

**B R O A D W A Y I M P R O V E M E N T
C O R P O R A T I O N**

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**Broadway Improvement Corporation
Regular Business Board of Trustee Meeting
Fair Lawn Community Center
10-10 20th Street
Thursday September 14, 2017**

Minutes

Attendance: The following Board members were in attendance: Bate, Berke, Beshlian, Cummins, Godfrey, Hochkeppel and Noorigian (7). Liaisons: (0)

Unable to Attend: Frankel, Kerbekian (2) and Cosgrove, Van Kruinigen (2)

Staff Present: Smartt, Vitrano and Tarantula (3)

Presentation by Steven Weinstein (began at 7:05 pm) (ended at 7:20 pm)

Steve Weinstein announced his election as President of the EDC and noting that the EDC wishes to include a borough wide business development and recruitment strategy in 2018. Steve invited the BIC to rejoin the EDC consistent with the EDC's 'time, treasure and talent' requirements. Those in attendance thanked the Steve for his invitation, wished him well in the coming year and indicated – following an internal discussion of the matter – would respond quickly.

Presentation by Mark Gordon (began at 7:20 pm, ended at 7:40 pm)

Mark Gordon noted that he had collaborated with Craig Kerbekian to review BIC planning and zoning recommendations not yet enacted by the Municipal Council and to develop a proposed list of initiatives to be advanced by the BIC during 2017-18. Mark offered those in attendance a revised "Executive Summary" which highlighted five such areas: residential parking for mixed-use buildings; off-street parking adjustments (including an exclusion for unused basements); parking as a conditional use behind B-2 Zone buildings on the north side of Broadway; parking for smaller health clubs and gyms; and revision of business zone permitted uses.

Discussion followed leading to a sense of the Board to support the program recommended by Mark and Craig. The BIC will share the recommendations with the RRIC to determine their participation in this initiative which will be coordinated by the BIC in cooperation with the RRIC.

Convene

Bob Beshlian convened the Board meeting at 7:45 PM.

In response to Steve Weinstein's presentation, the trustees decided to accept Steve's invitation to meet with EDC representatives, joined by RRIC representatives, to discuss what a borough-wide business development and recruitment program might entail. It is the trustees understanding that the BIC's interest is not only to ensure the viability of the Broadway District but to foster a 'business friendly' climate throughout local government and the borough as a whole.

Provided those discussions result in a public/private partnership that offers meaningful results for Broadway district stakeholders, the trustees of the BIC decided to return to service with the EDC consistent with the EDC's own 'time, treasure and talent' requirements namely:

- Provide a financial commitment in an amount commensurate with the BIC's role in the community
- Provide BIC representation on the board of the EDC with 3-4 trustees and two alternate trustees
- Provide such other support in financial and other terms as may be warranted to support a borough-wide business development program

The trustees were of the understanding that the next step is to participate in an initial conversation with EDC representatives and RRIC and BIC representatives on the subject of business development. The trustees of the BIC have asked Don to work with Steve in establishing the date/time/location of that conversation.

Trustees Dennis Cummins and Dan Berke, at the time of the discussion, based upon the success of the conversations agreed to represent the BIC as its representatives. The BIC also asked Don to likewise serve as BIC representative with

the understanding that Rich Noorigian and Bob Beshlian would likewise be appointed to serve as alternates in the absence of other BIC representatives to the EDC.

The BIC asked Don to capture the BIC's response to Steve's invitation and to convey that response to Steve via email.

Administration

Minutes of the June 8th Board of Trustees. Accepted as presented.

Financial/Audit/Insurance

BIC 2017 Budget Public Hearing: Borough Council Tuesday March 21, 2017. The budget was approved unanimously by council.

September 14, 2017 Financial Statement & Voucher Register The Financial Statement and Voucher Register were reviewed and accepted as presented.

Acceptance of additional Assessment for 2016

Additional assessment of \$1,515.76 was received from the Borough of Fair Lawn due to rounding of the assessment collection formula.

Borough's Liaison Report

None presented

Maintenance of the District

George Bate noted that bi-weekly maintenance services could use more supervision which he has agreed to provide. Any issues that arise are to be addressed with a phone call to Jerry Blankman who has been very responsive.

Marketing

Banner Program Update.

Banners complete and installed. Many comments from Board members and district businesses that banners look great.

Business Package Update.

Diana reported that they will be sent out via Constant Contact.

Business Development

Bob Beshlian has requested a survey of vacant properties along Broadway.

Other Business.

Budget cycle will finalize at October 12th Executive Committee Meeting. Final Vote at Board of Trustee Meeting on Thursday, November 9, 2017

Public Comment.

No public comment

Next Meetings

Executive Committee Meeting: Thursday, October 12, 2017 at 10:00 AM at Bob Beshlian's Office

Board of Trustee Meeting: Thursday, November 9, 2017 at 7:00 PM at the Fair Lawn Community Center Card Room

Adjournment The meeting adjourned at 8:40 p.m.

Respectfully submitted.

Don Smartt