



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

September 14, 2022

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

Staff Attendance: Elizabeth Cain, Martin Schmid, Mirna Botros

Panelists: Elizabeth Cain, Martin Schmid, Mirna Botros, Donald Pepe, Edyta Espasa, Michael J. DeMarco, Andy Siegel, Ashley Brinn, Joyce Watterman, Jade Whyatt, Jay Rhatigan, Shana Broyard-Fludd Shyrone Richardson, Jeremy Farrell

Attendees: Brian McClean, Chris DeCarlo, CresciulloBlaise, Jeanne Daly, Kaila Ramos, Matthew Porcelli, CPP, Michelle Giovanni, Patrick, Ryan Baer, Suzanne Mazurczyk, Wojciech Mazur, XPLA

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 June 13, 2022 Board Meeting Minutes

Unanimously approved.

5. Executive Director's Report

Director Cain notes that the FY23 budget has been approved by the Jersey City Council for \$3.75m and reviews the current finance of the Alliance's banking accounts. She then reviews two new large, multi-use residential developments that are coming into the district - the next



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phase of Urby and Tishman Speyer's project adjacent to Goldman Sachs, bringing a combined ~3,500 residential units to the district and a large amount of commercial space.

6. Appointment of replacement board members

Board President Mike DeMarco notes that the Alliance is working on next steps for its board of directors. Tabled.

7. Amendment to the bylaws regarding annual meeting timing

Vote is approved unanimously to move the annual meeting date to November, possibly December, depending on board members' schedules.

8. Exchange Place Renovations Progress

Director Cain reviews the current signage mockups from Leverage Design for the project site, noting that some elements will be lit and that this portion of the project is a work in progress. Proceed with bidding. Mike DeMarco reviews the construction progress to date, noting that concrete pouring has begun [on Columbus Drive] and the removal of old pavers and materials is on schedule. He notes that the next step is to trench for electrical conduits throughout the project site. He then speaks about the statue and the desire to repoint its crumbling stonework and clean it of grime and candle wax. He opens up discussion on cleaning the plaques. Then he discusses the addition of a second entrance around the statue, noting that the Alliance has listened to the input provided by the community, including Alice and Stan from the CCKMHO.

9. Pier Fest 2022 sponsorship proposal

Approved unanimously.

10. Two Twelve wayfinding signage bids

DCL bidder is approved unanimously, with the direction to bring down their cost by \$5,000. Not to exceed \$280,000.



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11. Operations and Maintenance Review

Martin Schmid provides an overview of the current Clean Team statistics, noting that since the last board meeting, the team removed 297 instances of posters and stickers, 34 instances of graffiti, and 2,579 bags of trash. Schmid then reviews the snow and ice removal bids the Alliance received and the board voted unanimously to approve Lou's Landscaping for a one year, all-in cost model contract.

12. Social Media Statistics

Schmid then reviews the current social media statistics: 769 newsletter subscribers, 508 Twitter followers, 7,985 Instagram followers, and 1,100 Facebook followers.

13. District Updates

Covered in agenda item #5.

14. Old business, as needed

None

15. New business, as needed

Board voted unanimously to transfer \$250,000 from the Exchange Place Alliance account to the sponsorship account established for the July 4th festival.

16. Public Comments

Jeanne Daly: Asks about any required DEP permits and which Polish groups the Alliance has been working with, commenting that they aren't representative of the Polish community. Daly mentions Suzanne Mazurczyk's comments at the City Council meeting, calling them misleading.



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Suzanne Mazurczyk: Provides her own rebuttal to the previous speaker's comments.

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

Board enters Executive Session.

18. Adjournment

Meeting unanimously adjourned at 1:32 PM, Board enters Executive Session.

Approved By:

A handwritten signature in black ink, appearing to be the initials "MS" enclosed in a circular flourish.