



BOARD MEETING MINUTES

| | | | |
|--------------|-----------|------------------|--------------|
| Date: | 4/10/2024 | Location: | 407 South St |
|--------------|-----------|------------------|--------------|

Attendance

| Voting Officers | Name | Present | Virtual | | Name | Present | Virtual |
|---------------------------|------------------------|----------------|----------------|--|--------------------|---------|---------|
| Chair | Rick Millan | | | | Adam Zaken | | |
| Vice Chair | Allison Hindman-Harvey | ✓ | | | Ken Silver | ✓ | |
| Treasurer | Adam Shapiro | ✓ | | | Elena Brennan | | |
| Committee Chair | Monica Thompson | ✓ | | | Edward Garcia | ✓ | |
| Staff Member | Name | Present | Virtual | | Doug Hager | ✓ | |
| Executive Director | Eleanor Ingersoll | ✓ | | | Taylor Jenkins | ✓ | |
| Marketing Manager | Sarah Cowell | | ✓ | | Shannon Maldonado | | |
| Program Manager | Dana Feinberg | ✓ | | | Samantha Shaw | | |
| Office Manager | Rhonda Bello | | | | Joel Spivak | ✓ | |
| | | | | | Nicole Weigand | ✓ | |
| | | | | | Robert Perry | ✓ | |
| | | | | | Michael Untermeyer | ✓ | |

I. Call to Order

A. Overview:

- Easter Promenade success!
- Address the Inquirer article

B. Speaker: Rick Millan

C. Motion:

- Approve March Board Meeting Minutes (Moted by Rick)

D. Vote:

- March minutes approved

E. Notes/Comments:

II. Treasurer Report

A. Overview:

- Paul Hilger is helping the district conduct an audit
 - Audit should be taken every year
- Went over the SSHD Financial Position Doc
 - District spent \$151,952 in Q1 2024 (~\$50K in expenses/month)
- All delinquent businesses must pay assessments by the end of the year. If not paid, the district will file liens against the property that can result in selling the property.
 - Hired an attorney (Lee Herman) to work on collecting assessments
 - Process: Property owner receives a warning letter. They have a certain period of time to respond and work out payment arrangements with the district before foreclosure is pursued.

B. Speakers: Adam Shapiro, Paul Hilger

C. Motion: No Motion

D. Vote: No Vote

E. Notes/Comments:

- Question about adjusting the financial year for the budget
- Question about grant the district received:
 - Listed as \$100K partner grant under revenues on Financial Position Sheet (renewable for 10 years)

III. Public Safety Updates

A. Overview:

- No major incident to report
- Assault took place Saturday night on 2nd and Lombard Street
 - Happened right outside the district
 - Working to try to get footage
- Some other minor crimes (retail theft, car break ins, etc) but nothing major to report
- Trying to address vehicles that have unnecessarily loud speaker systems
- When you have any issue in the neighborhood, it's best to call 911
- Call in anything that looks suspicious

B. Speaker: Lieut. Richie

C. Motion: No Motion

D. Vote: No Vote

E. Notes/Comments:

- Question (from Michael Utermayer) about police being able to address major traffic and noise issues on South Street
- Question (from Mitch Cohen about) about ticketing on the street

IV. Executive Director Report

A. Overview:

- Sent out response to the Inquirer article regarding SSHD financial position
- Sign up for newsletter to be updated on important District business
- Utility Work update
 - Michelle Sanchez from PECO: Manual repairs are expected to be completed today and paving the road will follow the repairs. The entire job from 5th to 6th street is expected to take 6 weeks, starting at 6th street and moving eastward. No outages expected in relation to the project.
- Push to make E. Passyunk Ave from Bainbridge to South a one-way street
 - Traffic would move north, towards South St.
 - Pros: safer for pedestrians, easier to park,
 - Cons: harder to access parking lot, how to paint lines in a clear and efficient way, could cause more traffic on 5th and Bainbridge
 - Will need to gather more information about how businesses feel it will affect them
 - Will also have to include law enforcement in conversation

- Committee meetings will resume starting next week
 - BID Advisory
 - Marketing and Events: looking at a reinvigorated social media plan
 - Vision Committee: plotting a strategic future course for the corridor
 - Retail Committee: events and marketing
 - Clean & Safe Committee: check-ins with Lt. Richie, issues around trees, trash, beautification and activation of the plaza
 - Real Estate Committee: zoning, variances, vacancies
- April 15th @7pm in the South Street Office- feedback session on street closures for businesses

B. Speaker: Eleanor Ingersoll

C. Motion: No Motion

D. Vote: No Vote

E. Notes/Comments:

V. Vice Chair Report

A. Overview:

- Trying to make 803 S 4th Street a residential property
 - QVNA is the coordinating RCO, but this property is in the South Street Headhouse District, Fabric Row.
 - The owner is seeking a variance for residential use in CMX-2 zone

B. Speaker: Allison Hindman-Harvey

C. Motion: Give a variance to the property with a timeline for a residential property (Moted by Allison Hindman-Harvey)

D. Vote: Motion approved

E. Notes/Comments:

VI. SSHD Marketing and Media

A. Overview:

- Increase in social media engagement according to Instagram analytics
- Make sure to share to any information you need/want shared so that the South Street Instagram page can be a reliable source of information for the community

- As of 5/1/2024, Sarah will be stepping back from her marketing role to focus on social media for SSHD

B. Speaker: Sarah Cowell

C. Motion: No Motion

D. Vote: No Vote

E. Notes/Comments:

VII. SSHD Programming and Relationships

A. Overview:

- Rex Manning Day and Wrestlemania were both very successful events

B. Speaker: Dana Feinberg

C. Motion: No Motion

D. Vote: No Vote

E. Notes/Comments:

VIII. New Business and Businesses

A. Overview:

B. Speaker:

C. Motion:

D. Vote:

E. Notes/Comments:

IX. Adjournment

A. Overview:

B. Speaker:

C. Motion: Motion to Adjourn (Motioned by Allison)

D. Vote: Passed

E. Notes/Comments: