreciated:				
Land	\$ 20,154,401	\$ -	\$ -	\$ 20,154,401
Construction in progress	11,130	-	(11,130)	-
Total capital assets not being depreciated	20,165,531	-	(11,130)	20,154,401
Capital assets that are being depreciated:				
Building and building improvements	17,020,224	-	-	17,020,224
Machinery and equipment	3,920,869	204,846	-	4,125,715
Total at historical costs	20,941,093	204,846	-	21,145,939
Less accumulated depreciation for:				
Building and building improvements	(12,455,392)	(479,687)	-	(12,935,079)
Machinery and equipment	(5,114,675)	(56,502)	-	(5,171,177)
Total accumulated depreciation	(17,570,067)	(536,189)	-	(18,106,256)
Total capital assets being depreciated net of accumulated depreciation	3,371,026	(331,343)	-	3,039,683
Governmental activities capital assets, net	\$ 23,536,557	\$ (331,343)	\$ (11,130)	\$ 23,194,084
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
Total capital assets not being depreciated	157,017,193	-	-	157,017,193
Capital assets that are being depreciated:				
Building and building improvements	348,064,762	396,332	-	348,461,094
Machinery and equipment	87,467,119	283,999	(22,708)	87,728,410
Total at historical costs	435,531,881	680,331	(22,708)	436,189,504
Less accumulated depreciation for:				
Building and building improvements	(245,985,611)	(7,498,413)	-	(253,484,024)
Machinery and equipment	(81,125,312)	(943,893)	-	(82,069,205)
Total accumulated depreciation	(327,110,923)	(8,442,306)	-	(335,553,229)
Total capital assets being depreciated net of accumulated depreciation	\$ 108,420,958	\$ (7,761,975)	\$ (22,708)	\$ 100,636,275
Capital assets that are being amortized:				
Landfills	5,902,136	-	-	5,902,136
Total at historical costs	5,902,136	-	-	5,902,136
Less accumulated amortization for:				
Landfills	(5,902,136)	-	-	(5,902,136)
Total accumulated amortization	(5,902,136)	-	-	(5,902,136)
Total landfill life being amortized net of accumulated amortization	-	-	-	-
Business-Type activities capital assets, net	\$ 265,438,151	\$ (7,761,975)	\$ (22,708)	\$ 257,653,468
Fiduciary Activities:				
Capital assets that are being depreciated:				
Infrastructure	\$ 7,929,508	\$ -	\$ -	\$ 7,929,508
Total at historical costs	7,929,508	-	-	7,929,508
Less accumulated depreciation for:				
Infrastructure	(3,486,730)	(528,634)	-	(4,015,364)
Total accumulated depreciation	(3,486,730)	(528,634)	-	(4,015,364)
Total fiduciary assets being depreciated net of accumulated depreciation	\$ 4,442,778	\$ (528,634)	\$ -	\$ 3,914,144

(1) Building and Building Improvements not being depreciated represent the net book value of the Arena, a non performing asset, as of December 31, 2021

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, 2021, of \$4,119,523 is comprised of the NJTHA's balance. The notes carry an annual interest rate of 3%.

The future minimum lease payments receivable are as follows:

Year	New Jersey Thoroughbred Horsemen's Association
2022	\$ 1,224,100
2023	2,159,062
2024	736,361
	<u>\$ 4,119,523</u>

F. LONG-TERM LIABILITIES

During 2021, changes in long-term liabilities were as follows:

