



Board Meeting

Wednesday, June 24, 2026

10:00 a.m.



## **AGENDA**

### **REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ  
Wednesday, June 24, 2026

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS** (Action)

- Approval of Regular Session Meeting Minutes of May 28, 2026.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of May 2026.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VI. **APPROVALS**

Resolution 2026-23 Consideration of a Resolution Authorizing NJSEA Staff to Investigate the Redevelopment Potential of the Property identified as Block 227, Lot 9 in the Town of Secaucus File No. SP-831.

VII. **CONTRACTS / AWARDS**

Resolution 2026-24 Consideration of Resolution Authorizing the President and CEO to enter into a Contract with Biohabitats, Inc., to Provide Geotechnical, Engineering and Permitting Design Services for the Sawmill Creek Marsh Restoration.

Resolution 2026-25 Consideration of a Resolution Authorizing a Contract for the Replacement of Inoperative Digital Wayfinding Signs on an Exigent Basis.

VIII. **PUBLIC PARTICIPATION**

IX. **EXECUTIVE SESSION**

Resolution 2026-26 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, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

X. **MOTION TO ADJOURN**

# **REGULAR SESSION MINUTES**



## REGULAR SESSION BOARD MEETING MINUTES

DATE: May 28, 2026

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

### **Members in Attendance:**

John Ballantyne, Chairman  
Joseph Buckelew, Vice Chairman  
Jill Hirsch, President and CEO  
Anthony Abrantes, Member  
John Duthie, Member  
Armando Fontoura, Member  
Gail B. Gordon, Esq., Member  
Michael Griffin, Member (via phone)  
Daniel Gumble, Member  
Woody Knopf, Member  
Sam Parker, Member  
Eric Pennington, Esq., Member  
Marguerite Schaffer, Esq., Member  
Louis J. Stellato, Member

### **Absent:**

Tom Mullahey, Member  
Michael Gonnelli, Member

### **Also Attending:**

Christine Sanz, Executive Vice President  
Laurie Ewing, Chief of Staff  
John Duffy, Senior Vice President of Sports Complex Operations & Facilities  
Robert Davidow, Senior Vice President of Legal & Regulatory Affairs  
Adam Levy, Vice President of Legal & Regulatory Affairs  
Sara Sundell, Senior Director of Land Use Management and Chief Engineer  
Michael Eleneski, Governor's Authorities Unit  
Colleen Mercado, Executive Administrative Specialist

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. **SWEARING IN**  
President Hirsch introduced new NJSEA Commissioner Anthony Abrantes. She noted that

he was currently serving as the Assistant Executive Secretary-Treasurer for the Eastern Atlantic State Regional Council of Carpenters. She provided professional background information regarding the Commissioner. President Hirsch administered the Oath of Office to Commissioner Abrantes, who duly recited the Oath.

IV. **ROLL CALL** - Ms. Mercado took roll call.

Chairman Ballantyne reported that the Committee on Science and the Environment held their first meeting of the year aboard one of the Authority's pontoon boats. He thanked Francisco Artigas, Terry Doss and Drew McQuade for a very informative and enlightening tour. He recognized Brian Wlodawski, MRRI GIS Specialist, for his work in rebuilding an abandoned pontoon boat into a research vessel. He also recognized Tim Spiegel, Marina and Field Operations Specialist, for his assistance in the rebuild.

Chairman Ballantyne reminded everyone of Native Plant Day scheduled for Sunday, May 31, 2026 at DeKorte Park.

Chairman Ballantyne recognized Commissioner Schaffer for receiving the Loretta Weinberg Lifetime Achievement Award in honor of her decades of service, mentorship, and dedication to advancing women in public and political life.

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

Chairman Ballantyne presented the minutes from the April 23, 2026 Regular Session Board meeting.

Upon motion made by Commissioner Pennington and seconded by Commissioner Stellato, the minutes of the Regular Session Board Meeting held on April 23, 2026, were approved by a vote of 15-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of April, 2026.

