



## REGULAR SESSION BOARD MEETING MINUTES

DATE: April 21, 2022

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst

### **Members in Attendance:**

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman

Vincent Prieto, President and CEO

Armando Fontoura, Member

Michael H. Gluck, Esq., Member – via phone

Michael Griffin, NJ State Treasurer's Representative – via phone

Woody Knopf, Member – via phone

Steven Plofker, Member

Anthony Scardino, Member

Louis J. Stellato, Member

Robert Yudin, Member

### **Absent:**

Robert Dowd, Member

Michael Gonnelli, Member

Anthony Scala, Member

### **Also Attending:**

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

Steven Cattuna, Chief of Staff

Brian Aberback, Public Information Officer

Lauren LaRusso, Governor's Authorities Unit

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

Chairman Ballantyne welcomed everyone back to the NJSEA's public meeting, noting that it had been 26 months since the last in-person meeting. He thanked staff on behalf of the Commissioners, for their hard work and dedication to their roles during this time.
- IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the March 24, 2022 Regular Session Remote Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin the minutes of the Regular Session Remote Board Meeting held on March 24, 2022, were unanimously approved.

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

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

V. **PUBLIC PARTICIPATON ON RESOLUTIONS** - None

VI. **SPECIAL PRESENTATION**

Before the presentation, Chairman Ballantyne provided a brief overview of the upcoming Meadowlands Native Plant Day being held at DeKorte Park on May 15, from 10 a.m. to 2 p.m. and said that the family-friendly event is co-sponsored by NJSEA and Bergen County Audubon Society.

He said that this morning's presentation would be a special Earth Day-centric presentation focusing on the State's Climate Change Resilience Strategy, a proactive effort of Governor Murphy to address one of the toughest environmental issues we face in the near and long-term future. He said that the staff at the NJSEA are working hard to create a resilient future for the Meadowlands District.

President Prieto noted that NJSEA staff represent the Authority on the State's Interagency Council on Climate Resilience. He stated that their efforts in the Meadowlands District provide a valuable resource that will be very useful to fellow State agencies. He said that staff's crucial work on climate change resilience strategies is just one example of the NJSEA's tireless dedication to preparing the Meadowlands for the formidable environmental challenges that lay ahead.

Chairman Ballantyne introduced, Drew McQuade, a Senior Field Biologist with MRRI, the scientific arm of the NJSEA.

Mr. McQuade presented a slide show that provided excerpts from a DEP presentation on the Governor's Draft Climate Change Resilience Strategy, which serves as a framework for the State and other levels of government to develop action plans to deal with climate change. He stated that the DEP would like each agency to develop a resilience action plan. Included with the presentation was an overview of the Strategy's six resiliency priorities. Mr. McQuade noted that the NJSEA has already acted on some of the strategies in this document and said that MRRI would be using this document for guidance as they develop the Authority's own climate change action plan. He mentioned that NJSEA's Land Use Department was also using the document for guidance and had put different strategies into action by incorporating climate change impacts into the latest Master Plan. Mr. McQuade provided examples of how the NJSEA has begun to incorporate resilience into their planning. He noted that the coastal resiliency plan includes some of the most direct but also most formidable strategies to implement and that the NJSEA had already put many of these strategies into action. He concluded by saying that the most important of these steps is turning the priorities and strategies laid out by the Governor into action plans that will address climate change, and that these plans and strategies need to be effectively communicated to the broad public.

Commissioner Plofker complimented Mr. McQuade for being so efficient.

## VII. APPROVALS

Resolution 2022-14                      Consideration of a Resolution Accepting the 2020 Audit Report.

Ms. Acanfora advised the Board that the Audit Report was prepared by Mercadien and that the Audit Committee had met earlier in the week with the auditors to review the report in detail.

Vice Chairman Buckelew spoke briefly on the Authority's history and the changes that have occurred over the years. He said there has been a lot of work that has gone on over the past twenty to twenty five years, mentioning the stadium and American Dream, which he commented is finally coming into fruition. He noted the operation of the Authority has switched over the years from what it was to what it is now and said all these things are reflected in the audit. He specifically mentioned the work that Commissioner Scardino has done in bringing special reports and presentations on the environment to the Board each month. He concluded by thanking Ms. Acanfora for the good work on the audit. Ms. Acanfora stated that it was a group effort from the entire finance group and that a lot of credit goes to them.

