

MONTCLAIR CENTER BID

PLEASE CAST YOUR VOTES ON THE ENCLOSED BALLOT

Email to Aysa@montclaircenter.com , Mail or drop off to the BID office at 26 Lackawanna Plaza
Deadline: 3pm on December 20th.

We appreciate your taking the time to choose your representatives!



Join us for our
Annual Meeting!

WEDNESDAY, DEC 20th
at 7 PM
at Montclair Film
505 Bloomfield Ave

We invite you to celebrate the end of the year with us. Hear the results of the board election, review the accomplishments of 2023, and take a look at some of our programs and initiatives for 2024.

RSVP to Aysa@Montclaircenter.com

The directors, staff and I wish you the best of Holidays and look forward to seeing you soon!

Sincerely,

Jaji Packard
President, MC BID



INTRODUCTION TO CANDIDATES FOR THE ELECTION OF DIRECTORS 2024

The Board of Directors of the BID is comprised of 21 members of the Montclair Center community including property owners, business owners and representatives of various local organizations. This year, elections will be held for 12 of these 21 seats. Are you a member business or property owner located within the BID boundaries? Any individual whose name is on a lease or deed for property in Montclair Center may vote. Who do you want representing your needs and concerns? Your voice is important to us – please VOTE!

Your ballot must be received NO LATER THAN

Wednesday, December 20 at 3:00 pm.

You may email your votes to Aysa@MontclairCenter.com, or deliver to:

Montclair Center BID
26 Lackawanna Plaza
Montclair, NJ 07042

Our warm thanks to all our candidates! You believe strongly in our organization and are willing to dedicate time and energy to help it do its best work by joining us on the board of directors. Each one of you bring skills, life experiences, and interests that will make our discussions richer and bring ideas and concerns both to and from different parts of our larger community.

BUSINESS OWNERS

There are five Montclair Center business owners on the ballot. Four will be joining business owners Rachael Grochowski, Natalie Haddad, and Kristen Zachares.

- **Te’Nijah Bussey**, Art is Bond: Art is Bond is a shop and interactive art gallery which promotes the education, empowerment and celebration of Black history and culture. Art is Bond was strategically launched to aid in the preservation of African-American heritage and to continue the conversation regarding the contributions of African-Americans in the arts. Te’Nijah returned to her hometown Montclair after working 8 years for Viacom CBS in the Nickelodeon Creative Resources Department. She believes in serving her community as a volunteer. She is on the board of the Montclair Neighborhood Development Corp. and has previously worked on Project OASIS summer/winter programs where she was also instrumental in organizing the “Taste of Montclair,” a fundraiser sponsored by MNDC. In 2021, Te’Nijah was elected to serve as the Chair of the Montclair African-American Heritage Foundation (“MAAHF”). She is also a previous member of the Montclair Branch NAACP where she has volunteered her time and talents to the ongoing pursuit of civil rights and social justice for people of African ancestry.
- **Mary Cumella**, Gioia Mia: With over three years of experience in Montclair’s restaurant scene, and now the owner of Gioia Mia, Mary has cultivated a profound understanding of the local community and its diverse needs. Her entrepreneurial spirit, coupled with a keen business acumen, positions

her to contribute valuable insights to the Montclair Center Bid Board of Directors, ensuring both support and the growth of our community. She would be honored to have the privilege of joining, and collaborating alongside the board, while leveraging her expertise of the culinary industry for the betterment of Montclair and its small businesses.

