



**REGULAR SESSION
BOARD MEETING
MINUTES**

DATE: September 22, 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 (via phone)

Andrew Scala, Member

Anthony Scardino, Member (via phone)

Louis J. Stellato, Member

Robert Yudin, Member

Absent:

Robert Dowd, Member

Steven Plofker, 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

Dr. Francisco Artigas, Co-Director MRRI

Teresa Doss, Co-Director MRRI

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**
- IV. **EXECUTIVE SESSION**

Chairman Ballantyne stated a need for the Board to enter into Executive Session. He then read Resolution 2022-34 into record authorizing the NJSEA to conduct a meeting to which the general public shall not be admitted to discuss:

- Collective Bargaining Agreements

Upon motion made by Commissioner Fontoura and seconded by Commissioner Stellato. Resolution 2020-34 was carried by a vote of 11-0.

Executive Session commenced at 10:10 a.m.

Regular Session recommenced at 10:50 a.m.

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

Chairman Ballantyne presented the minutes from the July 28, 2022 Regular Session Remote Board meeting.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Stellato the minutes of the Regular Session Remote Board Meeting held on July 28, 2022 were unanimously approved.

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

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

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

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

VI. **PUBLIC PARTICIPATON ON RESOLUTIONS**

Mr. Kenneth Porro from Chasan Lamparello, representing the Hackensack Meadowlands Municipal Committee (HMMC) spoke regarding Resolution 2022-35, which proposes the readoption of the District Transportation Plan Rules without changes. He distributed reference materials to each of the Board members and referred to the section of the 2015 statute language which requires that at least 30% of any development fees collected in accordance with the transportation funding section shall be used for transportation related projects within the municipality where the particular fees were collected. He said that the problem is that the MASSTR system, which the Mayors agree is a good system, is too expensive and needs to be addressed. He stated that HMMC is requesting that the following footnote be placed under the proposed re-adoption language: "The NJSEA shall distribute the Meadowlands District Transportation Funds pursuant to N.J.S.A. 5:10A-74(k)'s 30% within the municipality statutory formula."

Prior to presenting Resolution 2022-35, Mr. Levy expressed appreciation to the HMMC Committee for their time during their recent meeting with Sara Sundell, the NJSEA Director of Finance and himself. He stated that any substantive change would require a much more substantial process and NJSEA would not be able to get the readoption through prior to the sunset of these regulations even if the process started today.

VII. **APPROVALS**

Resolution 2022-35

Consideration of a Resolution Readopting the Hackensack Meadowlands District Regulations Governing District Transportation Plan Rules at N.J.A.C. 19:7.

Ms. Sundell stated that NJSEA was proposing to readopt, without changes, the District Transportation Plan Rules at N.J.A.C. 19:7, which are due to expire on November 25, 2022. She explained that the readoption would continue the existing rules that are in place to administer the provisions of the Hackensack Meadowlands Transportation Planning District Act of 2015. She noted that the cover letter forwarding the Rules did explain to the HMMC Committee that once the transportation plan update is adopted, NJSEA may be proposing a rule update which might amend some of the rules. She said that the HMMC voted to reject the readoption of N.J.A.C. 19:7 at its meeting held on August 29, 2022. She explained that a letter dated September 6, 2022, from Adam Levy, NJSEA Vice President of Legal and Regulatory Affairs, to Mayor James Cassella, HMMC Executive Director, and Mayor Michael J. Gonnelli, HMMC Chairman, provided a response to comments made by HMMC members at their August meeting, including an explanation that certain statements by HMMC members concerned provisions in the Act that were statutory in nature, whereas the subject matter was a regulatory readoption. She 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. She concluded by saying that staff recommends the Board of Commissioners readopt without change the rules at N.J.A.C. 19:7, governing the District Transportation Plan Rules, as the principal basis of the HMMC rejection is beyond the scope of the regulatory readoption of N.J.A.C. 19:7, and authorize the NJSEA staff to file a Notice of Readoption for publication in the New Jersey Register.

Chairman Ballantyne presented Resolution 2022-35. Upon motion by Commissioner Scala and seconded by Commissioner Fontoura, Resolution 2022-35 was unanimously approved by a vote of 11-0.

VIII. **CONTRACTS/AWARDS**

Resolution 2022-36

Consideration of a Resolution Authorizing a Contract with Beach Electric Company of New Jersey for a New Motor Control Center for the Arena Cooling Tower in East Rutherford.

Mr. Duffy explained that staff issued a request for bids in July 2022 for the replacement of the original motor control center associated with the Arena cooling tower. He noted that the motor control center was over forty years old and required replacement. He stated that on August 11, 2022 three bids were received, of which Beach Electric Company of New Jersey was the low bidder, and that staff recommends the award of this contract to Beach Electric.

Chairman Ballantyne presented Resolution 2022-36. Upon motion by Commissioner Fontoura and second by Commissioner Stellato, Resolution 2022-36 was unanimously approved by a vote of 11-0.

Resolution 2022-37

Consideration of a Resolution Relating to the Hosting of the 2026 FIFA World Cup.

Mr. Adam Levy stated that the NJSEA was still engaged in a bid process to host World Cup 2026 premier games. He explained that this resolution would authorize the NJSEA to enter into agreements with both the Department of Treasury and MetLife Stadium Company that will allow

the NJSEA to utilize recently appropriated State funding to help the Authority fulfill its Host City obligations under their agreements with FIFA. He said that the agreements that the Authority will enter into, once approved, are for contracts procured by MetLife Stadium Company for design and pre-construction services for stadium modifications as well as for the construction of the modifications necessary to comply with FIFA 2026 World Cup field requirements. He stated that design work and other pre-construction services would begin immediately with construction starting in 2024. He concluded by saying that this resolution would also continue the broad obligations of the NJSEA to move forward with anything needed to fulfill its Host City obligations with regard to World Cup 2026.