Chairman Ballantyne presented Resolution 2022-14. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, Resolution 2022-14 was unanimously approved by a vote of 11-0.

Resolution 2022-15                      Consideration of a Resolution Authorizing the New Jersey Sports and Exposition Authority to Participate in the 2027/2031 & 2029/2033 USA Rugby World Cup Bid.

Mr. Levy explained that the NJSEA was currently participating in a bid to host men and women's Rugby World Cup events which are approximately ten years out in time. He noted that Claudia Locricchio from the Sports Complex was handling this project and doing the lion's share of the work. He said that staff wanted to get this on everyone's radar and promote the fact that they are doing everything they can to bring events back to the region after the shutdown. He said that the Authority recently signed a Candidate Host City Memorandum of Understanding that outlines the next steps to become one of the final host cities for both of these World Cup events. He noted that MetLife was also participating in the bid process and had signed a similar MOU. He explained that this resolution was to ratify the MOU's and in addition authorize any further action necessary to advance the bid process and ultimately to undertake the event itself.

President Prieto thanked Mr. Levy and Ms. Locricchio for the hard work that they are doing for this event. He said "we have been trying to bring a lot more of these sporting events to the area and they have been working diligently on this along with Lauren LaRusso from the Governor's Authorities Unit."

Commissioner Fontoura asked Mr. Levy if Rugby was similar to World Cup Soccer and whether there were other venues or just the final.

Mr. Levy responded that it was his understanding that this was a bid process with other venues participating and there would be other stadiums involved before the finals.

Chairman Ballantyne presented Resolution 2022-15. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2022-15 was unanimously approved by a vote of 11-0.

Resolution 2022-16                      Consideration of a Resolution Authorizing the Execution of an Easement Agreement by and between the New Jersey Sports and Exposition Authority and Public Service Electric and Gas Company.

Mr. Leanza explained that American Dream in cooperation with the Tesla Corporation is desirous of installing electric vehicle charging stations in the existing parking lot proximate to Sachs. He said that in order to provide enough electricity for current and projected uses, PSE&G would like to install new conduit. He noted that all the utilities at the Complex are underground and since the NJSEA owns the property, PSE&G requires an easement to bring their conduit to service the charging stations. He said that the location path and construction had both been reviewed by the Authority's engineering department under Mr. Duffy and had also been reviewed by the Authority's outside environmental counsel. He stated that all costs are being picked up by Tesla and American Dream.

Chairman Ballantyne presented Resolution 2022-16. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, Resolution 2022-16 was unanimously approved by a vote of 11-0.

VIII. **CONTRACTS/AWARDS**

Resolution 2022-17                      Consideration of a Resolution Authorizing a Lease Contract on New Copiers.

Ms. Acanfora explained that the resolution was for authorization to enter into an agreement with DEC Office Leasing, a State contract vendor. She noted that the contract was for eight new copiers located at the Lyndhurst site and would be for a term of 48 months for a total cost of \$131,232.00.

Chairman Ballantyne presented Resolution 2022-17. Upon motion by Commissioner Plofker and seconded by Commissioner Yudin, Resolution 2022-17 was unanimously approved by a vote of 11-0.

IX. **PUBLIC PARTICIPATION** - None

X. **EXECUTIVE SESSION**

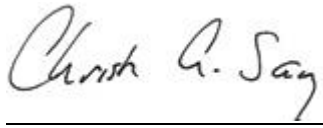
Chairman Ballantyne stated that there was no need to go into Executive Session.

XI. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Scardino seconded by Commissioner Yudin, followed by all in favor.

Meeting adjourned at 10:30 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 Remote Board Meeting held on April 21, 2022.



**Christine Sanz**  
Assistant Secretary

April 21, 2022

Commissioner	Roll Call	2022-14	2022-15	2022-16	2022-17
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y
Dowd	--	--	--	--	--
Fontoura	P	Y	Y	Y	Y
Gluck - via phone	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Knopf - via phone	P	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y
Scala	--	--	--	--	--
Scardino	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y

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