



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 13, 2022

11:30 AM

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, Andy Siegel, Edyta Espasa, Michael DeMarco, Donald Pepe, Ashley Brinn, Joyce Watterman, Jade Whyatt, Jeremy Farrell, Shyrone Richardson

Attendees: Matthew Porcelli, Wojciech Mazur, 12013103355, 13144288081, 13143263014, 16463699725, 19088687493, 19295530108, Ablek, Albert, Alice Wozniak, Andrzej Burghardt, Barbara, Barbara Deen, Blaise Cresciullo, Bogdan Blusewicz, Brian McClean, Celine Urbankowski, Charles Balcer, Christopher Waz, David Elkouby, Edmund Lewandowski, Edward Jesman, Eugene, George Otto, Gosia Porwit, Grzegorz K. Jekel, Halina, Jaclyn Bereiter, Jan Baginski, Jcebrowski, Jeanne Daly, Jerzy, Jerzy Sliwowski, Jolanta Kozinska, Justin Fisher, Kinga Obalkowska, Krystyna, Krystyna Piorkowska, Krzycho, Leszek Pawlik, Lucy, Margaret McGrath, Maria, Maria Szonert, Marie Glowacki, Mariola, Michael Blichasz, Michelle Giovanni, Nadia Cismesia, Suzanne Mazurczyk, Teodor, Wiesław Kruszewski, Wladyslaw Bankowski, Zbyszek Koralewski

1. Call to Order by Board President Michael DeMarco

11:34 AM

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 February 7, 2022 Board Meeting Minutes

Joyce Watterman first motion, Andy Siegel second motion, approved unanimously



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5. FY23 Budget Approval

Mike DeMarco explains the delay in voting on the budget- that the Alliance has been waiting to see the Plaza project make its way through the Planning Board process. He explains a proposed increase from \$3,500,000 to \$3,750,000 in order to factor in current inflation. DeMarco then reviews the budget's components. Andy Siegel first motion, Joyce Watterman second motion, unanimously approved.

6. Presenting Sponsorship: of the Music, Performance at the 4th of July Fireworks

Mike DeMarco explains the Alliance's past support for previous City-administered 4th of July celebrations, noting that the support has been directed toward the music performances. He explains the headlining musicians and components of the festival. DeMarco explains that a 501(c)(3) has been set up to collect the funds to pay for the performance, noting that the Alliance's contribution will be \$250,000 or less. Andy Siegel first motion, Edyta Espasa second motion, approved unanimously.

7. Capital Improvements: Updates

- Grand Street Public Plaza

Elizabeth Cain explains that the Alliance, the City, and other stakeholders are looking at the creation of a pedestrian public plaza on Grand Street east of Hudson Street. She explains that a component of the plaza potentially includes the installation of an Oonee Pod bike/scooter storage unit. She reviews sketches of possible layouts and explains that likely the City will do a temporary pop-up installation. Cain notes that the City is developing the plan currently and the Alliance will consult with them to provide feedback.

8. Public Art

- Heidi Howard's banners
- Zaq Landsberg, *Reclining Liberty*
- Dasic Fernandez's Art and Architecture Interventions for Jersey City Waterfront



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Director Cain explains the recent public art installations. Andy Siegel voices his support for Heidi Howard's banners and asks about the possibility of an art auction at the end of the installations' terms. She then reviews Zaq Landsberg's installation and Dasic Fernandez's master plan proposal. Regarding Fernandez's plan, Cain speaks about the possibility for a creative design intervention with minimal interruption to existing topographical conditions at the land behind the Colgate Clock.

9. Operations and Maintenance Review

- Clean Team Metrics since 2/7/22
- New landscaping contract underway

Martin Schmid reviews the latest Clean Team statistics, from the 2/7/22 board meeting to date: 531 instances of poster and sticker removal, 58 instances of graffiti removal, and 933 trash bags hauled out of the district. He then reviews the new landscaping contract and recent repairs on the Hudson River Waterfront Walkway at the foot of York Street. Andy Siegel asks about the sidewalk repairs in Paulus Hook Park.

10. Social Media Statistics

Martin Schmid reviews the current statistics: 771 newsletter subscribers, 501 Twitter followers, 7,290 Instagram followers, 1,100 Facebook followers.

11. District Updates

Martin Schmid provides an overview of new building sales, major leases, new ground floor retail, and major events happening in the district. 15 Exchange Place has been acquired by American Equity Partners and 70 Hudson Street has been acquired by Vision Properties and Hana Alternative Asset Management. Collectors Holdings has leased 130k SF in Harborside 3. Canard Cafe has moved into Urby at 200 Greene Street, Maman has opened in 70 Hudson, and Ondo has opened in 3 Second Street. On the way is Taco Bell in 75 Montgomery Street and Muteki Ramen in 100 York Street. For major events, Schmid reviews Smorgasburg, the Jersey City Ward Tour, the Jersey City Jazz Festival, ongoing Movies on the Pier, the City Challenge Race, and the GO Jersey City volunteer day.



