REGULAR SESSION
BOARD MEETING MINUTES

DATE: July 24, 2025
TIME: 10:00 a.m.
PLACE: Remote via Zoom

Members in Attendance:
John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Nicholas Mammano, President and CEO
John Duthie, Member
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
Gail B. Gordon, Esq., Member
Michael Griffin, NJ State Treasurer's Representative
Woody Knopf, Member
Tom Mullahey, Member
Eric Pennington, Member
Steven Plofker, Esq., Member
Marguerite Schaffer, Esq., Member
Louis J. Stellato, Member

Absent:
Robert Dowd, Member
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
Anna Acanfora, Vice President of Finance and Human Resources
Sara Sundell, Senior Director of Land Use Management & Chief Engineer
Monica Mianecki, Director of Solid Waste, Parks and Stormwater Management
Teresa Doss, Co-Director MRRI and Chief Restoration Scientist
Drew McQuade, Senior Field Biologist
Michael Turso, Certified Associate Wildlife Biologist.
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**- Ms. Mercado took roll call.

Chairman Ballantyne welcomed Dr. Angela Cristini, who retired on July 1, 2025 following a 47-year career in environmental science education. He stated that Dr. Cristini served as the Meadowlands Environment Center Director for 22 years and brought millions of dollars in grant funding to the program. He noted that through her vision, Dr. Cristini greatly expanded the MEC programming; and in 2024, more than 20,000 students in grades K-12 participated in school field trips to DeKorte Park. He congratulated Dr. Cristini, on a very well deserved retirement and invited Dr. Cristini to say a few words.

Dr. Cristini said that she was delighted to work with the Commission and NJSEA for more than 22 years. She commented that she calculated over the years 260,000 K-12 students since 2003. She complimented the MEC staff for their remarkable work over the years. She said that she was thankful for the Authority's support and positive atmosphere of their partnership.

Chairman Ballantyne highlighted an article that appeared in The Record earlier this month on the NJSEA Meadowlands Environmental Research and Restoration Institute's use of Acoustic Recording Units ("ARUs"). He noted that the story was accompanied on northjersey.com with a photo gallery and video footage of Wildlife Biologist Mike Turso, who is leading the ARU effort. He thanked Mr. Turso for his hard work that is making a difference for our critical wildlife.

President Mammano reported that he and his family attended the 16th Annual Butterfly Day held this past Sunday at DeKorte Park. He said that it was an excellent event and massive success. He acknowledged the following NJSEA staff who worked the event for their incredible work: Sandy Speers, Donna Bocchino, Gabrielle Bennett-Meany, Joe Abramo, Sandra Giraldo, David Gomez and Brian Aberback. He also thanked Commissioners Knopf and Mullahey who had also attended the event with their families.

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

Chairman Ballantyne presented the minutes from the June 26, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Schaffer, the minutes of the Regular Session Board Meeting held on June 26, 2025 were approved by a vote of 14-0.

Chairman Ballantyne presented the minutes from the June 26, 2025 Executive Session.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Schaffer, the minutes of the Executive Session held on June 26, 2025 were approved by a vote of 14-0.

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

Upon motion by Commissioner Pennington and seconded by Commissioner Fontoura the cash disbursements over $100,000 for the month of June 2025 were unanimously approved.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS**

Mr. James Rhatican, Hart Mountain Industries

Mr. Rhatican commented in support of Resolution 2025-26. He thanked the Board and the Authority staff for all the hard work that went into this process.

VI. **APPROVALS**

Ms. Sundell provided a briefing on the first three resolutions which were somewhat related. She stated that three separate applications were received from the New Jersey Department of Environmental Protection ("NJDEP") Bureau of Tidelands Management. She explained that the seven properties that were the subject of these applications were located in the Borough of Carlstadt and that there were unresolved tidelands claims on most of the property lots. She explained that the property owners had submitted Tidelands Grant Applications to the NJDEP Bureau of Tidelands to obtain Tidelands grants for the properties. She stated that the staff had reviewed each of the applications submitted and recommended that the Board authorize staff to forward resolutions to the Tidelands Bureau in support of the three Tidelands Grant applications.

