



REGULAR SESSION BOARD MEETING  
REMOTE VIA ZOOM

DATE: June 18, 2020  
TIME: 10:00 a.m.  
PLACE: Remote via Zoom  
RE: REGULAR SESSION MEETING MINUTES

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**Members in Attendance:**

John Ballantyne, Chairman  
Joseph Buckelew, Vice Chairman  
Vincent Prieto, President and CEO  
Robert J. Dowd, Member  
Michael H. Gluck, Esq., Member  
Michael Griffin, NJ State Treasurer's Representative  
Woody Knopf, Member  
Steven Plofker, Member  
Anthony Scardino, Member  
Louis J. Stellato, Member  
Robert Yudin, Member

**Absent:**

Michael Gonnelli, Member  
Armando Fontoura, Member  
Andrew Scala, Member

**Also Attending:**

Christine Sanz, Senior Vice President/Chief Operating Officer  
Frank Leanza, Senior Vice President/Chief of Legal & Regulatory Affairs  
Adam Levy, Vice President of Legal & Regulatory Affairs  
Sara Sundell, Director of Land Use Management and Chief Engineer  
Steven Cattuna, Chief of Staff  
John Duffy, Senior Vice President of Sports Complex Operations & Facilities  
Lisa LeBoeuf, Senior Legal Specialist  
Brian Aberback, Public Information Officer  
Lauren LaRusso, Governor's Authorities Unit  
Christine Ferrante, Executive Assistant/Paralegal

Chairman Ballantyne called the meeting to order.

- I. Opening Statement - Chairman Ballantyne read the Notice of Meeting required under the Sunshine Law.
- II. Roll Call

### III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes of the Regular Session Remote Board Meeting held on May 21, 2020.

Upon motion made by Commissioner Scardino and seconded by Commissioner Yudin, the minutes of the Regular Session Remote Board Meeting held on May 21, 2020 were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 and Professional Invoices for the month of May 2020.

Upon motion by Commissioner Plofker and seconded by Commissioner Dowd, the cash disbursements over \$100,000 for the month of May 2020 were unanimously approved.

### IV. PUBLIC PARTICIPATING ON RESOLUTIONS - None

Commissioner Yudin asked about assisting the Riverkeeper after the fire. President Prieto stated that he spoke with Captain Bill and let him know that with Commissioner Yudin's suggestion, the NJSEA would be happy to lend a hand and to offer the Riverkeeper temporary office space. President Prieto indicated that Captain Bill was appreciative and would reach out if they needed assistance.

Commissioner Yudin asked about American Dream and if NJSEA has any involvement regarding them defaulting on collateral. Mr. Leanza replied that the NJSEA is twice removed from this issue. He indicated that the default is on the mortgage for the Mall of American in Minnesota. Mr. Leanza stated that there is no direct impact upon the NJSEA or State of New Jersey at this point. Mr. Leanza indicated that the NSEA is monitoring the situation and that at this time there is no action to take as there is no violation of our lease or violation with the American Dream lender. Mr. Leanza also indicated that there is enough in escrow to pay both the construction lending as well as the bonds which were issued through the NJSEA to pay debt service thru 2021. President Prieto stated that anything further can be discussed during Executive Session.

### V. APPROVALS

Resolution 2020-18 Resolution Consideration of a Resolution Authorizing the NJSEA to Resume Operation of the Meadowlands Environmental Research Institute and Authorizing Funding from MAGNET.

Chairman Ballantyne expressed how pleased he was to see the Meadowlands Environmental Research Institute once again falling under the operation of the NJSEA. He stated that MERI, through its research, studies and ongoing monitoring of everything from water, soil and air quality to marsh elevations and carbon dioxide

sequestration, has played, and continues to serve an absolutely vital role in the environmental comeback of the Meadowlands, especially improvements to the Hackensack River. He also stated that MERI is also preparing for the future. Current studies are measuring elements of marshland to help understand, prepare for and protect against looming future environmental challenges, specifically, sea level rise and climate change.

