



**REGULAR SESSION
BOARD MEETING MINUTES**

DATE: November 21, 2024

TIME: 10:00 a.m.

PLACE: Board Meeting Room, Two DeKorte Park Plaza, Lyndhurst

Members in Attendance:

John Ballantyne, Chairman

Paul Juliano, President and CEO

Joseph Buckelew, Vice Chairman (via phone)

Armando Fontoura, Member

Michael H. Gluck, Esq., Member (via phone)

Gail B. Gordon, Esq., Member

Michael Griffin, NJ State Treasurer's Representative (via phone)

Woody Knopf, Member (via phone)

Tom Mullahey, Member

Eric Pennington, Esq., Member

Steven Plofker, Esq., Member

Anthony Scardino, Member

Louis J. Stellato, Member (via phone)

Absent:

Robert Dowd, Member

Marguerite Schaffer, Esq., Member

Michael Gonnelli, Member

Also Attending:

Christine Sanz, Executive Vice President

Nicholas Mammano, Chief of Staff

Robert Davidow, Senior Vice President of Legal & Regulatory Affairs

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

Adam Levy, Vice President of Legal & Regulatory Affairs

Sara Sundell, Director of Land Use Management and Chief Engineer

Anna Acanfora, Director of Finance and Chief Financial Officer

Jamera Sirmans, Governor's Authorities Unit (via phone)

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**

Before continuing with the agenda, Chairman Ballantyne wished everyone a very happy, healthy and joyous Thanksgiving. He acknowledged and thanked the Board and NJSEA staff.

He stated that the Board's vision and leadership and staff's tireless hard work have embodied the NJSEA as a beacon of good government.

President Juliano echoed the Chairman's comments and thanked the staff for their dedication and hard work. He wished everyone a happy Thanksgiving and said it was an honor and privilege to serve at the Authority for the past year and a half.

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

Chairman Ballantyne presented the minutes from the October 24, 2024 Regular Session Board meeting.

Upon motion made by Commissioner Scardino and seconded by Commissioner Fontoura the minutes of the Regular Session Board Meeting held on October 24, 2024 were approved by a vote of 13-0.

Chairman Ballantyne presented the report of cash disbursements over \$100,000 for the month of October 2024.

Upon motion by Commissioner Fontoura and seconded by Commissioner Gordon the cash disbursements over \$100,000 for the month of October 2024 were unanimously approved.

V. **PUBLIC PARTICIPATION ON RESOLUTIONS** - None

VI. **APPROVALS**

Resolution 2024-56

Consideration of a Resolution regarding Tidelands Grant Application for COF/Liberty Property LP/105 Amor Venue - Site Improvement (Variance) File No. 23-465 Block 123, Lot 11 in the Borough of Carlstadt.

Ms. Sundell stated that the NJSEA received a zoning certificate application from Liberty Property LP for site improvements at its property located at 105 Amor Avenue in Carlstadt. She explained that within the District, a riparian permit executed by the NJDEP Bureau of Tidelands Management is required to accompany a zoning certificate application if a portion of a subject project is subject to the State's riparian interest. She noted that the applicant had applied to the Bureau of Tidelands Management for Tidelands Resource Council approval of a riparian sweep grant. She further noted that the NJDEP was required to provide the NJSEA with an opportunity to submit its recommendation regarding applications to the Bureau for tidelands conveyances within the District. She stated that staff reviewed the application submitted by Liberty Property LP to the Bureau of Tidelands Management and recommended that the Board authorize staff to forward a resolution to the Tidelands Bureau in support of the subject tidelands grant application.

Chairman Ballantyne presented Resolution 2024-56. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, Resolution 2024-56 was approved by a vote of 13-0.

Resolution 2024-57

Consideration of a Resolution to Adopt Annual Schedule of Meetings.

Chairman Ballantyne presented Resolution 2024-57. Upon motion by President Juliano and seconded by Commissioner Fontoura, Resolution 2024-57 was approved by a vote of 13-0.

Resolution 2024-58

Consideration of a Resolution Authorizing the Allocation of Funds in Support of Events and Attractions at the Sports Complex.

Mr. Levy stated that this Resolution was related to the allocation of State Fiscal Recovery Funds (SFRF) in conformance with the requirements of the American Rescue Plan Act (ACR). He noted that the program was administered by the Governor's Office of Disaster Recovery (GDRO) and the New Jersey Department of Community Affairs (DCA). He explained that subject to further review for compliance by GDRO and DCA, SFRF monies had been allocated to NJSEA for the following programs: \$2 million in support of a project being under taken by the Meadowlands Chamber of Commerce relative to redevelopment of the Arena site for which they were determining economic impact and viability and potential uses. He noted that this was in addition to funds approved by the NJSEA Board earlier this year for the initial phase of the study; \$10 million for the design-build services related to the construction of the second pedestrian bridge over Route 120. He noted that the \$10 million was in addition to funds already committed by the New Jersey Department of Transportation under the Local Transportation Project Fund which the Board had taken action on earlier this year; \$12.5 million for events and attractions at the complex. He noted that part of the \$12.5 million had already been allocated for a marquee event to be held at MetLife next summer with the remaining \$5,375,000 million to be allocated for needs at the complex related to World Cup including purchases of emergency vehicles and equipment necessary to ensure the safety of patrons and attendees at events held at the complex, in particular the World Cup. He concluded by stating that this resolution authorized an MOU with DCA and also authorized disbursement of these funds in accordance with the programs as discussed and in accordance with the requirements of the SFRF program.

