

Summit Downtown, Inc.
Board of Trustees Meeting
May 27, 2026, 8:00AM
In-Person/Zoom Meeting

Members Present: Mayor Elizabeth Fagan, Peter Lloyd, Ray Merritt (ZOOM), Rocco Flores, Kristen Scalia, Annette Dwyer, Bill Robb, Beth Welsh; Staff: Nancy Adams, Wyndham Rothblatt, Marin Mixon.

Members Absent: Leslie Herman, Tammie Baldwin, Chantal Landman, Karen Schneider, Bob Pawlowski (resigned from Council)

Members of the Public: No members of the public.

Bill Robb called the meeting to order at 8:06am. Bill asked for a motion to approve the April 29th Board of Trustees meeting minutes. Elizabeth motioned for approval, Beth seconded, all approved.

COMMITTEE/PROJECT REPORTS

Financials –Ray Merritt

Ray reported about \$400k in assets. First four months of the year, we have \$116k in revenues and we have more coming in from Farmers Market vendors. Everything else is going along perfectly within our budget and we're in good stead. Beth moved the financials, Elizabeth seconded, all approved.

Main Street America – Nancy

Nancy said she hasn't received a report on Summit from Main Street America yet, but at the end of their visit they reported that the downtown is beautiful and well-run to an A or A+ but that there was a desire in their interviews for an A++. So, we expect a good report and hopefully some guidance about competing downtowns and any advice they might have. Board members enjoyed the experience and enjoyed meeting with the MSNJ and MSA representatives.

Window Decorating for 250th Birthday – Nancy

Nancy reported that this was suggested. Discussion landed that Nancy will encourage businesses through her communication to do the windows for the birthday, but not a contest because the office doesn't have the time for that given all we're working on. Kristen suggested perhaps a contest for window decorating later in the year for Halloween or Holidays.

Event Updates: Family Fun Night, Street Sounds, World Cup – Wyndham Rothblatt

Wyndham reported that Street Sounds musicians are lined up for the start on June 4th. Family Fun Night is coming up very quickly and we lost one of our main entertainment vendors last week, so we're working to find a substitution, and we could also use more business participants. World Cup: we don't yet have the state social affairs permit approval, which is frustrating and taking longer than usual. Nancy applied for it March 4th and applied for the second one in early April. Hopefully, we'll get some news soon; Nancy has been following up and will continue to do so.

Marketing Committee Updates – Kristen Scalia

Kristen reported that the second retailers' roundtable was very productive and there's great energy from retailers wanting to work together to attract more shoppers. She reported that were new faces, good rep from our board and some new faces. The first initiative is a downtown map, and they have 25 businesses committed so far at \$125/each to fund the map graphic design and first printing. Late night Thursdays they want to shelve until 2027. Summer in 2026, they would like to do a sip n stroll or sidewalk sale. Holiday marketplace and Bingo again for later in the year. Changing demographic, trying to pull in that new resident group. Next meeting is June 15th at 5:30pm. Margot from Tea & Oranges put together all the info and plans for the map. Discussion ensued on the map. Nancy said she heard there was talk at the meeting for SDI to contribute financially to the map estimated to be \$8k - \$11k so the

Board needs to opine on that. The Board members present were very much in support of the retailers' growing this initiative themselves for now so that this is in fact their initiative and not SDI's; they were also grateful for the energy Kristen has created amongst the retailers getting them to work together. Rocco mentioned that another good idea that this could grow from the map from SDI's perspective would be some more permanent physical directories throughout the downtown. Bill asked if there were other communities doing maps; they did look into one in Hoboken that is more art-focused and also looked at the old SDI map/directory that was done. She mentioned a digital component, moving this initiative into a digital one, which everyone was grateful for knowing the limited lifespan of printed directories/maps. Kristen added that there was a nostalgic collectible sense to the map and that is why there's an artistic component and the digital presence would make updating much easier. Mayor noted that electronic maps on phones are the way to go, so maybe a QR code all over town to bring up directory would be something also to think of.

Design Committee Updates – Annette

Annette reported on the tree wells project. We had a budget for \$20k and an approval for special disbursement of \$20k additional as needed. The watering cans Nancy & Annette bought for all the businesses so they could water tree wells by their stores; that totaled \$211.43. Back to Nature cost was \$19,861 after sponsorship and Halls Garden Center donated plant materials of \$1600, SDI cost was \$1664.01. The total cost was \$21,736.44. Bill noted that is \$18,263.56 under budget/approval. Annette reported that we have 3 season perennial gardens in our tree wells, they are not all the same, and the varied combinations for each of the 142 tree wells includes daffodils, Nepeta, Liriope, Roses, Hostas, Yarrow, Aegopodium ground cover. We did not touch 17 tree wells that are privately managed. Installation/planting was May 14 & 15, Annette noted that people were so nice thanking her for planting with the crew, etc. The heat got to them a little bit, but then we had much needed rain over Memorial Day weekend. Annette has a detailed gardener's journal on what we have and will maintain that for ongoing maintenance. Grateful to DPW for daily early morning watering; Annette will also speak with the Gardening Club to see if they can help with deadheading roses, cutting back and more plant maintenance. Next steps include follow-up work by the Design Committee to look at DeForest Lot #1 along the alley and new fencing. Also looked at Lyric Park which isn't bad but can be weeded and transplanted to fill up the beds there. Nancy & Wyndham will work with Robyn to promote the tree wells and the sponsors of them through social media and newsletter. Annette asked for background on the sunflowers; Beth explained they started years ago by a tenant of Beth's who planted them in memory of a friend who died. It started with a small amount planted, but then he kept getting more seeds and so kept planting throughout the downtown. Annette will work on honoring that sentiment but also can be better maintained and kept where they belong and not near cars that get oil on them from the plants, etc. She will work on this improvement. Everyone thanked Annette for her passion and hard work on the tree wells and that they look great and couldn't have happened without her hard work.

Summit Public Art Updates – Leslie (absent)

No Report.

Common Council Updates – Mayor Elizabeth Fagan

Bob Pawlowski resigned from Council due to work pressures. Bill noted that on behalf of the SDI Board, he thanks Bob for his service here. Aaron Schrager resigned as City Engineer; his service will be ending late June. Also the Assistant Engineer resigned, so the city is receiving applications and interviewing. The Board was sorry to lose Aaron as he was always very helpful to us in our work and he'll be sorely missed.

New Business – Bill

None.

The meeting was adjourned at 9:18am. The next BOT meeting is at 8AM on June 24, 2026, at Lois Schneider Realtor conference room.