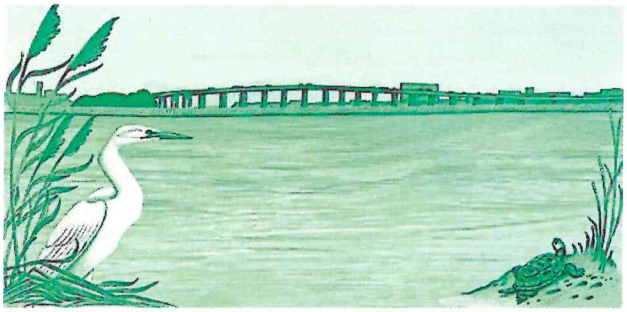
Protecting the Environment



MEADOWLANDS CONSERVATION TRUST

BOARD OF TRUSTEES MEETING
AGENDA

DATE: December 17, 2025
TIME: 10:00 a.m.
PLACE: 2 DeKorte Park Plaza, Lyndhurst – 2nd Floor Lecture Room

1. Welcome
2. Flag Salute
3. Sunshine Law Statement
4. Roll Call
5. APPROVAL OF MINUTES
   - Approval of June 18, 2025 Open Session meeting minutes
   - Approval of June 18, 2025 Closed Session meeting minutes
6. REPORTS
   - Chairman
   - Chief Executive Officer
7. PUBLIC PARTICIPATION
   - Quarterly Monitoring Report –Michael Turso, NJSEA
   - Losen Slote Park Boardwalk Expansion – Teresa Doss, NJSEA
8. OLD BUSINESS
9. NEW BUSINESS
10. RESOLUTIONS

Resolution 25-03	Consideration of a Resolution Adopting the 2026 Annual Meetings Schedule.
Resolution 25-04	Consideration of a Resolution Adopting the CY2026 Meadowlands Conservation Trust Budget.
Resolution 25-05	Consideration of a Resolution Authorizing Reimbursement to the New Jersey Sports and Exposition Authority for CY2025.

11. CLOSED SESSION

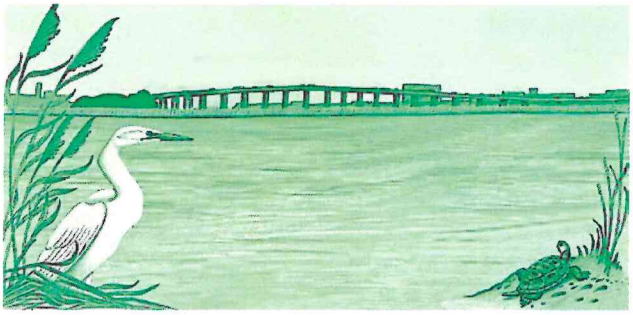
Resolution 25-06 Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purpose of discussing:

- Legal Advice concerning Reimbursement Due from Bellemead.
- Legal Advice concerning Triple Five's Past Due Annual Payment.
- Legal Advice concerning Kane Mitigation Request for Service Area Expansion.

12. OPEN SESSION

13. ADJOURNMENT

Protecting the Environment



MEADOWLANDS CONSERVATION TRUST

BOARD OF TRUSTEES MEETING
OPEN SESSION MINUTES

DATE: June 18, 2025
TIME: 10:00 a.m.
PLACE: Lecture Room, 2 DeKorte Park Plaza, Lyndhurst, NJ

TRUSTEES PRESENT:
William Sheehan, Chairman
Hackensack Riverkeeper

Greg Remaud, Vice Chairman (via phone)
NY/NJ Baykeeper

Robert Davidow
NJSEA Delegate

Mayor Jeffery Lahullier
HMMC Delegate

Samuel Viavattine (via phone)
NJDCA Delegate

ALSO PRESENT:
Christine Sanz, Chief Executive Officer
Ruth Thompson, Deputy Attorney General
Anna Acanfora, NJSEA VP of Finance and Human Resources
Michael Turso, MRRI Wildlife Biologist
Henry Pullin, MRRI Landscape Designer
Colleen Mercado, NJSEA Executive Administrative Specialist

