



**REGULAR SESSION  
BOARD MEETING  
MINUTES**

DATE: November 17, 2022

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst

**Members in Attendance:**

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman (via phone)

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

Steven Plofker, Member

Andrew Scala, Member

Anthony Scardino, Member

Louis J. Stellato, Member

Robert Yudin, Member

**Absent:**

Robert Dowd, Member

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

Steven Cattuna, Chief of Staff

Brian Aberback, Public Information Officer

Lauren LaRusso Governor's Authorities Unit

Robert Davidow, 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**
- IV. **APPROVAL OF MINUTES AND CASH DISBURSEMENTS**

Chairman Ballantyne presented the minutes from the October 27, 2022 Regular Session Board meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Scardino the minutes of the Regular Session Board Meeting held on October 27, 2022 were unanimously approved.

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

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

## **V. ACKNOWLEDGEMENT**

Chairman Ballantyne stated that this month marked the 40-year milestone for Richard W. DeKorte Park. He noted that on November 30, 1982, Governor Tom Kean had declared the park open to the public and said that DeKorte Park has come a tremendous way from its earliest incarnation to the environmental gem and outdoor classroom that it is today. He acknowledged Paulette Ramsey's presence and said that Paulette's late husband, Richard DeKorte, was the namesake of DeKorte Park and that he was the State Assemblyman behind the legislation that created the Hackensack Meadowlands Development Commission in 1969. Chairman Ballantyne then read Governor Kean's Proclamation into the record.

President Prieto acknowledged Paulette Ramsey. He said it was a pleasure meeting her family at this great milestone. He said that she is a great supporter of the NSJEA and that he has had the pleasure of speaking with her several times about their shared passion for the Meadowlands. He then invited Paulette Ramsey to speak.

Mrs. Ramsey thanked everyone in attendance for the 40-year milestone of this beautiful project. She recalled being in the Meadowlands when Governor Kean issued the proclamation and a few years earlier being with Governor Byrne for the groundbreaking when they stood in the mud surrounded by the garbage trucks going up and around the hill. She said it was hard to imagine this beautiful park and visitors center would ever exist. She recalled when Dick DeKorte and Richard Vanderplat campaigned for a college to be located in northern New Jersey, thus came Ramapo College. She said it is wonderful that the Authority is partnering with Ramapo College.

Commissioner Scardino stated that he attended the dedication of Richard W. DeKorte Park and it was a wonderful event. He said that he did not know Richard Dekorte personally but he did know him by reputation, and he was a dynamic young man and a visionary. He said that if it were not for Dekorte Park in his estimation of having been here as Executive Director for many years this area would still be inundated with garbage. He thanked Mrs. Ramsey, her family and Richard DeKorte's memory for having the vision to do what he did.

## **VI. EXECUTIVE SESSION**

Chairman Ballantyne stated a need for the Board to enter into Executive Session. He then read Resolution 2022-49 into record authorizing the NJSEA to conduct a meeting to which the general public shall not be admitted to discuss:

- Legal counsel regarding World Cup host committee entity funding agreements.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Scala, Resolution 2020-49 was carried by a vote of 12-0.

Executive Session commenced at 10:30 a.m.

Regular Session recommenced at 10:45 a.m.

VII. **PUBLIC PARTICIPATON ON RESOLUTIONS** – None.

VIII. **APPROVALS**

**Resolution 2022-50** Consideration of a Resolution Adopting the 2023 NJSEA Annual Schedule of Meetings.

Chairman Ballantyne presented Resolution 2022-50. Upon motion by Commissioner Scardino and seconded by Commissioner Yudin, Resolution 2022-50 was unanimously approved by a vote of 12-0.

**Resolution 2022-51** Consideration of a Resolution to Deem the Properties Located at Block 84, Lots 2, 3, 4, 7, 8.01, 10, and 13 in the Borough of Carlstadt as an Area in Need of Redevelopment File No. SP-770.

Ms. Sundell stated NJSEA received a petition on behalf of Russo Development, LLC, requesting that the NJSEA investigate the redevelopment potential of its property located at Block 84, Lot 2, in Carlstadt. She noted that pursuant to the regulations NJSEA staff included additional properties in the Redevelopment Investigation Area, specifically Block 84, Lots 3, 4, 7, 8.01, 10, and 13. She explained that the Board adopted Resolution No. 2021-11, which authorized the staff to conduct an investigation of the subject properties to determine whether they met the conditions to be designated an area in need of redevelopment and to hold a public hearing. She said that staff concluded the investigation, compiled the results in a report entitled, "Draft Carlstadt Block 84 In Need of Redevelopment Investigation Report," and that a public hearing was held. She stated that one verbal comment was provided at the public hearing by David Schweid, regarding access and flooding concerns in the area and that no written comments were received. She said that the staff finalized the draft report, dated November 2022, which provided findings that specific conditions supporting a redevelopment designation exist for the subject property. She explained that the matter was forwarded to the Hackensack Meadowlands Municipal Committee on October 17, 2022 for action within its 30-day statutory review period, and that the HMMC did not have a meeting during this period; however, the HMMC Executive Director provided a memo to advise the Authority that the Carlstadt Mayor and Council had indicated that they were in support of the Report. She concluded by saying that staff recommended that the Board make a determination that the subject study area be deemed an area in need of redevelopment and authorize staff to proceed with the preparation of a redevelopment plan, and to hold a public hearing on the proposed redevelopment plan.

