REGULAR SESSION
BOARD MEETING MINUTES

DATE: September 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 – via phone
John Duthie, Member – via phone
Armando Fontoura, Member
Gail B. Gordon, Esq., Member
Woody Knopf, Member
Tom Mullahey, Member
Sam Parker, Member – via phone
Eric Pennington, Esq., Member
Marguerite Schaffer, Esq., Member
Louis J. Stellato, Member

Absent:
Michael Griffin, Member
Daniel Gumble, Member

Also Attending:
Christine Sanz, Executive Vice President
Laurie Ewing, Chief of Staff
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
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.

IV. SPECIAL PRESENTATIONS

Chairman Ballantyne recognized two retiring NJSEA employees as recipients of the NJSEA Chairman's Award, which honors staff members whose hard work and dedication have made a lasting, positive impact on the Authority. He recognized Paula Speers, Chief of Finance Administration, for her 44 years of service, and Michele Glidden, Office Manager of Sports Complex Operations, for her 38 years of dedicated service.

Chairman Ballantyne invited NJSEA Executive Vice President, Christine Sanz, to share some words on Ms. Speers.

Ms. Sanz recognized Paula Speers upon her retirement from the NJSEA after more than four decades of service. She stated that during her career with the HMDC, NJMC, and NJSEA, Ms. Speers held nine different positions and assumed numerous critical responsibilities, including Escrow Operations, Grants and Contracts, Municipal Services, contract compliance, procurement, and insurance management. She highlighted Ms. Speers' willingness to always assist wherever needed, her commitment to compliance and doing what was right and lawful for the Authority, and her reputation as a dependable team member, mentor, and supportive colleague. She commented that what she would miss most about Ms. Speers was her candor and openness, her sense of humor, and her tenacity in getting a project done.

Chairman Ballantyne invited NJSEA Senior Vice President of Sports Complex Operations and Facilities to speak about Ms. Glidden.

Mr. Duffy expressed his appreciation to Ms. Glidden for her dedication over the past 38 years. He thanked her for her expertise, her willingness to help, and her unwavering support and commitment. He noted that her generosity in sharing her knowledge has contributed to the organization's success and that he personally benefited from her guidance. He said she will be greatly missed. He congratulated her on her well-deserved retirement and wished her good health and happiness in the years ahead.

V. EXECUTIVE SESSION

Resolution 2026-30 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:

- Execution of a Settlement Agreement in the Matter of The Borough of East Rutherford v. Ameream, LLC, et al Docket Number BER-L-001209-23.

Chairman Ballantyne presented Resolution 2026-30. Upon motion by Commissioner Fontoura and seconded by Commissioner Stellato Resolution 2026-30 was approved by a vote of 13-0 to enter into Executive Session.

Executive Session commenced at 10:12 a.m.

Regular Session recommenced at 10:25 a.m.

Upon returning to regular session, Chairman Ballantyne advised the public that copies of Resolution 2026-31 were available in the back of the room.

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

Chairman Ballantyne presented the minutes from the July 23, 2026 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 July 23, 2026, were approved by a vote of 13-0.

Chairman Ballantyne presented the report of cash disbursements over $100,000 for the months of July and August, 2026.

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

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

VIII. **APPROVALS**

Resolution 2026-31 — Consideration of a Resolution Authorizing the Execution of a Settlement Agreement in the Matter of The Borough of East Rutherford v. Ameream, LLC, et al, Docket Number BER-L-001209-23.

Mr. Davidow stated that Resolution 2026-31 authorizes the President and CEO to enter into a settlement agreement in the litigation between American Dream, the Borough of East Rutherford and NJSEA regarding the ancillary parcel pilot payments pursuant to the terms in the proposed Settlement Agreement.

Chairman Ballantyne presented Resolution 2026-31. Upon motion by Commissioner Gordon fand seconded by Commissioner Mullahey, Resolution 2026-31 was approved by a vote of 13-0.