Chairman Ballantyne presented the following three resolutions for approval by the Board:

<u>Resolution 2025-23</u> Consideration of a Resolution Regarding Tidelands Grant Application for 335 Paterson Plank Road, Carlstadt – Tidelands Application File No. SP-815 Block 117, Lot 4 & Block 118, Lots 6, 8 & 9 in the Borough of Carlstadt.

Upon motion by Commissioner Plofker and seconded by Commissioner Schaffer, Resolution 2025-23 was approved by a vote of 14-0.

<u>Resolution 2025-24</u> Consideration of a Resolution Regarding Tidelands Grant Application for 125 Paterson Plank Road, Carlstadt – Tidelands Application File No. SP-816 Block 118, Lots 5 & 10 in the Borough of

Upon motion by Commissioner Stellato and seconded by Commissioner Schaffer, Resolution 2025-24 was approved by a vote of 14-0.

<u>Resolution 2025-25</u> Consideration of a Resolution Regarding Tidelands Grant Application for 111 Twentieth Street, Carlstadt – Tidelands Application File No. SP-817 Block 119, Lot 2 in the Borough of Carlstadt.

Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-25 was approved by a vote of 14-0.

<u>Resolution 2025-26</u> Consideration of a Resolution Issuing a Decision on the Use Variance Application Submitted as part of File No. 23-048 Meadowlands Logistics Center, LLC/Paterson Plank Rd. - New Building (Variance) Block 227, Lot 9 in the Town of Secaucus.

Ms. Sundell stated that a zoning certificate application and use variance request was received from Meadowlands Logistics Center, LLC to construct a 775,000-square-foot warehouse building with associated major site improvements on the approximately 136-acre vacant property identified as Block 227, Lot 9, in the Secaucus. She explained that the development of the property was previously designated a "Vital Project" by the NJSEA Board in 2023, in recognition of its potential to have a substantial impact to the regional economy, transportation network, and the environment. She went on to provide a description of the property's characteristics and background on the history of the subject property. She stated that a public hearing was held during which the applicant's professionals presented details of their proposal and addressed numerous questions from staff. She said that a variance recommendation report was prepared by staff in which the potential impacts of the use variance were carefully evaluated. She noted that the report also addressed the concerns of forty-one members of the public who provided written or oral comments. In addition, she said that Gary Jeffas, Secaucus Town Administrator, spoke in support of the warehouse project and stated that the Town appreciated how the developer addressed long standing environmental issues on the property. Ms. Sundell went on to provide the details of the nine conditions contained within the report that were recommended to ensure that the public health and safety were promoted and protected. She concluded by saying that staff was recommending the conditional approval of the requested use variance.

Chairman Ballantyne presented Resolution 2025-26. Upon motion by Commissioner Plofker and seconded by Commissioner Duthie, Resolution 2025-26 was approved by a vote of 13-0, with Commissioner Schaffer abstaining.

<u>Resolution 2025-27</u> Consideration of a Resolution Relating to the Monmouth Park Racetrack.

Mr. Davidow stated that this Resolution would authorize conceptual approval for Phase Two of the redevelopment of the Monmouth Park Racetrack which would consist mostly of indoor and outdoor youth sports facilities as well as an additional 200 residential units as part of amending the Phase One approval, which was authorized by the Board in January 2024. He said that the Authority's 2024 approval was for 298 age-restricted residential units as well as a hotel with the idea that the Developer would enter into a PILOT agreement with the Town of Oceanport. He noted that currently the two are at an impasse on coming to an agreement for a PILOT. He stated that Darby has requested the Authority's conceptual approval of Phase II for the purpose of authorizing Authority staff to support Darby in its efforts to finalize a Master Plan amendment for Phase II in accordance with the amended and restated lease terms and also to pursue the approvals to undertake Phase II and to commence the local consultation process. He said that Darby and JEMB have been engaged in discussions with various parties for additional development opportunities at the Racetrack and they have reach a tentative agreement with Unrivaled Sports Group. He went on to provide more details on the concept site plan developed by Unrivaled Sports Group, which he noted had been provided to the Board. He pointed out that initial confidential economic impact studies prepared by Unrivaled Sports project that a youth sports facility would bring much needed attendance and revenue to the Racetrack site. He noted that the Authority expects Phase II to be warmly received by Oceanport. He explained that the taking this action would be the initial step of authorizing the preliminary approval for the Developer to move forward with Phase II while creating another potential path for long-term viability of the project by authorizing the additional 200 units if the two sides are unable to come to an agreement on a PILOT.

