



**AGENDA
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, January 18, 2024

I. **PLEDGE OF ALLEGIANCE**

II. **OPENING STATEMENT**

III. **ROLL CALL**

IV. **EXECUTIVE SESSION**

Resolution 2024-55 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:

- Legal Counsel Regarding Monmouth Park Redevelopment Project

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

- Approval of Regular Session Meeting Minutes of December 21, 2023.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the month of December 2023.

VI. **PUBLIC PARTICIPATION ON RESOLUTIONS**

VII. **APPROVALS**

Resolution 2024-52 Consideration of a Resolution Certifying the Meadowlands Adjustment Payments for CY2024.

VIII. **CONTRACTS/AWARDS**

Resolution 2024-53 Consideration of a Resolution Authorizing the Award of a Contract to a Transportation Safety Consulting Firm to Assist with the Development of the Meadowlands Action Plan for Safety.

Resolution 2024-54 Consideration of Resolutions Relating to the Monmouth Park Racetrack.

IX. **PUBLIC PARTICIPATION**

X. **MOTION TO ADJOURN**



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: December 21, 2023

TIME: 10:00 a.m.

PLACE: Commission Meeting Room, Two DeKorte Park Plaza, Lyndhurst

Members in Attendance:

John Ballantyne, Chairman

Paul Juliano, President and CEO

Joseph Buckelew, Vice Chairman (via phone)

Robert Dowd, Member (via phone)

Armando Fontoura, Member

Michael H. Gluck, Esq., Member

Gail B. Gordon, Esq., Member

Michael Griffin, NJ State Treasurer's Representative (via phone)

Woody Knopf, Member (via phone)

Tom Mullahey, Member

Eric S. Pennington, Esq., Member

Steven Plofker, Esq., Member (via phone)

Anthony Scardino, Member

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Also Attending:

Nicholas Mammano, Chief of Staff

Christine Sanz, Senior Vice President / Chief Operating Officer

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs

John Duffy, Senior Vice President of Sports Complex Operations & Facilities

Adam Levy, Vice President of Legal & Regulatory Affairs

Sara Sundell, Director of Land Use Management and Chief Engineer

Anna Acanfora, Director of Finance and CFO

Jamera Sirmans, 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. ROLL CALL

Before continuing with the agenda, Chairman Ballantyne announced that the second annual Meadowlands Eagle Festival co-hosted by NJSEA and the Bergen County Audubon Society would take place on Sunday, January 14, 2024 in the Meadowlands Environment Center. He

noted that he had attended the past January's inaugural program at the NJSEA's River Barge Park, and said that this outstanding event was well worth the trip.

President Juliano commented that the fact that the Meadowlands Eagle Festival had outgrown its initial location in just one year was a testament to the quality and value of environmental education programs presented by the NJSEA and the Bergen County Audubon Society. He said that he looked forward to seeing everyone at the Meadowlands Environment Center next month.

Chairman Ballantyne announced the upcoming retirement of Lou Coviello. He noted that Mr. Coviello has been with the Authority for twenty-five years. He thanked him for his service to the State and the NJSEA. He congratulated Mr. Coviello and wished him and his family all the love and happiness in his retirement.

IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the November 16, 2023 Regular Session Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Gluck the minutes of the Regular Session Board Meeting held on November 16, 2023 were approved with a vote of 14-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of November 2023.

Upon motion by Commissioner Pennington and seconded by Commissioner Juliano the cash disbursements over \$100,000 for the month of November 2023 were unanimously approved.

V. PUBLIC PARTICIPATION ON RESOLUTIONS - None

VI. APPROVALS

<u>Resolution 2023-45</u>	Consideration of a Resolution Issuing a Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District File No. 23-048, Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) Block 227, Lot 9 in the Town of Secaucus.
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Ms. Sundell stated that the Authority received a zoning certificate application from Hartz Mountain for the proposed construction of a 775,000-square-foot warehouse building to be located on Paterson Plank Road, in Secaucus. She noted that the property was a vacant 136-acre parcel formerly known as the Mori Tract, and was located within the District's Regional Commercial zone. Ms. Sundell went on to describe the properties located adjacent to the subject parcel, which she said contained large-scale retail and commercial facilities and a PSE&G right-of-way that contained high voltage transmission lines and towers. She also noted that the nearest residential area was located a considerable distant from the heavily trafficked Paterson Plank Road resulting in a quieter neighborhood. She went on to explain why the location of the subject property was not conducive to residential uses. She also noted that the property was listed on the NJDEP's Known Contaminated Site List. Ms. Sundell said that staff evaluated the site and prepared a suitability review indicating that the subject property at Block 227, Lot 9, in Secaucus was recommended to be deemed unsuitable for housing and requested that the Board concur with the Review Team's recommendation.

