



EPABID Board Meeting

June 14, 2022

Present: Pam Zenzola, Adam Leiter, Michael Giangiardano, Nancy Melchiore, Cara Stipa, Steve Lauer (remote), Pete Spina, Adam Geer (remote), Marlo Dilks (remote). (Minutes prepared by Elaine Johnson.)

Absent: Michelle Gillen-Doobrajh, Amada Rucker

Approval of Minutes: Nancy, Steve

Approval of Financial Materials: Cara, Nancy

1. Financial Updates

\$103k in WF, \$90k in Uninvest, \$25k in reserves

Two mailers being sent for past due assessments; 1st for properties owing for just 2022, a 2nd for those outstanding for multiple years. About 30 properties are outstanding for multiple years - Adam will also follow up with email or phone contact after mailing. 5 or 6 properties are on a payment plan.

Flavors financials were budgeted at \$30k. \$21k was spent. Cost for city services (police/fire/emergencies) was lower than budgeted and no additional advertising \$ was necessary.

City OPA Increases 2023 – Adam received update info through Commerce, we should prepare for next annual budget. OPA increases still under evaluation and not passed by City. Will follow up next month. Marlo offered to make spreadsheet for increases to assessments.

2. General Updates and Discussion

a. Business Operations

Available spaces – 1525 S. 11th St formerly Redcrest - looking to rent entire building

1700 formerly Doggie Style – looking for 5-year lease

1805 formerly PPE – looking to sublet – Adam is getting details to be able to share

1908 Pollyodd – looking to lease (\$1500/month?)

Façade – 1920 Hollywood Nick and Franks – broken window and neon sign. SHDA helped board up window, LeVirtu offered to help with neon (declined). Adam helped Josey in outreach to find window repair and neon restoration. Info on SIP to Sermania, 1813 Frame Fatale in process, 1914 Utopia in process, info on SIP to Pat's. Pat's is undergoing complete renovation which may necessitate operating food trucks out front while construction happens.

Some existing businesses shifting around Metro moving to QL Asian, Amelie's moving to Metro.

b. Website

Development team working on content and features – expected to give us updates soon. Overall progress is in line with expected timeframe for projects like this.

c. Sponsorship

State Farm, HCG Motors, T-Mobile. Seeking opportunities with auto businesses like Subaru. \$18k still to raise. Michael to check figures for first 6 months to see where we are with sponsorships and the total budget vs actual for the year to date.

d. Long Term Planning

Gateway – effort to activate. Current planting is underwhelming. Will discuss with PARC. Lighting – Chris the Electrician is working on maintaining and updating lighting. 1900 block is stuck on blue. Waiting for parts from China in order to update. Meeting With PARC - Will set up meeting with Alex Balloon from PARC to discuss shared responsibility of gateway and work on multi-year planning to include artwork/statues/signage/grant funding. Pam will reach out to Peter.

3. Upcoming Events/Recaps

- a. Pride - QOTA at Garage, SDHA Dance Party events, plus individual business promotions and celebrations
- b. Noir 10th Anniversary – this Saturday 3pm – 8pm. Block to be closed at 12noon. Reminders sent to neighboring businesses.
- c. Car Show – Security planning and logistics underway for food and sidewalk sales.
- d. Holiday Planning – Discussing an adaptation of the outdoor market at tree lighting – Michelle, Cara, and Adam met last week to discuss and will meet again later in month.
- e. General Meeting – well attended, recapped Flavors and discussed upcoming events, programs, grant programs. Many PECO related questions. (Outages due to service work, etc.)

4. Public Relations/Social Media Updates

- a. City Fitness announcement – press release w/quotes, PhillyMag – opening in July
- b. Latchkey Opening – PhillyMag, social posts and influencers
- c. Garden Days – Passyunk Post
- d. Eater – Ocho Rios and Mish Mish
- e. Father's Day – Fox 29 w/Metro, Good Buy, Manatawny, Latchkey
- f. PhillyMag – Townsend Brunch, River Twice ala carte
- g. Inquirer – Mesh for vintage shops
- h. Inquirer – Essen and Vanilya and Philly Bagels for best bagels
- i. Inquirer – Best spots for dogs – Cantina
- j. PhillyBite – Barcelona for wine
- k. BillyPenn – Old World Ice Treats for Water Ice listings
- l. The Infatuation – Mish Mish
- m. Philly Caller – Kouklet

5. Space Planning, Health, and Safety Updates

- a. Lights fixed/checking in on updated controllers
- b. Security update following South Street Incident – Officer Kelly is a great resource. Adam mentioned an outsourced security camera program – Cameras operated, installed, and maintained, but the annual cost is expensive \$12k.
- c. PECO Updates – new contact, Michelle Sanchez is responsive.
- d. Repaving on Tasker/Morris – repaving will happen around streeteries. Streeteries waiting for info on safety barricade regulations from City.
- e. Passyunk Garden at Wharton - may be for sale by property owner. No longer maintained by PSCA.

6. Board Input

- a. Covid – cases are up. Affecting staffing
- b. Footfall traffic is up.
- c. Hustle movie contains images of BID businesses Pat's, Geno's, Ray's, and merch from South Fellini.

Meeting adjourned 10:24 (Pete, Michael)

Next meeting July 12th 2022