Chairman Ballantyne presented Resolution 2024-58. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura Resolution 2024-58 was approved by a vote of 12-0, with Commissioner Scardino recusing.

Resolution 2024-59

Consideration of a Resolution Accepting the 2023 Audit Report.

Ms. Acanfora stated that the Report prepared by Mercadien issued the Authority an unmodified opinion of its financial operations. She noted that consistent with prior years the valuation of the arena and the disclosure related to union sponsored pension plans continued to be a source for a qualified opinion. She noted that there were no findings associated with internal controls over financial reporting and no findings related to non-compliance to laws, regulations, contracts and agreements. She explained that a single audit was also performed for compliance on major federal programs and an unmodified opinion was issued on this audit. She said that an exit-conference was held on November 18, 2024 between Mercadien and the NJSEA Audit Committee.

Chairman Ballantyne stated that the Audit Committee was in concurrence to accept the Audit Report as delivered at its meeting on November 18, 2024 and recommended the Board's acceptance.

Chairman Ballantyne presented Resolution 2024-59. Upon motion by Commissioner Fontoura and seconded by Commissioner Scardino, Resolution 2024-59 was approved by a vote of 13-0.

VII. CONTRACTS AND AWARDS

Resolution 2024-60

Consideration of a Resolution Authorizing the Placement of Public Officials, Crime & Fiduciary, Drone Hull Liability, and Heliport Liability Insurance Policies.

Ms. Acanfora explained that the Authority's Broker, Willis Towers Watson, solicited quotes from multiple insurance carriers. She said that the staff evaluated the quotes and recommended to bind all the policies listed. She stated that the total cost of \$229,740 for these policies reflected a savings of \$21, 205 over the prior year's policies.

Chairman Ballantyne presented Resolution 2024-60. Upon motion by Vice Chairman Buckelew and seconded by Commissioner Fontoura, Resolution 2024-60 was approved by a vote of 13-0.

Resolution 2024-61 Consideration of a Resolution Authorizing the Award of a Contract for Architecture and Engineering Design Consulting Services for the Proposed North Pedestrian Bridge over Route 120 on the Sports Complex in East Rutherford.

Mr. Duffy explained that it had been determined that improvements to the present pedestrian bridge are required to facilitate the operations of the complex especially during events such as the 2026 World Cup. He stated that under RFQ-083 staff determined that the firm of Gannet Fleming was the best suited to provide architectural, structural and engineering design necessary to produce design build plans and specifications associated with the construction of the proposed North Pedestrian Bridge. He said that staff was also requesting to use Gannet Fleming during the construction review phase. He stated that staff recommends entering into a contract with Gannet Fleming for an amount not to exceed \$700,000.

Chairman Ballantyne presented Resolution 2024-61. Upon motion by Commissioner Fontoura and seconded by Commissioner Plofker, Resolution 2024-61 was approved by a vote of 12-0, with President Juliano abstaining.

Resolution 2024-62 Consideration of a Resolution Authorizing the Award of a Contract for Engineering Services Related to Design and Construction of the Proposed North Pedestrian Bridge over Route 120 on the Sports Complex in East Rutherford.

Mr. Duffy explained that associated with the design of the additional bridge was the site's civil, geotechnical and environmental design facets. He stated that Langan Engineering and Environmental Services, LLC was selected under RFQ-083 since they have extensive geotechnical and environmental experience on the complex. He explained that Langan would be tasked with geotechnical engineering, surveying, environmental engineering and peer review of the inspection of the design team's work. He stated that staff recommended a contract be awarded to Langan Engineering and Environmental Services, LLC at a cost not to exceed \$425,000.

Chairman Ballantyne presented Resolution 2024-62. Upon motion by Commissioner Fontoura and seconded by Commissioner Plofker, Resolution 2024-62 was approved by a vote of 12-0, with President Juliano abstaining.

Resolution 2024-63 Consideration of a Resolution Authorizing the Award of a Contract for On-Call Owner's Representative Consulting Services related to Design and Construction of the Proposed North Pedestrian Bridge over Route 120 on the Sports Complex in East Rutherford.

