



Board Meeting

Thursday, September 25, 2025

10:00 a.m.



**AGENDA
REGULAR SESSION**

Two DeKorte Park Plaza, Lyndhurst, NJ
Thursday, September 25, 2025

I. PLEDGE OF ALLEGIANCE

II. OPENING STATEMENT

III. ROLL CALL

IV. APPROVAL OF MINUTES AND CASH DISBURSEMENTS (Action)

- Approval of Regular Session Meeting Minutes of July 24, 2025.
- Approval and/or Ratification of Cash Disbursements over \$100,000 for the months of July and August 2025.

V. PUBLIC PARTICIPATION ON RESOLUTIONS

VI. CONTRACTS/AWARDS

Resolution 2025-41 Consideration of a Resolution Authorizing Entry into a Contract with Triumvirate Environmental, Health & Safety Experts for Hydrogen Sulfide Monitoring Services at the Keegan Landfill.

Resolution 2025-42 Consideration of a Resolution Authorizing a Contract for On-Call Transportation Services.

Resolution 2025-43 Consideration of a Resolution Authorizing the Purchase of an Upgraded Version of NJSEA's CityView Property Data Management and Permitting Software.

VII. PUBLIC PARTICIPATION

VIII. EXECUTIVE SESSION

Resolution 2025-44 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 matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

IX. MOTION TO ADJOURN

REGULAR SESSION MINUTES



**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:

Resolution 2025-23 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.

Resolution 2025-24 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.

Resolution 2025-25 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.

Resolution 2025-26 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.

Resolution 2025-27 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.

President Mammano also commented that Phase 1 also included removal of racing fees and other costs from the Authority's books and asked for Mr. Davidow to confirm that none of that would change as a result of today's action. He asked if the Authority would presume that the same benefits in terms of dedication of revenues to support racing would apply to this conceptual approval?

Mr. Davidow responded affirmatively. He stated that the entire premise of these conceptual approvals is to support the racing industry and the Authority would certainly have the opportunity to have those conversations when they come back before the Board with the full set of plans and financial information.

Chairman Ballantyne presented Resolution 2025-27. Upon motion by Commissioner Gluck and seconded by Commissioner Stellato, Resolution 2025-27 was approved by a vote of 14-0.

Resolution 2025-28 Consideration of a Resolution Authorizing Disbursement for Sports Arena Employees' Local No. 137 Retirement Plan for the Meadowlands Racetrack and the Monmouth Park Racetrack.

Ms. Acanfora explained that the Sports Arena Employees' Local No. 137 Retirement Plan (the "Plan") was terminated in 2007 due to a mass withdrawal of contributing employers and that NJSEA was the largest participating employer of the Plan. She stated that in an effort to ensure that the Plan would not become insolvent, employers of the Plan were asked to settle their withdrawal liability. She stated that the Authority's total liability was \$27,845,912.00. She provided a breakdown of the payments made to date to the Plan by the Authority through pension aid appropriations provided in the FY2024 and FY2025 State Budgets. She said that the FY2026 State Budget contains a \$7,000,000.00 pension aid appropriation from which NJSEA intends to use to pay the balance of its obligation to the Plan. She explained that in accordance with a prior agreement reached between NJSEA and the Plan the final payment of \$6,845,912.00 is to be paid in full by August 31, 2025 and that this payment would satisfy the Authority's withdrawal obligation with no further payments due.

Chairman Ballantyne presented Resolution 2025-28. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Stellato, Resolution 2025-28 was approved by a vote of 13-0, with Commissioner Duthie recusing.

VII. CONTRACTS AND AWARDS

Resolution 2025-29 Consideration of a Resolution Authorizing the Award of a Contract with Evoqua Water Technologies for Hydrogen Sulfide Treatment Services at the Keegan Landfill.