- **Stacy Filé**, Lifestyle Manager of The MC Hotel: Stacey is a first-generation college graduate of Historically Black College and University (HBCU) Tuskegee University with a degree in Aerospace Engineering. Previously she has worked in Program Management with the Federal Aviation Administration (FAA), Diversity, Equity and Inclusion with The Hustlers Guild, and the Creative Industries of Apparel and Publishing. In her nine months with the Aparium Hotel Group as the Lifestyle Manager for The MC Hotel, Autograph Collection , her career experience includes private and public partnerships from a local level consisting of dozens of small businesses and community-based organizations.
- **Ernst Goldman***, 4Evergrafix: Ernst is the visionary owner of 4evergrafix, a dynamic graphic design firm specializing in design and print since its inception in 2006. A proud graduate of Immaculate Conception High School, Ernst wears multiple hats, currently serving as the Vice President of the BID and previously as the assistant secretary/treasurer. Beyond his professional achievements, he channels his creativity into making music and managing a vibrant YouTube channel. Ernst's passion for fostering local businesses shines through as he actively engages in supporting and connecting with fellow entrepreneurs, an ethos he remains committed to in his ongoing collaboration with the BID.
- **Genevieve Wrenn Bryant**, Genevieve's Exclusive Vintage Collection Boutique: Genevieve has worked in fashion for 20+ years, with her first job as a buyer for Macy's in NYC after graduating from Fordham University with a B.A. of Arts in Communications and a Concentration in Media Studies. Genevieve is a proud mother of four beautiful children with her husband Andy Bryant; the family resides in the South End of Montclair. As a Montclair business owner, Genevieve is an active member of the community, hosting and sponsoring events that help to bring residents and visitors closer together.

PROPERTY OWNERS (3-YEAR TERM)

There are two property owners interested in returning for a second term on the BID Board. They will be joining property owners Daniel Garcia-Pedrosa and Matt Horrigan.

- **Jaji Packard***: Jaji owns and manages 18-30 South Fullerton Avenue, right by the Crescent Deck. She has loved being President of the BID Board the last two years. This is her third year as an officer, and she has found working with great people to improve downtown Montclair very rewarding. She and her family live in the South End and enjoy spending time in Montclair Center. In the twenty years she has been a downtown regular, Jaji has watched our downtown grow into a regional destination with a vibrant, diverse, and welcoming community. She would love to continue to help as it moves forward into its next chapter.

- **David Placek***: David has been a BID board member for the prior four years. His company, BDP Holdings, owns multiple properties within the BID, including Lackawanna Plaza. David is active within the Montclair community serving on the boards of Montclair Community Pre-K, Jazz House Kids and has been instrumental in working with the BID to bring the Montclair Jazz Festival downtown in 2021.

AT-LARGE REPRESENTATIVES (Elected annually)

- **Emer Featherstone***: Previous BID property owner and current Board Chair Montclair Foundation. Hailing from Dublin Ireland, Emer settled in Montclair a very long time ago. In her work life, she has been a bookkeeper, a banker, a needlepoint finisher, an accountant, a CFO and most importantly, a Mom. Emer has volunteered somewhere during most of her life, and over the years has been President of the Montclair-Newark Junior League, President of South End Day Care Center, and Day Nurseries, Inc.; Treasurer of several Agencies including the United Way; Trustee of Partners for Health, Bloomfield College, Youth Consultation Services and a member of the Mayor's Committee on the Environment. She has been involved with The Montclair Foundation for well over 20 years. Emer has enjoyed her two years on the BID board, and is looking forward to being part of the team helping to guide Montclair Center in a time of change and growth.
- **Jacob Neiman***: Jacob Nieman is excited for the opportunity to continue his at-large service to the board. He serves as the Tax Assessor of West Orange, a member of the Planning Board, and Township's Vision Zero Task Force. He plans to use his Board Seat to continue advocating for a socially diverse and economically robust Montclair Center ensuring it's a place for the people who live, work, and play there!
- **Liz Rich***: Acting Executive Director of the Feliciano Center for Entrepreneurship + Innovation at Montclair State University. Liz has a passion for helping entrepreneurs as they launch and grow their businesses. She has really enjoyed her time on the BID Board and found advocating for Montclair Center businesses to be a truly rewarding experience. Liz and her twin sons frequently visit the BID stores, restaurants and events. As a busy, working mom, Liz is so thankful that there is always something going on in Montclair Center!
- **Wendy A. Tiburcio**: Wendy is a multifaceted professional and creative storyteller with proven experience (20+ years) overseeing the vision, strategic direction, and execution of communications and marketing programs for Fortune 500 corporations. A resident of Montclair for 12 years, and an alumna of Montclair State University, Wendy has always been passionate about the Montclair community and spreading the message about all it has to offer. Through her social media and marketing outreach and as a social media influencer, known as @themontclairnista, she helps bring business and awareness to local establishments, entrepreneurs and non-profit organizations. She has also been an active volunteer/member of Latinos of Montclair, a non-profit organization of Latinos in Montclair promoting greater visibility, celebrating cultural diversity, and encouraging civic engagement. She is bilingual and speaks fluent English and Spanish. Wendy would be honored to further support the community she loves and contribute more of her talents and experience as a fully engaged Board Member of the Montclair Center BID.

