



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: March 27, 2025

TIME: 10:00 a.m.

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

Members in Attendance:

John Ballantyne, Chairman

Nicholas Mammano, President and CEO

Joseph Buckelew, Vice Chairman (joined @ 10:05 via phone)

Robert Dowd, Member (via phone)

John Duthie, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member (via phone)

Gail B. Gordon, Esq., Member

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

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Member

Steven Plofker, Esq., Member (via phone)

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Also Attending:

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs (via phone)

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

Adam Levy, Vice President of Legal & Regulatory Affairs

Monica Miannecki, Director of Solid Waste, Parks and Stormwater Management

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

Chairman Ballantyne stated that he attended the recent public viewing of the Total Lunar Eclipse at the NJSEA William D. McDowell Observatory. He stated that the night was a great success and commended the dedication and teamwork of the Observatory Director Robert Laura and his volunteers. He then provided information on the upcoming events to be held at DeKorte Park.

President Mammano announced that the Meadowlands Environment Center would be hosting Marsh Madness on Saturday, March 29. He explained that Marsh Madness was the culmination of a climate change education professional development workshop which was funded through a \$650,000 State Department of Education grant. He acknowledged the students and staff that worked together to move this program forward.

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

Chairman Ballantyne presented the minutes from the January 23, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Fontoura and seconded by Commissioner Stellato, the minutes of the Regular Session Board Meeting held on January 23, 2025 were approved by a vote of 15-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the months of January and February 2025.

Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato the cash disbursements over \$100,000 for the months of January and February 2025 were unanimously approved.

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

VI. **APPROVALS**

Resolution 2025-07 Consideration of a Resolution Authorizing Funding Commitment to Assist with Securing and Hosting FIFA Club World Cup 2025 Matches At Metlife Stadium.

Mr. Levy stated that the NJSEA received an appropriation in the FY2025 Budget for International Events, Improvements and Attractions and that the Authority desired to use a portion of that appropriation, in the amount of \$4 million, to assist MetLife Stadium in securing and hosting the upcoming FIFA Club World Cup 2025 matches. He noted that this was the first time, the FIFA Club World Cup would be played in the United States and that nine of the matches, including the final, would be held at MetLife. He explained that this Resolution would authorize the disbursement of \$4 million to MetLife to accomplish the purposed of the foregoing Resolution. He noted that there was no official host community entity for these matches and that FIFA would be contracting directly with MetLife Stadium.

Mr. Levy and President Mammano responded to questions from Commissioner Schaffer, Commissioner Gordon and Chairman Ballantyne.

Chairman Ballantyne presented Resolution 2025-07. Upon motion by Commissioner Fontoura and seconded by Commissioner Duthie, Resolution 2025-07 was approved by a vote of 15-0.

• **CONTRACTS AND AWARDS**

Resolution 2025-08 Consideration of a Resolution Authorizing the Selection of Qualified Contractors for On-Call Landfill Repair Services (SW-25-01).

Ms. MianECKi stated that the NJSEA received seven proposals in response to a Request for Qualifications issued to receive qualifications from contractors to provide on-call landfill maintenance and repair services. She explained that an evaluation committee comprised of NJSEA staff reviewed and scored the proposals based on the criteria established in the RFQ the Committee concluded that all seven contractors were qualified to perform some or all of the services outlined in the RFQ. She said that at this time staff was requesting authorization

to short-list the seven qualified contractors in order to contract with them for future landfill projects. She explained that the Task Order Solicitation Process outlined in the RFQ included bid solicitation and rotational assignments which will be used for all projects under this RFQ.

Ms. Miannecki responded to questions from Commissioner Fontoura.

Chairman Ballantyne presented Resolution 2025-08. Upon motion by Commissioner Stellato and seconded by Commissioner Schaffer, Resolution 2025-08 was approved by a vote of 14-0, with Vice Chairman Buckelew abstaining.

Resolution 2025-09 Consideration of a Resolution Authorizing the Award of a Contract for Phase Two of The Maintenance, Repair and Rehabilitation of the Storm Water Pumps Associated with the Sports Complex Pump Station.

Mr. Duffy explained that this Resolution covers the next task of the continued refurbishment in the rebuilding of the critical stormwater pump station located on the Sports Complex. He stated that the NJSEA issued a task order to the three pre-qualified firms to provide the next stage of maintenance repair and rehabilitation. He noted that two bid responses were received and that Labor Services Management Company of Colts Neck, New Jersey was the low bidder at \$313,315.00. He said that staff had reviewed the bids and is recommending the award to Labor Services Management Company.

At the request of Chairman Ballantyne, Mr. Duffy provided an explanation of the critical importance of the stormwater pumps.

Chairman Ballantyne presented Resolution 2025-09. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-09 was approved by a vote of 15-0.

- **PUBLIC PARTICIPATION**

Joseph Jesus, Member of Local 32BJ and Ana Maria Hill, State Director and VP of Local 32BJ, which supports 80 contracted workers at American Dream Mall. The following comments were made relative to the status of Local 32BJ's labor fight at American Dream Mall:

- Previous mall contractor, HSA, has been replaced by a new contractor: Excel Facilities Services Group;
- Labor abuse continues under the new contractor;
- Workers still receiving \$17/hour and subpar health coverage;
- Workers hours have been cut with many being reduced to part-time schedules but still expected to complete a similar volume of work;
- Workers attempted to deliver a petition against their hours cut to Excel's offices in Nutley and they were refused entry;
- They noted that they have engaged with other elected officials on this issue and also on the adherence to the Sunday Blue Laws.
- They thanked the NJSEA for their continued support.

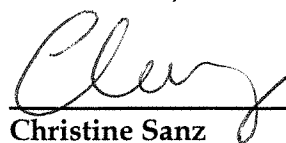
- **EXECUTIVE SESSION** – Chairman Ballantyne stated that there was no need for Executive Session.

- **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Stellato and seconded by Commissioner Knopf 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 March 27, 2025.



Christine Sanz
Secretary

March 27, 2025

Commissioner	Roll Call	2025-07	2025-08	2025-09
Ballantyne, Chairman	P	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	A	Y
Mammano	P	Y	Y	Y
Dowd - via phone	P	Y	Y	Y
Duthie	P	Y	Y	Y
Fontoura	P	Y	Y	Y
Gluck - via phone	P	Y	Y	Y
Gonnelli	--	--	--	--
Gordon	P	Y	Y	Y
Knopf	P	Y	Y	Y
Mullahey	P	Y	Y	Y
Pennington	P	Y	Y	Y
Plofker - via phone	P	Y	Y	Y
Schaffer	P	Y	Y	Y
Stellato	P	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y

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