



EPABID Board Meeting

May 10, 2022

Present: Pam Zenzola, Adam Leiter, Michael Giangjordano, Cara Stipa, Steve Lauer, Adam Geer (remote), Nancy Melchiorre, Pete Spina, Michelle Gillen-Doobraj. (Minutes prepared by Elaine Johnson)

Absent: Marlo Dilks, Amanda Rucker

Approval of Minutes: Nancy, Steve

Approval of Financial Materials: Cara, Nancy

1. Financial Updates

100k in Wells Fargo, 90K in Uninvest. 10k deposit made previous day, consistent income with end of April deadline for assessments. There will be specific follow-up mailers/additional outreach for outstanding payments. Liens will be applied for properties with multiple outstanding years or ongoing non-payment.

- a. Audit/Annual Meeting – Meeting went smoothly with one property manager and Alex from PARC and a few board members in attendance. Notes made regarding one-time State Covid Grant given last year for 40K, and this is the last year of CDC grant with Samuels & Sons – next year in 2023 will be lottery format.
- b. Grants – Submitted for City public safety grant related to Garden Days – waiting for feedback – 32K – We were not fortunate enough to receive this grant request. Adam following up to get feedback about changes/issues for next time we submit.
- c. City OPA Increases 2023 – Adam to ask for updated info through Commerce, we should prepare for next budget. Estimated average 31% increase residential and 9% commercial depending on location in the city. Board budget committee will be formed to discuss the increase etc.

2. General Updates and Discussion

- a. Business Operations
 - Redcrest closed – Focusing time and resources on new seated restaurant location at 6th & Bainbridge – 1525 S 11th St now for rent.
 - 1712 for Sale on MLS.
 - Philly Cannoli King now in former Rita's space with an event scheduled for day of meeting.
 - 1833 is available, 1908 available, 1913 for lease or sale.
 - Façade Grants: 1601 POPE reimbursed, 1813, 1914, others waiting for follow up. With all projects that have been applied for or discussed, budget is at 8 or 9K. Discussion to possibly add more funds.

- b. Incident Claim – Adam followed up with insurance company and waiting next steps. Confirmed that we were not involved in the construction or any repair work and did not have knowledge of incident when it supposedly occurred.
- c. Website – Need to follow up and check on status
- d. Sponsorship – Starting to follow up with participants from Flavors and prospects for Car Show. The Board was requested to send any possible sponsors/contacts/connections to Adam.
- e. Long Term Planning – PARC’s past focus was Gateway, Mifflin, Fountain. Discussion to consider regular meetings (quarterly?) between board members for better communication on projects, such as upcoming approved fountain project. Adam will meet for detail/timing/impact of this project. Also plans to meet with Congressman Evans for help with Mifflin.

3. Upcoming Events/Recaps

Flavors – Weather and planning enabled us to have a very successful event with overwhelming positive public response and top sales days for numerous businesses
 Garden Days – Promotion outreach to supplement time leading up to Flower Show
 Pride – QOTA at Garage, sharing events and promotions being held at individual businesses
 Filitalia – Jun 5, small street closure directly in front of property for awards ceremony
 NOIR – 10-year anniversary June 18th 1900 block street closure 3 – 8pm
 Car Show July 31, 11am – 4pm
 Farmers Market starts May 18th at SPOAC driveway

4. Public Relations/Social Media Updates

Instagram surpassed 35K
 Flavors – NBC10, 6ABC, South Philly Review, KYW Radio, WHYI, VisitPhilly, Axios Philly
 Garden Days – South Philly Review, PhillyVoice
 Mother’s Day – Passyunk Post, PhillyMag
 Cinco de Mayo – Juana Tamale – Passyunk Post 6ABD, PhillyVoice, Al Dia
 NRS Boutique – PhillyMag
 A Novel Idea – PhillyMag
 Urban Jungle – Philadelphia Weekly
 Mish Mish and Juana Tamale – PhillyMag Best New Restaurants
 Gabriella’s – Philly Mag Gluten Free

5. Space Planning, Health, and Safety Updates

Streeterly Updates – new regulations proposed may take away \$60K bond requirement, require safety barricades (not yet defined), and update proximity to intersections/fire hydrants.

Broad & Snyder still faces issues with vagrancy and Iseminger St. with dumping.
 Sermania had graffiti incident that was quickly addressed with help from Steve Lauer.

6. Board Input

Adam to hire assistant for office help.

Event Committee to help with upcoming events – Adam to schedule regroup.

Constitution Health discounted parking program for dining \$5 from 5pm to 9am through June 1.

Suggestion for Winterfest – outdoor retail opportunities around fountain the night of Tree Lighting. Planning should begin soon if idea is to move forward. – Adam to schedule meeting.

Board dinner proposed Tuesday June 8, 5:30pm Barcelona

Meeting adjourned (Nancy, Mike) 10:22

Next meeting June 14th, 2022