Ms. MianECKI explained that in order to meet regulatory requirements to treat hydrogen sulfide in the leachate at the Keegan Landfill, a customized pre-treatment system was specifically designed and installed in 2010 at the Keegan Landfill by Evoqua Water Technologies ("Evoqua"). She noted that the system continues to be successfully monitored and maintained by Evoqua and that NJSEA desires to renew their agreement. She said that Evoqua submitted a price proposal for an initial three-year contract term with two one-year options that included a monthly rate for services and a per gallon rate to supply solutions required for the treatment process. She said that staff estimates the annual cost during each of the first three years of the contract will be \$40,992.00, with a cost of \$42,894.00 for year four and \$44,880.00 for year five. She noted that the price for unanticipated repairs will be based on the replacement component price schedule submitted with the proposal. She stated that staff recommends the award of a contract to Evoqua Water Technologies for the total contract

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.

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

<u>Resolution 2025-31</u>	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.
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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.

<u>Resolution 2025-32</u>	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.
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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.

Resolution 2025-33 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.

Resolution 2025-34 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.

Resolution 2025-35 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.

Resolution 2025-36 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 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

APPROVALS



CASH DISBURSEMENTS
\$100,000 OR MORE
JULY 2025

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF EAST RUTHERFORD	2,403,255.14	I	PAYMENT IN LIEU OF TAXES: 3RD QUARTER 2025
CM TOWERS, INC.	170,381.85	A	ARENA COOLING TOWER REHABILITATION
CONSTELLATION NEW ENERGY, INC.	1,251,194.61	A	ELECTRICITY CHARGES: MAY-JUN 2025
CREAMER SANZARI JOINT VENTURE	1,363,802.58	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
HONEYWELL INTERNATIONAL, INC.	100,666.58	J/L	JUL-SEP 2025 SERVICE AGREEMENT RENEWAL & HVAC MAINTENANCE AND JUL 2025 MISCELLANEOUS REPAIRS
LABOR SERVICE MANAGEMENT COMPANY	110,947.00	A	PUMP STATION SYSTEM REPAIRS AND REHAB: JUN 2025
LOCAL 1412 - SECURITY GUARDS WELFARE FUND	117,205.64	A	UNION EMPLOYER CONTRIBUTIONS - PENSION FUND: MAY-JUL 2025
MICHAEL BAKER INTERNATIONAL, INC.	229,091.75	A	MEADOWLANDS ACTION PLAN FOR SAFETY: APR-MAY 2025
NEW MEADOWLANDS STADIUM CO., INC.	2,061,077.43	A	WORLD CUP REIMBURSEMENTS: JUL 2025
NEW JERSEY STATE POLICE	2,086,957.91	A/L	APR-JUN 2025 SALARIES, MAY-JUN 2025 OVERTIME, AND 2025 OPERATIONAL DISPATCH UNIT CHARGES
RESA POWER, LLC	788,700.00	A	SPORTS COMPLEX TRANSFORMER REPLACEMENT
SECURITY GUARDS LOCAL 1412 WELFARE FUND	123,768.52	A	UNION EMPLOYER & EMPLOYEE CONTRIBUTIONS - WELFARE FUND: JUN-JUL 2025
STATE OF NEW JERSEY TREASURY DEPARTMENT	210,308.99	A	WORKERS' COMPENSATION COVERAGE: 4TH QTR 2025
PSE&G CO.	358,727.40	J/L	ELECTRIC TRANSMISSION: MAY-JUL 2025
EAST RUTHERFORD SC TOTAL	<u>11,376,085.40</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
RAMAPO COLLEEG FOUNDATION	275,000.00	I	OPERATIONS BUDGET - 2ND PAYMENT: CY 2025
LYNDHURST TOTAL	<u>275,000.00</u>		

MONMOUTH PARK RACETRACK

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
BOROUGH OF OCEANPORT	444,376.80	I	REAL ESTATE TAXES: 3RD QTR 2025
MONMOUTH PARK RACETRACK TOTAL	<u>444,376.80</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE
AUGUST 2025

