

# MONTCLAIR CENTER BID

## GREAT AMERICAN MAIN STREET AWARD WINNER 2015

### MONTCLAIR CENTER BID - BOARD MEETING MINUTES

January 15, 2025 7:00 – 8:45 p.m.

In Person at **BID OFFICES** 26 Lackawanna Plaza or via Zoom

#### I. CALL TO ORDER & WELCOME (5 MINUTES)

*Board Members in attendance: Te’Nijah Bussey, Mary Cumella, Stacey File, Daniel Garcia-Pedrosa, Ernst Goldman, Neil Grabowsky, Rachael Grochoswski, Natalie Haddad, Matt Horrigan, Jacob Nieman, Jaji Packard, Brian Silver, Matt Silverman, Nat Testa, Kristen Zachares, Aminah Toler, George Brennan, Karen Schloss-Diaz*

*Staff: Abhishake Shah, Jackie Apicella*

*Absent: David Placek, Emer Featherstone, Rahum Williams, and Natalie Haddad*

*Public: Professor Tina Huesing.*

*The meeting was called to order at 7:07 PM.*

#### II. ADOPTION OF DECEMBER MINUTES (*attachments*) (2 MINUTES)

*Assistant Secretary Silverman moved to approve the December Minutes and Vice President Ernst Goldman seconded the motion. The motion passed unanimously.*

#### III. PUBLIC COMMENTS (3 MINUTES PER VISITOR)

*Professor Tina Huesing teaches Business Ethics & Social Impact at Montclair State University (MSU) and would like to collaborate with the BID on a project for her students this spring semester. Although she has approximately 35 students, only 10 – 15 may participate in a community-based project with the BID.*

*Director Apicella discussed how the students would be managed and the logistics of working with 10 – 15 students on a project beginning in early February.*

*Director Shah encouraged Professor Huesing to share her syllabus so that they could discuss a possible collaboration.*

#### IV. EXECUTIVE DIRECTOR’S REPORT (*Abhishake Shah*) (10 MINUTES)

A. New and noteworthy in Montclair Center

*Director Shah provided his Executive Directors report for January 2025. Several established businesses have closed, but we are seeing a quick turnover of vacant spaces. Lackawanna Station*

*and its market will be on hiatus until spring 2025. According to Placer AI, the bid saw an increase of approximately 100,000 visitors in 2024 compared to 2023. Repeated visits are also up and demonstrate stability in our local economy.*

V. EXECUTIVE COMMITTEE REPORT (*Jaji Packard*) (5 MINUTES)

Housekeeping:

A. 2025 Committees

Every director needs to participate with at least one committee:

Clean, Safe, Green and Parking

Marketing and Public Relations

Public Space Enhancement and Activation

Stakeholder Support and Economic Development

Financial Affairs

Recruitment, Nominations and Elections

B. Conflict of Interest Policy

*President Packard reminded board members and committee chairs to begin establishing committee meetings and requested that all board members review and sign the conflict-of-interest policy.*

VI. TREASURERS REPORT (*Matt Horrigan*) (5 MINUTES)

*Treasurer Horrigan reviewed the finance bridge report and discussed we were slightly over budget this year due to all the staff changes and unaccounted expenses. The Organization is in good standing for 2025.*

VII. RECRUITMENT, NOMINATIONS AND ELECTIONS COMMITTEE (15 MINUTES)

A. Election of the 2025 officers of the Montclair Center Corporation

The following directors have accepted their nominations for office. As per previous BID elections, unsuccessful candidates have the option of adding their names as candidates for the open positions.

President: Ernst Goldman (Uncontested)

Vice President: Mary Cumella , Matt Silverman, Jacob Neiman

Secretary: Mary Cumella (Uncontested)

Treasurer: Brian Silver (Uncontested)

Assistant Secretary/Assistant Treasurer: Emer Featherstone, Stacey Filé, Rachael

Grochowski, Jacob Neiman, Brian Silver

**Results:** *The Board of Directors unanimously elected Ernst Goldman as Board President, succeeding Jaji Packard.*

*Vice President: The Board elected Matt Silverman to the position of Vice President, succeeding Ernst Goldman*

*Secretary: The Board of Directors unanimously elected Mary Cumella as Board Secretary, succeeding Kristen Zachares.*

*Treasurer: The Board of Directors unanimously elected Brian Silver to Board Treasurer, succeeding Matt Horrigan.*

*Assistant Treasurer/Secretary: The Board of Directors elected Jacob Nieman to Board Treasurer, succeeding Matt Silverman.*

## VIII. OLD BUSINESS

(15 MINUTES)

Update on continuing or recurring projects and initiatives:

- A. 2025 MCBID events
- B. NJ Economic Development Authority (NJEDA) Grants:
  - [Small Business Improvement Grant](#) (capital improvements; 50% of eligible costs up to \$50K)
  - [Small Business E-Commerce Support Program](#)
  - [Small Business Lease Grant](#)
- C. Valentine's Day marketing

We will be handing out Valentine's Day posters to businesses to promote shopping in Montclair Center. We will also publish 4 Valentine's Day posts across socials highlighting experiences, shopping, dining, and last-minute gifts you can find in Montclair Center.
- D. Vision Zero Update
  - Update from Jacob Nieman, township council is poised to vote on the Safe Streets Policy and continue the work of Vision Zero after March.
- E. Meet and Greet in March or April
  - Meet and Greet is scheduled for early March.

## IX. NEW BUSINESS

(15 MINUTES)

- A. Executive Director goals for January-June 2025
  1. Prepare and begin implementation of plan to meet stakeholders and conduct assessment of their needs and concerns
  2. Conduct internal administration assessment and inform board:  
What does everyone do (including consultants)? What are the skill sets?
  3. Complete the installation of parking signs and the parking sticker program to CSG&P committee satisfaction
  4. Township: Reintroduce and advocate for the Baseline Services Agreement
  5. Apply for a new grant in addition to NJ Main Street & DMO grants
  6. Prepare comprehensive review of *Experience Montclair* for Marketing Committee in advance of next three-year Department of Tourism grant application
  7. Complete the Electric Vehicle Charger grant from 2024 by seeing to installation of chargers

## X. OPEN DISCUSSION - New Ideas, Comments, Questions

(TIME PERMITTING)

## ADJOURNMENT

*Next full board meeting will be **Wednesday, February 19, 2025, 7 pm** at the BID office.*