Vice Chairman Buckelew noted his concern on whether there would be any financial benefit to the Authority if the extra units were built. He suggested that there should be some type of negotiations to ensure the Authority benefits from the additional value.

President Mammano asked for clarification from Mr. Davidow on whether the Authority would have the opportunity to seek additional consideration beyond what was dealt with in Phase 1 before any approvals beyond the concept that was being considered today.

Mr. Davidow responded affirmatively and stated that in order to obtain the underlying documents and amended leases the Developer and Darby would have to come back to the Authority for approvals at which time the Authority would have the opportunity to negotiate the terms.

amount of $210, 750.00. She specifically stated that awarding of this contract was in accordance with N.J.S.A. 5:10-21.4(a), which provides that a contract may be made, negotiated, or awarded without advertisement for bids when the public interest requires the standardization of equipment and interchangeability of parts.

Chairman Ballantyne presented Resolution 2025-29. Upon motion by Commissioner Schaffer and seconded by Commissioner Mullahey, Resolution 2025-29 was approved by a vote of 14-0.

Resolution 2025-30 — Consideration of a Resolution Authorizing the Selection of Qualified Firms for On-Call Ecological Restoration and Engineering Services.

Mr. McQuade stated that the Meadowlands Research and Restoration Institute ("MRRI") issued a Request for Qualifications ("RFQ") in June 2025 with the purpose of creating a list of qualified consultants to provide on-call ecological restoration and engineering services. He noted that the firms qualified under this RFQ would be accessible to all NJSEA departments. He said that the selection term for the RFQ was for three years with two consecutive one-year renewals. He said that fifteen qualification packages were received and evaluated and scored by a committee of five staff members. He explained that based on this review, staff concluded that all fifteen entities were qualified in a least one category and that eleven entities were qualified in all seven categories. He noted that the breakdown of the categories were provided in the resolution. He stated that staff is recommending that the selected firms be approved for potential on-call contracts with the NJSEA.

Chairman Ballantyne presented Resolution 2025-30. Upon motion by Commissioner Gluck and seconded by Commissioner Fontoura, Resolution 2025-30 was approved by a vote of 14-0.

Mr. Duffy noted that separate Request for Proposals ("RFP") were issued for the following seven resolutions for equipment that was necessary for the proper operation of the Sports Complex.

Resolution 2025-31 — Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Air & Gas Technologies for a Self-Contained Breathing Apparatus Fill Station for the Meadowlands Firehouse in East Rutherford.

Mr. Duffy stated that an RFP for a Self-Contained Breathing Apparatus Fill Station for the Meadowlands Firehouse was issued in May 2025 and one response was received. He said that staff reviewed the proposal and determined that the bidder, Air & Gas Technologies of Cliffwood Beach, New Jersey was a qualified and responsible bidder and recommended award of a contract for the lump sum cost of $61,350.00.

Chairman Ballantyne presented Resolution 2025-31. Upon motion by Commissioner Duthie and seconded by Commissioner Plofker, Resolution 2025-31 was approved by a vote of 14-0.

Resolution 2025-32 — Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Jesco Inc. for the Purchase of a Backhoe Loader to Support Operations at the Meadowlands Sports Complex.

Mr. Duffy stated that three proposals were received in response to an RFP issued in May 2025 for the purchase of a backhoe loader. He said that based on review of the proposals staff recommended the award of a contract to Jesco Inc. of South Plainfield, New Jersey in the amount of $127,600.00.

Chairman Ballantyne presented Resolution 2025-32. Upon motion by Commissioner Duthie and seconded by Commissioner Griffin, Resolution 2025-32 was approved by a vote of 14-0.

