



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: January 22, 2026

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

John Duthie, Member

Armando Fontoura, Member

Gail B. Gordon, Esq., Member

Daniel Gumble, Member

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

Woody Knopf, Member

Tom Mullahey, Member

Eric Pennington, Esq., Member

Marguerite Schaffer, Esq., Member

Louis J. Stellato, Member

Absent:

Michael Gonnelli, Member

Sam Parker, Member

Also Attending:

Christine Sanz, Executive Vice President

Jade Sobh, Chief of Staff

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

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

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

Michael Eleneski, 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 introduced new NJSEA Commissioner Daniel Gumble and extended a warm welcome on behalf of the Board. He provided professional background information regarding the Commissioner.

Chairman Ballantyne noted that he had the great pleasure of attending the Meadowlands Eagle Festival on January 11, which was held in DeKorte Park and the Meadowlands Environment Center. He said that the event, co-hosted by the NJSEA and the Bergen County Audubon Society, drew upwards of 800 visitors.

President Mammano announced that today would be his last meeting as President and CEO of the Authority. He stated that it had been an incredible honor and highlight of his career. He said that he was incredibly grateful for Governor Murphy's confidence in him. He acknowledged and thanked the Board of Commissioners and said that he was incredibly grateful for their friendships. He acknowledged the former Presidents that he worked under and thanked the staff of the Authority.

Chairman Ballantyne thanked President Mammano for his commendable service to the NJSEA and highlighted some of his achievements during his tenure. He wished him the very best and introduced, on behalf of the Board, Resolution 2026-09 in recognition of his service.

Resolution 2026-09 Consideration of a Resolution Honoring Nicholas Mammano for Outstanding Service to the New Jersey Sports and Exposition Authority, the Meadowlands and the State of New Jersey.

Chairman Ballantyne presented Resolution 2026-09. Upon motion by Commissioner Schaffer and seconded by Commissioner Fontoura, Resolution 2026-09 was approved by a vote of 13-0.

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

Chairman Ballantyne presented the minutes from the December 18, 2025 Regular Session Board meeting.

Upon motion made by Commissioner Stellato and seconded by Commissioner Fontoura the minutes of the Regular Session Board Meeting held on December 18, 2025, were approved by a vote of 14-0.

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

Upon motion by Commissioner Stellato and seconded by Commissioner Mullahey the cash disbursements over \$100,000 for the month December 2025 approved by a vote of 14-0.

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

VI. **APPROVALS**

Resolution 2026-01 Consideration of a Resolution Regarding Tidelands Grant Applications for HRP Hudson Owner, LLC, HRP 60 Van Keuren, LLC and HRP 134 Van Keuren, LLC - Tidelands Applications File No. SP-826 Block 7402.01, Lots 3, 4, 6 & 7 in the City of Jersey City.

Ms. Sundell stated that HRP Hudson Owner, LLC and two other related ownership entities had submitted applications to the NJDEP Bureau of Tidelands Management (Tidelands Resource Council) for four riparian sweep grants to purchase tidelands claimed by the State within Block

7402.01, Lots 3, 4, 6 and 7. She noted that the properties, totaling 66.297 acres in area, were part of a redevelopment project that included three recently completed warehouse and distribution facilities, along with certain existing PSE&G electric and gas transmission facilities. She explained that the clearance of the tidelands claims was sought following the approval of a subdivision within the redevelopment site, which resulted in changes to lot configurations and designations arising from the development of the properties within which these claimed areas lie. She explained that the NJDEP was required to provide the NJSEA with an opportunity to submit its recommendation regarding applications for tidelands conveyances within the District to the Tidelands Bureau. She said that staff supported the approval of the proposed tidelands grant filings by the Tidelands Resource Council and recommended that the Board authorize staff to forward a resolution stating its recommendation to the Tidelands Bureau in support of the subject tidelands grant applications.

Chairman Ballantyne presented Resolution 2026-01. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Schaffer, Resolution 2026-01 was approved by a vote of 14-0.