Upon motion by Commissioner Fontoura and seconded by Commissioner Duthie, the cash disbursements over \$100,000 for the month of April, 2026 were approved by a vote of 15-0.

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS** - none.

VII. **APPROVALS**

|                                  |                                                                                                                                                                                                                                       |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Resolution 2026-21</u></b> | Consideration of a Resolution Issuing a Decision on the Bulk Variance Application Submitted as part of File No. 26-034 NJ Transit/2600 Penhorn Ave - Billboard (Variances) Block 451.04, Lot 22.1325 in the Township of North Bergen. |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Ms. Sundell stated that NJ Transit Corp. requested two bulk variances to permit the installation of a free-standing digital billboard at its bus garage and maintenance facility on Penhorn Avenue in North Bergen. She explained that the variances seek relief from District regulations requiring billboards to be located along roadways with posted speed limits of at least 55 mph and limiting billboard height to 30 feet above the adjacent roadway surface. She said that the proposed sign would be located along Route 3 West, which has a posted speed limit of 50 mph, and would have a height of 75 feet above the roadway. She noted that the applicant contends that the location remains consistent with the intent of the District's regulations. She indicated that NJDOT had issued a permit for the billboard, and that the applicant submitted a traffic and

safety evaluation concluding that motorists can safely view the sign's placement and height. She pointed out that as part of the installation, vegetation trimming, and removal of one tree were proposed and that NJSEA staff recommended, as a condition of approval, that any removed trees be replaced with similar species at locations and sizes determined in consultation with the NJSEA Chief Engineer. She stated that during the public hearing, Mark Leonard, Esq., Assistant General Counsel for Hartz Mountain Industries, questioned the applicant regarding the NJDOT outdoor advertising permit but stated there was no objection to the application. Ms. Sundell concluded by saying that NJSEA staff recommended conditional approval of the requested variances for the reasons detailed in the recommendation report.

Chairman Ballantyne presented Resolution 2026-21. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato Resolution 2026-21 was approved by a vote of 14-0, with Commissioner Abrantes recusing.

## VIII. **SPECIAL RECOGNITION**

Resolution 2026-22      Consideration of a Resolution Honoring Robert J. Dowd for Outstanding Public Service to the New Jersey Sports and Exposition Authority, the People of the Meadowlands District and the State of New Jersey.

Chairman Ballantyne recognized former Commissioner Robert J. Dowd for his dedicated public service and contributions to the NJSEA. He noted that Commissioner Dowd served on the NJSEA Board from 2018 through May 8, 2026, and also served on the former New Jersey Meadowlands Commission Board from 2012 to 2015. He highlighted Commissioner Dowd's support for environmental initiatives through his service on the NJSEA Committee on Science and the Environment and made note of his 25 + years in law enforcement. He extended his best wishes on behalf of himself and the Board.

Chairman Ballantyne presented Resolution 2026-22. Upon motion by Commissioner Duthie and seconded by Commissioner Fontoura, Resolution 2026-22 was approved by a vote of 15-0.

## IX. **PUBLIC PARTICIPATION**

Mr. Kevin O'Brien, NJ Legislative Director of Local 632 IATSE Theatrical Stagehands. Mr. O'Brien highlighted the tremendous amount of work that his members are currently doing for the FIFA 2026 World Cup events. He extended his appreciation to Governor Sherill and the Authority for their continued support.

Mr. Donald Smith, Gloversville, NY.

Mr. Smith made the following comments:

- He commented on the need for Carlstadt to enforce no overnight truck parking on Commerce Boulevard in Carlstadt.
- He commented that the Russo Development on Valley Brook Avenue should have included native plantings in their landscaping.
- He commented on illegal hunting that is occurring on the Sawmill Creek Wildlife Management Area and the need for this to be addressed for both safety and environmental concerns. He commented on the need to re-install no hunting signs.
- He commented on the parking lot that Russo Development is planning to construct on top of the old Avon Landfill. He indicated that there was a bird species native to North America for which the northernmost nest found and recorded on the East Coast is located precisely where the parking lot is planned to be constructed. He suggested that as part of the

mitigation process, the Authority should consider requiring Russo turn over another portion of land, possibly the old Rutherford Landfill, which he believed could then be developed into a wildlife area.

