



**REGULAR SESSION  
BOARD MEETING MINUTES**

DATE: June 26, 2025

TIME: 10:00 a.m.

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

**Members in Attendance:**

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman

Nicholas Mammano, President and CEO

Robert Dowd, Member

John Duthie, Member

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

Tom Mullahey, Member

Eric Pennington, Member (via phone)

Steven Plofker, Esq., Member (via phone)

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member (via phone)

**Absent:**

Michael Gonnelli, Member

**Also Attending:**

Christine Sanz, Executive Vice President

Jade Sobh, Chief of Staff

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

Jamera Sirmans, Governor's Authorities Unit (via phone)

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**- Ms. Mercado took roll call.

Chairman Ballantyne announced that several NJSEA and Meadowlands Environment Center staff would be retiring effective July 1, 2025. He said that the group consisted of incredible, hard workers who will be missed. He congratulated the following NJSEA and MEC retirees and wished them the best in their retirements:

- Beverly Schmidt - NJSEA Vice President of Special Projects
- Lydia Garcia - Senior Accounting Assistant – Finance Department
- Patricia White - Junior Accountant – Finance Apartment, who retired on March 1, 2025.

President Mammano joined the Chairman in celebrating all of these NJSEA employees' careers and acknowledged a few more retirements:

- David Segro - Facilities Technician - Meadowlands Environment Center
- Dr. Angela Cristini - Director of the Meadowlands Environment Center
- Richard Keim, Facilities Manager - Meadowlands Environment Center

President Mammano reminded everyone that the 16th annual Butterfly Day would be held in partnership with the Bergen County Audubon Society on Sunday, July 20, from 10 a.m. to 3 p.m. at DeKorte Park. He noted that the rain date would be Sunday, July 27.

#### IV. SPECIAL PRESENTATIONS

Chairman Ballantyne announced that John Duffy, Sr. VP of Sports Complex Operations & Facilities would be providing an overview of the recent tour of the Complex that was given to members of the NJSEA Construction Committee and an update on the Pedestrian Bridge project. Mr. Duffy referenced the following critical areas that were part of the tour:

- Engineering office and the 26KV building: He noted that they were looking into replacing one of the four original transformers that powers the Complex.
- Firehouse: He explained the renovation work being done to remodel the existing firehouse to accommodate new fire trucks. He noted that the renovation was expected to be completed ahead of the 2026 World Cup.
- Potential location of the safety building for the State Police.
- Pump Station and Motor Control Center: He showed the Committee the ten main pumps that are all being rebuilt. He noted that the pumps were responsible for keeping the water moving on the complex and preventing floods. He noted that they are redoing the Motor Control Center.
- MetLife Stadium: The Committee viewed the field modifications that were taking place to accommodate the FIFA Club World Cup.
- Connector Bridges: He noted that at some point these bridges would need to be replaced and the replacement cost for each would be over \$12 million at today's price.
- American Dream's Parking Deck A: He noted that a hand out was provided to the Board.
- Meadowlands Arena: He noted the work being done to keep the facility up and running and also how the facility is being used.

Mr. Duffy responded to questions from Vice Chairman Buckelew regarding the sluice gates and from President Mammano regarding the size of the pumps.

Chairman Ballantyne introduced Drew McQuade and Michael Turso who would be providing a presentation on the technology that staff is using to monitor the Meadowlands. Mr. McQuade narrated a power point presentation on a few of the projects that staff has been working on. The slides contained photos and live streams that were taken by the following remote cameras installed throughout the District:

- Sawmill Creek Osprey Nest
- Harrow Meadow Mammal Study
- Kearny Marsh Least Tern Island

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

Chairman Ballantyne presented the minutes from the May 22, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Gluck and seconded by Commissioner Dowd, the minutes of the Regular Session Board Meeting held on May 22, 2025 were approved by a vote of 15-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of May 2025.

Upon motion by President Mammano and seconded by Commissioner Gluck the cash disbursements over \$100,000 for the month of May 2025 were unanimously approved.

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

VII. **CONTRACTS AND AWARDS**

Resolution 2025-19      Consideration of a Resolution Authorizing the President and CEO to Execute a Memorandum of Understanding Between the New Jersey Sports and Exposition Authority, Ramapo College of New Jersey and the Ramapo Foundation for the Operation of the Meadowlands Environment Center.

