



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

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**Minutes of the Regular Meeting of the Board of Directors**

December 7, 2022

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

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**Staff Attendance:** Elizabeth Cain, Martin Schmid, Mirna Botros

**Panelists:** Elizabeth Cain, Martin Schmid, Mirna Botros, Donald Pepe, Edyta Espasa, Michael J. DeMarco, Andy Siegel, Jeremy Farrell, Ashley Brinn, Joyce Watterman, Jade Whyatt, Bryan Beninghove, Chris Bernardo, Jerry Blankman

**Attendees:** Aiko Oka, Audrey and Howard Lisch, BaySt, CresciulloBlaise, David Elkouby, Irena, Jaclyn Bereiter, Jeanne Daly, Jeff Turkanis, Krystyna Piorkowska, M. Giovanni, Maria.Morillo, Mariusz, Matthew Porcelli, CPP, Mickey Napolitano, Richard Branca, SchwartzRichard, Stan Mazur, Suzanne Mazurczyk, xpla

1. Call to Order by Board President Michael DeMarco

1:06

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 September 14, 2022 Board Meeting Minutes

Joyce Watterman motion, Andy Siegel seconds, approved unanimously.

5. Executive Director's Report

Director Elizabeth Cain presents the FY22 audit and noted it has been submitted to the City and that the process went smoothly as expected. She then reviews the City's audit of assessment payments made to the Exchange Place Alliance and that an overpayment was made for approximately \$250,000. The City will reduce this fiscal year's payments by that amount. The



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overpayment came from the removal of 135 Montgomery Street from the assessment roll along with a simple overpayment from the City. She also notes the current invoice log has about \$432,000 outgoing. Martin Schmid then reviews the status of the Exchange Place construction and presents photos of the ongoing work. Director Cain then proposes the following meeting dates for 2023 at 1:00 PM via Zoom: January 11th, April 12th, July 12th, October 11th. Joyce Watterman first motion, Andy Siegel second motion, approved unanimously.

6. Bylaws Amendments

Mike DeMarco notes this is the start to the annual meeting and it ends when the vote is counted and new Directors are elected. As part of that the Board revisited the bylaws and felt that the voting restrictions should not have a minimum assessment requirement. He notes that there are about 155-170 people who pay assessments and is advocating to change the bylaws so that every member will get one vote. The votes are one per participant. Don Pepe further explains that every member that pays an assessment has a right to vote. Joyce Watterman first motion, Andy Siegel second, approved unanimously.

7. Next Steps for Board of Directors Nominations and Elections

Mike DeMarco notes that a request was sent out to members to propose anyone to be considered by the Board. Those selections will be reviewed by the Board and then they will put together a slate which will be voted on by the January 11th meeting. Director Cain clarifies that the request was mailed out via postcards to all the registered addresses on the tax records.

8. Events

Bryan Beninghove from Riverview Jazz Organization provides a recap of Pier Fest 2022 and reviews his plans for the 2023 Jazz Festival to take place in the Exchange Place vicinity. He also reviews the successes of the 2022 Jazz Festival, noting an attendance of over 15,000 people. He requests the Exchange Place Alliance to be the presenting sponsor. Mike DeMarco requests to discuss this more next year.

9. Operations and Maintenance Review



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Mike DeMarco discusses the conservator's recent inspection of the Katyn Monument, including a review of the proposed tiers of maintenance and treatment. Approach 1: involves minimal work, cleaning the grime and residue as best as possible. Approach 2: build scaffolding to work on the statue onsite; reapply the lacquer and patina for the appropriate luster; redo the base of the plaques and repoint the bottom of the statue. Approach 3: full removal of the statue and work offsite. DeMarco notes that the Alliance will not be doing this third approach. Joyce Watterman inquires about doing a simple cleaning, Mike DeMarco explains that this may not be the most appropriate method. Andy Siegel notes that he is unsure if going above and beyond the basic functions is the mission and is concerned about opening up other issues. Joyce Watterman believes the less the statue is touched the better. Mike DeMarco says further discussion and a vote can take place at the next meeting.

