



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

Minutes of the Regular Meeting of the Board of Directors

June 23, 2021

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, Joyce Watterman, Mike Gorman (for Steve), Jay Rhatican (for Gus), 9737353443, 2017886606, Captain Schnee, Sergeant Anthony Goodman, Donald Pepe, Ashley Brinn, Kia Deadwyler, Seth Kramer

Public Attendance: Alice Wozniak, Brian McClean, Jeanne Daly, Joan Sciangula, Krystyna Piórkowska, Maria Marra, Matthew Porcelli, Velma Mendes, XPLA, Blaise Cresciullo, Barbara Deen, JDyal, Fran McAnulty, Hamne, 2013481200

Before the Call to Order, law enforcement officials Captain Schnee and Sergeant Anthony Goodman (the Officials) from Jersey City Public Safety addressed the meeting about the upcoming July 4th celebration and fireworks. The Officials provided details that there will be two barges of fireworks in the Hudson River with one barge being closer to Liberty State Park for expanded viewership. All activity will be centered in Montgomery Street and Exchange Place, with a beer garden, a DJ, and upwards of 20 food vendors on Montgomery Street from Hudson Street up to Greene Street on both sides of the center median.

The event runs from 12:00 PM to the conclusion of fireworks, around 10:00 PM. The public will be allowed on Grundy Pier as of now, unless this is turned into a VIP area. The Officials estimate the crowd size to be between 5,000 to 20,000, with manpower allocated for 35,000-40,000 people. The Light Rail will be shut down in Exchange Place, the exact timing of this shutdown is still to be decided, potentially shutting down at 9:00 PM. Andy Siegel highlights the need to inform the Paulus Hook Community of these plans along with the need for bicycle racks to be present.

Director Cain requests closure information and clarity from the Officials. The Officials detail that there will be a soft closure for food vendors at 8:00 AM and a 12:00 PM residential-only shutdown. The 12:00 PM closure includes Grand Street to Second Street along Washington Street. Director Cain also highlights the need to allow access



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

Minutes of the Regular Meeting of the Board of Directors

June 23, 2021

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

to building workers and crew throughout the event for shift changes (cleaning staff, porters, doormen etc.). The Officials detail that there will be no frozen zone as in the past.

1. Call to Order by Board President Michael DeMarco

1:15 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 March 29, 2021 Board Meeting (Budget) Minutes

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

5. Exchange Place Improvements

Mike DeMarco notes that plans are being finalized and will be shortly bid out for a hard bid. A bid committee will be formed with Mike DeMarco, Andy Siegel, Jeremy Farrell, and Don Pepe. The bid will be out in the next few weeks. Director Cain notes that Don Pepe is working with the Planning Board to schedule this project for their meeting for a



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

June 23, 2021

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

Title 31 submission. DeMarco notes a memorial ceremony for the Katyn monument in August, construction will commence around September 15th-30th and will be completed by the end of November. He also details a meeting the EPASID had with the Committee for the Conservation of the Katyn Monument & Historic Objects. This included reviewing the maintenance, cleaning, and structural stability of the monument.

6. Operations and Maintenance Review

Staff member Martin Schmid highlights cleaning statistics of the Clean Team since the March 29th board meeting: 2,797 trash bags hauled, 159 instances of graffiti removal, and 375 instances of poster and sticker removal. Schmid highlights the Paulus Hook Park ribbon cutting ceremony scheduled for June 24th. He then details the recent Greene Street median railing planters and the upcoming mulching. Schmid then describes the Hudson River Waterfront Walkway railing re-painting project. DeMarco tables the proposals pending further review, but asks for a motion to approve the project at a \$66,000 cap. Joyce Watterman first motion, Mike DeMarco second motion, approved unanimously.

7. Wayfinding design progress

Schmid provides an update of this project, showing the board a deck of the 'signage family' for this project.

8. Police Patrols on the Hudson River Waterfront Walkway

\$35,000 not to exceed motioned by Mike DeMarco, seconded by Joyce Watterman, approved unanimously.

9. Form committees



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

June 23, 2021

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

DeMarco nominates Jeremy Farrell to head the Bylaws & Expansion Committee, joined by Joyce Watterman, Mike DeMarco, and Andy Siegel.