Ms. Sanz explained that this Resolution, if approved, would authorize a Memorandum of Understanding with Ramapo College for the operation of the Meadowlands Environment Center, which provides educational programs for grades K-12 as well as teaching enhancement programs for teachers throughout the State. She noted that the program has been ongoing for 22 years. She explained that the MOU authorizes payment of \$550,000 per year to Ramapo College for the operation of these programs for a period of three years with the possibility of two one-year extensions.

Chairman Ballantyne invited Michele Daly, MEC Director of Education and Mr. Pat O'Connor, Vice President of Government Relations and Business Development, to say a few words.

Chairman Ballantyne presented Resolution 2025-19. Upon motion by Commissioner Fontoura and seconded by Commissioner Mullahey, Resolution 2025-19 was approved by a vote of 15-0.

Resolution 2025-20      Consideration of a Resolution Authorizing the Award of a Contract with Climatech Heat & Air, LLC of New Jersey for an HVAC Roof Top Unit Replacement for the NJSEA Engineering Building in East Rutherford.

Mr. Duffy explained that a Request for Bids was issued on May 1, 2025 for the replacement of the engineering building's roof-top HVAC unit. He stated that nine companies attended the mandatory bid walk and three bid proposals were received. He said that staff determined that the bid supplied by Climatech Heat & Air, LLC of Absecon, New Jersey was the lowest qualified responsible bidder with a lump sum cost of \$119,950.

Chairman Ballantyne presented Resolution 2025-20. Upon motion by Commissioner Duthie and seconded by Commissioner Gluck, Resolution 2025-20 was approved by a vote of 15-0.

VIII. **PUBLIC PARTICIPATION**

Mr. Donald Smith of Gloversville, New York and former employee of the HMDC.

Mr. Smith commented that he would like to see the Authority, along with the National Audubon Society, Ducks Unlimited, and the Sierra Club be sponsors of a National forum on the distress that birds overall around the country are going through. He suggested that it be done in spring or fall when there are tons of sandpipers and shorebirds migrating through the Meadowlands.

IX. **EXECUTIVE SESSION**

**Resolution 2025-21**

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 – Amendment to the Employment Contract of NJSEA President and Chief Executive Officer.

Chairman Ballantyne presented Resolution 2025-21. Upon motion by Commissioner Gluck and seconded by Commissioner Fontoura, Resolution 2025-21 was approved by a vote of 15-0 to enter into Executive Session.

Executive Session commenced at 10:45 a.m.

Regular Session recommenced at 10:50 a.m.

Upon returning to Regular Session, Chairman Ballantyne noted that copies of Resolution 2025-22 were available to the public.

**Resolution 2025-22**

Consideration of a Resolution Authorizing an Amendment to the Employment Contract of the NJSEA President and Chief Executive Officer.

Mr. Davidow recapped that the Board approved Resolution 2024-69 in December, 2024 appointing Mr. Mammano as the NJSEA President and CEO. He said that the current terms of Mr. Mammano's contract state that the agreement would run from January 1, 2025 to February 1, 2026. He explained that the Board of Commissioners desired to authorize an extension of that contract by one year with a new expiration date of February 1, 2027.

Commissioners Plofker, Knopf, Fontoura, Buckelew and Chairman Ballantyne all commented that they were totally in support of this Resolution and agreed it was necessary to have continuity and stability within the Authority, especially with the upcoming 2026 World Cup.

President Mammano stated that he was recused from Resolution 2025-22.

Chairman Ballantyne presented Resolution 2025-22. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, roll call was taken:

Buckelew: Yes

Dowd: Yes

Duthie: Yes

Fontoura: Yes

Gluck: Yes

Gordon: Abstain

Griffin: Yes

Knopf: Yes

Mullahey: Yes



Pennington: Yes  
Plofker: Yes  
Schaffer: Yes  
Stellato: Yes  
Chairman Ballantyne: Yes

Resolution 2025-22 was approved by a vote of 13-0, with Commissioner Gordon abstaining and President Mammano recusing.

President Mammano said that he appreciated the Board's confidence in him and that he looked forward to the work ahead.

X. **ADJOURNMENT**

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

Meeting adjourned at 11:01 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 June 26, 2025.**



**Christine Sanz**  
**Secretary**

June 26, 2025

Commissioner	Roll Call	2025-19	2025-20	2025-21	2025-22
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y	Y
Mammano	P	Y	Y	Y	R
Dowd	P	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y
Gonnelli	--	--	--	--	--
Gordon	P	Y	Y	Y	A
Knopf	P	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y
Pennington - via phone	P	Y	Y	Y	Y
Plofker - via phone	P	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y
Stellato - via phone	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