

**Minutes from the November 7, 2018 Annual Meeting
Hudson Square District Management Association, Inc.
(d/b/a the Hudson Square BID)**

**6:00 PM – 7:40 PM
The Jerome L. Greene
Performance Space
44 Charlton Street**

Jeffrey Sussman, Vice Chair of the Board of Directors, called the meeting to order at 6:35 PM. Mr. Sussman welcomed members to the ninth annual meeting and reminded everyone that there will be time for questions towards the end of the meeting. Mr. Sussman thanked NY Public Radio and BID Board Treasurer Michele Rusnak for sharing their great space with us. He then introduced Steve Marvin, Secretary of the Board of Directors, who certified that a quorum of members was present in person or by proxy.

Mr. Marvin stated that the Hudson Square BID now has 94 registered members. Registrations were solicited throughout the district via e-mail and regular mail, and registration is available on site. Mr. Marvin certified that a quorum of members is present or by proxy. A motion was made by Phil Mouquinho to approve the November 14, 2017 Annual Meeting minutes, seconded by Anthony Borelli, and approved unanimously.

President Ellen Baer reviewed the BID's Fiscal Year 2018 report of activities. Ms. Baer recognized the BID's staff and Board of Directors and thanked the Board for all of their contributions. This year, the BID opened the newly designed Freeman Plaza West and Spring Street Park. As these capital projects have come on line, the BID has expanded our operations so we can take care of the improvements we have made to Hudson Square. The BID also added more programming to our open spaces this year including stretching and Pilates.

Ms. Baer highlighted the BID's partnership with Peanuts Worldwide and the Children's Museum of the Arts to serve as the exclusive NYC host for 7 art installations of Charles Schultz characters in Hudson Square. The BID also launched a rebranding this year. Ms. Baer added that every year Hudson Square kicks off the Halloween Parade with a week of related festivities. We strive to make Hudson Square to Halloween what Fifth Avenue is to Christmas.

Ms. Baer noted that the BID continued its efforts to make Hudson Square a place that puts people before cars. To that end, the BID commissioned Sam Schwartz Engineering to study the impact of various congestion pricing proposals on the Hudson Square neighborhood. Ms. Baer summarized the study's findings which conservatively show that instituting two-way tolling on the Verrazano Narrows Bridge would remove 140 vehicles per hour from our streets during the evening rush. If you combine two-way VNB tolling with congestion pricing, we estimate a 24% decrease in the number of cars travelling westbound in Hudson Square. Ms. Baer concluded that eliminating "toll shopping" would move regional traffic to regional arteries and off our local streets. Additionally, given the unorthodox way that directional tolling was implemented, the MTA can restore two-way tolls on the VNB with an Act of Congress. The BID is working with stakeholders and elected officials to push this agenda item forward.

Michele Rusnak, the BID's Treasurer, presented the Fiscal Year 2018 Financial Statements of Position and Activities for the membership's acceptance. As of June 30th, 2018, the BID had \$4,402,824 in assets, and expenses of \$3,750,248 on annual revenue of \$2,540,087. The Fiscal Year 2019 Budget was approved by the Board of Directors on June 21, 2018. Ms. Rusnak added that the final audit has not yet been issued, but no material changes are anticipated. A full copy of the audited financials will be available at the BID's offices and by request. A motion to accept the Fiscal Year 2018 Financial and Membership Report was made by Mr. Mouquinho, seconded by Donna Vogel, and approved unanimously.

Donna Vogel, Chair of the Board's Nominating Committee, presented the slate of nominees up for election. All new directors and directors up for re-election are proposed for three-year terms. In addition, several companies on the Board are replacing their named representatives. These directors are proposed to serve out the remaining terms of their predecessors. The slate included the following:

Property Owners (Class A) Three-Year Term: Anthony Borelli (Edison Properties), Amanda Gluck (Stellar Management), Brett Greenberg (Jack Resnick & Sons), Phil Mouquinho (PJ Charlton Restaurant), Chris Roth (Hines), Jeffrey Sussman (Edward J. Minskoff Equities), Eric Weingartner (The Door), David Wright (Tishman Speyer)

Property Owners (Class A) Two-Year Term: Christopher Lee (Port Authority of New York + New Jersey), Susie Sherling (Jamestown Properties)

Property Owners (Class A) One-Year Term: Lisa Baird (New York Public Radio)

Commercial Tenants (Class B) Three-Year Term: Andrew Foote (Edelman), Cass Smith (Cass Calder Smith Architecture + Interiors)

Commercial Tenants (Class B) One-Year Term: Kathleen Kearns (New York Genome Center)

Ms. Vogel 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 Mr. Sussman, and approved unanimously. A motion was made by Mr. Marvin (proxies) for commercial tenants, seconded by Kate Swann, and approved unanimously.

Mr. Sussman and Ms. Baer opened a Q & A session. Resident Gerard DeBenedetto asked how many new residential units have been added in Hudson Square since the 2013 rezoning. Ms. Baer responded that the first large residential building came on line last year and a few hundred units have been added to date. We expect more units to come on line in the next year as development projects are completed. Resident David Breger asked if the BID's Board included a resident. Ms. Baer confirmed that Susan Sakin is the resident representative to the BID's Board and was elected at last year's Annual Meeting.

After seeing no questions or comments, Mr. Sussman asked for a motion to officially adjourn the meeting. A motion was made by Mr. Mouquinho, seconded by Ms. Swann, and the meeting officially adjourned at 7:40 PM.