

# STATE OF NEW YORK

8367

## IN SENATE

May 3, 2018

Introduced by Sen. RANZENHOFER -- read twice and ordered printed, and when printed to be committed to the Committee on Corporations, Authorities and Commissions

AN ACT to amend chapter 154 of the laws of 1921, relating to the Port Authority of New York and New Jersey, in relation to establishing environmental standards for the Port Authority of New York and New Jersey

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Chapter 154 of the laws of 1921, relating to the Port Authority of New York and New Jersey, is amended by adding a new article X-A to read as follows:

### ARTICLE X-A

§ 1. Definitions. For the purposes of this article, the following words and terms shall have the following meanings:

1. "Building or facility" means a single building or facility or a group of buildings or structures at a single site that is owned, leased, operated or funded by the Port Authority of New York and New Jersey that exceeds ten thousand square feet of space. For the purposes of this title, the term "facility" shall include any highway, parkway or public road owned, operated or maintained by the Port Authority of New York and New Jersey.

2. "Cogeneration" means the simultaneous generation of two different forms of useful energy using one single primary energy source, such as the production of electricity using waste energy, such as steam; or the use of steam from electric power generation as a source of heat.

3. "Distributed generation" means electricity that is generated from small energy sources that are located near or in the building or facility where the electricity is used. Distributed energy resource systems are small-scale power generation technologies used to provide an alternative to or enhancement of the traditional electric power system, such as solar panels or small wind turbines.

EXPLANATION--Matter in italics (underscored) is new; matter in brackets [-] is old law to be omitted.

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1 4. "Fuel cell" means a device that produces electricity directly from  
2 hydrogen or hydrocarbon fuel through a non-combustive electro-chemical  
3 process.

4 5. "Renewable energy" means energy produced from the following sources: solar thermal, photovoltaics, wind, hydroelectric, geo-exchange,  
5 tidal/wave energy and high-efficiency biomass.

6 § 2. Energy targets. 1. All buildings or facilities or vehicles or  
7 vehicle fleets owned or leased, under which the Port Authority of New  
8 York and New Jersey pays directly for energy, or operated by the Port  
9 Authority of New York and New Jersey, shall meet the following targets  
10 and timetable to achieve reductions in greenhouse gas emissions, energy  
11 and water consumption:

12 (a) reduce greenhouse gas emissions that result from Port Authority of  
13 New York and New Jersey operations from the established baseline meas-  
14 urements by fifteen percent by the year two thousand twenty-two, twenty-  
15 five percent by the year two thousand twenty-seven and fifty percent  
16 by the year two thousand thirty-two. Emission reductions shall be meas-  
17 ured on an absolute basis and not adjusted for facility expansion, load  
18 growth or weather;

19 (b) reduce overall energy consumption at buildings or facilities or  
20 vehicles or vehicle fleets owned or leased, under which the Port Author-  
21 ity of New York and New Jersey pays directly for energy, by the Port  
22 Authority of New York and New Jersey from the established baseline meas-  
23 urements by fifteen percent by the year two thousand twenty-two, twenty-  
24 five percent by the year two thousand twenty-seven and fifty percent  
25 by the year two thousand thirty-two;

26 (c) reduce potable water use from the established baseline measurement  
27 by ten percent by the year two thousand twenty-two, twenty percent by  
28 the year two thousand twenty-seven and thirty percent by the year two  
29 thousand thirty-two; and

30 (d) obtain by generation or procurement fifteen percent of annual  
31 electricity consumption from renewable sources and/or from distributed  
32 generation or cogeneration by the year two thousand twenty-two, twenty-  
33 five percent by the year two thousand twenty-seven and fifty percent by  
34 the year two thousand thirty-two.

35 2. The Port Authority of New York and New Jersey shall establish a  
36 baseline measurement of greenhouse gas emissions, electricity and water  
37 consumption levels for the period beginning January first, two thousand  
38 fourteen and ending December thirty-first, two thousand fifteen for such  
39 building or facility or vehicle or vehicle fleet. The baseline measure-  
40 ment shall be the average of the two year period.

41 § 3. Energy assessments and efficiency plan. 1. Energy assessments.  
42 The Port Authority of New York and New Jersey shall conduct an annual  
43 onsite assessment and evaluation of energy and water consumption and  
44 expenses of any building or facility it owns, leases or operates. The  
45 assessment shall include the following information:

46 (a) the total number of buildings and facilities owned, leased or  
47 operated by the Port Authority of New York and New Jersey and the total  
48 square footage for such buildings and facilities;

49 (b) the total annual energy consumption, listed by energy source, for  
50 each building or facility;

51 (c) the total annual energy cost calculated per square foot, and list-  
52 ed by energy source, for each building or facility;

53 (d) the total annual water consumption for each building or facility;

54 (e) the total annual cost for fuel used by authority-owned vehicles,  
55 listed by fuel type and the average mileage efficiency of vehicles by  
56

1 vehicle class owned or leased by the Port Authority of New York and New  
2 Jersey; and

3 (f) a breakdown by percentage of the total renewable energy used by  
4 each building or facility.