EAST RUTHERFORD - SPORTS COMPLEX

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
CREAMER SANZARI JOINT VENTURE	1,803,747.59	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
EPIC MANAGEMENT, INC.	153,285.00	A	DESIGN/CONSTRUCTION OF NORTH PEDESTRIAN BRIDGE PROJECT
LABOR SERVICE MANAGEMENT COMPANY	108,592.00	A	PUMP STATION SYSTEM REPAIRS AND REHAB: JUL 2025
NEW MEADOWLANDS STADIUM CO., INC.	436,824.33	A	WORLD CUP REIMBURSEMENTS: AUG 2025
PUBLIC SERVICE ELECTRIC & GAS	250,751.85	A/L	ELECTRIC TRANSMISSION: JUL-AUG 2025
EAST RUTHERFORD - SC TOTAL	<u>2,753,200.77</u>		

LYNDHURST

<u>PAYEE</u>	<u>\$ AMOUNT</u>	<u>REFERENCE LETTER</u>	<u>ACCOUNT DESCRIPTION</u>
JERSEY CITY, CITY OF	460,577.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2025
KEARNY, TOWN OF	2,694,244.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2025
KEARNY MUNICIPAL UTILITIES AUTHORITY	446,392.19	A	SEWER USE CHARGES - KEEGAN & 1A/1E: 1ST QTR 2025
NORTH ARLINGTON, BOROUGH OF	444,986.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2025
RIDGEFIELD, BOROUGH OF	317,397.00	I	TAX SHARING - 2ND INSTALLMENT : CY 2025
LYNDHURST TOTAL	<u>4,363,596.19</u>		



CASH DISBURSEMENTS
\$100,000 OR MORE

<u>REFERENCE LETTER</u>	<u>TYPE</u>
A	CONTRACT ON FILE
B	PURCHASE AWARDS - APPROVED AT MONTHLY BOARD MEETING
C	STATE REQUIREMENT FOR RACING
D	STATE VENDOR
E	SOLE SOURCE*
F	APPOINTED BY RACING COMMISSION
G	ADVERTISED BID
H	PRESIDENT/CEO APPROVAL
I	STATUTORY PAYMENT
J	UTILITIES
K	LOWEST PROPOSAL
L	REIMBURSABLE
M	OUTSTANDING PROFESSIONAL INVOICES APPROVED AT MONTHLY BOARD MEETING
N	PURCHASES ON BASIS OF EXIGENCY
*	PURCHASES DIRECT FROM SOURCE
	EXPENDITURE TO BE CHARGED TO MAINTENANCE RESERVE FUND

AWARDS / CONTRACTS

RESOLUTION 2025- 41

RESOLUTION AUTHORIZING ENTRY INTO A CONTRACT WITH TRIUMVIRATE ENVIRONMENTAL, HEALTH & SAFETY EXPERTS FOR HYDROGEN SULFIDE MONITORING SERVICES AT THE KEEGAN LANDFILL

WHEREAS, the New Jersey Sports and Exposition Authority ("NJSEA") is required to perform hydrogen sulfide monitoring at the Keegan Landfill pursuant to the Administrative Consent Order between the New Jersey Department of Environmental Protection (NJDEP) and the NJSEA dated March 22, 2019 ("ACO"); and

WHEREAS, on April 16, 2019, on an emergent basis, the NJSEA authorized entering into a contract with Emilcott Environmental, Health & Safety Experts ("Emilcott") to install monitors and provide hydrogen sulfide monitoring services at the Keegan Landfill; and

WHEREAS, in 2021, Emilcott was acquired by Triumvirate Environmental, a company that has been providing professional environmental, health, safety and waste management solutions to world-renowned companies for more than 30 years (together, hereinafter referred to as "Triumvirate"); and