10. Review 5 year plan

DeMarco tables this discussion to the next meeting.

11. Review Block 13103, Lots 1 and 3 and Ordinance 20-047

Director Cain details that the entire Block 13103 was removed from the district via the above ordinance, rather than the 135 Montgomery Street building that was supposed to be removed. When the FY22 budget went to City Council for the vote, the entire Block 13103 was included in the assessment roll. The assessment is being redone to remove Block 13103, per the ordinance above. The revised FY22 budget will be voted on at the June 30th Council meeting. Next step will be to address why the other lots were removed that were not supposed to be and make efforts to include them back into the assessment roll for next fiscal year, FY23.

12. Events

Director Cain reviews the Jazz Fest proposal, \$50,000 sponsorship is motioned by Mike DeMarco, Joyce Watterman second, approved unanimously. Director Cain reviews the Pier Fest proposal. Mike DeMarco motions for the one year commitment, seconded by Joyce Watterman, approved unanimously. Staff member Mirna Botros then details the movie series. Staff member Martin Schmid details the Zumba classes happening on Thursday evenings and Saturday mornings. Director Cain then details the Nimbus Arts Festival series and the EPASID's sponsorship.

13. Public Art Installations



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

June 23, 2021

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

Director Cain reviews the recent installations: Perry Flash Fong, Kate Dodd, and Jill Scipione.

14. Social Media Statistics

Staff member Mirna Botros reviews the social media statistics, noting: 736 newsletter subscribers, 473 Twitter followers, 6,905 Instagram followers, and 991 Facebook likes. The website has seen a 4,000 % increase in traction.

15. New Business

Director Cain notes that sidewalk cafe and parklet permits will be extended to November 30, 2021. She highlights her support of this and desire to get more restaurants to apply.

Public Comment section is opened:

- [Jeanne Daly]: “I was, um, actually, interested in making some comments regarding the police, um, that's one of the aspects, and the plans for Exchange Place. As far as the police are going, I was down there last summer and I noticed that aside from the four scheduled police that you guys are mentioning, there were cop cars swinging by every 45 minutes just to make their presence known. And I found that offensive. Um, it felt like because most of the people down there, um, were enjoying themselves, I have to say most were minorities, and I felt that unfair to see cop cars just kind of strolling the area, well, not really strolling, but I found it very unsettling, I found it very unfair, and I really felt it was uh racial profiling. Um and I stayed extra long to see how many times the cop cars would swing around and I found it very offensive. Um I'd also like to add, um, how is it we can see what, um, uh, bids that are coming, sorry, the contracts that are going out to bid, um, I have yet to see them and is there a way that we can see them, I



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

Minutes of the Regular Meeting of the Board of Directors

June 23, 2021

1:00 PM

Virtual Meeting

Called by the Exchange Place Alliance Special Improvement District

think they should be, you know, open and public record, and I would like to see those bids and especially the actual plans themselves because thus far I haven't seen the actual plan, um, that's actually going to happen. And if there's been, um, submissions to the DEP, EPA what have you, um, and I would just like to have some more transparency on that, uh, I guess that's going to be about it at the moment. Thank you."

- [Krystyna Piórkowska]: "Right, well, people as I sent you an email since chat is disabled, uh people were not able to call in and listen on the phone, the code did not work, they called me to tell me. That's number one and number two and follow up to what Jeanne Daly stated, um and you wrote to me that no applications have been submitted, yet apparently you're now thinking that you're going to have completed plans that the public has not seen and they'll be approved and you'll start work in September? So that's a bit confusing. I'd like to know when we can see the plans and when we can see the detailed budget."
 [Elizabeth Cain]: "Um I'm just gonna respond - the detailed budget is on the June 30th and it's also on the website so you can go there."
 [Krystyna Piórkowska]: "Ok and the new plans as well as also the walkthrough that we have been requesting for over a year?"
 [Elizabeth Cain]: "I'll get back to you on email for that, Krystyna."

Adjournment motioned by Joyce Watterman, approved unanimously. Meeting is adjourned at 2:05 PM.

16. Executive Session

Discussing active litigation.

Approved By: 