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Board Members
Michael J. DeMarco
David Elkouby
Jeremy Farrell
Joseph A. Panepinto, Sr.
Andy Siegel
Abe Naparstek
Joyce Watterman

Minutes of the Regular (Virtual) Meeting of the Board of Directors

January 18, 2023

1:00 PM

Called by the Exchange Place Alliance Special Improvement District

Staff Attendance: Elizabeth Cain, Martin Schmid, Mirna Botros

Panelists: Elizabeth Cain, Mirna Botros, Martin Schmid, Michael DeMarco, Donald Pepe, Joe Panepinto (Karen Manzo), Andy Siegel, Abe Naparstek, Ashley Brinn, David Elkouby, Edyta Espasa, Joyce Watterman, Jade Whyatt, Gus Milano, Sue Bryne, Jeremy Farrell (joined at 1:15pm)

Attendees: 858.735.8086, bmclean, CresciulloBlaise, Danielle, Edward Jesman, Irena, Jacek Marczynski, Jaclyn Bereiter, Jeanne Daly, Kathryn M, Mariusz, Matthew Porcelli, Richard Branca, Stan Mazur, Suzanne Mazurczyk, xpla, Jan Baginski

1. Call to Order by Board President Michael DeMarco

1:06 PM

2. Open Public Meetings Act, Confirmation of Notice

The New Jersey Public Meetings Law was enacted to ensure the right to the public to have advanced notice of and to attend the meetings of public bodies at which any business affecting their interest is discussed or acted on in accordance with N.J.S.A. 10:4-6 et seq. On the rules of this act, the Exchange Place Alliance has caused notice of this meeting by publicizing the date, time, and place, of the regularly scheduled meeting in the Public Notice Section of the Star Ledger and on the Exchange Place Alliance website.

3. Roll Call
4. Approval of the December 7, 2022 Board Meeting Minutes

Andy Siegel first motion, Gus Milano second motion, approved unanimously.

5. Executive Director's Report

Elizabeth Cain explains that the Alliance has received the FY23 check from the City, noting that the current bank balance is \$5.3 million with about \$300,000 in outstanding bills to be paid. She notes that the wayfinding and historic walk sign schedule has been set, with installation aimed by June 1st. She notes that the sign fabricator is a NJ-based company. Director Cain then explains that the FY24 budget is due to the City on April 1st. Mike DeMarco explains that there



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will be a meeting prior to the submission of the budget sometime in late March. Abe Naparstek asks if the City approves the budget as well and DeMarco explains that the City does approve the budget.

Mike DeMarco then notes the Alliance's donations to the York Street Project for the previous two years and calls upon Sue Byrne, Executive Director, to present the organization's work and impact. Sue Byrne proceeds to present. With the help of the Alliance, the York Street Project has been able to: increase staffing and case managers, bring on another social worker, hiring life coaches, increased the base rate of pay to \$16 for the current fiscal year (compared to \$12/hour in FY20), and will be replacing the sign on the front of their building.

6. Charitable Donations Policy

Mike DeMarco reviews the Alliance's new policy of charitable giving and its main components. Director Cain requests a vote to accept the policy. Mike DeMarco first motion, David Elkouby second motion, approved unanimously.

7. Operations and Maintenance Review

Martin Schmid reviews the Clean Team statistics to date: 95 instances of poster and sticker removal, 41 instances of graffiti removal, and 1,014 trash bags hauled out of the district. Schmid then requests a Do-Not-Exceed of \$100,000 for Spring-Summer-Fall 2023 landscaping; Mike DeMarco provides further context. Mike DeMarco first motion, David Elkouby second motion, approved unanimously. Schmid then reviews the district-wide tree pit audit and notes next steps to meet with the City's Forester to see what pits can be handled first. DeMarco then reviews pictures of the ongoing construction work in Exchange Place.

8. Board of Directors Updates

Mike DeMarco notes the special meeting to discuss the polling and that postcards have been sent out to all the Alliance's members asking for solicitation of board members. Interviews took place with prospective board members and a recommendation was made to the board about the new slate. DeMarco notes and thanks the following board members who have declined to be reappointed for their service: Gus Milano and his team and Steve Pozycki and his team



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including Edyta Espasa. Ricardo Cardoso indicated that he no longer would like to serve on the board and due to meeting absences was subsequently voted off the board. A slate was put up with staggered terms: four members for two years (Mike DeMarco, Joe Panepinto, Sr., David Elkouby, and Abe Naparstek) and the other two members (Andy Siegel and Jeremy Farrell) extended for one year. The poll had been sent out via certified mail and ballots were received back; this board has been elected. Mike DeMarco asks for a motion to reaffirm the special meeting's conclusions about the new ballot and board members: Gus Milano first motion, Joyce Watterman second motion, approved unanimously. Mike DeMarco thanks the new board members for agreeing to work and serving without compensation.

9. Election Results

Covered in Item #8

10. Board Officer Positions

Not discussed at this meeting.

11. Communication Impact and In the News

Director Cain reviews the monthly newsletter and a recent editorial she wrote for the Jersey Journal.

12. District Updates

Not discussed at this meeting.

13. Old Business, as needed

Andy Siegel asks about the concrete work to be done in Four Corners Park. Mike DeMarco says this will be done in the springtime.

14. New Business, as needed



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15. Public Comments

Stan Mazur [CCKMHO]: Thanks Mike DeMarco for meeting a delegation from the CCKMHO at the monument site on January 5th and reviews the outcome, most importantly their satisfaction with the height of the monument wall.

Jeanne Daly: Comments that the 5’1” wall will block visual access for people in wheelchairs; comments about her concerns relating to the vaulting in the plaza; requests a shorter response time for her OPRA requests; comments on her concerns with the BocaEast Consulting contract.

Suzanne Mazurczyk: asks about the monument lighting and if it will be uplighting or downlighting.

Irena: comments that Stan Mazur does not represent Polonia and that there are many people who do not agree with what Mazur thinks; requests no wall; comments that people in wheelchairs will not be able to see with the wall present.

Edward Jesman [Polish American Strategic Initiative]: asks about the roadway component of the project and how it is possible to create a private roadway without proper legal filings. Mike DeMarco provides an explanation to clarify and notes that it is not a private roadway.

Director Cain requests motion to close public comment. Mike DeMarco first motion, Andy Siegel second motion, approved unanimously.

16. Executive Session, as needed, to discuss litigation, personnel, or other matters

Executive Session commences after this meeting.

17. Adjournment

Jeremy Farrell makes a motion to adjourn, David Elkouby seconds, approved unanimously. Meeting adjourned at 1:44 PM.

Approved By: 