5 2. Energy efficiency plan. (a) Based on the initial assessment  
6 conducted pursuant to subdivision one of this section, the Port Authori-  
7 ty of New York and New Jersey shall develop an energy efficiency plan to  
8 meet the targets, goals and timetable established pursuant to subdivi-  
9 sion one of section two of this article. Such plan shall be submitted to  
10 the governors and legislatures of both states.

11 (b) The plan shall describe specific measures to be taken to reduce  
12 the Port Authority of New York and New Jersey's greenhouse gas emis-  
13 sions, energy and water consumption in accordance with such targets and  
14 goals. The plan shall also describe any policies adopted, and projects  
15 pursued, by the Port Authority of New York and New Jersey to increase  
16 the use of renewable energy sources and other alternative sources, such  
17 as distributive generation and cogeneration.

18 (c) The plan shall:

19 (1) provide a detailed and comprehensive plan for achieving the  
20 targets and goals set forth in section two of this article; and

21 (2) be implemented in a cost-effective manner.

22 (d) The plan shall be amended to reflect any changes or updates  
23 reported in the annual assessment pursuant to subdivision one of this  
24 section.

25 (e) With respect to buildings and facilities that contain less than  
26 ten thousand square feet in space, the Port Authority of New York and  
27 New Jersey is encouraged to assess, develop and implement efficiency and  
28 waste management plans consistent with the targets, goals and timetables  
29 required pursuant to this article.

30 § 4. Solid waste management plan. 1. For purposes of this section,  
31 "solid waste" shall mean all putrescible and non-putrescible materials  
32 or substances discarded or rejected as being spent, useless, worthless  
33 or in excess to the owners at the time of such discard or rejection,  
34 including, but not limited to, garbage, refuse, industrial and commer-  
35 cial waste, sludges from air or water control facilities, rubbish,  
36 ashes, contained gaseous material, incinerator residue, demolition and  
37 construction debris, discarded automobiles and offal but not including  
38 sewage and other highly diluted water carried materials or substances  
39 and those in gaseous form. "Solid waste" shall not include source,  
40 special nuclear or by-product material as defined in the atomic energy  
41 act of 1954, as amended.

42 2. (a) The Port Authority of New York and New Jersey shall prepare and  
43 submit to the commissioner of the New York state department of environ-  
44 mental conservation and the commissioner of the New Jersey state depart-  
45 ment of environmental protection for review and approval, a solid waste  
46 management plan for at least a ten-year period.

47 (b) The solid waste management plan shall, at a minimum:

48 (1) identify, describe and characterize the solid waste stream to be  
49 managed in the planning period;

50 (2) assess existing and alternate proposed solid waste management  
51 programs and facilities;

52 (3) identify the parties with responsibility to implement each element  
53 of the plan and the steps which must be undertaken by each; and

54 (4) set forth a timetable for implementing the plan, including estab-  
55 lishing annual goals.

1 (c) Such plan shall strive to achieve the objectives of the state  
2 solid waste management policy set forth in section 27-0106 of the envi-  
3 ronmental conservation law, provide for or take into account management  
4 of all solid waste within the planning unit, and embody, as may be  
5 appropriate to the circumstances, sound principles of solid waste  
6 management, natural resources conservation, energy production, and  
7 employment creating opportunities.

8 (d) The plan shall be deemed complete if it contains all the elements  
9 set forth in paragraph (b) of this subdivision. Thereafter such plan  
10 shall become the solid waste management plan in effect for the Port  
11 Authority of New York and New Jersey. If the plan as submitted does not  
12 contain the elements set forth in paragraph (b) of this subdivision, the  
13 commissioner of the New York state department of environmental conserva-  
14 tion or the commissioner of the New Jersey state department of environ-  
15 mental protection shall state the reasons for its determination and  
16 require the Port Authority of New York and New Jersey to re-submit an  
17 amended plan for approval.

18 § 5. Sustainability coordinator. 1. The Port Authority of New York and  
19 New Jersey shall appoint a sustainability coordinator to organize, coordi-  
20 enate, oversee and report on the energy efficiency and waste management  
21 activities of the Port Authority of New York and New Jersey. The coordi-  
22 nator shall, among other duties and responsibilities:

23 (a) prepare the energy efficiency and solid waste management plans;

24 (b) organize, coordinate and oversee the implementation of the effi-  
25 ciency activities contained in the efficiency plan;

26 (c) organize, coordinate and oversee the implementation of the solid  
27 waste management plan;

28 (d) submit the progress reports required pursuant to section eight of  
29 this article; and

30 (e) disseminate all applicable information to authority staff, and  
31 tracking and reporting all requested energy consumption or waste manage-  
32 ment data.

