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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

March 22, 2023

1:00 PM

Called by the Exchange Place Alliance Special Improvement District

Staff Attendance: Elizabeth Cain, Martin Schmid

Panelists: Elizabeth Cain, Ashley Brinn# Esq., David Elkouby, Abe Naparstek, Council President Joyce Watterman, Jeremy Farrell, Michael J. DeMarco, Andy Siegel, Jade Whyatt, Joe Panepinto, Donald Pepe

Attendees: Krystyna Piórkowska, Jeanne Daly, xpla, Irena, Matthew Porcelli# CPP, Kevin Dulio, Kim Goodger, M.Giovanni, Meeting Scheduler, Danita Harris# CAP

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 January 18, 2023 Board Meeting Minutes

Andy Siegel first motion, David Elkouby second motion, approved unanimously.

5. FY24 Budget

DeMarco explains that the budget will be submitted to the City at the end of this month, and Director Cain explains that the City will schedule a public meeting. DeMarco explains that the budget versus last year is essentially the same, it is a bit larger because of inflation, though a few things to note: EPASID is now paying rent as it no longer has offices at Harborside, the compensations line item may be slightly lower as a full time employee, Mirna Botros, has left. DeMarco explains the biggest budget items in maintenance and beautification: landscaping,



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snow removal, the Clean Team, Off-Duty Police Patrol, and repairs and maintenance. DeMarco then notes the reserves for capital improvements. Abe Naparstek asks about Mirna's role. To approve this budget: Joe Panepinto first motion, David Elkouby second motion, approved unanimously.

6. Old Business

- 2023 Clean Team Contract: DeMarco explains the need to keep the district clean and grime free, noting it will be about \$30,000 per month. He further notes that the Clean Team is made of local people and Director Cain notes that the pay is above minimum wage. Andy Siegel first motion, Joe Panepinto second, approved unanimously.
- 2023 Movie Nights: Director Cain explains that there are 13 scheduled on Friday nights for this upcoming season. EPASID solicited three different bids and notes that the preferred bid was in the middle of the pricing, but that the vendor is a local Jersey City vendor and is offering more than the previous vendor (popcorn machine and a DJ playing before the movie). She notes that the cost is \$1,500/movie. DeMarco notes that a new entrance to the playground is being cut that leads onto Grundy Pier- this will increase safety and allow for easier access onto the Pier and will be beneficial especially during these movie nights. Director Cain reviews the movie schedule. Andy Siegel discusses the charity vendor to sell popcorn. David Elkouby asks about any sponsorship opportunities.
- 2023 Jazz Festival: For approval of \$50,000 Presenting Sponsor, Mike DeMarco first motion, Joe Panepinto second, approved unanimously. Director Cain thanks David Elkouby for use of his space for parts of this event. DeMarco also expresses interest in having jazz played at the Plaza's opening event.

7. New Business

- 2023 Landscaping Contract: Mike DeMarco makes recommendation to use the same company as last year, Picture Perfect. Jeremy Farrell notes they are still doing a great job in Newport. Mike DeMarco requests approval for about \$100,000. David Elkouby motion, Andy Siegel second motion, approved unanimously.
- Andy Siegel discusses how the EPASID is holding its savings and that it should be broken into multiple accounts. DeMarco would like to use the Executive



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Committee (DeMarco, Farrell, Siegel) to discuss options; potentially investing in US Treasuries. Siegel would like to do a bank and audit review, and will prepare a summary report.

- David Elkouby and the board discusses the movie nights: target audience, security, hours of operation. Don Pepe says Scarinci Hollenbeck will sponsor the \$1,500 for Top Gun.
- Mike DeMarco notes some projects to work on this year: Four Corners Park including fixing the sidewalks and expanding the play areas. He notes the start of conversations with Liberty State Park regarding the EPASID working on Peninsula Park and the 'Ice House' being turned over by Veris to the City of Jersey City.

Public Comments

- Krystyna Piórkowska: requests a copy of the minutes, DeMarco notes they will be on the website. Asks about the status concerning the conservation work on the Katyn Memorial; DeMarco explains a determination has not been made. *[Technical Issues, Public Comment Resumes with Next Person, and Piórkowska Comes Back After]*. She asks about the green cable at the foot of the statue down the front facing the river; DeMarco says he will check into it.
- Jeanne Daly: would like to know more about the wall to be erected at the front of the monument; is curious about the concrete grading in relation to water drainage; voices concerns about the light poles. DeMarco explains that the grading of the site should be appropriate and that it will be monitored and the porosity of the pavers; the wall's dimensions; and that the lighting was done in consultation with the City about lighting it appropriately to make sure there are no dark areas.

Note: No public comment was received relating to the proposed FY24 budget.

Motion to close the meeting: Joe Panepinto first motion, Joyce Watterman second motion, approved unanimously. Meeting adjourned at 1:31 PM.

Approved By: 