



M I N U T E S	Board Members
	Michael J. DeMarco
	Steve Pozycki
	Ricardo Cardoso
	Jeremy Farrell
	Gus Milano
	Andy Siegel
Joyce Watterman	

Minutes of the Regular Meeting of the Board of Directors

December 1, 2021

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

Staff Attendance: Elizabeth Cain, Martin Schmid, Mirna Botros

Attendance: Joyce Watterman, Michael DeMarco, Seth Kramer, Jay Rhatican, Edyta Espasa, Donald Pepe, Andy Siegel, Jade Whyatt

Public Attendance: Brian McClean, Jeanne Daly, Krystyna Piorkowska, 2017886606, Ed Gultinan, Nick Fischetti

1. Call to Order by Board President Michael DeMarco

1:04 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 October 18, 2021 Board Meeting Minutes

Joyce Watterman first motion, Mike DeMarco second motion, approved unanimously.

5. Annual Audit for FY21

Director Cain reviews the FY21 audit, which has passed, been approved and subsequently submitted to the City. Mike DeMarco reviews some high level numbers from the audit document.

6. Exchange Place Construction: 10 Exchange Place Easement



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Director Cain asks that attorney Donald Pepe review the easement agreement between 10 Exchange Place and the Exchange Place Alliance with the Exchange Place Board of Directors. Pepe states that it is both a temporary construction access easement and a permanent easement for some portions of the proposed improvements that will be within the property boundaries of 10 Exchange Place. Pepe states that this is a standard document and recommends it be approved for execution by the Exchange Place Board of Directors. Mike DeMarco first motion, Joyce Watterman second motion, approved unanimously.

7. JCPD Waterfront Security Patrols Season Closeout

Director Cain reviews the program from this past season, noting that the illegal activity taking place along the waterfront was lighter than last season. She notes that this type of community policing model has been a benefit for the waterfront community.

8. Operations and Maintenance Review

Staff member Martin Schmid reviews the operation statistics from the October 18, 2021 board meeting to date: 149 instances of poster and sticker removal, 65 instances of graffiti removal, and 1,479 trash bags hauled. Schmid reviews the CDS 2022 contract renewal proposal for \$315,776.12; this would keep the program cost consistent with the current cost. Mike DeMarco requests that CDS revisits the pricing to fairly price in a wage increase for the workers. Joyce Watterman agrees. Don Pepe adds that the caveat should be that the increase in contract amount should directly be passed on to the workers. Mike DeMarco suggests that the contract amount not exceed \$30,000/month. Joyce Watterman first motion, Mike DeMarco second, approved unanimously. Then Schmid reviews Fall landscaping pictures and pictures from the public art tours that have resumed. He reviews the installation of Michael Alfano's *Beacon* sculpture. He also reviews the current social media statistics, noting that the Alliance has increased its following on all platforms.



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9. 2022 Board Meeting Dates

Mike DeMarco suggests the dates are put out and the Board can revisit them at the next meeting. He also suggests having a meeting in early January.

10. New Business, as needed

Director Cain reviews the Studio Victoria proposal, noting that the Alliance should have a draft in the next two months. She reviews the historic wayfinding signage, and Mike DeMarco suggests it be sent to the following people in the City: the Mayor, Christine Goodman, Annisia Cialone, the full City Council, Councilman Solomon, and CCPOA. Director reviews the *Jekyll and Hyde* proposal from Raphael Pangilinan for \$10,000. Mike DeMarco approves this proposal.

Director Cain reviews the donation proposals, starting with the York Street Project. Mike DeMarco proposes a \$100,000 donation for the York Street Project. Andy Siegel motion for \$100,000 donation to York Street Project for this calendar year, Joyce Watterman second, approved unanimously. Don Pepe also adds that he will provide 50 hours of pro bono work.

Director Cain reviews the \$400 support to provide music for the Boys and Girls Club holiday event at the Morgan/Washington Street garden.

Then Director Cain reviews the coat drive. Mike DeMarco suggests \$40,000 in total, split between \$25,000 for the coat drive and then \$15,000 for hats/gloves. Mike DeMarco motion, Joyce Watterman second, approved unanimously.

Director Cain reviews the Jersey City Toy Drive donation possibility. Mike DeMarco suggests \$50,000-60,000 worth of items to donate to the cause. Joyce Watterman motion, Andy Siegel second, approved unanimously.



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Seth Kramer suggests the Alliance coordinate a waterfront competition for the toy drive next season and tie it into corporate giving.

Schmid asks for a 'do not exceed' of \$100,000 for landscaping costs for the upcoming 2022 Spring/Summer/Fall season. Mike DeMarco first motion, Joyce Watterman second, approved unanimously.

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

None

_____ Public Comment _____

[Jeanne Daly]: I have a question about the easements for I guess it's 10 Exchange Place. Is it the what you're proposing solely for 10 Exchange Place the easements are you or are you talking about other buildings within that District? [Mike DeMarco]: Just 10 Exchange. [JD]: Ok, only for 10 Exchange. Another thing I had was wondering is I found a public notice about RF- request for proposals - that you guys did is there any chance you could publicize these proposals? [MD]: Well we don't normally do that because people bid with confidentiality and we're not done with the bid process Jeanne, so at the end we may disclose how many people and what the numbers were but probably not the individual bidders *inaudible*. [JD]: Well let me ask you though, can you publicize or put on your website what the RFPs were for? [MD]: The RFP is for what we propose to build, so the plans we filed with the City, that's already on the website. [JD]: I understand that but I mean as far as what you guys, I remember Mr. Pepe has said that at this point in time that the DEP has not been, the plan has not been resubmitted to DEP, what stage are we on with that? [MD]: Well look, we'll finish the comments on this, the same plans have never been altered so nothing has changed. That's why we didn't update for this meeting, we didn't have anything to update because we haven't really done anything. On the other hand as Don said, we submitted bids to the public, the public has *inaudible* the bids in, we're not finished evaluating them, when we're finished evaluating them we'll make a disclosure as to what the process was and what the



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inaudible were, and that's really all I can say on it. [JD]: I know but, my question was about the submission to the DEP to get their approval, what stage are we on? [MD]: They still haven't come back to us yet. [JD]: So there [Elizabeth Cain]: Thanks Jeanne [JD]: was a resubmission? [MD]: Jeanne I think we're done, you get a limit on questions, so [JD]: I know, I just wanted some clarity, thank you. [MD]: Ok you got your clarity, you had your time.

[Krystyna Piorkowska]: This is a confirmation not a question, DEP has currently not approved anything but have you officially filed with them and have you filed with the Coast Guard as required? [Mike DeMarco]: We don't have to answer the question because I think that you're asking a little bit too precise for us to give you an answer on the fly, we may post this back to you on an email. But I know we applied to the DEP, the DEP hasn't responded yet, the Coast Guard part of it is new to me. [KP]: I'm sorry I didn't hear the second part about the Coast Guard. [MD]: I don't know if we have to file with the Coast Guard, it was a new item for me, we'll get back to you about that. Do you have any other questions you'd like to ask for your second question? [KP]: There is the Corps of Engineer at Engineers US Army and the Coast Guard [MD]: Ok [Elizabeth Cain]: Thanks Krystyna [MD]: Thank you for your comment Krystyna [KP]: are you going to then email me back? [MD]: If we choose to, you will get an email back. But thank you Krystyna for your comment.

Close public comment motioned by Mike DeMarco, second by Joyce Watterman, approved unanimously.

_____ Public Comment Closed _____

12. Adjournment

Andy Siegel motion, approved unanimously, meeting adjourned at 1:38 PM.

Approved By:  _____