



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

DATE: September 23, 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
Vincent Prieto, President and CEO
Armando Fontoura, Member
Michael H. Gluck, Esq., Member
Michael Griffin, NJ State Treasurer's Representative
Woody Knopf, Member
Steven Plofker, Member
Andrew Scala, Member
Anthony Scardino, Member
Louis J. Stellato, Member
Robert Yudin, Member

Absent:

Robert Dowd, Member
Michael Gonnelli, Member
Arthur Kapoor, 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
Sara Sundell, Director of Land Use Management and Chief Engineer
Steven Cattuna, Chief of Staff
Anna Acanfora, Co-Director of Finance/Co-CFO
Edward Bulmer, Co-Director of Finance/Co-CFO
Dr. Francisco Artigas, Co-Director Meadowlands Research and Restoration Institute
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 welcoming everyone back and he said he hoped that everyone had a wonderful and healthy summer.

Chairman Ballantyne announced that the Meadowlands Research and Restoration Institute recently received three grants from the Federal Environmental Protection Agency to help fund crucial research and studies. He said that the first grant, a \$200,000 award, will support the department's drone program and cloud publishing services; the second grant, in the amount of \$180,000, will allow the Institute to undertake a study that aims to identify marshes in the Meadowlands that have the greatest chance of persevering under the pressure of future sea level rise; and the last grant, for \$168,000, involves restoring the Saw Mill Creek. He commended all of those involved with the grant writing process for their very hard work in ensuring that the NJSEA submitted top-notch applications to the EPA.

Commissioner Scardino acknowledged the efforts of New Jersey State Senator Sarlo and Congressman Pascrell for their efforts and support in securing these grants.

Chairman Ballantyne and President Prieto provided overviews on the recent events held at the Authority; the Birding Festival and Butterfly Day.

III. APPROVAL OF MINUTES AND CASH DISBURSEMENTS

Chairman Ballantyne presented the minutes from the July 22, 2021 Regular Session Remote Board meeting.

Upon motion made by Commissioner Buckelew and seconded by Commissioner Gluck the minutes of the Regular Session Remote Board Meeting held on July 22, 2021, were unanimously approved.

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

Upon motion by Commissioner Scala and seconded by Commissioner Fontoura the cash disbursements over \$100,000 for the month of July 2021 were unanimously approved.

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

Commissioner Scardino asked if tax sharing payments were current and whether there was anything still owing, as has happened in the past.

President Prieto replied that checks had been sent out to the towns and at this time payments were up to date.

Upon motion by Commissioner Scala and seconded by Commissioner Dowd the cash disbursements over \$100,000 for the month of August 2021 were unanimously approved.

IV. PUBLIC PARTICIPATON ON RESOLUTIONS - None

V. APPROVALS

Resolution 2021-19 Resolution Adopting the 2021 New Jersey Sports and Exposition Authority Budget.

Ms. Acanfora stated that the 2021 Budget had been prepared by the finance department in May and underwent a review over several months. She said that due to a variety of factors including changes in staffing and the pandemic, the budget was being presented later than originally anticipated. The goal is to present the upcoming 2022 operational budget for adoption in December or January 2022. She advised the Board that although it was originally predicted for revenues to be down approximately \$4 million from prior

years, subsequent events had occurred and the actual loss of revenue is anticipated to be significantly less. Similar to revenues, expenses were originally predicated to be down approximately \$5 million from 2020, however as revenues fluctuate so will expenses accordingly. In addition, 2020 actuals include accounting adjustments that have no overall impact on our operations and cannot be budgeted for. Ms. Acanfora concluded by saying that the Executive Committee had received the presentation of the Budget with all the details.

Commissioner Buckelew, Chairman of the Finance Committee, noted that the Committee had not had any meetings in recent months. He said it was important to have a meeting soon as there were new Committee members and many new Board members and it would be good for the Committee to meet and get full detail of the budget so they could then report back to the full Board. He said he feels it is necessary for the new Commissioners to understand the background of the Authority's finances.

President Prieto acknowledged Commissioner Buckelew and stated that he would arrange a meeting of the Finance Committee right away. He expressed that the staff is committed to advising everyone on what is going on. He reiterated that since the budget was first drafted there have been certain changes that have developed, such as additional revenues, which will be seen clearly as the 2022 budget is prepared. He said that obvious deficit has been the loss of income from the Keegan Landfill.

Chairman Ballantyne presented Resolution 2021-19. Upon motion by Commissioner Buckelew and seconded by Commissioner Plofker, Resolution 2021-19 was unanimously approved by a vote of 12-0.

Resolution 2021-20 Resolution Issuing A Decision on the Suitability Recommendation as Required by the NJSEA Interim Policies Governing Affordable Housing Development in the Meadowlands District - File No. 21-225, 35 Meadowlands Holdings, LLC - New Hotel/Convenience Store/Gas Station & Variances (Use Change) - Block 100, Lots 1, 2, 2.01 and 2.02 in the Town of Secaucus.

