



REGULAR SESSION BOARD MEETING MINUTES

DATE: June 24, 2026

TIME: 10:00 a.m.

PLACE: Two DeKorte Park Plaza, Lyndhurst, NJ

Members in Attendance:

John Ballantyne, Chairman
Joseph Buckelew, Vice Chairman
Jill Hirsch, President and CEO
Anthony Abrantes, Member
Armando Fontoura, Member
Gail B. Gordon, Esq., Member
Michael Griffin, Member (via phone)
Woody Knopf, Member (via phone)
Tom Mullahey, Member
Sam Parker, Member (via phone)
Eric Pennington, Esq., Member
Marguerite Schaffer, Esq., Member
Louis J. Stellato, Member

Absent:

John Duthie, Member
Daniel Gumble, Member

Also Attending:

Christine Sanz, Executive Vice President
John Duffy, Senior Vice President of Sports Complex Operations & Facilities
Robert Davidow, Senior Vice President of Legal & Regulatory Affairs
Adam Levy, Senior Vice President of Legal Affairs & Strategic Council
Teresa Doss, Co-Director MRRI, Chief Restoration Scientist
Mia Petrou, Land Use Management Supervising Planner
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 recognized Steve Cattuna, NJSEA Director of Plan Review, on his upcoming retirement. He stated that Mr. Cattuna had joined the Authority in 2018 serving as Chief of Staff. He noted that prior to joining the NJSEA, Mr. Cattuna served as the Chief of Staff to New Jersey General Assembly Speaker Vincent Prieto for eight years. He acknowledged Mr. Cattuna's work ethic and thanked him for his guidance and leadership during his time at the Authority. Chairman Ballantyne wished Mr. Cattuna a happy and healthy retirement on behalf of the Board.

Chairman Ballantyne acknowledged Dr. Ying "Cheryl" Yao, Chief Chemist and Lab Supervisor for the Meadowlands Research and Restoration Institute on earning her Ph. D in Environmental Science from Rutgers University. He congratulated Dr. Yao on her momentous achievement.

Chairman Ballantyne reported that Native Plant Day, held on May 31, was very successful and that the next joint event with the Bergen County Audubon Society, Butterfly Day, will be held on Sunday, July 26 at DeKorte Park.

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

Chairman Ballantyne presented the minutes from the May 28, 2026 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 May 28, 2026, were approved by a vote of 13-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of May, 2026.

Upon motion by Commissioner Stellato and seconded by Commissioner Schaffer, the cash disbursements over \$100,000 for the month of May, 2026 were approved by a vote of 13-0.

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

VI. **APPROVALS**

<u>Resolution 2026-23</u>	Consideration of a Resolution Authorizing NJSEA Staff to Investigate the Redevelopment Potential of the Property Identified as Block 227, Lot 9 in the Town of Secaucus File No. SP-831.
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Ms. Petrou stated that the Authority received a petition submitted by James Rhatican, Esq., of Hartz Mountain Industries, Inc., on behalf of Meadowlands Logistics Center, LLC, requesting that the NJSEA investigate whether the Mori Tract (Block 227, Lot 9) in Secaucus qualifies as an area in need of redevelopment. She explained that the 136-acre property, located along Paterson Plank Road, is split-zoned between the Regional Commercial and Environmental Conservation zones and has been the subject of prior Board actions, including its designation as a Vital Project in 2019 and the conditional approval of a warehouse development use variance in 2025. She noted that the petitioner cited development challenges, including environmental remediation, site elevation requirements, and lack of utilities. She stated that staff prepared a preliminary analysis and was requesting authorization to conduct a redevelopment area investigation and to hold a public hearing in accordance with N.J.A.C. 19:3-5.2(a). She explained that the findings would be compiled into an "In Need of Redevelopment Report," and, if the property was ultimately designated as an area in need of redevelopment, a redevelopment plan would be prepared for the site.

Chairman Ballantyne presented Resolution 2026-23. Upon motion by Commissioner Stellato and seconded by Commissioner Abrantes, Resolution 2026-23 was approved by a vote of 13-0.

VII. **CONTRACT / AWARDS**

Resolution 2026-24 Consideration of a Resolution Authorizing the President and CEO to enter into a Contract with Biohabitats, Inc., to Provide Geotechnical, Engineering and Permitting Design Services for the Sawmill Creek Marsh Restoration.

Ms. Doss reported that as part of the “Building a Climate Ready NJ” initiative, which is funded through the National Oceanic and Atmospheric Administration (NOAA), the NJSEA was awarded \$6.5 million to restore the marshes within the Sawmill Creek Wildlife Management Area in Kearny. She explained that the project aimed to rebuild and revegetate the marshlands to enhance wildlife habitat, improve flood protection, and increase carbon sequestration. She noted that Biohabitats, an ecological and engineering consulting firm, was retained in November 2025 to conduct site assessments and develop conceptual plans, and that NOAA had since authorized the next phase of work, including geotechnical investigations, final design, and permitting. She stated that staff was requesting approval to enter into a new contract with Biohabitats not to exceed \$341,000.00 to complete these tasks using the NOAA grant funds.

Chairman Ballantyne presented Resolution 2026-24. Upon motion by Commissioner Stellato and seconded by Commissioner Abrantes, Resolution 2026-24 was approved by a vote of 13-0.

Resolution 2026-25 Consideration of a Resolution Authorizing a Contract for the Replacement of Inoperative Digital Wayfinding Signs on an Exigent Basis.

Mr. Levy reported that two digital wayfinding signs on Route 3 West adjacent to the Sports Complex, originally installed in 2009, recently became inoperable due to an apparent power surge and could not be repaired despite multiple attempts by staff. He explained that the signs are part of the Sports Complex wayfinding operation, including the Secaucus Meadowlands Transitway Bus Corridor, and that their replacement was urgently needed to support operations during the FIFA World Cup games. He stated that the resolution authorizes the award of a contract on an exigent basis to Decker Construction & Electric for the emergency replacement of the two signs at an estimated cost of \$199,730.00, including removal and disposal of the existing units, procurement and installation of new message boards, spare parts, and highway traffic control measures necessary for installation.

Chairman Ballantyne presented Resolution 2026-25. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2026-25 was approved by a vote of 13-0.

VIII. **PUBLIC PARTICIPATION** - None

IX. **EXECUTIVE SESSION**

Chairman Ballantyne noted that there was no need for Executive Session.

X. **ADJOURNMENT**

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

Meeting adjourned at 10:17 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 June 24, 2026.



Christine Sanz
Secretary

June 24, 2026

Commissioner	Roll Call	2026-23	2026-24	2026-25
Ballantyne, Chairman	P	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y
Hirsch	P	Y	Y	Y
Abrantes	P	R	Y	Y
Duthie	--	--	--	--
Fontoura	P	Y	Y	Y
Gordon	P	Y	Y	Y
Gumble	--	--	--	--
Knopf - via phone	P	Y	Y	Y
Mullahey	P	Y	Y	Y
Parker - via phone	P	Y	Y	Y
Pennington	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