



**REGULAR SESSION  
BOARD MEETING MINUTES**

DATE: October 23, 2025

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

**Members in Attendance:**

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman (via phone)

Nicholas Mammano, President and CEO

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 (via phone)

Tom Mullahey, Member

Eric Pennington, Esq., Member

Steven Plofker, Esq., Member

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

**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

Anna Acanfora, Vice President of Finance and Human Resources

Sara Sundell, Senior Director of Land Use Management & Chief Engineer

Jamera Sirmans, Governor's Authorities Unit

Kevin Evans, Esq., Gibbons P.C.

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 stated for the record that the Authority had received a letter late yesterday from counsel for a property owner in Secaucus relating to Resolution 2025-44, which

was a decision on a use variance application for a neighboring property. He said that the Authority was pulling that item from today's agenda to give NJSEA counsel the opportunity to review.

Chairman Ballantyne informed the Board that Meadowlands Research and Restoration Institute (MRRI) recently led a New Jersey Coastal Ecological Resilience Technical Workshop attended by one-hundred stakeholders. He noted that MRRI was working to expand State-wide coastal planning to include a focus on urban coastlines. He stated that he was gratified that MRRI's top-notch scientists shared their cutting-edge knowledge with researchers and others throughout the State.

President Mammano announced that NJSEA and Bergen County Audubon Society hosted the Meadowlands Birding Festival at DeKorte Park, which was attended by hundreds of visitors. He acknowledged NJSEA staff who played a role in the event: Sandy Speers, Terry Doss, Drew McQuade, Mike Turso, Aleshanee Mooney, Henry Pullin and many others who helped to make the festival a success. He noted that the next public event, the Meadowlands Eagle Festival, would be held on January 11, 2026.

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

Chairman Ballantyne presented the minutes from the September 25, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Duthie and seconded by Commissioner Pennington the minutes of the Regular Session Board Meeting held on September 25, 2025 were approved by a vote of 15-0.

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

Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month September 2025 were unanimously approved.

#### V. PUBLIC PARTICIPATION ON RESOLUTIONS - none.

#### VI. APPROVALS

|                           |  |
|---------------------------|--|
| <u>Resolution 2025-45</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. 23-191, Secaucus Realty/J.K. Petroleum - Gas Station Expansion (Special Exception) Block 36, Lot 2 in the Town of Secaucus. |
|---------------------------|--|

Ms. Sundell stated that the Authority received a zoning certificate application for the proposed expansion of the existing fuel service station located at 212 County Avenue, Block 36, Lot 1, onto the adjoining property located at 216 County Avenue, Block 36, Lot 2, in Secaucus. She noted that these properties were located within the Neighborhood Commercial zone and that the expansion of the fuel service station required Special Exception use approval from the NJSEA. She provided the Board with a more detailed description of the location of the proposed expansion site and other active commercial uses in the area. She explained that while a residential use on the subject property was permitted within the Neighborhood Commercial zone, due to the adjacent commercial uses, limited lot area, retention of the existing detached three-car garage on Lot 2, and environmental concerns, the property is recommended to be deemed unsuitable for housing. She stated that a review team that included a member of the Town of Secaucus evaluated the site and prepared a suitability review which indicated that the

subject property was recommended to be deemed unsuitable for housing. She concluded by stating that staff requested the Board's concurrence with the Review Team's recommendation.

Chairman Ballantyne presented Resolution 2025-45. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, Resolution 2025-45 was approved by a vote of 15-0.

Resolution 2025-46                      Consideration of a Resolution Adopting the 2026 New Jersey Sports and Exposition Authority Budget.

Ms. Acanfora stated that the 2026 Budget showed an increase of revenues of \$1,667,967.00 and an increase in expense of \$3,256,967.00 over the 2025 budget. She explained that the overall loss was offset by various reserves and State Appropriations.

Chairman Ballantyne presented Resolution 2025-46. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2025-46 was approved by a vote of 15-0.

## VII. CONTRACTS AND AWARDS

Resolution 2025-47                      Consideration of a Resolution Authorizing the President and CEO to enter into a Contract for the Purchase of Powered Ambulance Stretchers and Compatible Loading and Fastening Systems for the NJSEA Medical Department.

