



**REGULAR SESSION BOARD MEETING  
MINUTES  
REMOTE VIA ZOOM**

DATE: October 28, 2021

TIME: 10:00 a.m.

PLACE: Remote via Zoom

**RE: REGULAR SESSION REMOTE MEETING MINUTES**

**Members in Attendance:**

John Ballantyne, Chairman

Joseph Buckelew, Vice Chairman (joined at 10:15 a.m.)

Vincent Prieto, President and CEO

Robert Dowd, Member

Armando Fontoura, Member

Michael H. Gluck, Esq., Member

Michael Griffin, NJ State Treasurer's Representative

Arthur Kapoor, Member

Woody Knopf, Member

Steven Plofker, Member

Andrew Scala, Member

Anthony Scardino, Member

Louis J. Stellato, Member

Robert Yudin, Member

**Absent:**

Michael Gonnelli, 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

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

Steven Cattuna, Chief of Staff

Teresa Doss, Co-Director Meadowlands Research and Restoration Institute

Brian Aberback, Public Information Officer

Lauren LaRusso, Governor's Authorities Unit

Colleen Mercado, Senior Operations Administrator

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

Chairman Ballantyne opened the meeting by introducing Ms. Terry Doss, who then showed an Accuweather.com video featuring NJSEA staff speaking on the tracking of migratory birds in New Jersey.

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

Chairman Ballantyne presented the minutes from the September 23, 2021 Regular Session Remote Board meeting.

Upon motion made by Commissioner Scala and seconded by Commissioner Fontoura the minutes of the Regular Session Remote Board Meeting held on September 23, 2021, were unanimously approved.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of September 2021.

Upon motion by Commissioner Plofker and seconded by Commissioner Gluck the cash disbursements over \$100,000 for the month of September 2021 were unanimously approved.

IV. **PUBLIC PARTICIPATON ON RESOLUTIONS** - None

VI. **CONTRACTS/AWARDS**

Resolution 2021-22 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Motorola Solutions of New Jersey for Supplying Communication Radios for the NJSEA Fire Department.

Mr. Duffy explained that the communication radios are necessary to improve the public safety of the firemen and the operations, to enhance the operative ability with the mutual aid departments and State Police, and to enhance the general communications during an emergency.

Commissioner Yudin spoke in support of this resolution. He noted that he had looked over the specifications for the radios and also sought advice from his radio specialist in his fire department. He stated that the specifications were very good and that the radios will definitely improve the Meadowlands fire department's ability to fight fires. He said it is a much needed improvement and glad to see this was being done.

Chairman Ballantyne presented Resolution 2021-22. Upon motion by Commissioner Yudin and seconded by Commissioner Fontoura, Resolution 2021-22 was unanimously approved by a vote of 14-0.

Resolution 2021-23 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Northeast Roof Maintenance of New Jersey for a Roof Replacement for the NJSEA 3rd Floor Administration Building in Lyndhurst.

Mr. Duffy explained that an advertisement for bids for the roof replacement on the Authority's third floor administration building was issued in September and that thirteen prospective bidders attended the walk through. He noted that a total of six bids were received and upon review of the bids, staff found Northeast Roof Maintenance to be the recommended company with the lowest bid of \$138,000.00. He said that work would begin weather permitting and when materials could be purchased.

Chairman Ballantyne presented Resolution 2021-23. Upon motion by Commissioner Scardino and seconded by Commissioner Scala, Resolution 2021-23 was approved with a vote of 14-0.

Resolution 2021-24 Consideration of a Resolution Authorizing the President and CEO to Enter into Agreements with the New Jersey Department of Treasury and New Meadowlands Stadium, LLC, to Fund and Prosecute the Demolition of the Old Grandstand.

Mr. Leanza stated that the Old Grandstand had served the Authority well for the past forty years but the current maintenance costs well exceed any income NJSEA could expect to generate from it. He explained that it had been determined that it was of the Authority's best interest to demolished the old grandstand and **that** both the State Police and Homeland Security determined that its' proximity to the Stadium poses a security issue particularly in light of NJSEA possibly hosting a World Cup. He explained that the State Treasury would fund the demolition and the New Meadowlands Stadium would administer all the contracts subject to review and approval by the NJSEA.

Chairman Ballantyne presented Resolution 2021-24. Upon motion by Commissioner Yudin and seconded by Commissioner Dowd, Resolution 2021-24 was unanimously approved by a vote of 14-0.