WHEREAS, the customized monitor installation and the associated real-time monitoring services were specifically designed and installed around the perimeter of the Keegan Landfill by Triumvirate to meet the unique requirements imposed by the ACO and related NJDEP approvals; and

WHEREAS, the NJSEA remains subject to the requirements of the ACO to provide such monitors and monitoring services at the Keegan Landfill and the installation continues to be successfully monitored and maintained by Triumvirate; and

WHEREAS, the term of the agreement with Triumvirate will expire on October 28, 2025; and

WHEREAS, Executive Order 37 (Corzine) provides, amongst other things, that all procurement contracts to be awarded by State authorities are to be advertised in a manner designed to ensure that potentially interested, qualified firms receive appropriate notice of the proposed contract and a fair opportunity to seek it; provided, however, that the provisions concerning public advertisement and competitive processes do not apply in several enumerated circumstances as set forth therein; and

WHEREAS, in accordance with N.J.S.A. 52:34-10(g) and N.J.S.A. 5:10-21.4(a), a contract may be made, negotiated, or awarded by the NJSEA without advertisement when the equipment to be purchased is of a technical nature and the public interest requires the standardization of equipment and interchangeability of parts; and

WHEREAS, to ensure that the NJSEA remains in compliance with regulatory requirements and that monitoring remains uninterrupted and continuous, the NJSEA has determined, in accordance with the above referenced exception to public bidding, that Triumvirate should continue to provide the required equipment and monitoring services in the manner set forth by NJDEP in accordance with the ACO; and

WHEREAS, Triumvirate has agreed to continue providing the required equipment at an annual rental rate of \$243,000.00 including labor, which is the same rate as under the current contract; and

WHEREAS, the proposed contract is for a total amount of \$490,000.00 over a term of two years, which includes anticipated additional minor work in accordance with the cost proposal provided.

NOW, THEREFORE, BE IT RESOLVED, by the New Jersey Sports and Exposition Authority, that, for the reasons set forth above, the President and CEO is hereby authorized to enter into a two-year contract with Triumvirate for hydrogen sulfide monitoring equipment and services, for a total estimated not to exceed contract amount of \$490,000.00.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 25, 2025.

Christine Sanz
Secretary

RESOLUTION 2025-42

**RESOLUTION AUTHORIZING A CONTRACT FOR ON-CALL
TRANSPORTATION SERVICES**

WHEREAS, the New Jersey Sports and Exposition Authority issued a Request for Qualification ("RFQ") on April 5, 2024, to create a short-list of qualified firms to provide On-call Transportation Services; and

WHEREAS, the RFQ defined service categories and subcategories including maintenance and upgrade of MASSTR subsystems, provide transportation planning and engineering services, and perform system design; and

WHEREAS, based on submissions received in response to the RFQ, the NJSEA Board of Commissioners voted to adopt Resolution 2024-26, which qualified and short-listed firms for contracts with the NJSEA under the various categories and subcategories listed in the RFQ; and

WHEREAS, a mini-solicitation was prepared for "Category 1: Infrastructure Preservation and Upgrades," which includes work related to "Preventive Maintenance" of the MASSTR sub-systems; and

WHEREAS, this mini-solicitation was issued to HBC Company, Inc. ("HBC"), which was the sole firm qualified under this category; and

WHEREAS, based on an evaluation of the proposal and price proposal submitted by HBC, NJSEA staff determined that HBC is well qualified to perform the work required under the Category 1 mini-solicitation, and that the submitted cost proposal is reasonable and consistent with rates charged under existing contracts for similar services; and

NOW, THEREFORE, BE IT RESOLVED, that the New Jersey Sports and Exposition Authority hereby authorizes the President and CEO to enter into a contract with HBC Company, Inc., for preventive maintenance of MASSTR equipment, for the total cost of Four Hundred Twenty-Five Thousand Dollars (\$425,000.00).