	Balance December 31, 2020	Issued	Retired	Balance December 31, 2021	Due within One year
Governmental Activities:					
PERS Pension Liability	\$ 10,830,020	\$ -	\$ (2,633,047)	\$ 8,196,973	\$ -
Chapter 19, P.L. 2009 Liability	299,999	-	(31,421)	268,578	-
Compensated Absences	1,067,341	88,205	-	1,155,546	446,688
Other Post Employment Benefits	24,847,136	-	(360,397)	24,486,739	-
	<u>\$ 37,044,496</u>	<u>\$ 88,205</u>	<u>\$ (3,024,865)</u>	<u>\$ 34,107,836</u>	<u>\$ 446,688</u>
Business-Type Activities:					
Sports Complex Enterprise					
Bonds and Notes Payable	\$ 2,238,314	\$ -	\$ (15,000)	\$ 2,223,314	\$ 15,000
PERS Pension Liability	1,699,758	-	(360,073)	1,339,685	-
Workman's Comp Claims	6,701,257	720,029	(918,323)	6,502,963	918,323
Compensated Absences	92,100	567,986	(558,712)	101,374	101,374
Union Pension Liabilities	54,299,074	35,838,815	(409,295)	89,728,594	1,624,228
Environmental Remediation	2,450,000	-	-	2,450,000	390,000
Other Liabilities	501,697	94	(8)	501,783	-
Solid Waste Enterprise					
Closure Liabilities	5,001,252	-	-	5,001,252	-
PERS Pension Liability	5,160,660	-	(1,254,686)	3,905,974	-
Chapter 19, P.L. 2009 Liability	235,714	-	(24,689)	211,025	-
Other Post Employment Benefits	11,838,433	-	(171,711)	11,666,722	-
Compensated Absences	206,301	-	(96,160)	110,141	59,429
	<u>\$ 90,424,560</u>	<u>\$ 37,126,924</u>	<u>\$ (3,808,657)</u>	<u>\$ 123,742,827</u>	<u>\$ 3,108,354</u>

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
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NOTES TO FINANCIAL STATEMENTS

G. BONDS AND NOTES PAYABLE

Bonds and notes payable held in the Sports Complex Enterprise Fund consist of the following:

	NJDEP Trust Loan	Wildwood Bonds Payable	Interest	Total
2022	\$ 15,000	\$ 1,748,487	\$ 17,722	\$ 1,781,209
2023	15,000	212,260	11,945	239,205
2024	15,000	217,567	6,038	238,605
	<u>\$ 45,000</u>	<u>\$ 2,178,314</u>	<u>\$ 35,705</u>	<u>\$ 2,259,019</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. 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 2020, there was not enough available revenue after the above-mentioned expenses to make any payment on debt service for these Revenue Bonds.

Interest Costs

In 2021, interest costs for the Revenue Bonds 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, 2021</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>\$45,000</u>

On March 1, 2012, the Authority entered into an agreement with the State 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 2021 on the NJDEP Infrastructure Trust Loan was \$1,819.

H. OPERATING LEASES

The Authority has commitments to lease certain buildings and office equipment under operating leases that expire through 2035. Total operating lease payments made during the year ended December 31, 2021, were \$321,719. Future minimum lease payments are as follows:

<u>Year Ending December 31,</u>	<u>Amount</u>
2022	\$ 269,402
2023	246,120
2024	241,045
2025	235,784
2026	238,892
2027-2031	750,768
2032-2035	197,932
	<u>\$ 2,179,943</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. These bonds are considered conduit debt as permitted under GASB Statement No. 91, *Conduit Debt Obligations*.

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. The principal amount outstanding on the State Contract Bonds at December 31, 2021, was \$111,010,000. 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, 2021, 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, 2021, 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 three 10-year renewal terms. NJTHA is currently in the first of three 10-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 two 10-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 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 ("Training Facility") 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 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 additional renewal terms of 174 months each.

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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 additional renewal terms of 5 years each and a final renewal term of two 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 LLC 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.

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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, 2031, with two renewal terms of 10 years each.

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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 renewal options of 10 years each. K2 Towers, LLC exercised the first renewal option, extending the term of the lease through August 18, 2032.

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 two 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.

Upon expiration on October 26, 2020, the lease transitioned to a month-to-month lease, which continues to be renewed by the Authority.

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 was through February 6, 2019, with two 5-year extensions. T-Mobile exercised the first of two 5-year extensions in 2019.

Transfer/Materials Recovery Facility

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

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

Effective September 8, 2021, the Authority entered into a lease agreement with I.W.S. Transfer Systems of NJ for the operation of the Transfer Station/Materials Recovery Facility and three non-contiguous additional parcels at 100 Baler Blvd, North Arlington, NJ.

The initial term of this lease runs through September 8, 2031, with two five-year extensions.

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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 lease expired in March 2021 and was not renewed.

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 expires in May 2024.

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.

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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 was for five years through August 1, 2021. Upon expiration, the lease transitioned to a month-to-month lease, which continues to be renewed by the Authority.

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 initial term of the lease was 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 to extend through 2022, which was exercised. The lease has since been transitioned to a month-to-month lease, which the Authority continues to renew.

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 lease expired in December 2021 and was not renewed.

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.

