

**PINELANDS PRESERVATION ALLIANCE**

**BOARD OF TRUSTEES**

**RESOLUTION**

**AUTHORIZING AGREEMENT WITH JEFFREY A. MILLER CATERING,  
WITH CONDITIONS**

July 24, 2018

WHEREAS, the Pinelands Preservation Alliance (“PPA”) is a non-profit, tax-exempt organization under section 501(c)(3) of the Internal Revenue Code, with Tax ID No. 521-164-1512; and

WHEREAS, PPA’s mission is to preserve and enhance the natural and cultural resources of the New Jersey Pinelands through, among other activities, advocacy, constituency-building, and promoting low-impact recreation in and education about the Pinelands; and

WHEREAS, PPA seeks to diversify its sources of income to carry out its mission, activities and initiatives; and

WHEREAS, PPA is preparing to complete renovations of the historic barn on the Bishop Farmstead, together with associated site improvements, necessary and appropriate to make the entire barn, including the hayloft, useable for large public events; and

WHEREAS, PPA has an opportunity to raise earned income to fund the costs of the Bishop Farmstead and PPA’s advocacy, constituency-building, recreation and education programs through renting the barn, once renovations are completed, for catered events, such as weddings; and

WHEREAS, PPA has negotiated a proposed use agreement with Jeffrey A. Miller Catering (JAM) to rent the barn and grounds for catered events, with specified terms, limits and financial terms; and

WHEREAS, the Board of Trustees is satisfied that JAM is a reputable and successful catering operation with unmatched experience working with nonprofit organizations in historic properties; and

WHEREAS, the Board of Trustees has found the financial terms, under which JAM will invest at least \$100,000 in the barn renovation and provide rental payments equal to 20% of its gross revenue for each event it holds at the Bishop Farmstead; and

WHEREAS, PPA will not have sufficient funds, consistent with its other requirements and priorities, to finance the renovations necessary to make the entire barn useable for public events unless it enters into such a revenue-generating agreement; and

WHEREAS, by making it feasible for PPA to complete the renovation of the barn for public events, entering into the proposed agreement with JAM will increase public use and enjoyment of the barn and Bishop Farmstead, and will enable PPA and other organizations and agencies to use the barn for large public events; and

WHEREAS, the Southampton Township zoning board of adjustment voted unanimously at its July 12, 2018, meeting to approve PPA’s applications for a use variance to use the renovated barn for public events, including the proposed catered events, and for site plan

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amendments in service of using the barn and the grounds of the Bishop Farmstead for public events, such as the proposed catered events, and

WHEREAS, the Board of Trustees of PPA at its quarterly meeting of the Board on July 24, 2018, a quorum being present, discussed the proposed agreement with JAM, its terms and justifications, and risks;

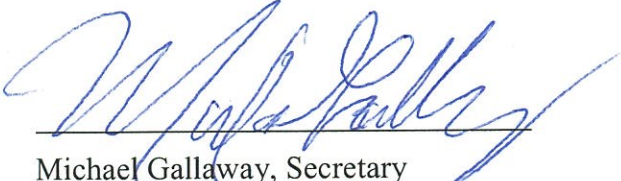
NOW, THEREFORE, BE IT RESOLVED, that:

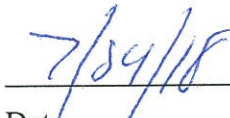
Carleton Montgomery, the Executive Director of PPA, is authorized to execute the proposed agreement with JAM, substantially in the same form as the attached proposed agreement, and to carry out PPA's responsibilities under the agreement, subject, however, to the following conditions:

- a) Before the agreement is executed:
  - i. PPA receives written approval of the agreement, substantially in the form of the attached proposed agreement, by the New Jersey Green Acres program under its regulations governing use agreements for funded parkland; and
  - ii. The Southampton Township zoning board of adjustment memorializes the approval of PPA's applications for use variance and site plan amendments, which it voted to approve at its July 12, 2018, meeting; and
  - iii. PPA's Board of Trustees adopts a resolution authorizing PPA to carry out the renovations of the barn and site improvements necessary for the barn and grounds to be used for the events contemplated by the agreement;
  - iv. PPA reviews the agreement with a qualified attorney and the final agreement addresses points raised by the Board of Trustees and legal review to the satisfaction of the Executive Committee of the Board and
- b) PPA's obligations under the agreement become effective only upon PPA receiving a certificate of occupancy for the barn that permits the uses contemplated by the agreement.

I, Michael Gallaway, Secretary of the Pinelands Preservation Alliance, do hereby certify that the foregoing is a true and complete copy of a certain resolution duly adopted by the Board of Trustees of PPA at its meeting on July 24, 2018, in which a quorum participated, by a vote of 18 in favor, 1 against, and 0 abstaining or not present.

IN WITNESS WHEREOF, I, the undersigned, Michael Gallaway, Secretary of the Pinelands Preservation Alliance, have hereunto subscribed my name.

  
Michael Gallaway, Secretary

  
Date