IX. **CONTRACT / AWARDS**

Resolution 2026-32 — Consideration of a Resolution Authorizing the Award of a Contract for Engineering Services related to a Preliminary Flood Assessment Study of the Meadowlands Sports Complex in East Rutherford

Mr. Duffy stated that the resolution under consideration requests authorization to contract with Langan Engineering to conduct a preliminary flood assessment study of the Meadowlands Sports Complex. He explained that, given changes in weather patterns, flood elevations, and stormwater regulations since the Complex was developed more than 50 years ago, an updated assessment is needed to evaluate the existing flood control infrastructure and current and future tidal flood risks. He explained that Langan was selected through the NJSEA's existing RFQ 083 for On-Call Engineering Services and Task Force Solicitation. He noted that Langan has relevant experience with the Sports Complex, surrounding waterways, and NJDEP Resilient Environment and Landscape (REAL) Rules and Requirements. He said that the study would help identify potential mitigation measures and support future flood protection and resiliency planning. He stated that staff recommended awarding the contract to Langan Engineering, of Parsippany, for a not-to-exceed amount of $141,000.

Chairman Ballantyne presented Resolution 2026-32. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2026-32 was approved by a vote of 13-0.

Resolution 2026-33 — Consideration of a Resolution Authorizing a Second Amendment to the Electricity Procurement Agreement with New Meadowlands Stadium Company and Authorizing an Electric Supply Service Agreement with PSEG Energy Solutions, LLC.

Mr. Duffy stated that Resolution 2026-33 authorizes the continued procurement and management of electricity for the Sports Complex, including MetLife Stadium. He explained that NJSEA has had an electricity procurement agreement with New Meadowland Stadium Company (NMSC) since 2011, which was amended in 2022. He explained that the proposed resolution would authorize a second amendment to that agreement and authorize NJSEA to enter into a commodity master agreement with PSEG Energy Solutions LLC, allowing NJSEA to continue competitively pricing and hedging electricity while providing cost savings to NJSEA, NMSC, and other Complex leaseholders.

Chairman Ballantyne presented Resolution 2026-33. Upon motion by Commissioner Stellato and seconded by Commissioner Fontoura, Resolution 2026-33 was approved by a vote of 13-0.

X. PUBLIC PARTICIPATION

Mr. Donald Smith, Gloversville, New York
Mr. Smith made the following comments:

- He commented on the need to revive the posting of No Hunting signs in the Sawmill Creek Wildlife Management Area west of the New Jersey Turnpike and the installation of a permanent sign on the Turnpike bridge east side of identifying the area as a bird sanctuary.
- He commented on the landscaping located along the Russo property on Valley Brook Avenue in Lyndhurst. He said that non-native trees are being planted where there should be planting native trees which will benefit the wildlife in the Meadowlands. He suggests giving the staff more power to review the landscape plans in the District.
- He commented on deer that are destroying the forests at Losen Slote in Little Ferry. He suggested considering a limited bow hunt.
- He commented on the Meadowlands Interagency Mitigation Advisory Committee (MIMAC) which reviews wetlands mitigation proposals within the Meadowlands District. He complained that MIMAC does not have a public participation session, and he hoped that the Authority could influence MIMAC to include one at their meetings.

Mr. Robert Ceberio, Administrator for the Borough of Carlstadt
Mr. Ceberio made the following comments:

- He commented that he was aware that a letter was sent to the Agency in regard to meeting with NJSEA staff relative to the further contribution from American Dream as per the Hearing Officers Report of 2004 and 2012. He referenced a concept contained in the Hearing Officers Report regarding the Municipal Assistance Program that American Dream is supposed to provide payments to certain municipalities to mitigate the impacts of American Dream. He addressed President Hirsch saying that he looked forward to a meeting.

Mr. Warren Vincent, Ridgefield, New Jersey

- He commented on a recent article in the Record that contained a list of Towns that were owned money. He specifically referenced the amount of $387,500 owed to the Borough of Ridgefield. He inquired as to the status of that payment.

Chairman Ballantyne thanked Mr. Vincent for his comments and stated that staff will connect with him regarding his question.

XI. **ADJOURNMENT**

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

Meeting adjourned at 10:50 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 September 24, 2026.

Christine Sanz
Secretary

September 24, 2026

Commissioner	Roll Call	2026-30	2026-31	2026-32	2026-33
Ballantyne, Chairman	P	Y	Y	Y	Y
Buckelew, Vice Chair	P	Y	Y	Y	Y
Hirsch	P	Y	Y	Y	Y
Abrantes - via phone	P	Y	Y	Y	Y
Duthie - via phone	P	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y
Gordon	P	Y	Y	Y	Y
Gumble	--	--	--	--	--
Knopf	P	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y
Parker - via phone	P	Y	Y	Y	
Pennington	P	Y	Y	Y	Y
Schaffer	P	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y
Treasury Rep Griffin	--	--	--	--	--

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