Ms. Sundell explained that NJSEA received a zoning certificate application for the proposed construction of a hotel, fuel service station, and convenience store on the premises identified as 35 Meadowland Parkway, Block 100, Lots 1, 2, 2.01 and 2.02, in Secaucus and in accordance with the Interim Policies, the application was forwarded to the Site Suitability Review Team for review. She stated that the subject property is located within the Commercial Park zone alongside the Hackensack River and the uses within the zone are predominantly office, commercial, hotel and multi-family residential, along with some essential public service uses. She noted that the property, currently vacant, was formerly the site of the Amerada Hess Secaucus Terminal, which included multiple above-ground storage tanks and the docking and unloading of petroleum products from barges on the Hackensack River. She went on to say that the subject property is located on Meadowland Parkway at the signalized intersection with the Route 3 East exit/entrance ramp and that this intersection acts as a gateway to the warehouse, industrial and commercial district of Secaucus, and is also subject to intense usage by heavy trucks and commercial and employees' vehicles. She stated that truck air-brake noise from the ramp downgrade and headlight glare from the intersection would be detrimental to any residential uses of the site. She said that the subject property is listed as "active" on the NJDEP's Known Contaminated Site List for New Jersey; and that the property also requires a deed notice and specific engineering controls. She explained that Hess, the previous owner, remediated contaminated soil on the property such that condemnation remains in

certain areas in concentrations that do not allow for the unrestricted use of the property; and the entire site is considered a restricted area due to contaminated historic fill. She said that staff evaluated the site and prepared a suitability review indicating that the subject property is recommended to be deemed unsuitable for housing.

Ms. Sundell concluded by saying that staff requests that the Board concur with the Review Team's recommendation that Block 100, Lots 1, 2, 2.01 and 2.02, be deemed unsuitable for residential use.

Chairman Ballantyne presented Resolution 2021-20. Upon motion by Commissioner Scala and seconded by Commissioner Scardino, Resolution 2021-20 was approved with a vote of 11-0, with one recusal from Commissioner Yudin.

VI. CONTRACTS/AWARDS

Resolution 2021-21 Resolution Authorizing the President and CEO to Enter into a Contract with Modern Facilities of New Jersey for Cleaning Services for NJSEA Facilities located in the Sports Complex.

Mr. Duffy advised the Board that the Authority had advertised and issued an RFP in June for SBE firms to perform cleaning services at the Sports Complex facility. He noted that nine companies attended the RFP walk-through with two firms submitting proposals. He stated that an evaluation committee of NJSEA staff reviewed and ranked the proposals; with Modern Facilities being selected based on the proposed rates and ability to perform the cleaning tasks. Mr. Duffy said that staff is recommending a four-year contract at a total estimated cost of \$2,297,964.86 with billing to be actual hours and work performed only.

Chairman Ballantyne presented Resolution 2021-21. Upon motion by Commissioner Gluck and seconded by Commissioner Buckelew, Resolution 2021-21 was unanimously approved by a vote of 12-0.

VII. PUBLIC PARTICIPATION - None

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

Commissioner Yudin asked if the Authority planned on having in-person meetings next month and inquired as to whether there would be mask and vaccine requirements. He said in his opinion, he hoped that there would be; and he further hoped that if someone was not vaccinated, they would need to prove that they were tested within a week.

President Prieto responded that the Authority is planning on returning to the office on October 18 and a meeting could be possible for next month. He said that right now all the details for a full return were being sorted out and that he would inform the Board as these decisions were made.

Commissioner Fontoura inquired about the 2026 World Cup and asked if the Authority was going to be a part of it.

President Prieto responded by saying that there was an initial visit of FIFA this past Tuesday, of which Governor Murphy and New York City Mayor de Blasio were a part. He noted that he had personally reached out to all the Commissioners to let them know this was happening. He went on to say that during FIFA's visit, the Committee visited MetLife

and some of the potential training facilities. He said that the NJSEA was in a good position to be a main event candidate but no decisions had been made and that he expects they would hear something in early spring. He concluded by saying that as soon as any information was received he would bring it to the Board.

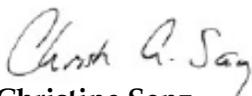
Before adjourning, Chairman Ballantyne again thanked the staff involved in applying for the awarded grants and also thanked all those involved in putting together the Zoom Board meetings. He thanked staff for their hard work and dedication in getting the Board up to speed quickly during these times of being unable to meet in person.

IX. **ADJOURNMENT**

With no further business, motion was made to adjourn by Commissioner Yudin and seconded by Commissioner Fontoura followed with all in favor.

Meeting adjourned at 10:30 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 September 23, 2021.


Christine Sanz
Assistant Secretary

September 23, 2021

Commissioner	Roll Call	2021-19	2021-20	2021-21
Ballantyne, Chairman	P	Y	Y	Y
Buckelew, Vice Chairman	P	Y	Y	Y
Prieto	P	Y	Y	Y
Dowd	--	--	--	--
Fontoura	P	Y	Y	Y
Gluck	P	Y	Y	Y
Gonnelli	--	--	--	--
Kapoor	--	--	--	--
Knopf	P	Y	Y	Y
Plofker	P	Y	Y	Y
Scala	P	Y	Y	Y
Scardino	P	Y	Y	Y
Stellato	P	Y	Y	Y
Yudin	P	Y	R	Y
Treasury Rep Griffin	P	Y	Y	Y

P - Present A - Abstain

-- Absent R = Recuse

Y = Affirmative N = Negative