NON-PROFIT REPRESENTATIVE (Elected annually)

- **Jill Montague***: Jill is the Marketing Director for Montclair Film, overseeing all marketing efforts for Montclair Film, the Montclair Film Festival and The Clairidge. She has worked for Montclair Film for eight years. Jill has served as the Chair of the BID's Marketing committee in 2022 and 2023, and is just finishing her third year on the board. She has enjoyed bringing her skills to the BID board table. Jill is a resident of Montclair.

RESIDENT REPRESENTATIVE (Elected annually)

- **Matthew Silverman***: Starting on the BID board in 2014, Matt has chaired various committees and recently led the BID's Strategic Plan initiative. The BID Vice President in 2020 and 2021 he currently chairs the Clean, Safe and Green Committee and Parking Subcommittee and routinely participates in budget planning and monitoring activities. During its existence, Matt was the Chair of the Montclair Township's Parking and Traffic Committee and on the Board of Montclair Parking Authority. With a career in public transportation, Matt has a focused background in municipal governance and parking and traffic management.

* Current BID board member

MONTCLAIR CENTER **BID**

Please send to Aysa@MontclairCenter.com or 26 Lackawanna Plaza no later than **3PM Dec 20, 2023**

Your Name: _____ *Please list your BID property address, or business name and address:*

Email Address: _____

Work # : _____ Montclair, NJ 07042

Cell # : _____ **Or, are you a Property or Business Designee?**

Are you a Property or Business Owner? Property Owner Designee

Property Business Both Business Owner Designee

BUSINESS OWNERS -- Vote for 4		
<input type="checkbox"/> Te’Nijah Bussey The Loft/Art is Bond 8 Lackawanna Plaza	<input type="checkbox"/> Mary Cumella Gioia Mia 331 Bloomfield Ave	<input type="checkbox"/> Stacy Filé Lifestyle Manager The MC Hotel 690 Bloomfield Ave
<input type="checkbox"/> Ernst Goldman* 4Evergrafix 133 Glenridge Ave	<input type="checkbox"/> Genevieve Wrenn Bryant Genevieve’s Exclusive Vintage Collection Boutique 10 Lackawanna Plaza	
PROPERTY OWNERS -- Vote for 2		
<input type="checkbox"/> Jaji Packard * 18-30 South Fullerton Ave	<input type="checkbox"/> David Placek* BDP Holdings, LLC 7 Oak Place	
AT-LARGE -- Vote for 3		
<input type="checkbox"/> Emer Featherstone* Chair The Montclair Foundation	<input type="checkbox"/> Jacob Neiman* Member Montclair Planning Board	<input type="checkbox"/> Elizabeth Rich* Acting Director, Feliciano Center for Entrepreneurship, MSU
<input type="checkbox"/> Wendy A. Tiburcio @themontclairnista		
NON-PROFIT -- Vote for 1	RESIDENT -- Vote for 1	
<input type="checkbox"/> Jill Montague* Marketing Director Montclair Film 505 Bloomfield Avenue	<input type="checkbox"/> Matt Silverman * 172 Glenridge Avenue	