Resolution 2026-02 Consideration of a Resolution Issuing a Decision on the Variance Application Submitted as part of File No. 25-214 Harmon Meadow Suites/300 Harmon Meadow Blvd - Subdivision (Variances) Block 227.01, Lot 2 in the Town of Secaucus.

Ms. Sundell stated that an application for seven bulk variances was filed with the NJSEA on behalf of Harmon Meadow Suites, LLC for the property identified as Block 227.01, Lot 2 in the Town of Secaucus and located within the Hackensack Meadowlands District's Regional Commercial zone. She explained that the bulk variances were sought in connection with an application for a proposed technical major subdivision, which proposes the subdivision of one existing lot into two lots, proposed to be identified as Block 227.01, Lots 2.01 and 2.02. She went on to specify each of the seven bulk variances being sought by the applicant. She indicated that a public hearing was held November 18, 2025 with no members of the public in attendance and no objections received. She stated that a comprehensive report prepared by staff recommended the conditional approval of one of the bulk variances and the approval of the other six bulk variances requested. She noted that a copy of the comprehensive report and variance recommendation were provided to the applicant.

Chairman Ballantyne presented Resolution 2026-02. Upon motion by Commissioner Stellato and seconded by Commissioner Pennington, Resolution 2026-02 was approved by a vote of 14-0.

Resolution 2026-03 Consideration of a Resolution Certifying the Meadowlands Adjustment Payments for CY2026.

Ms. Acanfora explained that the calculations were prepared according to the statute, which also requires that the calculations be certified by the Board by February 1 of each year. She stated that the calculations were reviewed and verified by the independent auditing firm of Mercadien. She explained that upon certification of this Resolution, notices would be sent to the impacted towns along with the payment schedule.

Chairman Ballantyne presented Resolution 2026-03. Upon motion by Commissioner Fontoura and seconded by Commissioner Dowd, Resolution 2026-03 was approved by a vote of 14-0.

VII. CONTRACTS AND AWARDS

Resolution 2026-04

Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Truis, Inc. for a Regenerative Air Street Sweeper for the Meadowlands Sports Complex in East Rutherford.

Mr. Duffy stated that staff issued a Request for Proposals for a Regenerative Air Street Sweeper for the Sports Complex and in response, three proposals were received. He explained that upon staff's review of the proposals the proposal from the low bidder was rejected for failure to meet the material requirements of the RFP. He said that staff determined that the bid supplied by Truis, Inc. of South Farmingdale, New Jersey was the lowest qualified responsible bidder with a lump sum cost of \$332,356.00, and recommended award of a contract.

Mr. Duffy also responded to a question from Commissioner Schaffer.

Chairman Ballantyne presented Resolution 2026-04. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato, Resolution 2026-04 was approved by a vote of 14-0.

Resolution 2026-05

Consideration of a Resolution Authorizing the Award of a Contract for On-Call Owner's Representative and Construction Management Services Related to Construction of the North Pedestrian Bridge Over Route 120 on the Sports Complex in East Rutherford.

Mr. Duffy explained that the resolution was for the ongoing construction management services for the North Pedestrian Bridge. He said that in 2024, Epic Management was selected to provide construction management services for the proposed additional pedestrian bridge due to their experience and expertise at overseeing and managing design professionals, as well as their design build experience. He noted that to date Epic had met all expectations in managing the project in advance of World Cup. He explained that Epic's work had recently been expanded to include the design modifications and constructional work necessary to American Dream Parking Deck A necessitated by the bridge construction. He stated that staff recommended that Epic continue as the construction management firm and owner's representative for an additional amount of \$750,000.00.

Chairman Ballantyne presented Resolution 2026-05. Upon motion by Commissioner Schaffer and seconded by Commissioner Stellato, Resolution 2026-05 was approved by a vote of 13-0, with Vice Chairman Buckelew recusing.

Resolution 2026-06

Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Schindler Elevator Corporation of New Jersey for Elevator Modernization for the Administration Building in Lyndhurst.

