

*Protecting the Environment*



**MEADOWLANDS CONSERVATION TRUST**  
**BOARD OF TRUSTEES REMOTE MEETING**  
**OPEN SESSION MINUTES**

DATE: December 8, 2021  
TIME: 10:00 a.m.  
PLACE: Remote via Zoom

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**TRUSTEES PRESENT:**

William Sheehan, Chairman  
Hackensack Riverkeeper

Greg Remaud, Vice Chairman  
NY/NJ Baykeeper

Steven Cattuna  
NJSEA Delegate

Kimberly Holmes  
NJDCA Delegate

**ABSENT:**

Mayor Anthony Suarez  
HMMC Delegate

**ALSO PRESENT:**

Christine Sanz, Chief Executive Officer  
Jason Stypinski, Deputy Attorney General  
Edward Bulmer, Co-Director of Finance, NJSEA  
Brian Aberback, Public Information Officer, NJSEA  
Colleen Mercado, Senior Operations Administrator, NJSEA  
Warren Broudy, Mercadien  
Digesh Patel, Mercadien

1. Chairman Sheehan called the meeting to order.
2. Sunshine Law Statement- CEO Sanz read the notice of meeting required under the Sunshine Law.
3. Roll Call
4. **REVIEW OF MINUTES**  
Chairman Sheehan presented the Open Session and Closed Session Remote Board meeting minutes from the September 8, 2021 meeting. Upon motion by Trustee Cattuna and second

by Trustee Holmes, the September 8, 2021 Open Session and Closed Session Remote Board meeting minutes were approved with all in favor.

5. **REPORTS**

**CEO REPORT**

CEO Sanz updated the Board on the following:

- CY2021 License plate revenues through October were \$18,813.00;
- CEO Sanz updated the Board on recent procurements relative to property maintenance. She said the one purchase was for a license plate capture camera at a cost of \$550.00 which has been installed in the area of the Kane Tract due to the illegal dumping in that area. She noted the second purchase, in the amount of \$500.00, was for 500 weevils from the New Jersey Department of Agriculture for controlling the Mile-a-minute that is invading the Kane Fresh Water area.

6. **OLD BUSINESS** - None

7. **NEW BUSINESS** - None

8. **RESOLUTIONS** - Chairman Sheehan presented the following resolutions:

**Resolution 21-03**

Consideration of a Resolution Adopting the CY2022 Annual Meetings Schedule.

Upon motion by Trustee Cattuna, second by Vice Chairman Remaud followed by all in favor, Resolution 21-03 was approved unanimously.

**Resolution 21-04**

Consideration of a Resolution Accepting the Meadowlands Conservation Trust Annual Audit and Financial Report for 2020. Chairman Sheehan advised that the Finance Committee had met earlier with representatives from Mercadien and he was happy to report that the Trust was in excellent shape. He introduced Mr. Warren Broudy and Mr. Digesh Patel who confirmed that it was a clean audit with no findings and they both thanked the staff for their help in completing the audit. Upon motion by Trustee Cattuna and second by Vice Chairman Remaud, roll call was taken:

Vice Chairman Remaud: Yes

Trustee Cattuna: Yes

Trustee Holmes: Yes

Chairman Sheehan: Yes

Resolution 21-04 was unanimously approved.

**Resolution 21-05**

Consideration of a Resolution Adopting the CY2022 Meadowlands Conservation Trust Budget.

Upon motion by Trustee Holmes and second by Vice Chairman Remaud, roll call was taken:

Vice Chairman Remaud: Yes

Trustee Cattuna: Yes

Trustee Holmes: Yes

Chairman Sheehan: Yes

Resolution 21-05 was unanimously approved.

**Resolution 21-06 - TABLED**

Consideration of a Resolution Authorizing Reimbursement to the New Jersey Sports and Exposition Authority.

9. **CLOSED SESSION**- CEO Sanz read the Closed Session Resolution into record. Resolution 21-07 Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purposes of discussing:

- Update on Negotiations with Bellemead Corporation – Potential Property Donation Upon motion by Trustee Cattuna, seconded by Vice Chairman Remaud and followed by all in favor Resolution 21-07 was approved unanimously to enter Closed Session.

Closed Session commenced at 10:14 a.m.

Open Session re-commenced at 10:42 a.m.

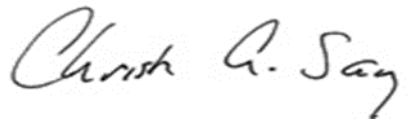
Before adjourning, Chairman Sheehan thanked the staff of NJSEA for all their work during the year. He also thanked Mr. Aberback for the great job on the MCT Annual Report. He concluded by saying he looked forward to bigger and better things in 2022.

10. **ADJOURNMENT**

Upon no further business, Motion to Adjourn was made by Chairman Sheehan, seconded by Trustee Holmes, followed by all in favor.

The meeting concluded at 10:45 a.m.

I certify that this is a true and accurate transcript of the Open Session Minutes of the Meadowlands Conservation Trust Board of Trustees meeting of December 8, 2021.



Christine A. Sanz  
Chief Executive Officer

December 8, 2021

NAME	Roll Call	Resolution 21-02	Resolution 21-04	Resolution 21-05	Resolution 21-06	Resolution 21-07
Chairman William Sheehan	P	Y	Y	Y	T A B L E D	Y
Vice Chairman Greg Remaud	P	Y	Y	Y		Y
NJDCA Delegate Kimberly Holmes	P	Y	Y	Y		Y
NJSEA Delegate Steven Cattuna	P	Y	Y	Y		Y
HMMC Delegate Mayor Anthony Suarez	--	--	--	--		--

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