

NORTHERN LIBERTIES

Business Improvement District

BOARD OF DIRECTORS MONTHLY MEETING JANUARY 12th, 2022 VIA ZOOM

MEETING START TIME: 11:03AM

BOARD IN ATTENDANCE:

1. Mark Charry, Antiques Exchange
2. Oron Daskal, North Bowl
3. Dorothea Gamble, Trunc
4. Dave Goldman, Urban Village Brewing Co
5. Owen Kamihira, El Camino Real
6. Richard Maimon, Kieran Timberlake
7. Carly Markowitz, Tula Yoga & Wellness
8. William Reed, Standard Tap
9. Ira Upin, NLBID Property Owner
10. Raymond Williams, Quaint Oak Bank

NLBID STAFF IN ATTENDANCE:

1. Kristine Kennedy, Executive Director
2. Ann Lastuvka, Operations Manager
3. Kory Aversa, Aversa PR

GUESTS IN ATTENDANCE:

- 1.

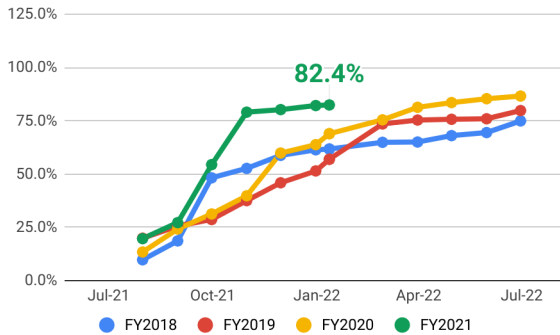
OPERATIONS REPORT

● **FY2021 Assessment Collections:**

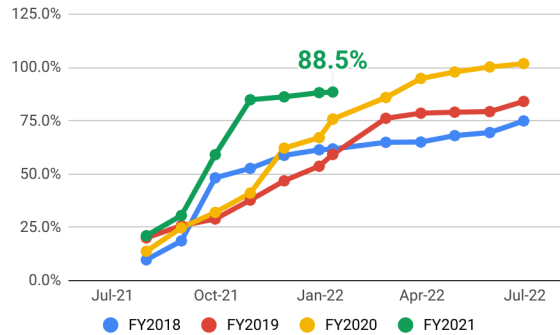
- Legislative max billing \$464,409
- Presumed non-payment \$41,797
- Anticipated prior year payment: \$16,515
- Collection expectation \$439,127

YTD COLLECTIONS	01-12-22	01-12-21	DIFF
Current Year (\$)	\$382,763	\$310,859	\$71,904
Current Year (% Max Billing)	82.4%	68.9%	13.5%
Prior Year (\$)	\$28,159	\$30,767	-\$2,607
Current + Prior Year (\$)	\$410,922	\$341,626	\$69,296
Total (% Max Billing)	88.5%	75.8%	12.7%

Current FY Collections (% Max Billing)



Current + Prior FY Collections (% Max Billing)



- **Owner Occupancy Reverification:** All owner occupied properties and properties with new owners have been either emailed or mailed about providing updated status in process
- **2021 Accomplishments:** Have posted a recap of [everything accomplished in the 2021](#) calendar year. It's a good Cliff Notes for anyone to reference when talking to businesses or property owners.
- **Reauthorization:** Planning to introduce legislation in December 2022, so City Council can vote on in Spring 2023 session after 60 day feedback period; will engage the neighborhood starting later this spring and looking to hire an ambassador to focus on canvassing businesses and property owners

CLEANING & GREENING

- **Streets Plus:** Through staffing issues and PTO, frequently have had only one person on duty, as opposed to the budgeted (2) full time ambassadors; looking into hiring a third person knowing that most of the time, there will only be (2) on the street.

ECONOMIC DEVELOPMENT

- **Parking Garages:** Compiled a list of lots large enough for a parking garage to PPA, waiting to hear back. Also sent notes to a couple property owners to see if they would be willing to speak to PPA about integrating a garage into any potential development plans.
- **Parking Plan:** The team at PPA managing implementation of new regulations wants to walk the neighborhood with Streets Department to fix some issues with loading zones and street striping. Date of implementation is TBD.
- **Riverwards Overlay:** Reform on overlay restrictions is not making much progress; need to push through.

- **Other Updates**

- The Indego kiosk has finally been moved to 2nd & Brown; Bourbon & Branch will now be able to build a proper streetery, but are waiting on new guidelines from OTIS/L&I.
 - Pera is close to opening; waiting on Health Dept inspection.
 - New owners of 2nd & Poplar warehouse reached out to talk about new retail outlets there and larger neighborhood plans.
 - Piazza Terminal to start leasing space soon.
 - There are new Captains at the 6th and 26th police districts; meeting with the 26th sometime soon.
-

RETAIL RECRUITMENT

- **Available Spaces Newsletter:** Sending semi-regular updates to commercial brokers list plus those who have gotten in touch looking for space. Spoke with DiBrunos who is not ready for another location, but will stay in touch.
 - **Vacant Space Rehab Grant:** The Economic Development Committee has expressed interest in a "carrot" grant targeting our hard-to-lease spaces; working out the specifics.
-

MARKETING & PROMOTIONS

- **Digital Ad Strategy:** Post Brother's marketing team is assisting with setting up evergreen digital ads; working to approve creative and build the photo asset library.
 - **Category Postcards:** Next round of postcards that showcase our non-retail and hospitality offerings such as dry cleaners, medical services, etc. are ready to print
 - **Promotions:** February is full of social media promo opportunities (Super Bowl, Black History Month, Valentine's Day, etc); working on a walking tour of Northern Liberties' Black History and finding ways to tie it in with other happenings around the city for Black History Month.
 - **Events:** Restaurant Week is April 1st-10th; meeting with restaurants next week to kick off planning.
-

CAPITAL IMPROVEMENTS

- **Capital Projects Manager Position:** Have interviewed one candidate and will interview a second tomorrow; it's been slim pickings. In the interim, continuing to move the planters and solar light projects forward with refined quotes and a project management schedule.

- **Spring Garden Greenway Project:** Continuing to try and push forward, though some staffing changes within the Managing Director's Office are setting things back a little
 - **I-95 Construction:** The last PennDot SAC meeting was very informative. They shared more specific visions for the roadways under 95 and the off ramp berm at Spring Garden. They said there will be "100's" of parking spaces made available for the neighborhood at the completion of the project, which will be many years from now. They would like to keep these status meetings to "community leaders" and set up special working groups for specific areas that need more neighbor input. The next PennDot SAC meeting is January 18th at 1pm.
-

OLD BUSINESS

- No old business
-

NEW BUSINESS

- **MOTION** to approve minutes from the October 2021 meeting. Motion seconded and approved unanimously.
 - **MOTION** to approve minutes from the December 2021 meeting. Motion seconded and approved unanimously.
-

MOTION to close. Motion seconded and approved without dissent.

MEETING ENDED: 12:04PM

NEXT MEETING: Wednesday, February 9th, 2022 at 11AM via Zoom