1. Chairman Sheehan called the meeting to order.
2. Flag Salute
3. Sunshine Law Statement- CEO Sanz read the notice of meeting required under the Sunshine Law.
4. Roll Call
5. **REVIEW OF MINUTES**
   Chairman Sheehan presented the Open Session Board meeting minutes from the December 18, 2024 meeting. Upon motion by Trustee Davidow and second by Vice Chairman Remaud, the December 18, 2024 Open Session Board meeting minutes were approved by a vote of 4-0, with Mayor Lahullier abstaining.

Chairman Sheehan presented the Closed Session Board meeting minutes from the December 18, 2024 meeting. Upon motion by Trustee Davidow and second by Vice Chairman Remaud the December 18, 2024 Closed Session Board meeting minutes were approved by a vote of 4-0, with Mayor Lahullier abstaining.

6. **REPORTS**

CHAIRMAN REPORT

Chairman Sheehan welcomed the newest trustee, Mayor Jeffrey Lahullier and said that he was happy to have him on board. Mayor Lahullier said that he looked forward to working with the Board.

CEO REPORT

CEO Sanz reported the license plate revenues through May 2025 were $13,556.75.

7. **PUBLIC PARTICIPATION**

Mr. Turso narrated a power point presentation which provided the monitoring results and site observations for the past six months. He noted that he had observed some drought issues at some of the sites but not at all the sites. He said that staff had placed approximately 2,000 weevils at the Kane Freshwater site and noted they were doing an excellent job of attacking the mile-a-minute.

Mr. Pullin stated that significant progress had been made on the park in Carlstadt. He noted that the parking area was being completed, all trees were installed and soil was being put down in various areas for plantings. He said that the guardrails around the parking area and entrance gate were being scheduled with the contractor.

Mr. Mark Renna, President of Evergreen Environmental.
Mr. Renna commented on the closed session agenda item related to the Kane Mitigation Bank and noted that it was also a subject matter of closed session at the Trust's December 2024 meeting. He inquired as to whether new information had been received to require a second closed session with no release of information to the public.

CEO Sanz responded that the Board anticipated receiving legal advice on the same question and that there hadn't been any new submission. She noted that the Board did not anticipate taking action after closed session today.

8. **OLD BUSINESS** - None

9. **NEW BUSINESS** - None

10. **RESOLUTIONS**

Resolution 25-01	Consideration of a Resolution Accepting the Meadowlands Conservation Trust 2024 Financial Statements and Comprehensive Annual Financial Report.

Chairman Sheehan noted that the Finance Committee held a meeting prior to the Board meeting with the auditors during which they presented their findings.

Chairman Sheehan presented Resolution 25-01. Upon motion by Trustee Davidow, seconded by Trustee Mayor Lahullier, roll call was taken:

Vice Chairman Remaud: Yes.
Trustee Davidow: Yes.
Trustee Viavatinne: Yes.
Trustee Mayor Lahullier: Yes.
Chairman Sheehan: Yes.

11. **CLOSED SESSION**

Resolution 25-02 Consideration of a Resolution authorizing the Meadowlands Conservation Trust to conduct a meeting, to which the general public shall not be admitted for the purpose of discussing:

- Legal Advice Concerning Request for Service Area Expansion from Kane Mitigation.
- Update on American Dream Payments.

CEO Sanz read the Closed Session Resolution into record.

Upon motion by Trustee Mayor Lahullier and second by Trustee Davidow followed by all in favor, Resolution 25-01 was approved to enter Closed Session.

Closed Session commenced at 10:15 a.m.

Open Session re-commenced at 10:26 a.m.

12. **ADJOURNMENT**

Upon no further business, Motion to Adjourn was made by Trustee Mayor Lahullier, seconded by Trustee Davidow, followed by all in favor.

The meeting concluded at 10:27 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 June 18, 2025.

