

MONTCLAIR CENTER BID

GREAT AMERICAN MAIN STREET AWARD WINNER 2015

MONTCLAIR CENTER BID – BOARD MEETING MINUTES

June 17, 2026

In Person at The Montclair Mezzanine, 488 Bloomfield Ave, or via Zoom

Attendance

In Attendance Ernst Goldman, President, Neil Grabowsky, Vice President, Jacob Baccus, Te’Nijah Bussey, Daniel Garcia-Pedrosa, Amir Kamal, Karen Schloss-Diaz, Joann Smalls, Deborah Stymest, Tricia Haggerty Wenz

Via Zoom Matt Horrigan, Treasurer

Absent David Placek, Secretary, Rachael Grochowski, Assistant Treasurer/Secretary, Brian Silver, Mary Cumella, Kristine-Ellis Petrik, Nat Testa, Aminah Toler, Daniel White, Rahum Williams, Lamont “Izzy” James

Consultant Jason Gleason, People & Places, LLC, Fay Szakal, Greenbaum Rowe Smith & Davis (outside counsel)

I. Call to Order & Welcome

President Ernst Goldman called the meeting to order and welcomed those present, reiterating the BID’s mission to create a visually appealing, prosperous, and inclusive downtown through continuous cleaning, beautification, programming, marketing, economic development, and advocacy.

II. Adoption of May Minutes

The Board reviewed the draft May minutes. Members discussed the level of detail reflected in the summary of certain open discussion items and agreed that minutes should continue to reflect the general tenor of board discussion.

Motion: Ernst Goldman

Second: Karen Schloss-Diaz

Yeas: 7

Nays: 0

Abstentions: 4 (Te’Nijah Bussey, Daniel Garcia-Pedrosa, Joann Smalls, Tricia Haggerty Wenz)

Result: Motion carried.

III. Public Comments

No public comments were offered.

IV. President’s Report (Ernst Goldman)

A. Executive Session

The Board voted unanimously to enter executive session, where information regarding legal topics, procedures, and standards were addressed by Fay Szakal of Greenbaum, Rowe, Smith & Davis LLP. Confidential personnel matters regarding the status of an incoming Executive Director were also addressed by the Human Resources/Search Committee. The Board unanimously voted to exit executive session.

B. Unified Governance Policies (Updated 2026)

The Board reviewed the proposed Unified Governance Policies document, which consolidates several prior governance and financial control documents into a single reference for the Board and incoming Executive Director, including spending authorization thresholds, procurement guidelines, and payment approval procedures. Members discussed the appropriate spending thresholds and reporting expectations for the incoming Executive Director, and it was noted that committee actions, including those of the Executive Committee, are documented and available to the full Board.

Motion: Neil Grabowsky

Second: Karen Schloss-Diaz

Yeas: 11

Nays: 0

Abstentions: 0

Result: Motion carried unanimously.

V. Consultant's Transition Update (Jason Gleason)

A. May/June Updates

Jason Gleason reported continued strong business activity in the district, including 23 new businesses opened in the last 60 days and two additional ribbon cuttings scheduled. He noted strong sign-up interest for the upcoming French Shopping Day event.

B. RedRoot & Social Media Marketing

Jason Gleason reported that RedRoot, the BID's social media consultant of seven years, will be winding down its engagement effective June 30. He shared strong recent engagement metrics across the BID's social media channels and indicated he would look and seek approval for another very short-term contracted option to bridge the gap, with the incoming Executive Director to weigh in on a longer-term approach.

VI. Treasurer's Report (Matt Horrigan)

A. Budget Second Reading

Matt Horrigan reported that the FY26 budget second reading was completed and passed unanimously at a recent town council meeting attended by the President, Treasurer, and Consultant. A second quarter financial review and updated budget will be circulated to the full Board once the books are finalized and the Financial Affairs committee has met again ahead of the next board meeting. He also announced the upcoming audit.

VII. Old Business

A. MAAHF Festival & Parade Recap

Jason Gleason presented an economic impact recap of the MAAHF Festival and parade, reporting strong attendance and an estimated return on investment of roughly five times the

BID's approximately \$2,500 contribution. The Board discussed ways to support the continued growth of the event.

VIII. New Business

No new business was raised.

IX. Open Discussion

The Board briefly discussed the status of office space matters. No action was taken.

X. Adjourn

Motion: Ernst Goldman

Second: Deborah Stymest

Yeas: N/A

Nays: N/A

Abstentions: N/A

Result: The meeting was adjourned.

Next full board meeting: Wednesday, September 16, 2026, 7:00 p.m., venue TBD.