MONTCLAIR CENTER BID - BOARD MEETING
November 20, 2024, 7:00 – 8:45 p.m.
In Person at BID Offices 26 Lackawanna Plaza or via Zoom

Board Members in attendance: Te'Niijah Bussey, Mary Cumella, Emer Featherstone, Stacey File, Daniel Garcia-Pedrosa, Ernst Goldman, Neil Grabowsky, Rachael Grochoswski, Natalie Haddad, Matt Horrigan, Jill Montague, Jacob Nieman, Jaji Packard, Brian Silver, Matt Silverman, Nat Testa, Rahum Williams, Kristen Zachares

Staff in Attendance: Executive Director: Abhishake Shah, Director of Experience Montclair: Jackie Apicella, Administrative Assistant and Community Liaison: Aysa Gordon, Communications Coordinator: Lauren Barnas

Absent: David Placek, Liz Rich, Aminah Toler

Guests: Annual Meeting Attendees included over 30 downtown stakeholders

I. CALL TO ORDER & WELCOME
The meeting was called to order at 7:06 pm.

II. ADOPTION OF NOVEMBER MINUTES
Vice President Goldman moved to approve the November Minutes, with Director Garcia-Pedrosa seconding the motion. The motion passed unanimously.

III. PUBLIC COMMENTS
No public comments were made.

IV. EXECUTIVE DIRECTORS REPORT *(Abhishake Shah)*
Executive Director Shah presented the Montclair Center Annual Recap.

Some impressive introductory statistics included:

- Downtown vacancy rates are currently at a very low 3.8% down from 6.03% in 2023.
- Major festivals attracted 73,000 attendees up from 62,600 attendees in 2023.
- Festivals generated roughly 4.95 million for local businesses up from 2.8 million in 2023.
- Grant monies awarded totaled $294,000 up 41% year-over-year January to December 2023 vs. January to December 2024
- Business opportunities created approximately 168 new net jobs up from 144 in 2023.
- There are 54 new businesses in the district which is up from 49 in 2023.

In-Person Engagement- January to December 2023 vs. January to December 2024

- Visits to Montclair are up from 6.8 million to 7.2 million year-over-year.

- The average dwell time for each visitor to Montclair Center is 118 minutes.

V. EXECUTIVE COMMITTEE REPORT *(Jaji Packard)*

1. Our thanks to Jill Montague and Liz Rich for their service to the BID.
   President Packard thanked Board Members Montague and Rich for their capable service to the Montclair Center BID Board and wished them well going forward.

2. It's time to think about the election of board officers for 2025. The BID board of directors elects five (5) officers at the January board meeting. A description of the responsibilities and time demands for each position can be found on Basecamp. Directors, please consider nominating someone (or nominating yourself), for one of these officer positions on the anonymous Survey that you will be receiving shortly. 2025 looks to be a busy year for the BID, and we highly encourage you to consider a leadership position with the organization.

VI. TREASURERS REPORT
Treasurer Horrigan commended Executive Director Shah and previous Executive Director Gleason for their attention to the budget. Ultimately, Treasurer Horrigan said that The Montclair Center BID is on budget for the year.

VII. RECRUITMENT, NOMINATION, AND ELECTIONS COMMITTEE

1. President Packard moved to appoint George Brennan to the board, replacing Jill Montague. Assistant Secretary Silverman seconded the motion. The motion passed unanimously.

2. Results of the district-wide election of candidates to the 2025 Board of Directors. (* = Incumbent)

   <u>Appointments: Non-Profit</u>
   George Brennan, Montclair Film

   <u>Business Owners</u>
   Kristen Zachares*, The Eclectic Chic Boutique

   <u>Property Owners</u>
   Daniel Garcia Pedrosa*, Pymstone Realty
   Matthew Horrigan*, 28-30 Church Street
   Nat Testa*, 179 Glenridge Avenue

   <u>At-Large</u>
   Karen Diaz-Schloss, Diaz-Schloss Communications
   Emer Featherstone*, The Montclair Foundation

Jacob Nieman*, Montclair Planning Board

Resident
Matt Silverman*, 172 Glenridge Avenue

VIII. NEW BUSINESS

The MCBID encourages any interested party to visit or join any of our five working committees:

- Clean, Safe, Green, and Parking
- Marketing and Public Relations
- Public Space Enhancement and Activation
- Stakeholder Support and Economic Development
- Financial Affairs

Reach out to an officer, Director Shah, or call the office for more information.

Executive Director Shah presented Vice President of the Board, Ernst Goldman with the MVP Board Member medal for 2025 for his dedication to the board and the committees he serves on. Ernst does an incredible job devoting his time and energy to the Board while being a new dad. Thank you, Ernst!

IX. OPEN DISCUSSION – New ideas, Comments, Questions

No public comments were made.

VII. ADJOURNMENT

The meeting adjourned at 8:02 pm.

The next full board meeting will be our Annual Meeting on Wednesday, January 15, 2025, at 7 pm at the BID office.