

NORTHERN LIBERTIES

Business Improvement District

BOARD OF DIRECTORS MONTHLY MEETING MAY 11th, 2022 VIA ZOOM

MEETING START TIME: 11:02AM

BOARD IN ATTENDANCE:

1. Gwendolyn Carry, Chez Bow Wow
2. Mark Charry, Antiques Exchange
3. Oron Daskal, North Bowl
4. Dorothea Gamble, Trunc
5. Josh Guelbart, Post Brothers
6. Owen Kamihira, El Camino Real
7. William Reed, Standard Tap
8. Ira Upin, NLBID Property Owner
9. Raymond Williams, Quaint Oak Bank

NLBID STAFF IN ATTENDANCE:

1. Kristine Kennedy, Executive Director
2. Ann Lastuvka, Director of Operations
3. Maria Rivera, Capital Improvements Manager

GUESTS IN ATTENDANCE:

- 1.

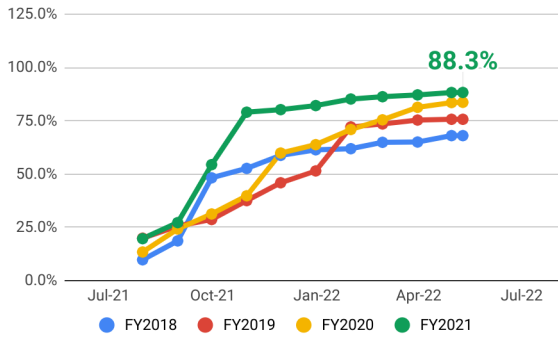
ADMINISTRATIVE UPDATES

● **Assessment Collections:**

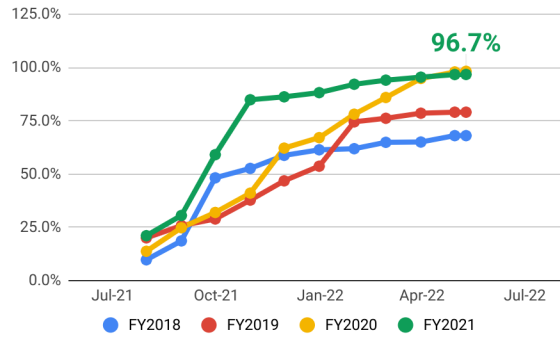
- Legislative max billing \$464,409
- Presumed non-payment \$41,797
- Anticipated prior year payment: \$16,515
- Collection expectation \$439,127

YTD COLLECTIONS	05-10-22	05-10-21	DIFFERENCE
Current Year (\$)	\$409,976	\$377,160	\$32,816
Current Year (% Max Billing)	88.3%	83.6%	4.6%
Prior Year (\$)	\$39,158	\$65,605	-\$26,447
TOTAL (\$)	\$449,133	\$442,765	\$6,368
TOTAL (% Max Billing)	96.7%	98.2%	-1.5%

Current FY Collections (% Max Billing)



Current + Prior FY Collections (% Max Billing)



- **General Announcements:**

- Kris out of office next Wednesday-Friday for BID Leadership training in NYC
- Board elections in mid-July during annual meeting
- Board retreat in Sept

- **FY2022 Assessments:** The City recently released 2023 assessments, which will be used to calculate FY2022 assessments. Assessments are projected to increase this year for a lot of property owners, so anticipating a lot of changes in individual assessments. To avoid a cash flow issue, payers seeking reassessments will need to pay a down payment until their reassessment verdict comes in.

- **Reauthorization Budget:** Have analyzed where money has been spent and where it could be spent for the next five years. Working on a digestible presentation/summary to share, but want to focus on adding staff.

CAPITAL IMPROVEMENTS

- **2nd & Laurel Intersection:** Streets completed their traffic study of the intersection and have approved a traffic light and crosswalk. Shared preliminary design and asked for help in securing funding. There are several potential outlets (e.g. Omnibus Infrastructure), but very resource intensive, so need to focus efforts. Looking to bring in the Streetscape Vision subcommittee to discuss the design and collaborate with Streets.
- **I-95 Reconstruction:** Inga Saffron is writing an article on the subject, which will launch sometime early next week. Need to start canvassing before the article comes out. Discussed and assigned outreach actions (e.g. tri-fold glossy brochure for distribution, share slide deck made for PennDOT, Happy Hour info sessions, landing page with info on website).
- **Solar Lighting Project:** Selected contractor for lighting installation, ready to order supplies and working through getting bond insurance. There is a 4 month lead time for materials though, so looking at a September install.

- **Supplemental Lighting:** Did NOT get the Commerce Dept grant for Corridor Safety Enhancement to fund putting outlets on poles, so will need to self fund.
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CLEANING & GREENING

- **Streets Plus:** We now have three full time cleaners. ED authorized overtime for Sundays/Mondays to ensure the district is looking as good as possible as we begin conversations around reauthorization
 - **Planters:** Streets Dept has called a meeting to discuss the encroachment ordinance. It has been very slow going with them. Do not know yet if the ordinance will get done this spring, but hopeful to get something to happen before the fall.
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ECONOMIC DEVELOPMENT

- **Vanilla Shell Grant:** Been tied up with the I-95 advocacy recently, but looking to turn attention back to finalizing the specifics of this grant.
 - **placer.ai:** In a recent call with BIDs all over the state, everyone who uses placer.ai swears by them. Discussed potentially collectively bargaining with them as a conglomerate to reduce price.
 - **Germantown Ave Closure:** Unsure when the street will reopen. Sewer work is done and lateral connections are being finalized, but no response from the Water Dept.
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RETAIL RECRUITMENT

- No update
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MARKETING & PROMOTIONS

- **Events:**
 - Artists at Work - Saturday, June 11th
 - Northern Liberties Night Market - Thursday, May 26th
 - 2nd St Festival - Sunday, August 7th
 - "Underpalooza" - Some time this summer. Outdoor Voices, a clothing retailer that is opening its first store in Philly, will be the host company. It will be a street fest under 95 on Fairmount Ave with a focus on cool factor with younger consumers.

- **Grand Openings:** Continuing to drive great stories about Northern Liberties with a focus on our bigger picture storytelling, such as the new businesses opening.
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OLD BUSINESS

- No old business
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NEW BUSINESS

- **MOTION** to approve minutes from the last meeting. Motion seconded and approved unanimously.
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MOTION to close. Motion seconded and approved without dissent.

MEETING ENDED: 12:04PM

NEXT MEETING: Wednesday, June 8th, 2022 at 11AM via Zoom