BE IT FURTHER RESOLVED, that the President and CEO, and any Authorized Authority Official be, and hereby are, authorized and directed to take all such further actions and to execute and deliver all such further instruments and documents as shall determine to be necessary, desirable or advisable to fully carry out the intent and to accomplish the purposes of the foregoing Resolutions.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 25, 2025.

Christine Sanz
Secretary

RESOLUTION 2025-43

**RESOLUTION AUTHORIZING THE PURCHASE OF
AN UPGRADED VERSION OF
NJSEA'S CITYVIEW PROPERTY DATA MANAGEMENT AND
PERMITTING SOFTWARE**

WHEREAS, the NJSEA Land Use Management and Plan Review Departments utilize proprietary software known as CityView for property data management and permitting, which is critical for keeping track of parcel data, development applications and approvals, building inspections, violations, and the fees associated with these business functions; and

WHEREAS, to ensure that the unique software services provided under the existing CityView system remain uninterrupted and continuous, the NJSEA has determined that the currently installed version of CityView must be upgraded to keep this customized system operating effectively, ensure ongoing software support and hardware compatibility, and maintain the integrity of the property and application data; and

WHEREAS, CityView Select, the upgraded version of CityView ("CityView software upgrade"), will automate and streamline the development application process by allowing applicants to submit application forms digitally, pay application fees online, and track the status of their applications online; and

WHEREAS, the contract for the CityView software upgrade will include installation and staff training, migration of NJSEA property and application data from previous CityView versions, customization to meet NJSEA needs, integration with NJSEA's GIS mapping, and incorporation of electronic plan review for NJSEA staff; and

WHEREAS, this Resolution authorizes a one-year contract, with two one-year options to extend, for a total estimated three-year cost of \$448,650.88, which includes a \$254,758.00 one-time fee in the first year for software licensing, hosting, installation, data conversion, configuration, validation, and training, and \$79,042.44 annually for software costs, including updates and technical support during subsequent years, less a \$43,234.44 adjustment in the first year for fees paid under the existing CityView software maintenance agreement; and

WHEREAS, Executive Order 37 (Corzine) requires, amongst other things, that contracts to be awarded by State authorities are to be advertised in a way designed to ensure that potentially interested, qualified firms receive appropriate notice of the proposed contract and a fair opportunity to seek it; provided, however, that the provisions concerning public advertisement and competitive processes do not apply in several enumerated circumstances; and

WHEREAS, the NJSEA has determined that awarding of this contract to N. Harris Computer Corporation, the publisher of CityView, is in accordance with Executive Order 37 (Corzine) and N.J.S.A. 5:10-21.4(b), both of which provide for sole source awards where there is only one vendor capable or available to provide the required goods or services.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the New Jersey Sports and Exposition Authority, that the President and CEO is hereby authorized to negotiate and enter into all such agreements, as are reasonable or necessary to accomplish the purposes of the foregoing Resolution, with N. Harris Computer Corporation, as the sole source provider of the CityView Select software upgrade, for a total estimated three-year cost of \$448,650.88.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 25, 2025.

Christine Sanz
Secretary

EXECUTIVE SESSION

RESOLUTION 2025-44

**RESOLUTION AUTHORIZING THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
TO CONDUCT A MEETING TO WHICH
THE GENERAL PUBLIC SHALL NOT BE ADMITTED**

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies in certain circumstances; and

WHEREAS, the New Jersey Sports and Exposition Authority (NJSEA) is of the opinion that those circumstances presently exist.

BE IT RESOLVED by the New Jersey Sports and Exposition authority ("Authority") that it shall conduct a meeting to which the general public shall not be admitted to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney client privilege, contract negotiations, and, if necessary, to act upon pending contracts.

This resolution shall become effective immediately.

I hereby certify the foregoing to be a true copy of the Resolution adopted by the New Jersey Sports and Exposition Authority at their meeting of September 25, 2025.

Christine Sanz
Secretary