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L. DEFERRED COMPENSATION PLANS

Salaried employees of the Authority are eligible for participation in an 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 2021 were \$173,859.

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 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 aged 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 2021 were \$70,598.

(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 in the accompanying financial statements. Employee contributions in 2021 were \$32,300.

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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 (the "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 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, 2020:

Inactive plan members or beneficiaries currently receiving benefits	184,775
Inactive plan members entitled to but not yet receiving benefits	877
Active plan members	<u>246,776</u>
Total	<u>432,428</u>

Significant Legislation

For State 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 during 2021 was \$8,138,507. 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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M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Specific Contribution Requirements and Benefit Provisions

The contribution policy is set by NJSA 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, 2021, were \$1,328,906. 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, 2021, consisted of the following:

	2021
Normal Cost	\$ 160,910
Amortization of Accrued Liability	1,106,741
Total Pension	1,267,651
NCGI Premiums	61,255
Total Regular Billing	1,328,906
Additional Billings and Adjustments:	
ERI 2	1,671
Ch. 19, P.L. 2009	109,193
Total PERS Payment	<u>\$ 1,439,770</u>

The vesting and benefit provisions are set by NJSA 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

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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, 2021, the Authority's proportionate share of the net pension liability for the Non-State Employer Member Group that is attributable to the Authority was \$13,442,632 or 0.1134734513%.

For the year ended December 31, 2021, the Authority recognized PERS expense of \$(3,261,460). At December 31, 2021, the Authority reported deferred outflows of resources and deferred inflows of resources related to PERS from the following sources:

	Outflows of Resources	Inflows of Resources
Differences between expected and actual experience	\$ 212,008	\$ 96,234
Changes in assumptions	70,009	4,785,663
Net difference between projected and actual investment earnings on pension plan investments	-	3,541,142
Changes in proportion and differences between Authority contributions and proportionate share of contributions	2,620,006	1,190,734
Agency contributions subsequent to the measurement date	664,453	-
	<u>\$ 3,566,476</u>	<u>\$ 9,613,773</u>

The \$664,453 shown as deferred outflows of resources relates to the PERS contributions made by the Authority subsequent to the measurement date of June 30, 2021, and will be recognized as a reduction of net pension liability in the subsequent year. 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:

Year Ending December 31,	PERS
2022	\$ (7,469,404)
2023	(857,818)
2024	1,076,363
2025	374,491
2026	164,618
	<u>\$ (6,711,750)</u>

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M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Actuarial Assumptions

The total pension liability in the June 30, 2021, measurement date was determined by an actuarial valuation as of July 1, 2020, which was rolled forward to June 30, 2021. This actuarial valuation used the following actuarial assumptions:

2021	
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, 2020, 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-2021.

Long-term Rate of Return

In accordance with State statute, the long-term expected rate of return on plan investments (7.00% at June 30, 2021), is determined by the State Treasurer, after consultation with the directors of the Division of Investments and Division of Pensions 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, 2021, are summarized in the following tables:

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M. PUBLIC EMPLOYEES RETIREMENT SYSTEM (CONTINUED)

Long-term Rate of Return (Continued)

Asset Class	2021	
	Target Allocation	Long-Term Expected Real Rate of Return
U.S. equity	27.00%	8.09%
Non-U.S. developed markets equity	13.50%	8.71%
Emerging markets equity	5.50%	10.96%
Private equity	13.00%	11.30%
Real assets	3.00%	7.40%
Real estate	8.00%	9.15%
High yield	2.00%	3.75%
Private credit	8.00%	7.60%
Investment grade credit	8.00%	1.68%
Cash equivalents	4.00%	0.50%
U.S. Treasuries	5.00%	0.95%
Risk mitigation strategies	3.00%	3.35%
	<u>100.00%</u>	

Discount Rate

The discount rate used to measure the total pension liability was 7.00% as of June 30, 2021. 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 and the nonemployer contributing entity will be based on 100% 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 all projected future payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments 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 was calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	At 1% Decrease (6.00%)	At Current Discount Rate (7.00%)	At 1% Increase (8.00%)
Authority proportionate share	<u>\$ 18,501,282</u>	<u>\$ 13,442,631</u>	<u>\$ 9,414,557</u>

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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 PERS.