X. **EXECUTIVE SESSION**

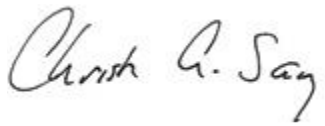
Chairman Ballantyne noted that there was no need for Executive Session.

XI. **ADJOURNMENT**

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

Meeting adjourned at 10:32 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 May 28, 2026.**



**Christine Sanz**  
**Secretary**

May 28, 2026

| Commissioner                     | Roll Call | 2026-21 | 2026-22 |
|----------------------------------|-----------|---------|---------|
| Ballantyne, Chairman             | P         | Y       | Y       |
| Buckelew, Vice Chair             | P         | Y       | Y       |
| Hirsch                           | P         | Y       | Y       |
| Abrantes                         | P         | R       | Y       |
| Duthie                           | P         | Y       | Y       |
| Fontoura                         | P         | Y       | Y       |
| Gonnelli                         | --        | --      | --      |
| Gordon                           | P         | Y       | Y       |
| Gumble                           | P         | Y       | Y       |
| Knopf                            | P         | Y       | Y       |
| Mullahey                         | --        | --      | --      |
| Parker                           | P         | Y       | Y       |
| Pennington                       | P         | Y       | Y       |
| Schaffer                         | P         | Y       | Y       |
| Stellato                         | P         | Y       | Y       |
| Treasury Rep Griffin - via phone | P         | Y       | Y       |

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

**APPROVALS**



CASH DISBURSEMENTS  
\$100,000 OR MORE  
MAY 2026

**EAST RUTHERFORD - SPORTS COMPLEX**

| <u>PAYEE</u>                           | <u>\$ AMOUNT</u>     | <u>REFERENCE<br/>LETTER</u> | <u>ACCOUNT DESCRIPTION</u>                                                                      |
|----------------------------------------|----------------------|-----------------------------|-------------------------------------------------------------------------------------------------|
| ABSOLUTE FIRE PROTECTION COMPANY, INC. | 2,337,269.00         | A                           | PURCHASE OF SINGLE AXLE LADDER AND TYPHOON PUMPER TRUCKS                                        |
| COLONNELLI BROTHERS, INC.              | 244,191.50           | A                           | MARSH DISCOVERY TRAIL PROJECT                                                                   |
| CREAMER SANZARI JOINT VENTURE          | 2,861,545.98         | A                           | DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT                                          |
| DEVILS ARENA ENTERTAINMENT LLC         | 5,000,000.00         | A                           | UFC 328 PRUDENTIAL EVENT                                                                        |
| EPIC MANAGEMENT, INC.                  | 161,367.92           | A                           | DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE & VARIOUS SPORTS COMPLEX INFRASTRUCTURE PROJECTS |
| MEADOWLANDS REGIONAL CHAMBER           | 319,427.60           | A                           | CONSULTING SERVICES FOR CONVENTION CENTER SCOPING STUDY                                         |
| NEW JERSEY RACING COMMISSION           | 3,265,704.49         | I                           | 2026 OPERATING & PROGRAM COSTS                                                                  |
| NEW MEADOWLANDS STADIUM CO., INC.      | 625,257.59           | A                           | WORLD CUP PROJECT REIMBURSEMENTS: MAY 2026                                                      |
| <b>EAST RUTHERFORD - SC TOTAL</b>      | <b>14,814,764.08</b> |                             |                                                                                                 |