Mr. Duffy stated that the elevators in the administration and environment center buildings were in need of modernization to ensure the safety of staff and the public. He explained that due to issues with the proper, safe, operation of the elevators, an alternative competitive path was chosen to expedite the necessary work. He said that staff solicited proposals from six qualified companies with one proposal being received from Schindler Elevator Corporation. He noted that Schindler's best and final offer in the amount of \$637,268.00 for both buildings elevators was reviewed by staff and determined to be reasonable for the work. He said that due to the urgent and critical need for the immediate modernization of the elevators, staff recommended the award of a contract to Schindler Elevator Corporation.

Mr. Duffy responded to questions from Commissioners Schaffer and Gordon.

Chairman Ballantyne presented Resolution 2026-06. Upon motion by Commissioner Dowd and seconded by Commissioner Fontoura, Resolution 2026-06 was approved by a vote of 14-0.

VIII. **PUBLIC PARTICIPATION**

IX. **EXECUTIVE SESSION**

Resolution 2026-07 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

Chairman Ballantyne presented Resolution 2026-07. Upon motion by Commissioner Schaffer and seconded by Commissioner Dowd Resolution 2026-07 was approved by a vote of 13-0 to enter into Executive Session, with President Mammano recusing.

Executive Session commenced at 10:43 a.m.

Regular Session recommenced at 10:58 a.m.

Upon returning to Regular Session, Chairman Ballantyne introduced the resolution under consideration to appoint Jill Kotner Hirsch as the new President and CEO of the New Jersey Sports and Exposition Authority and to authorize the actions necessary to effectuate the transition from President Mammano to Jill Hirsch. He noted that copies of Resolution 2026-08 were available to the public. He introduced Ms. Hirsch and provided the Board professional biographical information.

Resolution 2026-08 Consideration of a Resolution Appointing Jill Kotner Hirsch, Esq. as President and Chief Executive Officer of the New Jersey Sports and Exposition Authority.

Mr. Levy explained that this resolution formally appoints Jill Kotner Hirsch as President and Chief Executive Officer of the NJSEA beginning on January 23, subject to the Governor's early approval of the Board meeting minutes. He noted that the compensation and benefits for this full-time position were consistent with those provided for previous executive appointments. He further stated that the resolution authorized and directed the negotiation and execution of an employment contract for Ms. Hirsch, as well as the negotiation and execution of an amendment to the employment contract of the current President and Chief Executive Officer.

Chairman Ballantyne presented Resolution 2026-08. Upon motion by Commissioner Fontoura and seconded by Commissioner Mullahey, Resolution 2026-08 was approved by a vote of 13-0, with President Mammano recusing.

Ms. Hirsch addressed the Board and thanked them as well as Governor Sherrill for their confidence in appointing her to the position. She said that she was truly honored by the confidence. She said that she looked forward to working alongside the Board members and staff.

Various Commissioners individually acknowledged President Mammano's service to the Authority and congratulated Ms. Hirsch on her appointment.

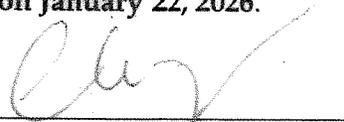
Mr. James Kirkos, President Meadowlands Chamber of Commerce, acknowledged President Mammano and congratulated the reappointed and newly appointed Commissioners. He congratulated Ms. Hirsch on her appointment as President and CEO of the Authority.

X. **ADJOURNMENT**

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

Meeting adjourned at 11:20 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 January 22, 2026.



Christine Sanz
Secretary

January 22, 2026

Commissioner	Roll Call	2026-01	2026-02	2026-03	2026-04	2026-05	2026-06	2026-07	2026-08	2026-09
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	Y	Y	Y	R	Y	Y	Y	Y
Mammano	P	Y	Y	Y	Y	Y	Y	R	R	-
Dowd	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Duthie	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gumble	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
Parker	--	--	--	--	--	--	--	--	--	--
Pennington	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 - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y

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