Mike DeMarco then reviews the change order for the plaza construction work for mitigation of the unknown vaults in two areas of the plaza. He requests a motion to approve the up-to \$500,000 to redo the vaults. Edyta Espasa asks about necessary approvals for the retrofit. Andy Siegel first motion, Joyce Watterman second, approved unanimously.

Martin Schmid then reviews the Clean Team metrics: 140 instances of poster and sticker removal, 15 instances of graffiti removal, and 2,180 trash bags hauled out of the district. He then reviews the Fall and Winter plantings and holiday decorations. Andy Siegel asks about ownership of the lights on Grundy Pier. He then reviews the current social media statistics. Elizabeth Cain notes the newsletter is being sent out every month. Schmid then reviews the tree mapping project to audit the empty tree pits throughout the district.

Mike DeMarco then reviews current building sales and acquisitions: 101 Hudson sold, Hyatt Regency sold, Goldman Sachs-Tishman Speyer project, Urby expansion, and Harborside in the process of selling.

Chris Bernardo from Commercial District Services (CDS) then presents their proposal for 2023 Clean Team services. CDS identified three major priorities: (1) onsite manager to especially look after quality of life in the Plaza along with team and special equipment needs for the district, (2) increase capacity for place management abilities such as pressure washing, (3) full-time operations vehicle to serve a few purposes including temporary storage of trash bags and faster



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collection of trash bags. 7 day per week service will be continued, winter and summer service hours will continue to be split. There will also be some additional summer staff time for the Plaza. Total cost is \$432,000. Mike DeMarco notes the budget is higher than the Alliance would like. He requests to review it again at the next board meeting.

10. Social Media Statistics

Covered in item #9.

11. District Updates

Covered in item #9.

12. Old Business, as needed

Andy Siegel inquires about the concrete work needed for Paulus Hook Park. Mike DeMarco says that this work is on the plan.

13. New Business, as needed

Mike DeMarco reviews the proposed 2022 York Street Project contribution for \$100,000. Elizabeth Cain adds about the impact this contribution can make for the organization. Joyce Watterman first motion, Andy Siegel second, approved unanimously.

Mike DeMarco then reviews the \$111,000 placemaking sign budget from Leverage for the Exchange Place project. Joyce Watterman first motion, Andy Siegel second, approved unanimously.

[This vote happened at the end of public comment.] \$25,000 coat drive 2022; \$15,000 for the toy drive. Andy Siegel first motion, Edyta Espasa second, approved unanimously.

14. Public Comments



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Stan Mazur [VP CCKMHO]: Thanks Elizabeth Cain and Martin Schmid for their meeting and review of the current plaza plans. Requests the full package of plans in PDF format and scope of work and contractor’s name for the monument’s cleaning and restoration. Makes a suggestion to change the western statue entrance to shrubbery. Mike DeMarco notes that the name of the conservator will be disclosed when the report is made on the web and the dimensions will be sent quickly. He notes that the wall will have the name of the Katyn memorial behind it, a plaque commemorating the statue, and a place for candles.

Krystyna Piorkowska: Is glad to see about the restoration specialist’s work. Interested in knowing what the green cable is beneath the feet of the memorial. Would like to know the name of the specialist. Re. comments about doing the minimal work: the lacquer needs to be removed and expects that the Alliance can speak to the Central Park Conservancy about the process they undertook. Asks why it was necessary to use jackhammers attached to tractors within two feet of the memorial.

Jeanne Daly: noticed the bottom steps of the monument have been chipped. Would like to see the dimensions of the entrance wall to the monument. Would like to know about the coat drive and toy drive donations. Mike DeMarco notes the threshold limit on donations, though a vote can be taken before adjournment. [Vote taken at the end of public comment on this.]

Mariusz Bielski [VP of Cultural Affairs for CCKMHO]: Is thankful for hiring the conservator for the monument. Concerns over the height of the entrance wall to the monument.

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

None.

16. Adjournment

Joyce Watterman first, Andy Siegel second, approved unanimously. Meeting adjourned at 1:58 PM.

Approved By:  \_\_\_\_\_