

Board Meeting Minutes
Hoboken Business Alliance, Inc.
January 4, 2022
Video Conference-4:30pm

Present: Gregory Dell Aquila, Hany Ahmed, Edyta Espasa, Jennifer Gonzalez, Dave Jacey, Chris Mazzola, Pratik Patel, James Runkle

Absent: Jenny Davis, Meghan Lukin, John Nastasi, Mark Stehli

Also Present: Natalie Chape'

Call to order/Roll Call Announcements- 4:33pm

Adoption of December 2021 Minutes: E. Espasa, Second by G. Dell Aquila Approved

Presidents Report

Executive Director Resignation Discussion: **G. Dell Aquila- S. Welliver** has submitted his resignation on December 28, 2021, all board members were called individually by **G. Dell Aquila**. The Executive Board met with **S. Welliver** who expressed that he wanted to immediately resign. He began employment on November 15th and took a couple vacation days in that time as well. Our attorney has sent a form that the Executive board has received. We are voting on whether or not we are asking for monies back from **S. Welliver**, as well as whether or not the board would like to end his employment immediately or not. Per our employment agreement we can keep him on for 71 more days. For the record, **S. Welliver** has returned a laptop that was purchased. The board had discussion on this topic. The board agreed that **S. Welliver** will not continue with the HBA. He will be notified immediately of this decision. The approx. dollar amount that HBA is looking to be recovered from **S. Welliver** is close to \$ 20k. Amount to be confirmed. **G. Dell Aquila** will forward all receipts and invoices to **N. Chape'**.

MOTION to accept the decision that S. Welliver is done with the HBA immediately:
D. Jacey, Second by: P. Patel

MOTION to pursue legal action for all the moving expenses as well as sign on bonus and vacation pay: D. Jacey, Second by: E. Espasa

G. Dell Aquila spoke to Main St. Pops, This is It Productions and John Palmeri (a recommendation from **D. Jacey**) all three are all interested in applying for the interim director position. **N. Chape'** also mentioned that HBA should look into CDS as they also run improvement districts. There was a board discussion on this. **N. Chape'** was asked to leave the meeting while the board discussed her role and duties during this time. No minutes were recorded during that conversation. **N. Chape'** returned to the meeting when she was called to return 25 minutes later. The board asked **N. Chape'** to present HBA with a contract of services and was asked to see them through this transition period with no executive director. **N. Chape'** will send board a contract this week.

G. Dell Aquila at this time has announced to the board that effective immediately, he is resigning as president of the HBA board as well as HBA board member. He can not accept the presidency role without an executive director. **T. Fisher** has offered to help in any way she can, she would also like to continue to participate in committees.

MOTION to accept G. Dell Aquila's resignation: J. Runkle, Second by:

It was discussed and agreed that **J. Runkle** will become interim president position until we get new president:

MOTION to accept J. Runkle as interim president effective immediately: T. Fisher, Second by: H. Ahmed

Treasurers Report

P. Patel reported there is a problem with Quick Books since **S. Welliver** linked QB with the Bank. The transactions doubled and unable to be reconciled at the moment. **T. Fisher** was given access to QB by **S. Welliver** to work on this. **N. Chape'** is contacting QB for guidance on fixing the situation. **P. Patel** will also be added as a user to look into as well.

He can confirm bank balance is \$ 524,559.73. Financials will be approved when the issue has been resolved.

Committee Reports

Marketing

No committee report

Visual/Capital

No committee report

Parking

No committee report

Art Murals

No committee report

Old Business

N/A

New Business

CDS cleaning contract: up for renewal (in Teams): This is a 6-month contract. Board has agreed to renew their contract for \$ 277,568 for the year.

MOTION to accept CDS Contract: J. Runkle, Second by: E. Espasa

Executive Director Search Committee: **E. Espasa** has asked if other members can please join the search committee.

G. Dell Aquila- mentioned that he has not been in agreement with all of Qualls Benson's ideas.

Motion to adjourn E. Espasa, Second by D. Jacey: 5:44pm – Approved.

Next Board Meeting February 1, 2022