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12. New business, as needed: new snow removal contract, security patrol

Mike DeMarco and Elizabeth Cain review the playground units that the Alliance is examining for installation as part of the Exchange Place project. Mike DeMarco also notes the possibility of a water fountain or a dog fountain. Elizabeth Cain then provides an update on the Planning Board appearance for the Exchange Place Plaza work, noting that the project has been moved forward. She reviews next steps along with Don Pepe, including building permits and discussion with NJDEP regarding the waterfront permit. Don Pepe provides a brief review of the process the Alliance has undergone to arrive at this point. Next, Elizabeth Cain notes a new update to the website. Cain then notes that the snow removal contract needs to be renewed for the following season; Mike DeMarco requests to wait until the next meeting. Finally Cain requests approval to send the wayfinding materials out to bid, Mike DeMarco voices his approval.

13. Public Comments: allocated to be 21 Minutes, 3 minutes per person, if needed

Matthew Porcelli: accidentally requested to speak.

Wojciech Mazur: Vice President of President of Business Affairs for CCKMHO speaking on behalf of the organization. Remarks on the positive collaboration between EPASID and CCKMHO but calls the most recent plans a step back; that the Alliance has not discussed them. Voices concerns over the visibility and access of the monument. Proposes CCKMHO meet with EPASID to implement proposed changes.

Gosia Porwit: applauds the idea of the updates to Exchange Place but does not support the new development plan. Concerns over landscape architecture, safety, and maintenance.

Mike DeMarco notes that all of these comments have been made at the Planning Board.

Krystyna Piorkowska: concerns over the plans as presented, the visuals of how the monument is seen on the skyline, and the general view that has existed. Calls for a revision and removal of the embankment near the statue.



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David Elkouby: unable to connect; technical difficulties.

Grzegorz K. Jekel: asks about how many attendees present at this meeting and voices concern that he cannot see the number [Elizabeth Cain answers and clarifies].

Suzanne Mazurczyk: Treasurer of CCKMHO. Voices concerns over the protection and integrity of the Katyn Monument. Requests continued dialogue with EPASID, addressing the following concerns: improving visibility of waterfront by lowering height of the berm and benches, improving safety and flow by creating adequate open space and flexible gathering space on the Montgomery Street side of the statue, and ensuring the stability and integrity of the monument before, during, and after the renovation.

Edward Jesman: speaking on behalf of the Polish American Strategic Initiative and the Polish American Congress of Southern California. Supports statements of Krystyna Piorkowska and Gosia Porwit. Voices concerns over the removal of the apron and possible structural problems. Additional concerns about obstructing the view and access to the monument and cultural cannibalism.

Mike DeMarco provides context about the existing conditions around the statue: the area was formerly a bus depot, and has no ability for the statue to be protected. There was trash around the statue until EPASID started operations in the area. Skateboarders have used the statue for practice. The statue was never properly protected. DeMarco explains that the Alliance is seeking to create a plaza that incorporates the statue into it. The statue will not be moved, will not be damaged, and will be cleaned. DeMarco believes that the statue has never been inspected, never cleaned, and never maintained. The Alliance intends to do all three of these tasks. The Alliance expects to have the statue lit and have it secured. The benches and landscaping have been planned with the best intentions.

Andrzej Burghardt: President of the Polish American Congress and Vice President of the Coalition of Polish Americans. Concerns over public input and the embankment and benches. Additional concerns about construction costs, compliance with Master Plan, views of the Hudson River and Manhattan, obscured base of the monument, blocked access to the



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monument, ceremonies around the monument, creation of a secluded area + safety. Requests changes to plans and suggests resolutions. [Time limit reached]. Will send the rest of the comments via email.

Mike DeMarco requests to listen to the rest of the public comments.

Jeanne Daly: question for Don Pepe regarding the approval from the DEP. Pepe comments that the civil engineers are meeting with the DEP to have further discussion regarding the waterfront permit. Daly asks about public notification for that meeting.

Margaret McGrath: concerns over damaging the monument and what would happen if it is damaged.

Kristin Zadroga-Hart: member of the committee that advocated for the monument to remain in its current location in perpetuity. Requests that the statue is not hidden by such high benches and planters; unobstructed view of Manhattan skyline, direct access to the front of the statue.

Jan Baginski: technical difficulties, cannot connect.

Maria Szonert: President of the Libra Institute which deals with the Katyn genocide. Remarks on the Katyn genocide and its connection with the proposed plans.

Mike DeMarco: intention has always been to have the statue maintained, cleaned, protected, cameras, lit at night, have a proper area for viewing, and a description plaque. Seeks to green up the area, and this is the one spot where that is possible and for that we needed the berms, otherwise the whole area is hardscape. Never the intention to be offensive. Does have intention to probably put in a second entryway into the statue, not there yet. Efforts were done with the best intentions and were never done to insult or impune the Polish public. Alliance has in many ways worked with a number of the groups consistently over the last several years. Looks forward to engaging again at the next board meeting.



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

None

15. Adjournment

Andy Siegel first motion, Edyta Espasa seconds, approved unanimously. Meeting adjourned at 12:37 PM.

Approved By:  _____