**LYNDHURST**

| <u>PAYEE</u>                | <u>\$ AMOUNT</u>    | <u>REFERENCE<br/>LETTER</u> | <u>ACCOUNT DESCRIPTION</u>             |
|-----------------------------|---------------------|-----------------------------|----------------------------------------|
| JERSEY CITY, CITY OF        | 461,668.00          | I                           | TAX SHARING - 1ST INSTALLMENT: CY 2026 |
| KEARNY, TOWN OF             | 2,748,022.00        | I                           | TAX SHARING - 1ST INSTALLMENT: CY 2026 |
| NORTH ARLINGTON, BOROUGH OF | 451,948.00          | I                           | TAX SHARING - 1ST INSTALLMENT: CY 2026 |
| RIDGEFIELD, BOROUGH OF      | 428,036.00          | I                           | TAX SHARING - 1ST INSTALLMENT: CY 2026 |
| <b>LYNDHURST TOTAL</b>      | <b>4,089,674.00</b> |                             |                                        |



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 2026-23**

**RESOLUTION AUTHORIZING NJSEA STAFF TO  
INVESTIGATE THE REDEVELOPMENT POTENTIAL OF  
THE PROPERTY IDENTIFIED AS  
BLOCK 227, LOT 9  
IN THE TOWN OF SECAUCUS  
FILE NO. SP-831**

**WHEREAS**, N.J.S.A. 5:10A-7(j) authorizes the New Jersey Sports and Exposition Authority (NJSEA) to determine the existence of areas in need of redevelopment or rehabilitation and to approve or undertake redevelopment projects therein; and

**WHEREAS**, N.J.A.C. 19:3-5.1 *et seq.* provides the regulations governing redevelopment within the Hackensack Meadowlands District, including the process and criteria for establishing redevelopment areas and the preparation and adoption of redevelopment plans; and

**WHEREAS**, a petition dated March 13, 2026, was submitted by James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC, owner of the property identified as Block 227, Lot 9, in the Town of Secaucus ("Mori Tract" or "Property"), requesting that the NJSEA investigate the redevelopment potential of the Property; and

**WHEREAS**, the NJSEA staff must request authorization from the NJSEA Board of Commissioners to conduct an investigation of areas that may potentially be deemed in need of redevelopment; and

**WHEREAS**, in response to the submitted petition, the NJSEA staff requests authorization to conduct an investigation of the property located at Block 227, Lot 9, in the Town of Secaucus to examine its redevelopment potential; and

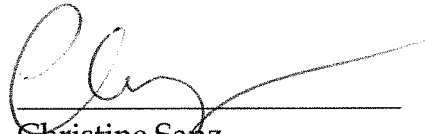
**WHEREAS**, the NJSEA staff has compiled preliminary information in accordance with the requirements of N.J.A.C. 19:3-5.2 regarding this request; and

**WHEREAS**, the NJSEA staff requests authorization to prepare an "In Need of Redevelopment" investigation report pursuant to N.J.A.C. 19:3-5.4, and to hold a public hearing to obtain public comment on the report and its findings.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA staff is hereby authorized to conduct an investigation of the property located at Block 227, Lot 9 in the Town of Secaucus to examine its redevelopment potential.

**BE IT FURTHER RESOLVED**, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the NJSEA staff is hereby authorized to prepare an "In Need of Redevelopment" investigation report pursuant to N.J.A.C. 19:3-5.4 and hold a public hearing to obtain public comment on the report and its findings.

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 June 24, 2026.

  
Christine Sanz  
Secretary



## **MEMORANDUM**

*To:* NJSEA Board Members and Jill Hirsch, President/CEO

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*From:* Sara J. Sundell *Date:* June 24, 2026

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*Subject:* Request for Authorization to Conduct a Redevelopment Investigation of Property Identified as Block 227, Lot 9, in the Town of Secaucus (File No. SP-831)

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In a letter dated March 13, 2026, the New Jersey Sports and Exposition Authority (NJSEA) received a petition from James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC, owner of the property identified as Block 227, Lot 9, in the Town of Secaucus, requesting that the NJSEA investigate the redevelopment potential of the property.