33 2. The commissioner of the New York state department of environmental  
34 conservation and the commissioner of the New Jersey state department of  
35 environmental protection shall develop and conduct a training program  
36 for the sustainability coordinator and assist him or her with the train-  
37 ing of appropriate staff, vendors and contractors.

38 § 6. New construction, renovations and leases. 1. (a) The design and  
39 construction of any new buildings or facilities, or the substantial  
40 renovation of an existing building or facility, by the Port Authority of  
41 New York and New Jersey shall comply with the environmental and sustain-  
42 ability standards and regulations promulgated jointly by the commission-  
43 er of the New York state department of environmental conservation and  
44 the commissioner of the New Jersey state department of environmental  
45 protection. This subdivision shall also apply to a building or facility,  
46 fifty percent or more of the funding for the purchase, lease, design,  
47 construction or substantial renovation thereof is funded directly or  
48 indirectly by the Port Authority of New York and New Jersey.

49 (b) For the purposes of this section, the term "substantial reno-  
50 vation" shall mean: a capital project in which the scope of work  
51 involves at least two of the following primary building systems: elec-  
52 trical, plumbing, boiler, elevator, HVAC, roof replacement, window  
53 replacement, lighting or external masonry, painting and plastering; and  
54 the building area in which the construction is performed will be unoccu-  
55 piated due to the nature of the construction for thirty days or more.

2. Any leases entered into by the Port Authority of New York and New Jersey, including the renegotiation or extension of existing leases, shall:

(a) incorporate lease provisions that encourage energy and water efficiency wherever life-cycle cost-effective. Build-to-suit lease solicitations shall contain criteria encouraging sustainable design and development, energy efficiency, and verification of facility performance;

(b) include a preference for facilities having the Energy Star building label in their selection criteria for acquiring leased facilities; and

(c) encourage lessors to apply for an Energy Star building label and to explore and implement projects that will reduce costs, including projects carried out through the lessors' energy-savings contracts.

§ 7. Procurement. 1. Procurement from specification list. (a) All purchases of commodity, equipment, services and technologies made by the Port Authority of New York and New Jersey shall be pursuant to procurement lists and specifications promulgated jointly by the New York state office of general services and the New Jersey state division of purchase and property.

(b) In addition, the Port Authority of New York and New Jersey shall procure commodities, equipment, services and technologies that meet or exceed the following minimum specifications:

(1) Recycled content. All copy paper and other paper supplies for which the United States environmental protection agency has developed recycled content recommendations pursuant to section six thousand two of the federal resource conservation and recovery act shall be required to meet or exceed the Port Authority of New York and New Jersey's minimum post-consumer material content percentages recommended in the most recent recovered materials advisory notice issued for such commodity in the federal register; provided, however, that xerographic paper shall contain no less than thirty percent post-consumer recycled content. All copy and janitorial paper shall be processed chlorine-free to the extent practicable. All state authorities shall print publications on recycled paper, and minimum percentages shall be met unless costs for such paper exceed the cost of other available commodities by more than ten percent.

(2) Waste reduction. State authorities shall seek to reduce waste in products and packaging, including the formulation of policies to promote the use of double-sided copying and printing to the greatest extent practicable. State authorities shall favor durability, repairability and reuse when purchasing supplies.

2. If a commodity or equipment is not on the procurement list, the Port Authority of New York and New Jersey shall select Energy Star and energy-efficient products when acquiring energy-using products or equipment. For products or equipment for which Energy Star labels are not yet available, the Port Authority of New York and New Jersey shall procure products and equipment with the highest energy efficiency ratings for such products or equipment as is practicable.

3. The Port Authority of New York and New Jersey may procure a commodity, equipment, service or technology through a process that does not comply with this section when the purchase of the commodity, equipment, service or technology is necessary to respond to an emergency which endangers public health or safety, provided such authority shall within seven business days file a written report with the authority's budget office and the office of the state comptroller, which shall become part of the procurement record. The report shall contain the following information:



1 (a) a description of the emergency that prevented compliance with  
2 subdivisions one and two of this section;

3 (b) the name of the commodity or technology, or a description of the  
4 service, its use and intensity of use;

5 (c) a description of the steps being taken to safeguard public health  
6 and safety during the emergency; and

7 (d) an explanation of how such an emergency can be avoided in the  
8 future.