President Prieto spoke about the importance of MERI not only to the NJSEA but also to multiple stakeholders including District municipalities, first responders, the environmental community, and State and federal agencies, cannot be emphasized enough. President Prieto stated that he is constantly amazed by MERI's ingenuity and resources. Through its Geographic Information Systems mapping and drone deployment, to name just a few of its remarkable programs, MERI has made the Meadowlands a better place and a safer place. He explained that MERI has been part of the history of Meadowlands and welcomes MERI back to the NJSEA.

Ms. Sanz explained that this resolution would authorize the NJSEA to resume the operation of MERI and permit the use of MAGNET funds in the amount of \$800,000 for a period of operation of one year beginning July 1, 2020 to June 30, 2021. Ms. Sanz also explained that the NJSEA staff will continue to analyze the operation of MERI to ensure it is operating in an effective and cost conscious manner.

Commissioner Scardino complimented bringing MERI back to the agency. He stated that it has been a significant part of the agency's identity in the past and now in the present and future and is delighted the agency is taking it back.

Chairman Ballantyne presented Resolution 2020-18. Upon motion made by Commissioner Scardino and seconded by Commissioner Plofker. Resolution 2020-18 was unanimously approved by a vote of 11-0.

## **VI. PUBLIC PARTICIPATION -**

- John Pinho, Harrison resident commented on the following:
  - Keegan Landfill status reports not being made in a timely manner.
  - Continued to smell the gas on several occasions even through his N95 mask.
  - Asked if NJSEA will provide real-time monitoring since Kearny has removed their meters?
  - Commented that he has no confidence with NJDEP complaint line.

Chairman Ballantyne stated that the NJSEA continues to move forward in its efforts to properly close and cap the Keegan Landfill including grading and contouring of the site so that it will be ready for the installation of the final cover system. He also stated that there have been no regulatory exceedances of hydrogen sulfide since February 16, 2020. He explained that the gas collection and control system expansion has been installed and is operational as of March 16, 2020 and that the permanent enclosed blower/flare system and hydrogen sulfide treatment system has been installed and is ready to operate upon receipt of a permit from the New Jersey Department of Environmental Protection. He stated that the NSEA has met all requirements, deadlines and deliverables of the Administrative Consent Order entered into with the NJDEP in March 2020 regarding the process of closing and capping the Keegan Landfill while eliminating hydrogen sulfide exceedances and any off-site odors in the interim. He indicated that

the next deliverable is to submit the closure and post closure plan to the NJDEP on July 7, 2020, which will include the engineering design of the final cover system in accordance with NJDEP regulations and approvals.

Ms. Sanz stated that data continues to be posted daily along with charts summarizing the data. She indicated that the hydrogen sulfide levels have been extremely low. President Prieto indicated that there is a number to call at DEP for odors. He stated that the NJSEA is monitored by the DEP and that our monitors have not picked up anything since February. Ms. Sanz explained that there has been no indication from DEP of any verified odor complaints from Keegan.

**VII. EXECUTIVE SESSION**

Chairman Ballantyne stated that there is no need to enter into Executive Session.

**VIII. ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Dowd and seconded by Commissioner Knopf with all in favor.

Meeting adjourned at 10:26 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 Remote Board Meeting held on June 18, 2020.**



**Christine Sanz**  
Assistant Secretary

June 18, 2020 –Remote Board Meeting

Commissioner	Roll Call	2020-18
Ballantyne, Chairman	P	Y
Buckelew, Vice Chairman	P	Y
Prieto	P	Y
Dowd	P	Y
Fontoura	--	--
Gluck	P	Y
Gonnelli	--	--
Knopf	P	Y
Plofker	P	Y
Scala	--	--
Scardino	P	Y
Stellato	P	Y
Yudin	P	Y
Treasury Rep Griffin	P	Y

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