Additional Information Related to the Local Group:

Collective deferred outflows of resources	\$ 1,164,738,169
Collective deferred inflows of resources	\$ 8,339,123,762
Collective net pension liability	\$11,972,782,878
Authority's portion	0.1134734513%

Collective pension expense for the Local Group for the measurement period ended June 30, 2021, is \$1,559,674,464.

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, 2021, 2020, 2019, 2018, 2017, and 2016 is 5.13, 5.16, 5.21, 5.63, 5.48, and 5.57 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 seven 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 2021 was \$576,752 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 \$84.6 million and is recognized in the 2021 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 April 2010, withdrawal demand notices were recognized for Local 734, the amount of the obligation is \$196,720 with annual payments of \$9,836. The amount of the Authority's obligation at December 31, 2021 was \$81,147.

In May 2012, withdrawal demand notices were recognized for Teamsters Local 469, the amount of the obligation is \$3.1m with annual payments of \$152,720. The amount of the Authority's obligation at December 31, 2021 was \$1,679,920.

In June 2015, withdrawal demand notices were recognized for Local 1430, the amount of the obligation is \$187,778 with annual payments of \$25,708. The amount of the Authority's obligation at December 31, 2021, was \$14,249.

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, 2021, was \$3,333,890.

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. 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. The Division charges the Authority for its contributions. The total number of retired participants eligible for benefits was 212 at December 31, 2021. The Authority's contribution to the Plan for the year ended December 31, 2021, was \$2,431,458.

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

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) Annual Comprehensive Financial Report (ACFR), 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 NJSA 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, 2020 through June 30, 2021.

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. The 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, 2021, is as follows:

	June 30,
	2021
Total OPEB liability	\$ 36,254,434
Plan Fiduciary Net Position	100,973
Net OPEB Liability	<u>\$ 36,153,461</u>
Plan Fiduciary Net Position	
as a % of total OPEB liability	0.28%

Actuarial Assumptions

The net OPEB liability as of June 30, 2021, was determined by an actuarial valuation as of June 30, 2020, which was rolled forward to June 30, 2021. 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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O. OTHER POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (CONTINUED)

Actuarial Assumptions (Continued)

	2021
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 PERS.

Mortality Rates

Pre-retirement mortality rates were based on the Pub-2010 General Classification Headcount-Weighted Mortality Table with fully generational mortality improvement projections from the central year using Scale MP-2021.

Actuarial assumptions used in the July 1, 2020, 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 5.6% and decreases to a 4.50% long-term trend rate after seven years. For post-65 medical benefits, the actual fully-insured Medicare Advantage trend rates for fiscal year 2021 through 2022 are reflected. The rates used for 2023 and 2024 are 21.83% and 18.53%, respectively, trending to 4.50% for all future years. For prescription drug benefits, the initial trend rate is 7.00% and decreases to a 4.50% long-term trend rate after seven years.

Discount Rate

The discount rate for June 30, 2021, was 2.16%. 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, 2021, 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, 2021		
At 1% Decrease (1.16%)	At Current Discount Rate (2.16%)	At 1% Increase (3.16%)
\$ 42,545,688	\$ 36,153,461	\$ 31,087,483

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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, 2021, 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, 2021		
At 1% Decrease	Healthcare Cost Trend Rate	At 1% Increase
\$ 30,164,162	\$ 36,153,461	\$ 43,968,753

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 7.82, 7.87, 8.05, 8.14, and 8.04 years for the 2021, 2020, 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 expected and actual experience	2020	7.87	\$ 966,270	\$ -	\$ 155,029	\$ 811,241
Changes of assumptions	2020	7.87	5,487,006	-	880,340	4,606,666
	2021	7.82	-	681,231	87,114	594,117
Subtotal			5,487,006	681,231	967,454	5,200,783
Differences between projected and actual investment earnings on OPEB plan investments	2017	5 years	1,788	-	1,788	-
	2018	5 years	5,780	-	2,940	2,840
	2019	5 years	7,922	-	2,732	5,190
	2020	5 years	7,807	-	2,054	5,753
	2021	5 Years	-	4,380	876	3,504
Subtotal			23,297	4,380	10,390	17,287
Total Deferred Outflows of Resources			\$ 6,476,573	\$ 685,611	\$ 1,132,873	\$ 6,029,311
Deferred Inflows of Resources:						
Differences between expected and actual experience	2018	8.14 years	\$ 4,680,856	\$ -	\$ 976,332	\$ 3,704,524
	2019	8.05 years	2,150,682	-	386,749	1,763,933
	2021	7.82 years	-	2,402,622	307,241	2,095,381
			6,831,538	2,402,622	1,670,322	7,563,838
Changes of assumptions	2017	8.04 years	2,658,137	-	692,789	1,965,348
	2018	8.14 years	2,987,170	-	623,063	2,364,107
	2019	8.05 years	2,512,997	-	451,903	2,061,094
Subtotal			8,158,304	-	1,767,755	6,390,549
Total Deferred Inflows of Resources			\$ 14,989,842	\$ 2,402,622	\$ 3,438,077	\$ 13,954,387