*INCUMBENT ** RETURNING AFTER MANDATED 1 YEAR OFF DUE TO TERM LIMITS

MONTCLAIR CENTER BID
2024 Board Approved Budget

	Approved 2023 Budget	2024 Board Approved Budget	2024 Proposed v. 2023 Approved
Revenue			
BID Assessment	\$ 1,018,290	\$ 1,039,907	2% \$ 21,617
Banner Income	5,000	3,000	(2,000)
Grant Income	265,000		(265,000)
DMO		144,000	144,000
Main Street & Other		105,000	105,000
Sponsorship Income (DMO)		30,000	30,000
Advertising Income (DMO)		20,000	20,000
Interest Income	75	2,400	2,325
Rental Income	9,600	10,080	480
Total Revenue	\$ 1,297,965	\$ 1,354,387	\$ 56,422
Maintenance & Improvements			
QOL	\$ -	-	-
Third-Party (QOL Staffing, Sweeper, Vehicle Maintenance, WC)	283,639	312,003	28,364
Banners	-	-	-
BID Vehicle Maint. & Expenses	-	-	-
Beautification and Landscaping	64,500	24,500	(40,000)
Public Art	10,000	10,000	-
QOL Equipment/Supplies	-	-	-
Sidewalk Sweeper Maintenance & Insurance	-	-	-
Total Maintenance & Improvements	358,139	346,503	(11,636)
Destination Marketing Organization Costs			
Administration		16,800	16,800
Advertising		32,000	32,000
Marketing		51,000	51,000
Research		20,000	20,000
Salaries		-	-
Tourism and Sales Coordinator		-	-
Trade Shows		11,500	11,500
Website		12,700	12,700
Tourism and Sales Coordinator	119,300	36,000	(83,300)
Advertising and Marketing	107,000		
Software and Technology	15,000		
Travel and Meetings	2,000		
Total Destination Marketing Organization Costs	243,300	180,000	(63,300)
Events & Programs			
Program Staff	165,941	208,517	42,576
Constituent Support Programs			
Stakeholder Education & Classes	2,500	-	(2,500)
Business Marketing	38,000	40,000	2,000
Event Municipal Expenses (Extra Duty Solutions)	5,000	5,000	-
Internal Event Programming	8,500	10,000	1,500
Support Event Programming	62,500	80,000	17,500
Total Events & Programming	282,441	343,517	61,076
General Administration			
Executive & Administrative Staff	185,360	193,466	8,106
Contracted Services	46,800	41,000	(5,800)
Accounting	18,000	18,000	-
Audit Services	9,300	8,000	(1,300)
Computer and Software	4,200	6,000	1,800
Conferences, Meals, and Meetings	10,000	15,000	5,000
Copying & Printing	2,000	2,500	500
Dues & Subscription	3,000	3,000	-
Graphic Design	3,500	3,500	-
Insurance	10,000	12,000	2,000
IT Support Services	1,500	2,000	500
Legal Fees	10,000	10,000	-
Miscellaneous	1,000	2,000	1,000
Office Supplies	5,000	5,000	-
Payroll Service Fees	2,500	2,500	-
Phone & Internet	3,500	4,000	500
Postage	250	250	-
Professional Development	2,500	2,500	-
Rent	43,000	44,290	1,290
Utilities	7,000	7,000	-
Web Hosting	1,000	1,000	-
Total General Administrative	369,410	383,006	13,596
Strategic Initiatives	\$ -	\$ 67,500	\$ 67,500
Capital Reserves Transfer	\$ -	\$ -	\$ -
Total Operating Expenses	\$ 1,253,290	\$ 1,320,527	67,237
Net Income (Change in Net Assets)	\$ 44,675	\$ 33,860	\$ (10,815)
Amortization & Depreciation Expense	\$ 44,675	33,860	(10,815)
Net Income (with A/D expense)	\$ -	\$ 0	0

Notes: