

**Mordecai Land Trust
Annual Meeting
LEHYC Meeting Room
August 3, 2025**

Call to Order: President Linda Colgan called the meeting to order at 5:07 p.m. and thanked everyone for coming. She also thanked the board, all volunteers and stated that 2025 was an incredible year for MLT. A quorum is present.

Minutes: Jeanne Runne **made a motion** to approve the minutes of the 2024 Annual Meeting which was **seconded** by Lynne Neff. The minutes were **approved**.

Treasurer's Report: Deb Harkness reported that MLT's liquid assets are currently \$668,541.46, which is an increase of \$23,631.16.

Nominating Committee: Jeanne Runne presented the following:

REPORT OF THE NOMINATING COMMITTEE FOR
2025 Mordecai Land Trust Annual Meeting

TO: Linda Colgan, President Mordecai Land Trust

Mordecai Land Trust Executive Committee, Trustees and Members

FR: 2025 MLT Nominating Committee

RE: For the term beginning, October 1, 2025: Action by (1) MLT Members at their August 3, 2025, Annual Members Meeting – (i) Recommendations for Appointed Trustees, and (ii) Recommendation for appointment to the Executive Committee; and (2) MLT Trustees at next Trustees Meeting – Recommendations for Appointed Officers.

The 2025 Nominating Committee of the Mordecai Land Trust submits the following recommendations and information:

1. For appointment by the Members of Mordecai Land Trust to the Board of Trustees, Nominations for Appointed Trustees 1 :

(a) To serve the remaining portion of a term, commencing September 30, 2025, and expiring September 30, 2026: Megan McDougall

(b) To serve the remaining portion of a term, commencing September 30, 2025, and expiring September 30, 2027: Nancy Davis

(c) To serve a 3-year term, commencing October 1, 2025, and expiring September 30, 2028:

Michele Budd

Deb Harkness

Richard McOrmond

Elaine Stevens

Alyce Tatlow

Matt Bekelja

Shantha Curnyn

2. For appointment by the Members of Mordecai Land Trust to the Executive Committee of the Board of Trustees to serve a 3-year term, commencing October 1, 2025, and expiring September 30, 2028: Jim Dugan

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3. For appointment by the Trustees of Mordecai Land Trust at their next Trustees Meeting:

Officers, for the term commencing October 1, 2024, until their replacement is named:

Linda Colgan, President

Jim Dugan, Vice President

Michele Budd, Vice President

Deb Harkness, Treasurer

Kathleen Birch, Secretary

Alyce Tatlow, Membership

Ex-Officio members of the Board of Trustees (nonvoting) as Past Presidents of MLT: Rich Oelkers

Following the appointments referred to above, the members of the Executive Committee of the Board of the Trustees and of the full Board (and their respective terms) would be as follows:

Executive Committee

Tom Cox, III, 2026*

Kathleen Birch, 2026**

Laura Darling, 2027*

Linda Colgan, 2028*

Jim Dugan, 2028**

James Balbo, 2029*

Mayor Colleen Lambert, ex officio

* LEHYC Appointees

** Member Appointees

Board of Trustees (in addition to Executive Committee Members)

2026

Nancy Lampman

Shelley Spicer

Megan McDougall

Susanne Moskalski

Suzanne Wolfinger

Julie Woldin

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2027

Nancy Davis

Pat Miller

Lynne Neff

Bill Pilling

Jeanne Runne

Dr. John Wnek
2028
Michele Budd
Deb Harkness
Richard McOrmond
Elaine Stevens
Alyce Tatlow
Matt Bekelja
Shantha Curnyn
Ex-Officio (nonvoting)
Rich Oelkers

Respectfully submitted,

Mordecai Land Trust Nominating Committee
Bill Pilling
Jeanne Runne
Laura Darling
Deb Harkness

Rich Oelkers **made a motion** to approve the above, which was **seconded** by Norrie Oelkers.
The motion was **approved**.