Chairman Ballantyne presented Resolution 2022-37. Upon motion by Commissioner Stellato and seconded by Commissioner Yudin, Resolution 2022-37 was unanimously approved by a vote of 11-0.

IX. PUBLIC PARTICIPATION

Mr. Marvin Donadic, resident of Cliffside Park, New Jersey made the following comments:

- He asked who specifically had approached the Authority in bringing the World Cup to New Jersey.
- He inquired as to how much of the anticipated \$500 million in revenue would be beneficial to New Jersey.
- He questioned why the Authority was not pursuing an NBA franchise for the Arena, which he said is empty.
- He asked if the Authority was pursuing bringing the Battleship New Jersey to the Hudson River waterfront.

President Prieto responded to Mr. Donadic comments. He said that, as previously advised, the negotiations to bring the 2026 World Cup to New Jersey started with the prior Administration and prior to his tenure at the NJSEA. He reminded Mr. Donadic that the World Cup, which was here in 1994, had a great economic impact on the region. He said that the anticipated \$500 million revenue would be shared between New York and New Jersey. He stated that there are a limited number of NBA teams to bring to the area at this time. He explained that the Arena was not empty and was currently housed by AMC and previously used by NBC Universal and for artist rehearsals. He said that the NJSEA was not pursuing bringing the Battleship New Jersey to the Hudson River waterfront.

Chairman Ballantyne addressed Mr. Donadic reminding him that, on more than one occasion, Donadic had addressed the Board and specifically asked President Prieto and the Commissioners at that time to bring sports, and it did not matter which sports, back to the Meadowlands. The Chairman explained that this is exactly what the NJSEA is doing. He stated that the restaurants, hotels and construction in the area are going to benefit from the \$500 million anticipated revenue. He went on to say that the focus of this Board and the focus of the Governor's Office is to benefit the State of New Jersey, to benefit the fans and to make an economic engine in the Meadowlands.

Mr. Donald Smith, former employee and resident of Gloversville, New York, made the following comments:

- He stated that since the dissolution of the Mosquito Commissions in Bergen and Hudson Counties there has been no regular maintenance occurring on major tributaries and drainage ditches in the District. He specifically stated that he observed a portion of Moonachie Creek that was overgrown with weeds. He stated that this was a major stormwater drainage tributary that drains the industrial parts of South Hackensack and

Carlstadt, and residential areas of Moonachie. This blockage will slow down the water getting there. He suggested that Ms. Sundell open a conversation with the Bergen County Engineer in charge of the Bergen County Department of Public Works.

- He stated that some bird species have been lost in the District due to the introduction of mosquitoes with diseases.
- He requested a closed-door discussion to speak on an idea he has that could possibly bring several million dollars to the Authority for mitigation work.
- He referenced the two Andy Warhol prints donated to the Environment Center in the 1980's and that are on display in the NJSEA lobby. He said that his recollection was that the original intent was to auction the prints for funding that would be used for conservation projects in the District. He said he does not believe these prints should be on display in a government building and that there is the possibility of them being stolen.

In response to Mr. Smith's comments President Prieto stated that he would be more than happy to arrange meetings with the appropriate staff for him to discuss his concerns. He also recommended that he reach out to his assistant to arrange a meeting with him to discuss specifically his ideas to bring funds to the Authority.

Chairman Ballantyne said that he only recently became aware of the prints. He noted that staff had looked into whether there were any specific conditions in regards to the donation and selling the prints and they have not found anything. He said that staff would try reaching out to former employees that may have further information. He specifically noted that it is the NJSEA's policy to safeguard all the assets of the Authority.

Mr. Michael Ciallella, Business Manager for Local 1412 representing NJSEA Fire and EMT. He stated the following relative to ongoing contract negotiations:

- He stated that they have been in negotiations with NJSEA management for nineteen months and are not getting anywhere. He noted that he had put through five proposals in five months and had not received one counter proposal.
- He noted a grievance that they have prior to 2020 regarding new duties given to firefighters and EMS, specifically high angle rescue and confined space for firefighters and EMS now has Kevlar in the ambulances in case of active shooters in the building. He stated that their wages have been frozen and they are basically making the same money now as they did 20 years ago, yet they have been given these new duties.
- Members do not have the proper life insurance.
- EMS does an average of 10,000 runs a year; fire does 700-800. He said they are not being compensated for what they do and feels they are not being taken seriously for what they do.

President Prieto stated that he has been kept in the loop on this matter and certainly wants to get this accomplished. He said that he takes the jobs of the NJSEA EMS and firefighters very seriously. He specifically noted that Commissioner Yudin recently suggested having back-up cameras on the fire trucks and the Authority is having them installed. He said that he would be happy to talk with Mr. Ciallella if he had time after the Board meeting.

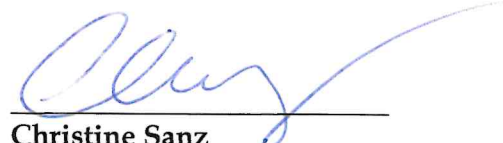
Chairman Ballantyne said that he certainly appreciates all the work the union members do at the NJSEA. He noted that there are members of the Board, including himself, that are of a labor background, and they are very passionate about labor issues.

XI. **ADJOURNMENT**

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

Meeting adjourned at 11:40 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 September 22, 2022.


Christine Sanz
Assistant Secretary

September 22, 2022

Commissioner	Roll Call	2022-34	2022-35	2022-36	2022-37
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	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Knopf	P	Y	Y	Y	Y
Plofker	--	--	--	--	--
Scala	P	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y

P = Present A = Abstain -- Absent

R = Recuse Y = Affirmative N = Negative