

**Minutes from the November 11, 2015 Annual Meeting
Hudson Square District Management Association, Inc.
(d/b/a the Hudson Square Connection)**

**6:00 pm – 7:10 pm
The Jerome L. Greene Performance Space
44 Charlton Street**

Jason Pizer, Chair of the Board of Directors, called the meeting to order at 6:30 PM. He welcomed members to the sixth annual meeting and reminded everyone that there will be time for questions towards the end of the meeting. He then introduced Mindy Goodfriend, Secretary of the Board of Directors, who certified that a quorum of members was present in person or by proxy.

Ms. Goodfriend stated that the Connection now has 103 registered members. Registrations were solicited throughout the district via e-mail and regular mail, and registration is available on site. A motion was made by Phil Mouquinho to approve the minutes, seconded by Liz Neumark, and approved unanimously.

Liz Neumark, Chair of the Board's Nominating Committee, presented the slate of nominees up for election for a three-year term on the Connection's Board of Directors. The slate included the following:

Property Owners (Class A): Amanda Gluck (Stellar Management), Anthony Borelli (Edison Properties), Brett Greenberg (Jack Resnick & Sons), Phil Mouquinho (PJ Charlton Restaurant), Jeffrey Sussman (Edward J. Minskoff Equities), David Wright (Tishman Speyer). **Commercial Tenants (Class B):** Mary Corcoran (Edelman), John Cucci (Viacom Entertainment Group).

Mr. Pizer explained the process for electing Board members. The members of each class, in person or by proxy, shall vote on the proposed slate of Directors for their respective classes.

A motion was made by Mr. Mouquinho for property owners, seconded by Ms. Goodfriend, and approved unanimously. A motion was made by Ms. Neumark for commercial tenants, seconded by John Cucci, and approved unanimously.

The Chair invited Manhattan Borough President Gale Brewer to make comments. Ms. Brewer spoke briefly, acknowledging the transformation of the neighborhood from its industrial past and commending the BID for its efforts to promote creativity and enhance public space.

Ellen Baer, President of the Connection, reviewed the Connection's Fiscal Year 2015 report of activities. This year, the Connection was honored by the Municipal Art Society with the Best New Urban Amenity of 2015 Award for the Hudson Square Standard tree planting design. Ms. Baer recapped our initiatives underway including the renovation of the park on the corner of Spring Street and Avenue of the Americas, the maintenance of all streetscape improvements installed by the BID, and the continuation of the pedestrian traffic management program.

Jeffrey Sussman, the Connection's Treasurer, presented the Fiscal Year 2015 Financial Statements of Position and Activities for the membership's acceptance. As of June 30th, 2015, the Connection had \$3,466,220 in assets, and expenses of \$2,401,768 on annual revenue of \$2,922,251. The Fiscal Year 2016 budget was approved by the Board of Directors on June 25, 2015. A motion to accept the Fiscal Year 2015 Financial and Membership Report was made by June Trizzino from Adelphi University's Manhattan Center, seconded by Mr. Mouquinho, and approved unanimously.

Ms. Baer and Mr. Pizer presented the year's Connection Award to Matthew Harrington, the Global Chief Operating Officer of Edelman. Ms. Baer thanked Mr. Harrington, a former Board Director of the BID, for his invaluable contribution toward building a brand and vision for the neighborhood.

Mr. Pizer and Ms. Baer opened a Q & A session. Maura Tobias, a resident, announced the recent passing of Dale Fitzgerald, a former BID Director. Ms. Baer thanked Ms. Tobias and acknowledged Mr. Fitzgerald for his contribution to the neighborhood. Cass Smith, from CCS Architecture, asked when the park renovation would commence. Ms. Baer announced that construction is expected to start next fall. Frieda Bradlow, a resident, expressed the need for a supermarket in the neighborhood. Mr. Pizer announced that Trinity Real Estate is looking into the potential for a supermarket at 100 Avenue of the Americas. Ms. Baer explained that the Hudson Square special zoning district specifically allows for a supermarket. Ms. Trizzino, a resident, asked about the status of the Jackie Robinson Museum, which has yet to open, and whether Metropolitan College of New York's (MCNY) plans to move. Mr. Pizer explained that the Jackie Robinson Museum will not begin construction until the museum is fully funded and that MCNY plans to move out by the end of the year. Richard Blodgett, a resident, asked whether there was any information to substantiate rumors about a supermarket moving into the retail space currently occupied by the Janovic Paint & Decorating Center. Neither Mr. Pizer nor Ms. Baer could add further information about the retail plans for the space. Silvia Beam, from the Vandam Street Block Association, commented that the residents of Vandam Street are interested in participating in BID activities. Ms. Baer thanked the residents of the neighborhood for their attendance at charrettes and encouraged a continued partnership between the BID and residents of the neighborhood. Ms. Tobias briefly alluded to the proposed redevelopment of Pier 40 and remarked that the sight of children walking to Pier 40 in the early morning signifies an important, yet often unseen activity that takes place in the neighborhood.

After seeing no further questions or comments, Mr. Pizer asked for a motion to officially adjourn the meeting. A motion was made by Mr. Mouquinho, seconded by Ms. Neumark, and the meeting officially adjourned at 7:10 PM.