Chairman Ballantyne presented Resolution 2022-51. Upon motion by Commissioner Yudin and seconded by Commissioner Scala, Resolution 2022-51 was unanimously approved by a vote of 12-0.

IX. **CONTRACTS/AWARDS**

**Resolution 2022-52** Consideration of a Resolution Authorizing the President and CEO to enter into an Agreement for Banking Services.

Ms. Acanfora explained that this resolution was for approval to enter into a contract with TD Bank for banking services. She stated that a request for proposals was issued for banking services in early October and that responses were received from Kearny Bank and TD Bank. She explained that an evaluation committee reviewed the two proposals and scored each bank based on the factors outlined in the RFP. She stated that TD Bank received the highest score overall. She noted that the contract was for a 3-year period with the option to renew for an additional two 3-year terms.

Chairman Ballantyne presented Resolution 2022-52. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, Resolution 2022-52 was unanimously approved by a vote of 11-0, with Vice Chairman Buckelew recusing.

Resolution 2022-53                      Consideration of a Resolution Relating to Initial Funding for a Dedicated Host Committee Entity for the Hosting of the 2026 FIFA World Cup and Stadium Construction.

Mr. Levy said as the Board is aware, FIFA selected the City of New York and New Jersey through the NJSEA to serve as joint host city for 2026 World Cup matches to be held at MetLife Stadium. He stated that in support of this effort Resolution 2022-53 authorizes the NJSEA to enter a construction authorization agreement with MetLife Stadium for the initial design work for stadium renovations required by FIFA that will have an estimated cost of approximately \$1.1 million dollars. He noted the design work would begin as soon as possible so as to meet the tight construction timelines. He explained that FIFA also requires the host city to form a host committee, which will undertake many of the host city's obligations as it relates to planning and preparing for World Cup including fund raising for the event. He said that given the host committee's inability to generate its own revenue until 2023, initial funding would be drawn from appropriated funds and made available to the host committee in the form of one or more revolving loans in a totaling approximately \$5 million dollars. These loans have a maturity date of 12/31/2026. He went on to say that this resolution authorizes a loan agreement between NJSEA and the host committee, which will provide the start-up funding that will enable the host committee to move forward as soon as it is formed until it can begin fundraising and start generating its own revenue. With respect to these costs along with additional costs related to the hosting of the World Cup in 2026, it is anticipated that the host committee will become primarily responsible once it begins generating revenue through its own fundraising efforts. In advance of the fund raising by the host committee for both the construction agreement and the host committee loan agreement, funding is being made available through FY2023 appropriations and subject to terms of an MOU between the Authority and Treasury, which is currently being drafted by the parties. He concluded by saying that as always the New York City host partners will be sharing equally with New Jersey in the overall costs incurred by the two entities for the hosting of the 2026 FIFA World Cup.

Chairman Ballantyne stated that Resolution 2022-53. Upon motion by Commissioner Plofker and seconded by Commissioner Scala Resolution 2022-53 was unanimously approved by a vote of 12-0.

#### IX. PUBLIC PARTICIPATION

Mr. Marvin Donadic of Cliffside Park made the following comments:

- He addressed President Prieto and asked if he could provide an update on whether the USFL would be coming to MetLife Stadium. President Prieto advised Mr. Donadic that as far as he knew MetLife Stadium did not have anything on their books with the USFL and that there has not been any announcement of them coming to New Jersey.
- Donadic commented that the owners of the New Jersey Devils are also the owners of the Philadelphia 76er's NBA franchise; and that he is aware that the 76'ers are looking for a new arena in Philadelphia. He said that the owners of the New Jersey Devils own the arena in Newark so they should be reaching out to bring the 76er's to their own building. He commented that if he was member of this Board he would take it upon himself, in consultation with the Governor's office, to speak with the owners and have them bring their team to Newark.

- He commented that as previously stated it is his opinion that the World Cup is not good for New Jersey. He said that he had asked President Prieto how much of the \$500 million economic impact would be split across New Jersey and that President Prieto had responded that he had no way of knowing that. Donadic also asked Commissioner Yudin why he took umbrage to one of his remarks. Commissioner Yudin replied that he did not owe Mr. Donadic an explanation.

Mr. Edward Faulk of Kearny inquired as to whether there was anything on the map regarding a redevelopment plan in Kearny. He said he was not sure of the specific redevelopment plan in Kearny but he would look into further and come back to the Board.

President Prieto advised Mr. Faulk that if it was the Koppers Coke project that he was referring to, this was moving through the system. He also advised Mr. Faulk that he could reach out to Sara Sundell in Land Use Management with any questions.

#### 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 10:55 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 November 17, 2022.**



**Christine Sanz**  
Assistant Secretary

November 17, 2022

Commissioner	Roll Call	2022-49	2022-50	2022-51	2022-52	2022-53
Ballantyne, Chairman	P	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	R	Y
Prieto	P	Y	Y	Y	Y	Y
Dowd	--	--	--	--	--	--
Fontoura	P	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--
Knopf	P	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y

P = Present A = Abstain -- Absent

R = Recuse Y = Affirmative N = Negative