

NORTHERN LIBERTIES

Business Improvement District

BOARD OF DIRECTORS MONTHLY MEETING OCTOBER 12th, 2022 IN PERSON AT THE NLBID OFFICE

MEETING START TIME: 10:10AM

BOARD IN ATTENDANCE:

1. Mark Charry, Antiques Exchange
2. Dorothea Gamble, Trunc
3. Dave Goldman, Urban Village Brewing Co
4. Josh Guelbart, Post Brothers
5. Owen Kamihira, El Camino Real
6. William Reed, Standard Tap
7. Matt Ruben, Northern Liberties Neighborhood Association
8. Raymond Williams, Quaint Oak Bank

NLBID STAFF IN ATTENDANCE:

1. Kristine Kennedy, Executive Director (ED)
2. Ann Lastuvka, Director of Operations (DO)
3. Maria Rivera, Capital Improvements Manager (CPM)

GUESTS IN ATTENDANCE:

1. Fernando Chung-Muy, Non-Profit Leadership Consultant

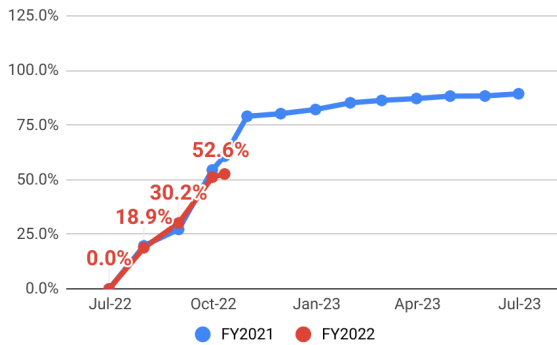
ADMINISTRATIVE UPDATES

● **FY2022 Assessment Collections:**

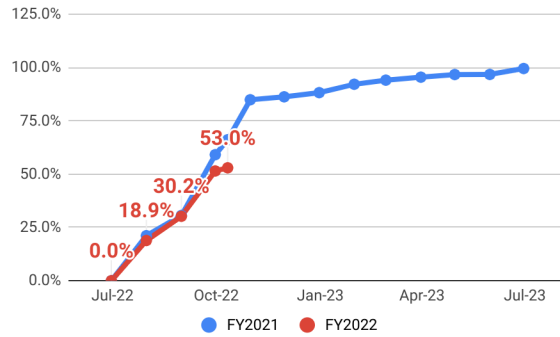
- Legislative max billing \$478,341
- Presumed non-payment \$38,267
- Anticipated prior year payment: \$15,396
- Collection expectation \$455,470

YTD COLLECTIONS	10-11-22	10-11-21	DIFFERENCE
Current Year (\$)	\$251,693	\$282,286	-\$30,593
Current Year (% Max Bill)	52.6%	60.8%	-8.2%
Prior Year (\$)	\$1,589	\$24,692	-\$23,102
TOTAL (\$)	\$253,282	\$306,977	-\$53,695
TOTAL (% Max Bill)	53.0%	66.1%	-13.2%

Current FY Collections (% Max Billing)



Current + Prior FY Collections (% Max Billing)



BOARD DEVELOPMENT

- Fernando completed his work with the board by reviewing the kinds of agendas that can be used for meetings (ex: consent agenda), tallying the # of hours a typical board member donates to the organization every year (69 hours @\$30 an hour = \$2,070 value). We discussed the job of the treasurer.
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CAPITAL IMPROVEMENTS

- The topographical study for the **2nd and Laurel project**, and community engagement have been completed. The ED has a meeting on Friday with the City to discuss grant funding and next steps. This is the first project to come out of our Vision Plan.
 - Discussed the possibility of reversing the flow of traffic on Laurel St toward Front St?
 - Two new **bike racks** are slated for the 180 W Girard property.
 - The **solar pedestrian lights** will ship later this month. Install dates TBD.
 - **I95 Redesign Subcommittee** evaluated recent neighborhood feedback and recalibrated objectives and priorities.
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CLEANING & GREENING

- ED has shifted one of the three cleaning people by one day, so now there is at least one crew member in the neighborhood 6 days a week.

- The BID has taken over **emptying the Big Belly cans**, as the City has moved away from doing this.
 - ED surveyed other BIDs about their responsibility towards **community cans** and the results were shocking. BIDs across the city are hauling a significant amount of public space trash to private dumps at their own expense, taking a huge lift off the City. The BID Alliance is working on a report to show the value provided
 - ED and DO have done some **weed wacking** on the 400 block of N 2nd.
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ECONOMIC DEVELOPMENT

- **Interest from prospective tenants** has really picked up. Staff has put about a half dozen businesses in touch with landlords in the past two months
 - There may be a few **closures** this quarter unfortunately.
 - ED put an existing business owner in touch with The Enterprise Center to help develop a **new business concept** she has (technical assistance is what they call this).
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PUBLIC SAFETY

- The **security detail** has been deployed 3 nights a week for the past five weeks, costing \$8,190 so far.
 - The 6th District has made some **arrests** related to the recent rash of commercial break ins. Break-ins have been committed by multiple unrelated people, making it harder to end the problem.
 - Reiterated the proposal to redistrict the 6th/26th Police Districts; Matt to draft a position paper from the NLBID on this subject
 - Reviewed proposal to add **security cameras** for the NLBID office. Board would like to see alternative proposals.
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MARKETING & PROMOTIONS

- The [**Monster Mash Bloody Mary Challenge**](#) kicks off this Saturday and runs for two weekends. Please re-share social posts

- [Hound O Ween](#) takes over the 700 block of N 2nd on Saturday Oct 29. Please encourage people to attend.
 - The BID has purchased a license for **Placer.ai**, and staff will be putting together some baseline stats on foot traffic, demographics, etc to inform the kinds and frequency of events
 - NLBID is working in partnership with Post Brothers to bring a **farmers market** to the neighborhood; hosting a pop-up proof of concept on Saturday, November 12th.
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OLD BUSINESS

- No old business
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NEW BUSINESS

- **MOTION** to approve minutes from August's meeting. Motion seconded and approved (7 yays, 1 abstention).
 - **MOTION** to authorize up to \$1,800 for security enhancements to the NLBID office. Motion seconded and approved unanimously.
 - **MOTION** to authorize security detail for the remainder of the calendar year using excess funds from the Retailer Recruiter line item. Motion seconded and approved unanimously.
 - **MOTION** to approve a \$1,000 donation to the NLNA for their composting program. Quorum lost, and motion tabled to an email vote.
 - **MOTION** to approve switching banks from WSFS to Hyperion with William Reed, Dave Goldman, and Kristine Kennedy as signatories via an email vote. Motion approved.
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MOTION to close. Motion seconded and approved without dissent.

MEETING ENDED: 11:43AM

NEXT MEETING: Wednesday, November 9th, 2022 at 10AM at the NLBID office