



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

February 7, 2022

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

Staff Attendance: Elizabeth Cain, Martin Schmid, Mirna Botros

Attendance: Michael DeMarco, Ricardo Cardoso, Andy Siegel, Joyce Watterman, Donald Pepe, Jeremy Farrell, Edyta Espasa (for Steve Pozycki)

Public Attendance: 12016524038, Alice Wozniak, Barbara Deen, Bill Gant RVPO Concord, Blaise Cresciullo, Jackie Bereiter, Jeanna Daly, Krystyna Piorkowska, Marek Lebelt, Maria Marra, Matthew Porcelli, CPP, Malgorzata Ciuraszkiewicz, Michelle Giovanni, Richard Branca, Sean Kreiman - CHMWarnick, Tomasz Wojas, 15089824941, Jolanta Kozinska, Chris Pastore, Marek Skulimowski, Irena, gowriraj

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 December 1, 2021 Board Meeting Minutes

Andy Siegel first motion, Ricardo Cardoso second motion, approved unanimously

5. Plaza Construction Overview Presentation and Vote

Mike DeMarco and Elizabeth Cain walk through the presentation, currently posted to the Exchange Place Alliance's website, and explain the public comment process. At the conclusion



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of the presentation, Mike DeMarco asks for a vote from the Board to: engage R&L, engage construction manager, approve construction budget not to exceed \$7 million. Mike DeMarco first motion, Jeremy Farrell second motion, Edyta Espasa votes no, Ricardo Cardoso votes no, all others vote yes. Motion passes 5-2.

6. Discussion on FY 2023 Budget

Elizabeth Cain explains that a public safety aspect will be added to the upcoming budget and seeks any feedback from the board. She also explains that additional funding will be allocated to maintenance of the new Exchange Place park. Andy Siegel asks about any funding for the Jazz Festival, Elizabeth Cain notes that a new location is currently being scouted first.

7. 2022 Board Meeting Dates

The following dates are confirmed, all for 1:00 PM: March 16th, July 13th, September 14th, December 7th.

8. Operations and Maintenance Review

Martin Schmid states the latest metrics for the Clean Team, from 12/1/21 to current date: 322 instances of poster and sticker removal, 127 instances of graffiti removal, 640 trash bags hauled. He then states the current social media statistics: 722 newsletter subscribers, 500 Twitter followers, 7,030 Instagram followers, and 1,000 Facebook likes. Schmid also explains that the team is reviewing bids received for the upcoming landscaping season, noting that the Board approved a not-to-exceed limit of \$100,000 for this program at the 12/1/21 board meeting.

9. New business, as needed

Elizabeth Cain discusses the July 4th sponsorship, noting that she spoke with the Mayor about a festival or potentially just a fireworks display. Mike DeMarco requests to put this item on hold until there is a clearer picture of what will be happening. Andy Siegel requests priority on repairing the concrete work within Paulus Hook Park. Don Pepe then explains a new New



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Jersey law that allows nonprofit organizations to permanently host remote meetings. He requests a vote from the board to continue to maintain remote meetings: Andy Siegel first motion, Edyta Espasa second motion, approved unanimously. During the next item of new business, Elizabeth Cain details the Oonee Pod project. Discussion ensues and more information is requested on specific measurements/specs, location possibilities, and program components. Elizabeth Cain then updates the board on the progress of Raphael Pangilinan's *Jekyll and Hyde* sculptures that will soon be erected on Grundy Pier.

____Public Comment Section_____

Jeanne Daly: comments on the approvals of the plaza plans and the plan itself, specifically about her opposition to the roadway at the southern portion of the project area.

Richard Branca: speaking for the management and ownership of the Hyatt House. Requests an understanding of work phases and a meeting to understand how the construction work will take place and be carried out. Branca also mentions the fountain in front of the Hyatt House and potentially leveling off this area. Elizabeth Cain notes that this area is not a fountain.

Krystyna Piorkowska: requests a calendar on a monthly basis that shows what days the plaza will be unavailable, especially access to the Katyn Memorial. She then asks about the advertising on the Oonee Pods and specifically how the Alliance will ensure that the advertising will not conflict with the purpose of the playground and the contemplative nature of the memorial. Mike DeMarco says a calendar will be posted on the website. She then asks about when other budget and plan documents, especially an engineering plan, will be made available on the website.

Alice Wozniak: thanks the Exchange Place Alliance, Mike DeMarco, Elizabeth Cain, and Martin Schmid, for their collaboration and attention to detail with the Polish-American community regarding the Katyn Monument and the design of the park. Wozniak notes that ideally there would be a second entranceway at the front of the Katyn Monument. She asks about how the Katyn Monument will be protected during construction.



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

Mike DeMarco first motion, Andy Siegel second motion, approved unanimously.

11. Adjournment

Board enters Executive Session at 1:34 PM.

Approved By: _____

A handwritten signature in black ink, appearing to be "AS", written over a horizontal line.