Resolution 2021-25 Consideration of a Resolution Authorizing Emergency Repairs to Meadowlands Arena Elevators and Entrance Voids.

Mr. Leanza explained that in early September approximately eleven inches of rainfall from Hurricane Ida caused substantial damage in and around the Arena including several feet of water and lots of debris. He stated that all the elevators in the Arena were knocked out and that there was serious erosion creating voids to the north and south entrances to the Arena, which resulted in a partial blocking of areas in danger of collapse and restricted access of ambulances to the EMT emergency care facility. He said the staff is requesting approval for an emergency contract with Schindler Elevator who is the original supplier of the elevators and with whom the NJSEA has a maintenance contract. He stated that in addition the Authority would be entering into a contract for the repairs of the entrance way to prevent collapse through a Bergen County Emergency Services Contract with Joseph M. Sanzari, Inc. Mr. Leanza said that insurance claims have been submitted for these items and that it looked like the claim amount would not live up to the deductible so staff was concurrently gathering data and background for a claim to be submitted to FEMA. He noted that due to the impact of Hurricane IDA, Bergen County had been declared a disaster area by both the State and Federal Government. He concluded by saying that the cost for the elevators would be in excess of \$900,000.00 and the entrance repairs would be approximately \$165,000, including engineering costs.

Commissioner Fontoura asked Mr. Leanza if a FEMA application had been started and whether a FEMA representative had visited the site.

Mr. Leanza responded by saying that the collecting of photos and data had been started immediately after the storm and that Mr. Duffy was arranging for a visit with the insurance adjuster and then with FEMA. He said that the claim would be ready for submission as soon as the investigation of all damages and costs were completed.

Vice Chairman Buckelew advised the Board that the Authority would also be pursuing a claim under the insurance policy to contest the determination by the carrier of treating this

incident as a flood, as this would have a very large deductible involved. Vice Chairman Buckelew said he would like to have a discussion with management in regards to the hiring of a public adjuster to look into this matter and see if there was enough coverage under a different part of the policy.

Resolution 2021-26 Consideration of a Resolution Relating to Third Party Contracts for the 2026 FIFA World Cup Bid.

Mr. Levy explained that this resolution was relative to contracts associated with the 2026 FIFA World Cup bid process. He said that NJSEA has been partnering with NYC & Co., a promotional entity working on behalf of New York City and the venue that NJSEA is proposing: MetLife Stadium. He stated that pursuit of this bid was originally authorized by the Board in 2018 by a broad resolution, which allowed NJSEA to take any and all action including engaging FIFA, participating in the bid process and contracting purchases for those purposes. He noted that under that authority the NJSEA engaged Concept Farm, which undertook video production and other creative services for NJSEA and who very successfully promoted the State and NJSEA; Premier Partnership, which is expert in the World Cup bid process and which has been essential for the Authority's success in this process so far. He said that this process is something that all host cities undertook and is necessary in order to compete effectively for the more desirable matches, which NJSEA is hoping to get, including the Finals match. He said that like most of the services NJSEA has been procuring and engaging during this process, these are costs that will be shared with the host city partner, NYC & Co. Mr. Levy went on to explain that the current resolution was for the ratification of the exceptions to bidding that the Authority invoked to procure the above noted vendors, including for contracts that are professional and technical in nature and creative in character along with the exception allowing for the procurement of items required to compete successfully with other sports and entertainment facilities.

Chairman Ballantyne presented Resolution 2021-26. Upon motion by Commissioner Gluck and seconded by Commissioner Fontoura, Resolution 2021-26 was unanimously approved by a vote of 14-0.

Resolution 2021-27 Consideration of a Resolution Authorizing the President and CEO to Enter into a Contract with Emilcott Environmental, Health & Safety Experts for Hydrogen Sulfide Monitoring Services at the Keegan Landfill.

Mr. Levy explained that this resolution was for an extension of the hydrogen sulfide monitoring contract for Kingsland Landfill. He noted that the contract with Emilcott had expired but NJSEA has been continuing on a month-to-month basis with them to insure continuity of services. He went on to explain that the system was a customized solution which had been designed and installed on the landfill in accordance with very specific permit requirements under an ACO with DEP. He stated that the system was essentially a proprietary system that has to operate continuously and uninterrupted to ensure compliance. He said that the Authority was invoking exceptions to public bidding including the section that allows for procurement of

Mr. Levy concluded by saying that the Contract would be for an additional 3-year period at \$525,000.00 which was a reduced annual rate from the prior agreement.

