

# MONTCLAIR CENTER BID

GREAT AMERICAN MAIN STREET AWARD WINNER 2015

## **December Board and Annual Members Meeting Minutes**

Phil Cantor Photography  
December 16, 2015  
7:00 pm

Board Members Present:, Renee Baskerville, Arlene Carrini, Israel Cronk, Michael Gillespie, Diane Israel, Debbie Masel, Sharda Ramharack, Sue Schultz, Joann Smalls, Jerry Sweeney and Robert Weber. Also in attendance, Luther Flurry and various members.

Phil called the meeting to order at 7:44. He started with some video highlights of the year: Winning the 2015 Great American Main Street video, the Red Light Session video and the Montclair Fashion Night video. Unfortunately, there were some technical difficulties.

The November minutes were passed unanimously without comment.

Ira Smith gave a presentation on development projects contemplated for downtown. These projects include significant new parking and significant increases in residential, retail and office space, but all are expected to lead to less density than is allowed under current zoning. Ira ended by urging everyone present to actively engage in the public planning process. Broad participation is an important part of making a great downtown.

Phil Thanked Ira.

Luther gave the Executive Director's report. New this year was Touch-A-Truck, Open Streets, Block Captains, and a change in Montclair Fashion Night calendar. Challenges this year were in event PR and meeting continuously increasing expectations. There are also systemic challenges caused by the Internet, malls and changing demographics that reduce downtown retail demand. But Montclair Center is bucking trends with more foot traffic, increasing tenant stability, and increasing retailer attraction. Our biggest success this year was winning the 2015 Great American Main Street Award. Luther announced that he would be leaving in 2016.

Phil thanked Luther for his service.

Minutes, December 16  
Montclair BID Board Meeting

Joe Longo asked about the Executive Director hiring process. Phil said that it is still being planned, the Search Committee is being formed, but both the Executive Committee and merchants will be involved in the interview process.

Robert presented the budget: Almost 4 years ago we developed a strategic vision and we have made great strides in realizing it, but we have not developed the organizational capacity to support it. The focuses of this year's budget changes are to expand organizational capacity and to recognize ongoing legal expenses. Unfortunately, the 2016 budget gives short shrift to Capital Expenses. The 2016 budget approved by the board is \$547,928. Joann expressed concern that the music production budget, which was zero when we started is still quite low. There were no other questions or comments.

Phil explained that there were three write-in nominations for a Property Owner seat on the board: Paul Zimmerman, Kazim Mirza and Mark Devli. Members were invited to vote for two property owners and consider the write-in candidates. Phil announced the elections results: Steven Plofker, Kazim Mirza, Arlene Carrini, and Nicole Silva were elected to the board.

Jerry noted that there was still work for the nominating committee to do, but we will wait to ratify the committee until the new board is sitting.

Comments? Joe said we need to do things sooner. Debbie S responded that there will be two people filling Alescia's position, which should make that easier.

Michael moved and Sharda seconded to close the meeting at 9:36