Chairman Ballantyne presented Resolution 2023-45. Upon motion by Commissioner Fontoura and seconded by Commissioner Pennington, Resolution 2023-45 was approved by a vote of 14-0.

Resolution 2023-46 Consideration of a Resolution Accepting the 2022 Audit Report.

Ms. Acanfora stated that the report prepared by Mercadien issued the Authority an unmodified opinion (clean opinion) on its financial operations. She said that there were no findings associated with internal controls over financial reporting and no findings related to non-compliance with laws, regulations, contracts and agreements. She explained that in accordance with Executive Order 122 an exit conference with Mercadien and the Audit Committee was held on December 18, 2023.

Chairman Ballantyne thanked Ms. Acanfora and her team for their hard work. He said that the committee did meet with the Auditors and they recommend the acceptance of the audit report.

Chairman Ballantyne presented Resolution 2023-46. Upon motion by Commissioner Griffin and seconded by Commissioner Gluck, Resolution 2023-46 was approved by a vote of 14-0.

Resolution 2023-47 Consideration of a Resolution Adopting the NJSEA 2024 Budget.

Ms. Acanfora explained that the budget was a collaboration of each department and that it represented the needs of the organization in order to operate affectively. She stated that the budget shows an increase in revenue over 2023 of \$5.9 million and increase in expenses of \$2.8 million, therefore decreasing the overall operating loss by \$3 million from the prior year. She said that the budget results were presented in detail to the Finance Committee.

Chairman Ballantyne presented Resolution 2023-47. Upon motion by Commissioner Plofker and seconded by Commissioner Stellato, Resolution 2023-47 was approved by a vote of 14-0.

VII. CONTRACTS/AWARDS

Resolution 2023-48 Consideration of a Resolution
Authorizing the Placement of Property, Terrorism, General Liability, Excess Liability & Umbrella (Sports & Commission), Marine & Boat Hull, Public Officials, Crime & Fiduciary, Drone Hull Liability, Medical Professional, Heliport Liability, Cyber, Storage Tanks, Auto & Auto Physical Damage and Active Assailant.

Ms. Acanfora explained that the Authority's insurance broker, Willis Towers Watson, submitted a list of quotes from multiple insurance carriers. She said that the staff evaluated the quotes and agreed with Willis and therefore staff was recommending to bind all the policies listed in the Resolution. She stated that the total cost was \$3,352,923.00.

Vice Chairman Buckelew state that staff did a great job. He said that there were some increases but not staggering. He noted that it was a tough market and that the coverages were the best the Authority could obtain. Chairman Ballantyne thanked Vice Chairman Buckelew for always providing guidance on these matters to the Authority.

Chairman Ballantyne presented Resolution 2023-48. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, Resolution 2023-48 was approved by a vote of 14-0.

Resolution 2023-49 Consideration of a Resolution Authorizing the Appropriation of \$400,000.00 to New Meadowlands Stadium Company, LLC (NMSC) in Connection with the 2024 CONMEBOL Copa America Tournament.

Mr. Davidow stated that the NJSEA received \$7.5 million in funding from an appropriation in the FY2024 State Budget to be used towards international events, improvements, and sporting attractions. He noted that Resolution 2023-49 and the next two resolutions would address the use of this funding. He said that the CONMEBOL Copa America Tournament was scheduled to be held in June and July of 2024 and that MetLife Stadium would be hosting three of the games. He explained that the amount of \$400,000.00 from the \$7.5 million appropriation was NJSEA's funding pledge that was used to secure the commitment from the organizers to bring the tournament to New Jersey and to help with the costs of hosting the event, such as turning the field over to grass and other hosting concerns.

Chairman Ballantyne presented Resolution 2023-49. Upon motion by Commissioner Scardino seconded by Commissioner Fontoura, Resolution 2023-49 was approved by a vote of 14-0.

Resolution 2023-50 Consideration of a Resolution Authorizing the Appropriation of \$1,650,000.00 to New Meadowlands Stadium Company, LLC (NMSC) in Connection with the NHL Stadium Series.