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

Deferred Outflows of Resources and Deferred Inflows of Resources (Continued)

Changes in Proportion (Continued)

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

<u>Years Ending December 31,</u>	<u>OPEB</u>
2022	\$ (5,741,017)
2023	(395,271)
2024	(397,183)
2025	(1,410,670)
2026	(418,490)
Thereafter	437,555
	<u>\$ (7,925,076)</u>

P. POLLUTION REMEDIATION COSTS

Effective 2008, pollution remediation costs were recognized as a liability on the statement of financial position and an operating expense provision was made in the statement 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 racetracks. The Authority estimates the cost to be \$8,796,000. The total payments made since 2007 were \$6,346,000, and charged to the statements of revenues, expenses and changes in net position in each respective year. Estimated future expense for environmental remediation is \$2,450,000 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 2021. 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 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.

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NOTES TO FINANCIAL STATEMENTS

R. KEEGAN LANDFILL

Condemnation

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 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.

In November 2021, The Town of Kearny filed a motion to settle the condemnation matter for \$1,818,000, which was equivalent to the Hudson County Superior Court's valuation of the Keegan Landfill. The motion was granted, and the funds were distributed to Kearny. The remainder of the Authority's original \$1,880,000 deposit, \$62,000, was returned to the Authority.

Air Pollution Compliance

On March 22, 2019, NJSEA entered into an Administrative Consent Order ("ACO") with the NJ DEP 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.

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

NOTES TO FINANCIAL STATEMENTS

R. KEEGAN LANDFILL (CONTINUED)

Air Pollution Compliance (Continued)

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.

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

Pursuant to one of the terms of the Judicial Consent Order, clear cover material was imported into the sight as part of capping and contouring the 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 improvement initiatives is currently in place. As of December 31, 2021, the fund balance in the MAGNET Fund was \$1,663,621, of which \$423,313 was committed to project commitments.

T. INTERFUND BALANCES AND ACTIVITY

Balances due to/from other funds at December 31, 2021, consist of the following:

<u>Due from</u> <u>Other Funds</u>	<u>Fund</u>	<u>Due to</u> <u>Other Funds</u>
	<u>Governmental Funds</u>	
\$ 3,831,544	General Fund	\$ 23,587,136
295,829	Environmental Center	3,260,009
104,680	MAGNET	599,303
43,414	MRRI	578,084
12,693	Study	1,399
	<u>Enterprise Fund</u>	
23,274,078	Solid Waste	14,971,160
19,926,466	NJSEA Enterprise Fund	2,952,609
	<u>Fiduciary Funds</u>	
-	Mitigation Trust	1,573,129
391,025	Transportation Planning District	356,900
<u>\$ 47,879,729</u>	<u>Total</u>	<u>\$ 47,879,729</u>

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

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.

	December 31, 2021
Claims - January 1	\$ 6,701,257
(Decrease)/Increase in provision	720,029
Claims paid	(918,323)
Claims - December 31	6,502,964
Less: current portion	918,323
Long term liability	\$ 5,584,641

At year end approximately \$247,932 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
(A Component Unit of the State of New Jersey)

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 appropriated and remitted to the included Authority \$32.5 million in state aid. This amount is used to fund the General Fund operations.

The Authority received \$1,357,995 in State Police subsidies in 2021, \$423,995 of which was expended and recognized as revenue in the Sports Complex Enterprise Fund. As of December 31, 2021, \$934,000 was remaining to be spent.

X. IMPACT OF CORONAVIRUS PANDEMIC

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, 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. New Jersey Governor Murphy's Executive Order No. 107 dated March 21, 2020, mandated statewide stay-at-home practices and closure of all non-essential retail businesses. During 2020, tourism tax revenue significantly decreased and events held at Wildwoods Convention Center and related net event income were reduced significantly. As the conditions of the pandemic steadily improved, retail businesses resumed operations. While the tourism tax revenue rebounded in 2021 (exceeding pre-pandemic levels), the number of events held at the Wildwoods Convention Center increased from 2020 but were less than pre-pandemic levels.