<u>Resolution 2025-33</u> Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Kinsley Power Systems, Inc. for the Purchase of a Site Mobile Generator for the Meadowlands Complex in East Rutherford.

Mr. Duffy stated that an RFP was issued in May 2025 for a site mobile generator and five proposals were received. He said that after review of the proposals it was recommended to award a contract to Kinsley Power Systems, Inc. of Cream Ridge, New Jersey in the amount of $110,675.00.

Chairman Ballantyne presented Resolution 2025-33. Upon motion by Commissioner Stellato and seconded by Commissioner Schaffer, Resolution 2025-33 was approved by a vote of 14-0.

<u>Resolution 2025-34</u> Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract for the Purchase of a Polaris Ranger Unit for the Meadowlands Fire Department.

Mr. Duffy stated that in May 2025 the Authority advertised for the purchase of a Firefighting Mini Polaris Ranger Unit and two proposals were received. He said that after the review and ranking of the proposals it was determined that New England Fire Equipment & Apparatus of North Haven, Connecticut be awarded the contract in the amount of $63,100.00.

Chairman Ballantyne presented Resolution 2025-34. Upon motion by Commissioner Gluck and seconded by Commissioner Duthie, Resolution 2025-34 was approved by a vote of 14-0.

<u>Resolution 2025-35</u> Resolution Authorizing the President and CEO to Enter into a Contract with Top Line Construction for the Meadowlands Sports Complex Paving Program in East Rutherford.

Mr. Duffy explained that it had been determined that portions of the Sports Complex were in need of repaving and roadway repairs. He said that staff developed plans and a program; and the project was bid in June 2025. He noted that seven companies attended the bid walk and three bids were received. He said that after evaluating the three bids it was determined that Top Line Construction Corp. of Somerville, New Jersey was the lowest responsible bidder in the amount of $1,617,544.30 and staff recommended award of a contract.

Chairman Ballantyne presented Resolution 2025-35. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-35 was approved by a vote of 14-0.

<u>Resolution 2025-36</u> Consideration of a Resolution Awarding a Contract with Nadler Mobile LLC of New York for a Modular Building for the New Jersey Sports and Exposition Authority Emergency Medical Services Department.

Mr. Duffy explained that the Medical Department was in need of a medical modular unit to be used as a communications hub and mobile office, particularly during special events. He said that two bids were received in response to an RFP issued on June 6, 2025. He stated that after review by staff it was recommended that Nadler Mobile LLC of Suffern, New York be awarded a contract in the amount of $79,500.00.

Chairman Ballantyne presented Resolution 2025-36. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato, Resolution 2025-36 was approved by a vote of 14-0.

Resolution 2025-37 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Delric Construction for the Firehouse Garage Additions and Renovation at the Meadowlands Sports Complex.

Mr. Duffy explained that the Fire Department was in need of a garage and space to park newly ordered fire trucks that are expected prior to the 2026 World Cup. He said that a bid to rebuild and expand the firehouse was issued on June 18, 2025 and five bids were received. He stated that after a comprehensive review and evaluation by staff it was recommended that Delric Construction of Haledon, New Jersey be awarded a contract in the amount of $3,790,500.00 which includes a lump sum bid of $3,610,000.00 as well as a 5% construction contingency of $180,500.00.

Chairman Ballantyne presented Resolution 2025-37. Upon motion by Commissioner Gluck and seconded by Commissioner Duthie, Resolution 2025-37 was approved by a vote of 14-0.

Resolution 2025-38 Consideration of a Resolution Authorizing an Agreement with New Meadowlands Stadium Company for Construction of Sidewalk Improvements and Fencing near Lot P on the Meadowlands Sports Complex.