The NJSEA staff has compiled preliminary information on the subject property and prepared a summary report of its findings. Pursuant to N.J.A.C. 19:3-5.2(a), in response to the submitted petition, the NJSEA staff requests authorization from the Board of Commissioners to conduct an investigation of the redevelopment potential of the property located at Block 227, Lot 9, in the Town of Secaucus (the "Mori Tract"), to determine whether it contains the conditions to be designated an area in need of redevelopment. The results of this investigation will be compiled in an "In Need of Redevelopment" report, in accordance with the requirements of N.J.A.C. 19:3-5.4

Authorization is also requested to hold a public hearing to obtain public comment on the report and its findings.

**PRELIMINARY INFORMATION TO SUPPORT THE**  
**REQUEST FOR AUTHORIZATION TO INVESTIGATE THE**  
**REDEVELOPMENT POTENTIAL OF**  
**THE MORI TRACT LOCATED ALONG**  
**PATERSON PLANK ROAD/HUDSON COUNTY 681**  
**BLOCK 227, LOT 9,**  
**IN THE TOWN OF SECAUCUS, NEW JERSEY**  
**FILE NO. SP-831**

In a letter dated March 13, 2026, the New Jersey Sports and Exposition Authority (NJSEA) received a petition from James P. Rhatican, Esq., of Hartz Mountain Industries, Inc., representing affiliate Meadowlands Logistics Center, LLC ("MLC"), owner of the property identified as Block 227, Lot 9, located along Paterson Plank Road/Hudson County Route 681 in the Town of Secaucus (the "Mori Tract" or "Property"), requesting that the NJSEA investigate the redevelopment potential of the Property.

Pursuant to N.J.A.C. 19:3-5.2, the NJSEA staff must request authorization from the Board of Commissioners to conduct an investigation of areas that may potentially be deemed in need of redevelopment. The request must include the following:

1. The block and lot number designation of the properties;
2. The existing zoning and land use of the properties;
3. A map showing the boundaries of the area to be investigated;
4. A description of all existing structures on each site; and
5. A statement indicating why the property may be in need of redevelopment.

The petition submitted by MLC met these requirements and the NJSEA staff has conducted a preliminary review and field inspection of the subject property.

The proposed in need of redevelopment investigation area is comprised of one tax lot, Block 227, Lot 9, and is delineated by a red boundary line on Figure 1. The subject property fronts on Paterson Plank Road to the south, which is also designated as Hudson County Route 681, and is bounded by Harmon Meadow, a commercial/retail/residential development, to the west. A small portion of the northwest corner of the property fronts on the Eastern Spur of the New Jersey Turnpike. The eastern and northern property lines form the municipal boundary line between Secaucus and North Bergen. The adjacent property located north of the subject site in North Bergen is comprised of undeveloped wetlands. The eastern border of the subject property adjoins a stretch of PSE&G-owned property containing electric transmission towers, which is located along West Side Avenue in North Bergen.

The subject property contains 135.8 acres and is split-zoned, with 61.1 acres of predominantly uplands located in the District's Regional Commercial zone and 74.7 acres

of predominantly wetlands within the Environmental Conservation zone, as shown on Figure 2, which depicts the existing zoning designations for the redevelopment investigation area.

Prior to acquisition by the current property owner, the property had been vacant and unimproved for many years. A review of historic aerial maps available to the NJSEA indicates that the subject property has remained vacant as far back as 1930, and this Office has no evidence of prior development on the subject property.

The petition states that the property was subjected to illegal dumping of contaminated materials prior to its acquisition by MLC, much of which has since been remediated by MLC. The petitioner also states that the development of the Property presents additional challenges, including raising its elevation to comply with State regulations and its lack of utility services.

Additionally, under Resolution 2019-07, the NJSEA Board of Commissioners deemed the development of the Mori Tract to be a Vital Project for the purposes of maintaining zoning jurisdiction with respect to improvements on the Property. The Board also passed Resolution 2025-26 conditionally approving a use variance to construct a 775,000-square-foot warehouse building with associated site improvements on the portion of the property within the Regional Commercial zone, and NJSEA staff conditionally approved a zoning certificate, CZC-23-048, for that project. MLC is currently importing clean fill to the upland portion of the property to raise its elevation for development.