Presentations: Julie Woldin spoke about the Bay Bash Fundraiser, and recognized those present who attended and those who worked for months to make it a success. She told the group that in 2023 the event netted 24,000, in 2024 35,000, and this year 50,000. The tent added to an awesome ambiance and protected the silent auction items. The revenue from the silent auction alone increased from \$10,000 in 2024 to \$18,000 in 2025. The number of raffle baskets increased in the same time frame from 13 to 28. Attendance increased from 260 to 430. Social media presence was increased and boosted by Shelley Spicer and team. Julie gave a shout out to Elaine Stevens and her kitchen crew, and to Jamie Balbo and EFOBE for the clams and oysters. Business donations doubled this year. She is looking forward to building on this success for next year, and reminded the group to "Save the Date" of July 18, 2026 for next year. Lynne Neff gave a brief history of Miles for Mordecai, and discussed how it has evolved into an educational event for kids 15 and under. The program will have a name change for 2026, and will be called "Mordecai Nature Expo", and will be revised and revamped. She gave a shout out to John Wnek and the MATES program. ReClam the Bay and Product with a Purpose will also participate. "Save the Date" for 2026 - July 12th. She thanked Shelley Spicer for promotion. Michele Budd's presentation was given by Linda Colgan, as Michele could not attend. "It's not All about the Birds" was read, accompanied by photos taken by Richard McOrmond. There is a focus on critical habitats, of which there are 18 on Mordecai, some of which are seasonal, some migratory. It is unfortunately reported that this was year 2 of no eggs from our osprey pair. Food availability is believed to be a factor. Boat captains were thanked - Jim Dugan,

Tom Cox, Jamie Balbo, Lynne Neff, and Kevin Budd. Richard McOrmond was thanked for the use of his beautiful photos.

Breakwater Update: Project managers are Jamie Balbo, Linda Colgan, Jim Dugan, and Tom Cox. Jamie Balbo spoke for this group, and stated that he has been involved for less than a year and that it is an honor to give the update. He is pleased to report that after 20 years in the making, the project is “LIVE”. The official project name, in partnership with the ACOE and NJDEP, is “USACOE MI CAP Section 1135 Project”.

The primary cause of erosion is wake. The breakwater will be a component of what is actually a Living Shoreline project.

Slides were shown. The estimated loss from 1977 is 25 acres, attributed largely to boat wake but NW winds in winter contribute. The estimate of erosion to 2110 if nothing done to mitigate will leave only 5 acres. The Intracoastal Waterway is not far enough out to prevent wake from affecting MI. 11 acres will be added to the existing 45.

Where are we now? In March 2025 a project partnership agreement was signed and we are now in the design and implementation phase.

Phase I: Construct Breakwater

Phase II: Beneficial dredging from federal ICW, at no cost to MLT

Phase III: Planting marsh grass as part of marsh restoration

Slides were shown illustrating above. Details were reviewed, there is a 90% confidence in the current design. There will be a 3,000 linear foot trapezoid rubble mound approx. 3 feet high located 60 feet off shore. Sill vents will be part of the design.

Our first payment has been made. Survey work is ongoing. A subaquatic vegetation survey will occur in September 2025.

5 R&D Instrument Platforms will be constructed that will monitor waves, tides, currents, temperature, and ship wake. They will be 20-25 feet high. 4 will be on the West side, 1 on the East (East will serve as “Control”).

Audience Questions:

[How much dredge spoil will go to the East side ?](#) None

[North side?](#) Some

[Where is the wall?](#) Off west side

[Depth?](#) Variable

[How long will it last?](#) A very long time. Jim Dugan remarked that wetland plants will grow behind the breakwater. Crest height is 3 foot 6 inches at high tide. Breakwater will be lit in some manner to alert mariners at high tide.

[To what extent is Beach Haven Borough involved?](#) Not involved at present but had been supportive in the past. Borough is supportive, but since MLT is a 501c3 and owns the island, MLT is responsible.

[Is there concern on the East side cut?](#) NOAA and ERDC do not see it as an issue.

[Why does Breakwater stop where it does?](#) MLT project area is there and is considered stable. In partnership with RCTB, ReClam is putting a second set of shellbags that are to be set with oyster spat in the shellbag/geotube area. 13,000 shell bags have been placed in the last ten years. Oyster spat is placed to try to create an environment in the living shoreline.

The audience is invited to come to the Pelham Ave. RCTB area to see what is done there.

The next MLT cleanup event is in September, and all are welcome to help.

President Linda Colgan gave kudos to Jamie Balbo.

The meeting was adjourned at 6:11 p.m.

Respectfully submitted,
Kathleen Birch
MLT Secretary