Mr. Levy stated that seeks to authorize and agreement with to construct improvements along a roadway known as Road A Plaza which runs along the perimeter of Lot P between Paterson Plank Road and Berrys Creek Road. He noted that the improvements would include new asphalt walkways, replacement of fencing, installation of a curb cut and access gate, and striping of pedestrian crosswalks along Road A Plaza. He explained that these improvements were critical for pedestrian safety because visitors routinely use the dirt path walkways that currently run along the perimeter of Lot A for access to Stadium events. He pointed out this project would be funded by a $600,000.00 appropriation allocated by the Legislature in the FY2026 Budget Bill to the NJSEA specifically for this project. He concluded by stating that the NJSEA intended to use these funds for the construction of these improvements and for the work to be undertaken by the Stadium for a project cost not to exceed the appropriated funds.

Chairman Ballantyne presented Resolution 2025-38. Upon motion by Commissioner Stellato and seconded by Commissioner Duthie, Resolution 2025-38 was approved by a vote of 14-0.

Resolution 2025-39 Consideration of a Resolution Authorizing the Award of a Contract to Coronis Health for Third Party Ambulance Billing Services.

Mr. Levy stated that the NJSEA issued a Request for Proposals ("RFP") for third-party billing services for EMS transport to assist the NJSEA EMS Department in the collection of revenue for transport services. He explained that under this contract NJSEA would be using the third-party billing services to bill for this service but would only be collecting from insurance companies; NJSEA would not be billing or collecting from patients directly. He stated that the contract was for an initial period of twenty four months with NJSEA having the right to three subsequent twelve-month renewal options. He pointed out that this contract would be of no cost to the NSJEA since the vendor gets paid by taking a percentage of the collected revenue. He said that in response to the RFP, a single proposal was submitted by Coronis Health of Holmdel, New Jersey proposing to perform the required services for a fee of eight percent (8%) of all gross revenue collected. He said that based on staff's evaluation of the proposal, it was determined that Coronis Health demonstrated that their experience and expertise would meet the needs of the NJSEA and that the proposed fee was reasonable given the going rates for this type of service in this area.

President Mammano asked Mr. Levy if there were any scenarios where someone would be balanced-billed under this contract. Mr. Levy responded that NJSEA made it very clear that the contract would specifically prohibit any type of balanced billing or any type of collection endeavors directed at patients.

Chairman Ballantyne presented Resolution 2025-39. Upon motion by Commissioner Gordon and seconded by Commissioner Fontoura, Resolution 2025-39 was approved by a vote of 14-0.

Resolution 2025-40 — Consideration of a Resolution Approving the Purchase of Vehicles for the New Jersey State Police at the Meadowlands Sports Complex.

Ms. Acanfora stated that the NJSEA received a request from the State Police Meadowlands Unit to purchase new vehicles to support the operations at the Meadowlands Sports Complex and to replace some of the older vehicles. She explained that $500,000.00 was approved in the FY2026 State Budget through the International Events, Improvements and Attractions appropriation for the purchase and outfitting of the new vehicles. She explained that the State Police were able to locate seven vehicles through Gentilini Motors located in Egg Harbor New Jersey, a State contract vendor, for the amount of $417,434.92. She said that the remainder of the funds, approximately. $82,000.00, would be used to outfit the vehicles with specialized equipment, also to be purchased through State contract vendors.

Chairman Ballantyne presented Resolution 2025-40. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato, Resolution 2025-40 was approved by a vote of 14-0.

VIII. **PUBLIC PARTICIPATION** – None.

IX. **EXECUTIVE SESSION** – Chairman Ballantyne stated that there was no need for Executive Session.

X. **ADJOURNMENT**
With no further business, motion was made to adjourn by Commissioner Fontoura and seconded by Commissioner Stellato followed by all in favor.

Meeting adjourned at 11:15 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 July 24, 2025.

Christine A. Sanz

Christine Sanz
Secretary

July 24, 2025

Commissioner	Roll Call	2025-23	2025-24	2025-25	2025-26	2025-27	2025-28	2025-29	2025-30	2025-31
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mammano	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dowd	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Duthie	P	Y	Y	Y	Y	Y	R	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Gordon	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	A	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y

Commissioner	Roll Call	2025-32	2025-33	2025-34	2025-35	2025-36	2025-37	2025-38	2025-39	2025-40
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mammano	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Dowd	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Duthie	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Gordon	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y	Y	Y	Y	Y

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