Mr. Duffy explained that an RFP was issued in July 2025 to update the stretchers used by the medical staff throughout the Complex, which included fourteen power stretchers and five loading and fastening systems. He stated that staff evaluated and scored the proposals based on price and other factors and recommended the award to Stryker of Redmond, Washington in the amount of \$397,840.95.

Chairman Ballantyne presented Resolution 2025-47. Upon motion by Commissioner Duthie and seconded by Commissioner Stellato, Resolution 2025-47 was approved by a vote of 15-0.

Resolution 2025-48                      Consideration of a Resolution Authorizing the Award of a Contract for Phase Three of the Maintenance, Repair and Rehabilitation of the Stormwater Pumps Associated with the Sports Complex Pump Station.

Mr. Duffy stated that as part of the ongoing rebuild of the critical stormwater pump station at the Sports Complex, a Task Order 3 was issued to the previous pre-qualified millwright vendors. He explained that Phase 3 continued to focus on rebuilding the ten original screw pumps. He said that Labor Service Management of Colts Neck, New Jersey submitted a proposal in the amount of \$207,947.00 and staff recommended award of a contract.

President Mammano asked Mr. Duffy what work was left, if anything, on this ongoing rebuild. Mr. Duffy responded that they would find out as Task Order 3 moved forward. He said that, at this time, they were going to address the intake side of the screw pumps. He noted that there had not be any significant issues found so far.

Chairman Ballantyne presented Resolution 2025-48. Upon motion by Commissioner Fontoura and seconded by Commissioner Plofker, Resolution 2025-48 was approved by a vote of 15-0.

Resolution 2025-49

Consideration of a Resolution Authorizing the President and CEO to Execute a Change Order to the Contract with Joseph M. Sanzari, Inc. of New Jersey for Repairs to the South Connector (NJ #4900-001), North Connector (NJ #4900-002) and Pedestrian Bridge (NJ #4900-003) in East Rutherford.

Mr. Duffy stated that in May 2025, the Board approved the award of a contract to Joseph M. Sanzari, Inc. to complete repairs to the three bridges that cross over Route 120 in the amount of \$538,422.00 based on unit-based pricing with the expectation of a potential price adjustment in the future. He explained that under the daily supervision of PS&S, the Authority's consultant, additional work was evaluated. He stated that staff and PS&S observed and approved the additional work at a value of \$189,453.95 and staff was recommending approval of a Change Order.

Chairman Ballantyne presented Resolution 2025-49. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-49 was approved by a vote of 14-0, with Vice Chairman Buckelew recusing.

Resolution 2025-50

Consideration of a Resolution Authorizing entry into a Contract with StructureCare LLC for the Parking Deck A Structural Reinforcement and Related Improvements Design-Build Contract at the Meadowlands Sports Complex on Exigent and Sole Source Basis in Preparation for the FIFA World Cup 2026.

Mr. Duffy stated that the next phase of completing the additional pedestrian bridge on the Complex was the necessary structural work and improvements to the American Dream Parking Deck A. He said that the precast and pre-stressed concrete structural members were developed based on a proprietary and exclusive design prepared by High Concrete Group for American Dream. He explained that due to the adjustment in use of the parking deck to accommodate the new bridge structural reinforcement was necessary. He stated that the bridge strength is specific in walking areas and needed to be increased from 50 to 100 lbs. per square foot to meet Code. He indicated that StructureCare, a division of High Industry, specialized in the design and construction of pre-cast and pre-stressed parking structures. He added that due to the specialized nature of the services and the proprietary and inclusive design of the parking structure the selected firm must have access to and experienced knowledge of High Concrete Group's propriety design making StructureCare uniquely qualified. He said that a solicitation was issued to StructureCare for this work and it was determined by staff that a contract in the amount of \$590,000.00 be issued to StructureCare of Lancaster, Pennsylvania.

Responding to a question from Chairman Ballantyne, Mr. Duffy explained that the work is needed to reinforce the structure of the parking deck, which will be subject to additional stress from pedestrian traffic into and out of the second pedestrian bridge currently under construction.

Commissioner Schaffer stated her concern regarding ingress and egress on the Sports Complex based on her experience at a recent Thursday Night Football game.