9 4. (a) Beginning one year after the effective date of this section,  
10 the Port Authority of New York and New Jersey, when procuring commod-  
11 ities, equipment, services or technology shall follow practices and  
12 develop solicitation specifications that meet or exceed the minimum  
13 specifications established in subdivision one of this section. All such  
14 contracts shall include a statement describing how such minimum specifi-  
15 cations were met.

16 (b) In the event that the Port Authority of New York and New Jersey  
17 receives no bids or proposals that meet the specifications developed  
18 pursuant to paragraph (a) of this subdivision, such authority may with-  
19 draw the request for bids or proposals and begin a new procurement with  
20 new specifications that do not meet the specifications developed pursu-  
21 ant to paragraph (a) of this subdivision and award a contract in accord-  
22 ance with other applicable statutes; provided, however that such author-  
23 ity shall document the reasons why such procurement does not meet the  
24 minimum specifications established in subdivision one of this section,  
25 and submit such documentation for inclusion in the annual report  
26 required pursuant to this article and to the office of the state comp-  
27 troller of the state of New York and the office of the state comptroller  
28 of the state of New Jersey for inclusion in the procurement record.

29 5. (a) Nothing in this section shall be construed as requiring the  
30 Port Authority of New York and New Jersey to procure a commodity, equip-  
31 ment, service or technology that does not meet the form, function and  
32 utility required by such authority, or as requiring the Port Authority  
33 of New York and New Jersey to procure a commodity, equipment, service or  
34 technology the cost of which exceeds the cost of an alternative avail-  
35 able commodity or service by more than ten percent.

36 (b) When determining and comparing costs, the Port Authority of New  
37 York and New Jersey shall consider the following definition. "Costs" as  
38 used in this article shall be quantifiable and may include, without  
39 limitation, the price of the given good or service being purchased; the  
40 administrative, training, storage, maintenance or other overhead associ-  
41 ated with a given good or service; the value of warranties, delivery  
42 schedules, financing costs and foregone opportunity costs associated  
43 with a given good or service; and the life span and associated life  
44 cycle costs of the given good or service being purchased. Life cycle  
45 costs may include, but shall not be limited to, costs or savings associ-  
46 ated with construction, energy use, maintenance, operation, and salvage  
47 or disposal.

48 6. Training and education. The New York state office of general  
49 services and the New Jersey state division of purchase and property,  
50 with the assistance of the New York state department of environmental  
51 conservation and the New Jersey state department of environmental  
52 protection, the New York state department of health and the New Jersey  
53 state department of health and senior services, and the office of the  
54 state comptroller of the state of New York and the office of the state  
55 comptroller of the state of New Jersey, within twelve months of the  
56 effective date of this section, shall design and begin implementation of

1 a training program for senior managers and Port Authority of New York  
2 and New Jersey staff involved in procurement to familiarize them with  
3 their responsibilities under this section and ensure the effective and  
4 efficient implementation of the provisions of this section. Such program  
5 shall provide for new employee training and ongoing training.

6 § 8. Reports. 1. The Port Authority of New York and New Jersey shall  
7 prepare and submit to the governors of the states of New York and New  
8 Jersey and the state legislatures of New York and New Jersey an annual  
9 progress report in a form or manner, containing such information or  
10 data, and on such date determined by the council. The report shall be  
11 certified as accurate and complete by the executive director of the Port  
12 Authority of New York and New Jersey.

13 2. At a minimum, such report shall describe:

14 (a) the Port Authority of New York and New Jersey's efforts regarding  
15 reduction in energy and water consumption; waste reduction and recycling  
16 activities; recycled product procurement; quantities of material recy-  
17 cled;

18 (b) the progress made toward achieving the target and goals mandated  
19 in this article;

20 (c) the progress made toward increasing the use of renewable energy  
21 sources; and

22 (d) barriers to achieving progress toward meeting the targets and  
23 goals.

24 § 2. Severability. If any clause, sentence, paragraph, section or part  
25 of this act shall be adjudged by any court of competent jurisdiction to  
26 be invalid, the judgment shall not affect, impair, or invalidate the  
27 remainder thereof, but shall be confined in its operation to the clause,  
28 sentence, paragraph, section or part thereof directly involved in the  
29 controversy in which the judgment shall have been rendered.

30 § 3. This act shall take effect upon the enactment into law by the  
31 state of New Jersey of legislation having an identical effect with this  
32 act, but if the state of New Jersey shall have already enacted such  
33 legislation, this act shall take effect immediately; provided that the  
34 chairman of the port authority of New Jersey shall notify the legisla-  
35 tive bill drafting commission upon the occurrence of the enactment of  
36 the legislation provided for in section one of this act in order that  
37 the commission may maintain an accurate and timely effective data base  
38 of the official text of the laws of the state of New York in furtherance  
39 of effectuating the provisions of section 44 of the legislative law and  
40 section 70-b of the public officers law.