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

NOTES TO FINANCIAL STATEMENTS

Y. SUBSEQUENT EVENTS

Demolition of Former NJSEA Racing Grandstand

Given the high maintenance costs and lack of third party tenants, the NJSEA has determined to demolish its former racing grandstand. A Memorandum of Understanding between the NJSEA and the NJ Department of Treasury has been executed under which over \$16 million has been deposited with the NJSEA from Treasury to facilitate the demolition under an Agreement between the NJSEA and New Meadowlands Stadium Corporation. In 2022, the NJSEA relocated its information technology offices and equipment from the grandstand to its engineering/public safety building and completed the demolition of the old Grandstand. By separate agreement, the NJSEA began constructing, at the expense of the New Jersey State Police and NJ Department of Treasury, a barrack facility in the engineering/public safety building, which is substantially complete.

2026 World Cup

In collaboration with the City of New York, New Jersey (NJSEA) was selected in June 2022 as one of sixteen North American cities to host FIFA's 2026 World Cup Soccer Matches. Consulting firms have been retained to assist in assessing both the costs of hosting the matches and the economic benefit to the New York Metropolitan Area in general and the State particularly.

American Dream Project

Due to the COVID-19 pandemic, the American Dream project suffered an almost two year loss/severe curtailment of operational revenue. This loss of revenue resulted in the American Dream Project defaulting under its construction loan documents. The project has continued operations with the addition of new retail outlets and entertainment venues. A multi-year forbearance agreement has been reached between the project developer and the construction lenders to allow for recoupment of losses resulting from the mandated shutdown and subsequent re-opening. Since the construction loan is not held by the NJSEA, there was no financial impact to the Authority as a result of this default.

REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)

DRAFT

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

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET
VERSUS ACTUAL – (UNAUDITED)
Year Ended December 31, 2021

	Original Budget	Budget Transfers/ Adjustments	Final Budget	Actual	Variance H/(L)
Revenues					
East Rutherford					
NMSCO Ground Lease	\$ 6,300,000	\$ -	\$ 6,300,000	\$ 6,300,000	\$ -
NMR Shared Services	6,900,000	-	6,900,000	8,272,733	1,372,733
Arena Revenue	925,000	-	925,000	2,151,692	1,226,692
Monmouth Park Reimbursables	2,622,579	-	2,622,579	2,406,054	(216,525)
(2) Convention Center	-	-	-	1,483,004	1,483,004
(2) Tourism Tax Revenue	-	-	-	5,840,304	5,840,304
Misc. Other	3,428,176	-	3,428,176	4,304,436	876,260
Total - East Rutherford	20,175,755	-	20,175,755	30,758,223	10,582,468
Lyndhurst					
Lease Revenues	1,018,835	-	1,018,835	1,080,957	62,122
Land Use Fee Income	650,000	-	650,000	1,347,053	697,053
Misc. Other	353,660	-	353,660	383,506	29,846
Total - Lyndhurst	2,022,495	-	2,022,495	2,811,516	789,021
Solid Waste Revenue	2,200,000	-	2,200,000	4,967,715	2,767,715
Total Revenues	24,398,250	-	24,398,250	38,537,454	14,139,204
Expenditures					
East Rutherford					
Salaries/Fringe	5,627,957	-	5,627,957	7,011,139	1,383,182
Utilities	2,993,040	-	2,993,040	3,875,715	882,675
New Jersey Racing Commission	3,103,988	-	3,103,988	3,103,988	-
Professional Services	5,231,116	-	5,231,116	5,491,297	260,181
Pension	1,550,000	-	1,550,000	37,065,207	35,515,207
Workers Compensation	1,000,000	-	1,000,000	367,649	(632,351)
Repairs/Maintenance - Building/Other	1,637,889	-	1,637,889	2,262,915	625,026
(2) Convention Center	-	-	-	4,626,309	4,626,309
Misc. Other	-	-	-	277,855	277,855
Total East Rutherford	21,143,990	-	21,143,990	64,082,074	42,938,084
Lyndhurst					
Salaries/Fringe	11,117,054	-	11,117,054	11,117,101	47
Services	2,423,994	-	2,423,994	2,398,807	(25,187)
Capital/Maintenance	1,550,000	-	1,550,000	193,715	(1,356,285)
Repairs/Maintenance	365,022	-	365,022	422,390	57,368
Ramapo Partnership	600,000	-	600,000	600,000	-
Misc. Other	350,665	-	350,665	384,266	33,601
Total Lyndhurst	16,406,735	-	16,406,735	15,116,279	(1,290,456)
Solid Waste Operating Expenses	5,953,533	-	5,953,533	8,289,557	2,336,024
Total Expenditures	43,504,258	-	43,504,258	87,487,910	43,983,652
Total Operating Gain/(Loss)	(19,106,008)	-	(19,106,008)	(48,950,456)	(29,844,448)
Other Revenues and Expenditures					
State Appropriations	31,759,162	-	31,759,162	32,923,995	1,164,833
Business-type depreciation and amortization	-	-	-	(7,936,534)	(7,936,534)
Adjustments related to pension and OPEB	-	-	-	2,165,041	2,165,041
PILOT / Property Taxes / CAFO	(12,653,154)	-	(12,653,154)	(12,516,234)	136,920
Total Non-operating Revenues & Expenditures	19,106,008	-	19,106,008	14,636,268	(4,469,740)
Deficit of revenues over expenditures (governmental funds basis)	\$ -	\$ -	\$ -	\$ (34,314,188)	\$ (34,314,188)