Mr. Davidow explained that the \$1.65 million funding for hosting the Stadium Series would come from the \$7.5 million State appropriation. He said that this was the first time the NHL was hosting two games within the Stadium Series. He explained that events such as the Stadium Series bring a tremendous amount of people to the region, generate significant tax revenue, facilitate job creation and generally support small businesses. He said that there would be pre-game marketing events, along with fan fests and promotion of the State as a whole that would go into this event as a result of the NJSEA's involvement.

Chairman Ballantyne presented Resolution 2023-50. Upon motion by Commissioner Stellato and seconded by Commissioner Scardino, Resolution 2023-50 was approved by a vote of 14-0.

Resolution 2023-51 Consideration of a Resolution Authorizing the Allocation of Funds to Assist with Securing and Hosting a Large-Scale, Marquee Sporting Event at the Prudential Center in Newark.

Mr. Levy stated that this specific event was a pay-per-view event to be held at Prudential Center in June 2024. He explained that the operator of the Prudential Center made a request to NJSEA for \$5 million in funding to help secure this event and said that NJSEA would use a portion of the \$7.5 million state appropriation mentioned in the previous resolutions. He stated that this event was building on the success of UFC 288 held in May 2023, which was a sold out event of approximately 17,500 attendees and was calculated at bringing in \$25 million of economic impact to the Newark region. He noted that a slightly higher number is being projected for the 2024 event. He explained that similar to the 2023 event, which included visits by UFC athletes to community centers in Newark, the Boys and Girls Club of Newark, and the Children's Hospital of New Jersey, there would be community engagements leading up to the event in

Newark. He noted that the event would also provide a great amount of social media exposure for the UFC.

Commissioner Fontoura commented that this was a great event for the City of Newark as well for the State and was a good investment.

Vice Chairman Buckelew stated that he had questions during Executive Committee meeting regarding the \$7.5 million appropriation, specifically the \$5 million in funding for a specific facility. He commented that he would like to see support for events in the central and southern portions of the State. He said that he had received assurances that this would be looked at with future appropriations. He noted that he supported the funding for the event at the Prudential Center.

Chairman Ballantyne presented Resolution 2023-51. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato, Resolution 2023-51 was approved by a vote of 14-0.

VIII. **PUBLIC PARTICIPATION**

Mr. Donald Smith of Gloversville, New York made the following comments:

- Mr. Smith commented on a recent sighting of a dead adult eagle on the shoulder of the New Jersey Turnpike. He commented that it was through the cooperative efforts of a friend, a state trooper, the Bergen County Audubon Society and the New Jersey Turnpike Authority (NJTPA) that the eagle was located and delivered to the NJDEP. He said that from the banding located on the eagle, the NJDEP was able to analyze that the eagle was born in 2000 in Camden County. Mr. Smith commented that this shows the importance of the agencies working together.
- Mr. Smith commented that the NJTPA was moving ahead on their own in planting beds of milkweed and wildflowers for the butterflies around the portion of the turnpike in Ridgefield Park.
- Mr. Smith commented that when the original N.J. Turnpike was built, fencing was erected due to the abundance of deer and livestock in the area. He noted that when the western portion of the Turnpike was built they did not put up fencing as that were no deer in the Meadows at that time. He commented that today there are a healthy amount of deer in this part of the state and he would recommend that fencing be erected on the turnpike right-of-way to avoid any nasty accidents due to deer running out onto the heavily trafficked turnpike. He commented that he realizes that this was not part of the Authority's purview but he said that he felt it would be a professional courtesy for the Authority to mention this to the Turnpike.
- Mr. Smith wished everyone a very healthy, happy holiday.

IX. **EXECUTIVE SESSION**

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

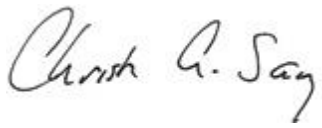
Before adjourning, Chairman Ballantyne wished everyone on behalf of the Board a very happy, healthy holiday and prosperous new year.

X. **ADJOURNMENT**

With no further business, motion was made to adjourn by Vice Chairman Buckelew and seconded by Commissioner Griffin 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 Board Meeting held on December 21, 2023.



Christine A. Sanz
Secretary

December 21, 2023

Commissioner	Roll Call	2023-45	2023-46	2023-47	2023-48	2023-49	2023-50	2023-51
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chairman -via phone	P	Y	Y	Y	Y	Y	Y	Y
Juliano	P	Y	Y	Y	Y	Y	Y	Y
Dowd - via phone	P	Y	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y	Y	Y
Knopf - via phone	P	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y
Plofker - via phone	P	Y	Y	Y	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y	Y

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