Commissioner Dowd commented that with all the precipitation in the area the last couple of

months, which would normally be a precursor to odors, complaints and exceedances, there really hadn't been any and that the system was working spectacularly. He said that the Authority personnel should be commended for all their hard work as this has been a long and aggravating process for all. He thanked everyone that has been involved in this process.

CEO Sanz stated that there have been very low readings at the landfill for quite some time and that staff was very pleased on how well the gas collection system has been working. She said that SCS Engineers and the Solid Waste group have done a phenomenal job on the design and implementation of the system.

## VII. PUBLIC PARTICIPATION

Mr. John Brennan, an analyst covering the expansion of the legal regulated gambling industry, spoke in support of the demolition of the Grandstand and noted that he would be writing on this. He also commented on the 2026 FIFA World Cup and said that he felt New Jersey was in the forefront of all legal and gambling expansion in the U.S. and that it was a "leg up" for the State and Metlife Stadium. He then asked if someone could provide any context on the future of the Arena.

President Prieto responded that at this time there were no specifics on the fate of the Arena. He noted that NBC universal Studios had been housed in the Arena for a while and it had been used for rehearsals for recording artists in the area and as such has been a net income for the Authority. He said that there would be conversations in the near future.

## VIII. EXECUTIVE SESSION - Chairman Ballantyne stated that there was no need to go into Executive Session.

Before adjourning, Commissioner Yudin made mention that this may be his last meeting as there had been a formal nomination by the Governor to replace him on the NJSEA Board. He said that he wanted to take the opportunity at this time to say that he has had a fantastic (almost) twelve years as a Commissioner. He went on to say that he grew up in Belleville and spent a lot of his time as a youth in the Meadowlands. He said that it has been an honor to be a Commissioner and have a say on the development of the Meadowlands over the years. He concluded by saying that he has enjoyed working with everyone on the Board and very much enjoyed having cross discussions with the Essex County Sheriff. He wished everyone well and good luck.

Chairman Ballantyne personally thanked Commissioner Yudin for all his good, kind counsel and guidance over the years.

Commissioner Fontoura wished Commissioner Yudin good luck.

President Prieto thanked Commissioner Yudin for always being very helpful when it came to the NJSEA Fire Department and thanked him for all his service.

Commissioner Scardino said that as long as he has known Commissioner Yudin, he has been as consistent and as dedicated as anyone he has known. He said that his input has been invaluable to the Authority and that it had been great to serve with him.

Commissioner Plofker said it has been an honor and pleasure to work alongside Commissioner Yudin for all these years.

Commissioner Gluck thanked Commissioner Yudin for all his input to the Authority and that he had enjoyed all their personal conversations.

Vice Chairman Buckelew said that Commissioner Yudin has always been very active and involved on the Board and he wished him well as he goes forward.

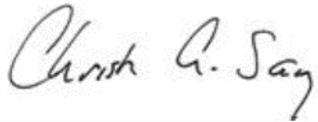
Commissioner Stellato said that Commissioner Yudin has always been a consummate professional and wished him much health and success in the future.

**IX. ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Fontoura and seconded by Commissioner Dowd.

Meeting adjourned at 10:46 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 October 28, 2021.**



**Christine Sanz  
Assistant Secretary**

October 28, 2021

Commissioner	Roll Call	2021-22	2021-23	2021-24	2021-25	2021-26	2021-27
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y	Y	Y	Y
Prieto	P	Y	Y	Y	Y	Y	Y
Dowd	P	Y	Y	Y	Y	Y	Y
Fontoura	P	Y	Y	Y	Y	Y	Y
Gluck	P	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--
Kapoor	P	Y	Y	Y	Y	Y	Y
Knopf	P	Y	Y	Y	Y	Y	Y
Plofker	P	Y	Y	Y	Y	Y	Y
Scala	P	Y	Y	Y	Y	Y	Y
Scardino	P	Y	Y	Y	Y	Y	Y
Stellato	P	Y	Y	Y	Y	Y	Y
Yudin	P	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin	P	Y	Y	Y	Y	Y	Y

P - Present A - Abstain

-- Absent R = Recuse

Y = Affirmative N = Negative