Mr. Duffy explained that under RFQ-PS096 staff determined that Epic Management of Piscataway, New Jersey was the best suited to provide on-call owner's representative consulting services related to the design and construction of the proposed North Pedestrian Bridge due to their

extensive public works experience in New Jersey and experience with critical patron safety and logistic planning on the complex. He stated that staff recommended that Epic Management be awarded a not-to-exceed contract of \$850,000 to provide full-time construction management and owners representative services associated with the construction of the North Pedestrian Bridge.

Chairman Ballantyne presented Resolution 2024-63. Upon motion by Commissioner Plofker and seconded by Commissioner Fontoura, Resolution 2024-63 was approved by a vote of 12-0, with President Juliano recusing.

Resolution 2024-64 Consideration of a Resolution Authorizing the President and CEO to Execute a Change Order under the Contract with CM Towers, Inc. of Cranford, New Jersey for the Arena Cooling Tower Rehabilitation Project.

Mr. Duffy stated that in June 2024 the Authority bid the rebuilding of the cooling tower associated with the Arena and a contract was awarded to CM Towers, Inc. without awarding the add/alternate options to replace all of the existing piping and heat tracing. He explained that as work began it was found that the piping associated with the tower would need to be replaced rather than repaired. He stated that staff was recommending a change order be issued for the additional work at a cost of \$867,917 resulting in a total contract price of \$1,967,307.

Chairman Ballantyne presented Resolution 2024-64. Upon motion by Commissioner Scardino and seconded by Commissioner Fontoura, Resolution 2024-64 was approved by a vote of 13-0.

Resolution 2024-65 Consideration of a Resolution Authorizing the Award of a Contract with Phase Associates of New Jersey for Industrial Hygiene and Safety Services for the NJSEA Facilities in East Rutherford and Lyndhurst.

Mr. Duffy explained that the Authority received one proposal in response to a request for bids issued in July 2024 for industrial hygiene and safety services. He said that staff reviewed and evaluated the proposal received from Phase Associates of Livingston, New Jersey and recommended they be awarded a 3-year not-to-exceed contract of \$210,000 with two additional one-year options totaling \$140,000 resulting in a total not-to-exceed contract of \$350,000 for a five-year period.

Chairman Ballantyne presented Resolution 2024-65. Upon motion by Commissioner Plofker and seconded by Commissioner Scardino, Resolution 2024-65 was approved by a vote of 13-0.

Resolution 2024-66 Consideration of a Resolution Authorizing a Contract for On-Call Transportation Services.

Mr. Levy stated that this resolution was regarding the procurement of professional services related to MASSTR maintenance and other tasks involved in the transportation group. He explained that NJSEA had recently conducted a mini-solicitation of the three firms that were qualified under Resolution 2024-36 for the service category of Transportation Planning and Engineering and the sub-category of ITS Design and Operation. He noted that the firms included HNTB Corporation, Michael Baker and Jacobs Engineering. He said that the proposals submitted reflected the proposed estimated annual pricing was comparable across all three firms. He noted that an in-person interview was held with Michael Baker International to clarify certain elements of the firm's proposal. He stated that following a review of the proposals, NJSEA staff determined that HNTB Corporation was the firm best suited to perform the work required under the mini-solicitation. He said that the staff estimated the cost of the work annually would not exceed

\$260,000 and that this resolution would authorize a one-year contract with two one-year options to extend, at the sole discretion of the NJSEA, at a total cost not to exceed \$780,000.

Chairman Ballantyne presented Resolution 2024-66. Upon motion by Commissioner Fontoura and seconded by Commissioner Scardino, Resolution 2024-66 was approved by a vote of 13-0.

VIII. PUBLIC PARTICIPATION - None.

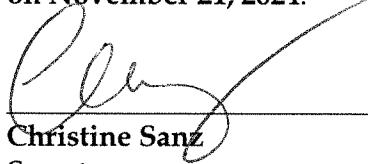
IX. EXECUTIVE SESSION - Chairman Ballantyne stated that there was no need for an Executive Session.

X. ADJOURNMENT

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

Meeting adjourned at 10:37 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 November 21, 2024.



Christine Sanz
Secretary

November 21, 2024

Commissioner	Roll Call	2024-56	2024-57	2024-58	2024-59	2024-60	2024-61	2024-62	2024-63	2024-64	2024-65	2024-66
Ballantyne, Chairman	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Buckelew, Vice Chair - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Juliano	P	Y	Y	Y	Y	Y	A	A	R	Y	Y	Y
Dowd	--	--	--	--	--	--	--	--	--	--	--	--
Fontoura	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gluck - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gonnelli	--	--	--	--	--	--	--	--	--	--	--	--
Gordon	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Knopf - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mullahey	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pennington	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Plofker-	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Scardino	P	Y	Y	R	Y	Y	Y	Y	Y	Y	Y	Y
Schaffer	--	--	--	--	--	--	--	--	--	--	--	--
Stellato - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Treasury Rep Griffin - via phone	P	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

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