



REMOTE ACCESS – BOARD MEETING

March 9, 2022

10:00 A.M.



MEADOWLANDS CONSERVATION TRUST

BOARD OF TRUSTEES REMOTE ACCESS BOARD MEETING AGENDA

DATE: March 9, 2022
TIME: 10:00 a.m.
PLACE: Remote via Zoom

1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. APPROVAL OF MINUTES
 - Approval of December 8, 2021 Open Session remote meeting minutes.
 - Approval of December 8, 2021 Closed Session remote meeting minutes.
6. REPORTS
 - Chairman
 - Chief Executive Officer
7. PUBLIC PARTICIPATION
 - 1st Quarter Monitoring Report – Drew McQuade, NJSEA
8. OLD BUSINESS
9. NEW BUSINESS
10. RESOLUTIONS

Resolution 22-01	Consideration of a Resolution Authorizing Reimbursement to the New Jersey Sports and Exposition Authority.
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11. CLOSED SESSION

Resolution 22-02	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: <ul style="list-style-type: none">• Update on Bellemead Corporation Potential Property Donation
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12. OPEN SESSION
13. ADJOURNMENT

Next meeting – June 8, 2022 @ 10:00 a.m.

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

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.

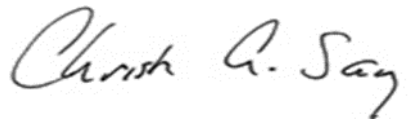
Before adjourning, Chairman Sheehan thanked the staff of NJSEA for all their work during the year. He also thanked Mr. Aberback for the great job on the MCT Annual Report. He concluded by saying he looked forward to bigger and better things in 2022.

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

**RESOLUTION AUTHORIZING REIMBURSEMENT TO THE
NEW JERSEY SPORTS AND EXPOSITION AUTHORITY**

WHEREAS, pursuant to the Meadowlands Conservation Trust Act (the “Act”), N.J.S.A. 13:17-91(h), the Meadowlands Conservation Trust (“MCT”) may call to its assistance and avail itself of the services of such employees of any governmental entity as it may require and as may be available to it for the purpose of exercising its powers and performing its duties; and

WHEREAS, also pursuant to the Act, N.J.S.A. 13:17-91(r), MCT may establish a special working relationship with the New Jersey Meadowlands Commission, now the New Jersey Sports and Exposition Authority (“NJSEA”) in furthering the purposes of the MCT; and

WHEREAS, NJSEA provided assistance to MCT by providing NJSEA staff to assist MCT in exercising its powers and performing its duties as set forth in the Act; and

WHEREAS, MCT is authorized by N.J.S.A. 13:17-91(k) to make, enter into, and perform all contracts and agreements necessary or incidental to the exercise of its powers and the performance of its duties;

WHEREAS, MCT seeks to provide partial reimbursement to the NJSEA for costs associated with the employment of individuals and operating expenses assisting MCT in exercising its powers and performing its duties as set forth in the Act in the amount of \$175,000.00 for calendar year 2021.

NOW, THEREFORE, BE IT RESOLVED that MCT hereby approves reimbursement to the NJSEA for costs associated with the employment of individuals and operating expenses assisting MCT in exercising its powers and performing its duties as set forth in the Act in the total amount of \$175,000.00 for calendar year 2021.

The foregoing Resolution was adopted by Meadowlands Conservation Trust Board of Trustees vote.



William Sheehan, Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of March 9, 2022.



Christine A. Sanz, Chief Executive Officer

RESOLUTION: CLOSED SESSION

WHEREAS, the Open Public Meetings Act, NJSA 10:4-12 (b), permits the holding of closed sessions by public bodies to discuss personnel matters, the status of pending and anticipated litigation and other matters within the attorney-client privilege, contract negotiations, and, if necessary, to act upon pending contracts; and

WHEREAS, the Meadowlands Conservation Trust (MCT) is of the opinion that those circumstances presently exist.

BE IT RESOLVED by the Meadowlands Conservation Trust (MCT) that it shall conduct a meeting to which the general public shall not be admitted to discuss the following:

- Update on Bellemead Corporation Potential Property Donation

This resolution shall become effective immediately. The foregoing resolution was adopted by Meadowlands Conservation Trust Board of Trustee vote.



William Sheehan, Chairman

I hereby certify the foregoing to be a true copy of the Resolution adopted by the Meadowlands Conservation Trust at their meeting of March 9, 2022.



Christine A. Sanz, Chief Executive Officer