Christine A. Sanz
Chief Executive Officer

June 18, 2025

NAME	Roll Call	Resolution 25-01	Closed Session 25-02
Chairman Sheehan	P	Y	Y
Vice Chairman Remaud – via phone	P	Y	Y
NJDCA Delegate Viavattine-via phone	P	Y	Y
NJSEA Delegate Robert Davidow	P	Y	Y
HMMC Delegate Mayor Lahullier	P	Y	Y

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

RESOLUTION TO ADOPT THE MEADOWLANDS CONSERVATION TRUST CALENDAR YEAR 2026 MEETING SCHEDULE

BE IT RESOLVED by the Meadowlands Conservation Trust that, pursuant to N.J.S.A. 10:4-6 et seq., the New Jersey Open Public Meetings Law, the Meadowlands Conservation Trust will hold its regular meetings during the year 2026 on the following dates and that said meetings shall be conducted at the NJSEA Environment Center, 2nd Floor Lecture Room, 2 DeKorte Park Plaza, Lyndhurst, New Jersey at 10:00 a.m., unless otherwise noticed.

Public Board Meetings

March 18, 2026

June 17, 2026

September 16, 2026

December 16, 2026

BE IT FURTHER RESOLVED that a copy of the schedule shall be forwarded to all persons entitled to notice of the Annual Schedule of Meetings, posted on the MCT website and on the NJSEA bulletin boards located in the lobby of the Administration building at One DeKorte Park Plaza, Lyndhurst, New Jersey.

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 its meeting of December 17, 2025.

Christine A. Sanz, Chief Executive Officer

Resolution No. 25-03

RESOLUTION ADOPTING THE MEADOWLANDS CONSERVATION TRUST CALENDAR YEAR 2026 BUDGET

BE IT RESOLVED that the attached Meadowlands Conservation Trust Calendar Year 2026 Budget is hereby approved and adopted.

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 December 17, 2025.

Christine A. Sanz, Chief Executive Officer

Resolution No. 25-04

Meadowlands Conservation Trust
Comparative Budgetary Statement
DRAFT Calendar Year 2026

Operations and Maintenance Budget

	Approved Budget 2025	Actual YTD as of 12/4/2025	Proposed Budget 2026
Revenue			
License Plate Income	28,000	31,719	32,000
Misc. Income	-	4	-
Kane Tract - Annual Receivable	100,000	100,000	100,000
Interest Income/Gain on Investment	100,000	146,599	120,000
Total Revenues	$ 228,000	$ 278,322	$ 252,000
Expenses			
Insurance	20,000	16,989	20,000
Professional Services	42,000	16,350	20,000
Legal Services	25,000	53,548	65,000
Kane Tract Expense	230,000	23,301	30,000
Repairs & Maintenance/Supplies	10,000	1,673	60,000
NJSEA Administrative Reimbursement	230,000	230,000	230,000
Improvement/Education Initiatives	5,000	2,418	30,000
Rothman Park	969,290	954,365	14,925
Property acquisition			
Total Expenses	$ 1,531,290	$ 1,298,644	$ 469,925
Opearing Gain/(Loss)	$ (1,303,290)	$ (1,020,322)	$ (217,925)
Non-Operating Income/(Expense)			
State Appropriation	350,000	-	350,000
Rothman Park	969,290	954,365	14,925
Total Non Operating Income/(Expense)	$ 1,319,290	$ 954,365	$ 364,925
Change in Net Posistion	$ 16,000	$ (65,957)	$ 147,000

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 $230,000.00 for calendar year 2025.

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 $230,000.00 for calendar year 2025.

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 December 17, 2025.

Christine A. Sanz, Chief Executive Officer

Resolution No. 25-05

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:

- Legal Advice concerning Reimbursement Due from Bellemead.
- Legal Advice concerning Triple Five's Past Due Annual Payment.
- Legal Advice concerning Kane Mitigation Request for Service Area Expansion.

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 December 17, 2025.

Christine A. Sanz, Chief Executive Officer

Resolution No. 25-06