

MONTCLAIR CENTER BID

GREAT AMERICAN MAIN STREET AWARD WINNER 2015

Montclair Center BID - Full Board Meeting
August 3, 2021 – 7:00 p.m. – 8:45 p.m.
Zoom

Board members in attendance: Jeff Beck, Jose Barreiro, David Cummings, Ashley Cyrus, David Placek, Lisa Johnson, Jill Montague, Jaji Packard, Hipolito Pollantis, Elizabeth Rich, Matt Silverman, Nat Testa

Absent: Celestina Ando, Richard Cronk, Roger Mazzeo, Alescia Peyton, Lori Price Abrams, Sue Schultz, Robert Squires

Staff: Jason Gleason

I. CALL TO ORDER & WELCOME

Lisa Johnson called the meeting to order at 7:08 p.m.

II. DESCRIPTION OF PURPOSE: PASS A RESOLUTION SUPPORTING TOWNSHIP/MCBID GRANT APPLICATION FOR NPP FUNDING

1. This is a Department of Consumer Affairs, State of NJ Program
2. The Program calls for the designation of a new Neighborhood Preservation Program District that overlays the current BID.
3. The Township is applying for a grant to be used for the new NPP District, and is partnering with the BID, designating us as the implementer of the proposed project.
4. The NPP grant would award \$125,000 for the first 18 months, with the possibility of \$100,000 per year for an additional five years. There may be more funding available in addition to that base amount.
5. Serving as the Township's partner is an honor. It will help us achieve some of our goals from the Strategic Plan, and would help improve our relationship with the Township.
6. The Resolution we are voting on tonight confirms our support of that partnership and is a required part of the application.
7. We will be entering into a Shared Services Agreement with the Township that describes our relationship. It is in the process of being negotiated, and so is in draft form this evening.

III. READING OF THE RESOLUTION REGARDING NPP AND SHARED SERVICES.

1. Lisa read the Resolution.
2. There were no questions or comments.

IV. THE SHARED SERVICES AGREEMENT DRAFT

1. This Agreement has been edited by the Township Attorney and Manager, but more editing remains to be done.
2. As described, the BID will have responsibility of planning and execution; the Township will have the responsibility of oversight and financial administration.
3. Phase 1 will be the planning stage; Phase 2 will be the implementation of projects and programming.
4. In order for the Township's application for the NPP grant to be accepted, both the Resolution and the Shared Services Agreement must be executed.
5. Jose suggested we agree that the Resolution makes sense and that we want to participate, and we can worry about the Shared Services Agreement after that.
6. Jason informed us that a draft of the Shared Services Agreement could be submitted with the application, due August 18, but it would have to be solidified and signed no later than the following week.
7. The Board does not need to vote on the Shared Services Agreement. Tonight's vote will authorize Jason and the Executive Committee to negotiate and execute the Shared Services Agreement.
8. We expect a decision from the State on or around September 1.

IV. THE MAP OF THE NPP DISTRICT

1. The area eligible to be the NPP District is a subset of our Business Improvement District.
2. Township has chosen to designate the exact footprint of the BID as the NPP District.
 - If the Township had chosen a boundary line of the NPP District that was different from that of the BID, we would have run into conflicts of interest acting as implementers of the program. We are a stakeholder organization, and our mandate keeps us working within our own designated boundaries.
 - The Township CAN work outside the BID boundaries, and there is a possibility that the NPP boundaries may be change in future years. It was decided that this was the smoothest set up for year 1. It would enable the NPP District to be established and the partnership to spend the grant money wisely, prudently, and efficiently in the way that the NPP Program intended the money to be spent in the first place.

3. 50% of the new Montclair NPP District needs to be in the blue area of the NPP map, but the blue area is the only area in Montclair that is eligible to become the District. Jason could not describe how the Department of Consumer Affairs came to designate the blue area. He expressed his surprise that Montclair was eligible in the first place, but was happy to have the opportunity to partner with the Township in applying for the grant.
4. Jaji made the point that this is a competitive grant, and our chances of getting it are somewhere in the 50% range. We will pull together the best application we can, but this is not a guaranteed win by any stretch.

IV. VOTE TO ACCEPT THE RESOLUTION AS PRESENTED

1. Motion to accept the Resolution as Presented made by Lisa Johnson, Seconded by Ashley Cyrus.
2. Motion passed unanimously.
3. Jason invited everyone to let him know if they were interested in joining the new steering committee.

Meeting Adjourned 7:29 PM

NEXT MEETING: September 1, 2021, 7:00
 In person at the BID Office, 26 Lackawanna Plaza, and via Zoom