**Conclusion:**

In response to the petition, the NJSEA staff requests authorization to conduct a more detailed study of the subject property to analyze its redevelopment potential. The findings resulting from this investigation will be compiled into an "In Need of Redevelopment Report," in accordance with the requirements of N.J.A.C. 19:3-5.4, and a public hearing will be held to obtain public comment on the report and its findings.

# Redevelopment Investigation: Location Map: Block 227, Lot 9, Secaucus

Figure 1



Units: US Survey Feet  
Datum: North American Datum 1983  
Coordinate System: NJ State Plane  
Data Source(s): MRR, NJDEP, NJDOT



Disclaimer:  
This map was created using MRR Geographic Information System digital data. The information provided on this map is provided "as is" with no warranty of any kind. This is neither an official state map nor state authorized; it is for information and presentation purposes only.



New Jersey Sports and Exposition Authority (NJSEA)

1 De Korte Park Plaza, Lyndhurst, NJ 07071

(201) 460-1700

# Redevelopment Investigation: Existing Zoning: Block 227, Lot 9, Secaucus

Figure 2



New Jersey Sports and Exposition Authority (NJSEA)

1 De Korte Park Plaza, Lyndhurst, NJ 07071

(201) 460-1700

# **AWARDS / CONTRACTS**

**RESOLUTION 2026-24**

**RESOLUTION AUTHORIZING THE PRESIDENT AND CEO TO ENTER  
INTO A CONTRACT WITH BIOHABITATS, INC., TO PROVIDE  
GEOTECHNICAL, ENGINEERING AND PERMITTING DESIGN SERVICES  
FOR THE SAWMILL CREEK MARSH RESTORATION**

**WHEREAS**, the 741-acre Sawmill Creek Wildlife Management Area in Lyndhurst and Kearny, NJ lies within the Meadowlands District; and

**WHEREAS**, the marsh habitat is an important resource to the Meadowlands and surrounding New York/New Jersey Harbor estuary; and

**WHEREAS**, this portion of the Meadowlands has undergone a great amount of ecological change due to anthropogenic causes and, as a result extensive areas that were formerly vegetated wetlands that sequestered carbon have transitioned to open water and mudflat that now act as carbon source. Wildlife habitats have been lost through erosion, the large open water expanses provide no protection for adjacent infrastructure, and sea level rise and a lack of sediment re-nourishment continue to threaten the remaining areas of vegetated marsh; and

**WHEREAS**, NJSEA recognizes that understanding the existing hydrodynamics and sediment transport conditions of the western section of the Sawmill Creek Basin is essential for determining the best approach for restoration; and

**WHEREAS**, the NJSEA was awarded a grant by the National Oceanic and Atmospheric Administration's ("NOAA") Climate Resilience Regional Challenge as part of the New Jersey Department of Environmental Protection's team called Building a Climate Ready New Jersey, that provides funding to NJSEA for the restoration of a portion of the tidal marshes located within the Sawmill Creek Marsh; and

**WHEREAS**, the NJSEA now needs to complete additional geotechnical, engineering and permitting design tasks required to develop restoration design plans and obtain the requisite federal and state regulatory approvals; and

**WHEREAS**, the NJSEA has an existing List of Potential On-Call Firms to assist with Ecological and Engineering Services, which includes the engineering firm Biohabitats, Inc. ("Biohabitats") which has been assisting the NJSEA with the baseline assessment and engineering tasks that did not require NOAA Special Award Conditions; and

**WHEREAS**, the NJSEA recently received from NOAA to move forward on all Special Awards Conditions tasks; and

**WHEREAS**, at their meeting on November 20, 2025, the NJSEA Board of Commissioners adopted resolution 2025-59 authorizing the award of a contract to Biohabitats as permitted from the Authority's List of Potential On-Call Firms for Engineering Services related to the Sawmill Creek Wildlife Management Area; and

**WHEREAS**, the MRRI - Natural Resources staff has determined that the that additional work is required and recommends entering into a new contract with Biohabitats to complete the work for the geotechnical, engineering and permitting design related to the restoration of the Sawmill Creek Wildlife Management Area that can now be conducted since NOAA approved the Special Award Conditions at a cost not to exceed \$341,000.00, subject to the receipt of grant funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the New Jersey Sports and Exposition Authority that the President and CEO and any other authorized Authority Official is hereby authorized to enter into a contract with Biohabitats Inc. for additional Engineering Services for the Sawmill Creek Marsh Restoration using NOAA grant funds for a total Contract price not to exceed \$341,000.00.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at its meeting of June 24, 2026.