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

Capital outlays	\$ 193,715
Depreciation expense	(536,188)
Compensated absences	(64,149)
Pension obligation	3,068,496
Post employment healthcare benefits, other than pension obligation	896,543
Deficit of revenues over expenditures	(30,755,771)
Net position, beginning of year	151,378,855
Net position end of year	<u>\$ 120,623,084</u>

(1) NJSEA policy is to prepare an entity-wide budget for its operations and does 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 – (UNAUDITED)
December 31, 2021

	PERS - Last 10 Fiscal Years							
	2021	2020	2019	2018	2017	2016	2015	2014
Authority's proportion of the net pension liability	0.1134734513%	0.1084811440%	0.0997146684%	0.0950367800%	0.1013676481%	0.1376070051%	0.1714730000%	0.1769954550%
Authority's proportionate share of net pension liability	\$ 13,442,632	\$ 17,690,438	\$ 17,967,071	\$ 18,712,270	\$ 23,596,769	\$ 40,755,248	\$ 38,492,333	\$ 33,138,370
Authority's covered-employee payroll	8,138,507	8,147,626	7,706,813	7,244,806	6,805,889	7,963,473	12,049,996	11,446,921
Authority's proportionate share of net pension liability as a % of payroll	165.17%	217.12%	233.13%	258.29%	346.71%	511.78%	319.44%	289.50%
Total pension liability	45,797,395	42,777,145	41,373,076	40,325,601	45,465,790	68,080,650	73,921,290	69,154,727
Plan fiduciary net position	32,354,763	25,086,707	23,406,005	21,613,333	21,869,021	27,325,402	35,429,038	36,016,337
Plan fiduciary net position as a % of total pension liability	70.65%	58.65%	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 eight years of data is available at this time.

N/A = Information not available.

- There were no benefit changes.

- The discount rate changed from the measurement date of June 30, 2014, of 5.39% to 4.90% as of the measurement date of June 30, 2015.

- The discount rate changed from the measurement date of June 30, 2015, of 4.90% to 3.98% as of the measurement date of June 30, 2016.

- The discount rate changed from the measurement date of June 30, 2016, of 3.98% to 5.00% as of the measurement date of June 30, 2017.

- The discount rate changed from the measurement date of June 30, 2017, of 5.00% to 5.66% as of the measurement date of June 30, 2018.

- The discount rate changed from the measurement date of June 30, 2018, of 5.66% to 6.28% as of the measurement date of June 30, 2019.

- The discount rate changed from the measurement date of June 30, 2019, of 6.28% to 7.00% as of the measurement date of June 30, 2020.

- The discount rate of 7.00% as of the measurement date of June 30, 2021, was unchanged from the June 30, 2020 measurement date.