Chairman Ballantyne presented Resolution 2025-50. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, Resolution 2025-50 was approved by a vote of 15-0.

VIII. PUBLIC PARTICIPATION - None.

## IX. EXECUTIVE SESSION

### Resolution 2025-51

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 Briefing American Dream Settlement

Chairman Ballantyne presented Resolution 2025-51. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2025-51 was approved by a vote of 15-0 to enter into Executive Session.

Executive Session commenced at 10:28 a.m.

Regular Session recommenced at 11:08 a.m.

Upon returning to Regular Session, Chairman Ballantyne asked for roll call to be taken.

President Mammano: present

Buckelew: present (via phone)

Dowd: dropped from call

Duthie: present

Fontoura: present

Gluck: present (via phone)

Gordon: present

Griffin: present (via phone)

Knopf: present (via phone)

Mullahey: present

Pennington: present

Plofker: present

Schaffer: present

Stellato: present

Chairman Ballantyne noted that copies of Resolution 2025-52 were available to the public.

### Resolution 2025-52

Consideration of a Resolution Relating to the Disbursement of Brownfield Reimbursement Funds.

Kevin Evans, of Gibbons P.C., stated that Resolution 2025-52, among other things, would authorize the President and CEO to enter into an agreement between American Dream and the Authority to disburse funds related to reimbursement for eligible Brownfield remediation costs as part of the American Dream project. He stated NJDEP had completed their initial review and that State Treasury was currently reviewing additional submissions that could result in reimbursement of up to \$21.5 million of remediation expenses. He stated that we were hopeful that Treasury would finish their review this year and would be able to issue all or a portion of those funds. He went on to explain that, if authorized by the Board through this Resolution, the agreement between American Dream and the Authority would allow the first \$15.6 million, of the potential \$21.5 million, to be paid by Treasury directly to the Authority. He said that this \$15.6 million would be used for payment of \$6.5 million to the Authority in settlement of previous amounts owed by American Dream to the NJSEA for EMS and Fire services; \$ 7.1 million for outstanding rent due to NJSEA including payment of rent for the final quarter of this year; payment of \$1.8 million for EMS and Fire services to be provided to American Dream through 12/31/2025, and a \$100,000 annual payment due to the Meadowlands Conservation Trust. He said that American Dream and the Authority have agreed to put any monies paid

out by Treasury over and above the \$15.6 million in an escrow account to be held until both parties agree to release the funds. He said that this Resolution would also authorize the Authority enter into a tolling agreement with American Dream related to two ongoing litigations that the Authority and American Dream are both currently parties to. He explained that the Tolling Agreement is necessary to deal with concerns related to New Jersey's Entire Controversy Doctrine and that it would help keep the litigation contained and avoid the parties having to file certain additional claims while the Brownfield reimbursement process is still pending.

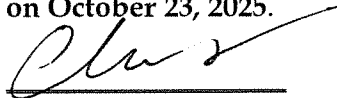
Chairman Ballantyne presented Resolution 2025-52. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Plofker, Resolution 2025-52 was approved by a vote of 15-0.

X. **ADJOURNMENT**

With no further business, motion was made to adjourn by Vice Chairman Buckelew and seconded by President Mammano 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 October 23, 2025.**



**Christine Sanz**  
Secretary

October 23, 2025

| Commissioner                     | Roll Call | 2025-45 | 2025-46 | 2025-47 | 2025-48 | 2025-49 | 2025-50 | 2025-51 | 2025-52 |
|----------------------------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|
| Ballantyne, Chairman             | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Buckelew, Vice Chair - via phone | P         | Y       | Y       | Y       | Y       | R       | Y       | Y       | Y       |
| Mammano                          | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Dowd - via phone                 | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Duthie                           | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Fontoura                         | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Gluck - via phone                | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Gonnelli                         | --        | --      | --      | --      | --      | --      | --      | --      | --      |
| Gordon                           | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Knopf - via phone                | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Mullahey                         | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Pennington                       | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Plofker                          | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Schaffer                         | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Stellato                         | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |
| Treasury Rep Griffin - via phone | P         | Y       | Y       | Y       | Y       | Y       | Y       | Y       | Y       |

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