  
\_\_\_\_\_  
Christine Sanz  
Secretary

## **RESOLUTION 2026-25**

### **RESOLUTION AUTHORIZING A CONTRACT FOR THE REPLACEMENT OF INOPERATIVE DIGITAL WAYFINDING SIGNS ON AN EXIGENT BASIS**

**WHEREAS**, the New Jersey Sports and Exposition Authority ("NJSEA") owns the real property comprising the Meadowlands Sports Complex ("Complex"); and

**WHEREAS**, as part of its obligations to its tenants on the Complex, the NJSEA provides upkeep and maintenance of certain on-site facilities and infrastructure, including digital wayfinding signage along the adjacent travelways; and

**WHEREAS**, two single-line digital wayfinding displays situated on Route 3 Westbound, recently failed from an apparent power surge or related electrical event; and

**WHEREAS**, multiple attempts at repair were unsuccessful; and

**WHEREAS**, these wayfinding displays, originally installed in 2009, serve as critical components of the traffic management plan for the Complex during all major events including the FIFA World Cup 2026, and must be replaced to prevent disruption of operations; and

**WHEREAS**, for the foregoing reasons, an urgent operational need and public exigency exist rendering public advertisement for bids impractical and necessitating the expedited procurement and installation of replacement signs; and

**WHEREAS**, pursuant to N.J.S.A. 52:34-10(b), N.J.S.A. 5:10-21.2, and N.J.S.A. 5:10-21.4(d), the NJSEA is authorized to make, negotiate, or award contracts without public advertisement when the public exigency requires immediate performance of services and does not permit the delay associated with public bidding; and

**WHEREAS**, Executive Order 37 (Corzine) provides, among other things, that all procurement contracts to be awarded by State authorities are to be advertised in a way designed to ensure that potentially interested, qualified firms receive appropriate notice of the proposed contract and a fair opportunity to seek it; provided, however, that the provisions concerning public advertisement and competitive processes do not apply in several enumerated circumstances including where required by the public exigency; and

**WHEREAS**, accordingly, the NJSEA solicited a proposal from Decker Construction & Electric, located in Bradley Beach, New Jersey, to perform the necessary work including the emergency removal and disposal of the two non-functional Daktronics displays, the procurement and installation of two replacement digital message boards, and required lane closures and traffic safety enforcement; and

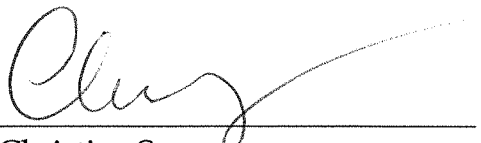
**WHEREAS**, the total proposed cost to furnish and install the replacement displays is \$199,730.00; and

**WHEREAS**, NJSEA staff evaluated the proposal and determined the pricing, in the amount of \$199,730.00, to be fair and reasonable based on current market conditions, labor requirements, and complex scope of work.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners of the New Jersey Sports and Exposition Authority hereby ratifies, approves, and authorizes the award of a contract on an exigent basis to Decker Construction & Electric for the immediate replacement of the two digital wayfinding displays at a total estimated cost of \$199,730.00.

**BE IT FURTHER RESOLVED** by the New Jersey Sports and Exposition Authority that the President and CEO is hereby authorized to take all such further actions and to execute and deliver all such further instruments and documents as the President or such Authorized Authority Official shall determine to be necessary, desirable or advisable to fully carry out the intent and to accomplish the purposes of the foregoing Resolution.

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 June 24, 2026.

  
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Christine Sanz  
Secretary