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

SCHEDULE OF CONTRIBUTIONS – PUBLIC EMPLOYEES RETIREMENT SYSTEM – (UNAUDITED)
Year Ended December 31, 2021

Schedule of Agency's Contributions								
PERS - Last 10 Fiscal Years								
	2021	2020	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 1,328,906	\$ 1,186,729	\$ 969,930	\$ 945,309	\$ 939,063	\$ 1,222,481	\$ 1,474,211	\$ 1,527,382
Contributions in relation to the contractually required contribution	1,328,906	1,186,729	969,930	945,309	939,063	1,222,481	1,474,211	1,527,382
Agency's covered employee payroll	8,138,507	8,147,626	7,706,813	7,244,806	6,805,889	7,963,473	12,049,996	11,446,921
Contributions as a % of covered employee payroll	16.33%	14.57%	12.59%	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 eight 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 – (UNAUDITED)
Year Ended December 31, 2021

Schedule of Required Supplementary Information Schedule of Proportionate Share of Total OPEB Liability						
Last 10 Fiscal Years						
	2021	2020	2019	2018	2017	2016
Proportion of the net OPEB liability	0.200855%	0.204415%	0.190465%	0.198912%	0.194440%	0.238124%
Proportionate share of net OPEB liability	\$ 36,153,461	\$ 36,685,569	\$ 25,800,524	\$ 31,162,783	\$ 39,696,460	\$ 51,714,386
Contributions	2,431,458	2,344,932	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 the Authority's Proportionate Share of Net OPEB Liability and Contributions, however, only six 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, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated **DATE**. 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.

Report on 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) in order to design 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 or significant deficiencies may exist that were not 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)

Report on 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 financial statements. 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.

Mercadieu, P.C.
Certified Public Accountants

DATE

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

SCHEDULE OF CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None reported.

DRAFT

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

SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS

None reported.

DRAFT

AWARDS / CONTRACTS

RESOLUTION 2023-08

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER INTO A
CONTRACT WITH Eii, INC. OF NEW JERSEY FOR A GENERATOR
REPLACEMENT FOR THE MEADOWLANDS PUMP STATION IN EAST
RUTHERFORD, NEW JERSEY**

WHEREAS, the New Jersey Sports and Exposition Authority requires a generator replacement for the Meadowlands Pump Station located in East Rutherford; and

WHEREAS, on or about December 13, 2022 the Authority publicly issued a Request for Bids CN-274, for "Pump Station Generator Replacement"; and

WHEREAS, three (3) companies attended the mandatory pre-bid walk through and two (2) bids were received on January 20, 2023; and

WHEREAS, the NJSEA staff reviewed the bids, and ranked the bids based on established criteria; and

WHEREAS, the staff determined that the bid supplied by Eii, Inc. of Cranford, NJ is the lowest qualified responsible bidder with a lump sum cost of \$1,571,050.00, and recommends award of a contract; and

NOW, THEREFORE, BE IT RESOLVED by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to enter into a contract for a generator replacement with Eii, Inc.

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 February 23, 2023.



Vincent Prieto
Secretary

EXECUTIVE SESSION

RESOLUTION 2023-09

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

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) is of the opinion that those circumstances presently exist.

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

This resolution shall become effective immediately.

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 February 23, 2023.



Vincent Prieto
Secretary

RESOLUTION 2023-10

**RESOLUTION APPOINTING PAUL JULIANO AS PRESIDENT
AND CHIEF EXECUTIVE OFFICER**

WHEREAS, Vincent Prieto, President and Chief Executive Officer of the New Jersey Sports and Exposition Authority (NJSEA), has announced his retirement, effective 23:59 p.m. on Monday, July 31, 2023; and

WHEREAS, the Board of Commissioners has determined that it is appropriate to appoint Paul Juliano as President and Chief Executive Officer of the Authority commencing Tuesday, August 1, 2023; and

WHEREAS, in order to provide for an efficient and effective transition, the Board of Commissioners has determined that it is appropriate to hire Paul Juliano as Executive Vice President for the period commencing on March 13, 2023 and ending on July 31, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the NJSEA hereby appoints Paul Juliano to the position of President and Chief Executive Officer at an annual salary of \$280,000, effective August 1, 2023.

BE IT FURTHER RESOLVED, that the NJSEA hereby authorizes the hiring of Paul Juliano as Executive Vice President at an annual salary of \$250,000, for the period commencing March 13, 2023 and ending July 31, 2023.

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 February 23, 2023.



Vincent Prieto
Secretary