



BOARD MEETING MINUTES

Date:	9/18/24	Location:	407 South St
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Attendance

Voting Officers	Name	Present	Virtual		Name	Present	Virtual
Chair	Rick Millan	✓			Adam Zaken		
Vice Chair	Allison Hindman-Harvey		✓		Ken Silver	✓	
Treasurer	Adam Shapiro	✓			Edward Garcia	✓	
Committee Chair	Monica Thompson	✓			Doug Hager		
Staff Member	Name	Present	Virtual		Taylor Jenkins	✓	
Executive Director	Eleanor Ingersoll	✓			Joel Spivak		
Program Manager	Dana Feinberg	✓			Nicole Wiegand	✓	
Operations Coordinator	Sam Thompson	✓			Robert Perry	✓	
Office Manager	Rhonda Bello						
Social Media	Sarah Cowell						

I. Call to Order (10:10am)

A. Speaker: Rick Millan calls meeting to order and reviews Board quorum. A quorum is present

B. Overview:

- Patience is a virtue– everything is getting done but it does take time.
- Please meet and greet board candidates being considered for nomination to the Mayor’s office for appointment to SSHD Board of Directors

- George Reilly: Owner *Twisted Tail* for 13 years, lived in the District. Currently lives in Philadelphia County. He would love to use his restaurant ownership experience to support impactful Business District improvements.
- Gil Arends: Owner of *Puyero* for 8 years and has lived in the neighborhood for 5 years. Is very passionate about South Street and wants to be a part of keeping it going
- Bridget Foy: Grew up in the South St business industry, owns two businesses in the District which makes her very committed to the success of South St.
- Ivan Joseph: Lifelong resident of the area and a current District resident on South Street , lived in his current residency for 18-19 years. Owns multiple properties and servers as the CFO of a local pharmaceutical company. Can add value to our board through his finance background and level of interest.
- Following up with further board interest in the October board meeting

C. **Motions:**

- Rick Millan: Accept last month's (8/14/24) meetings (*seconded by Adam Shapiro*) (*passed*)
- Adam Shapiro: Nominates current Director Nicole Wiengard for interim Secretary (*second by Taylor Jenkins*) (*passed*)
- Nicole Wiengard: Nominates Gil Arends for appointment recommendation (*seconded by Taylor Jenkins*) (*passed*)
- Ken Silver: Nominates George Reilly for appointment recommendation (*seconded by Adam Shapiro*) (*passed*)
- Taylor Jenkins: Nominates Bridget Foy for appointment recommendation (*seconded by Edward Garcia*) (*passed*)
- Ken Silver: Nominates Ivan Joseph for appointment recommendation (*seconded by Adam Shapiro*) (*passed*)

II. **Treasurer Report**

A. **Speaker: Adam Shapiro & Paul Hilger (Finance Consultant)**

B. **Overview:**

- Presentation of the activity over the last eight month period of 2024
- Changing operating approach
 - How much cash in the bank vs spending averages
 - I.e.: the current 173k cash in bank will last 3.1 months (through early to mid December)

- There has been progress on collections which is reflected in the accounts receivables
 - 35 collections received in August
 - Lawyer Lee Herman continues to pursue resolution for the 10 most delinquent accounts
 - Continuing to receive collections for 2024
 - Regular Assessment Collection Timeline
 - Annual invoice sent out January/February
 - Assessments due March 31 (always) but accept payments in April & May
 - Demand letters re: delinquency or affidavit due, sent out June/July
 - Payments roll in again through September
 - Then Delinquency status legal process begins
 - Liens filed in October
 - Legal pursuit of liens on an as-needed basis
 - Cycle begins again with new year

C. Motion:

- Ken Silver: Motions for the Board to vote on future batches of top 10 delinquencies (*seconded by Adam Shapiro*) (*passed*)

D. Comments:

- Eleanor: \$900-1k paid up front to Attorney for court filings for delinquent accounts. That cost is recouped when a settlement payment is made.

III. Public Safety Updates

A. Speaker: Lt. Stephen Ricci

B. Overview:

- Crimes in the area (not specific to South Street)
 - Two commercial burglaries
 - Window break in
 - 900 block of South Street: cash register robbery
 - One gun point robbery (not South Street but neighboring town)
 - 2nd & Spruce: happened to people in motorized scooters/mopeds (targeting deliveries - warn delivery people for restaurants)
 - One robbery in the District
 - 2nd & Lombard, stolen cash from the ATM
 - Be careful and aware of your surroundings!

C. Motions:

- Edward Garcia: Motions to put the topic of late night towing on the next agenda (*seconded by Adam Shapiro*) (*passed*)

D. Notes/Questions/Comments for Lt. Ricci:

- (G. Reilly): Twisted Tail overrun by about 15 8-12 year olds on Thursday. They came in flipping tables and being obnoxious, has anyone else experienced this? No one got hurt.
 - (Lt.): Proper training on how to diffuse situation: tell them cops are on their way, hopefully you have cameras
- (G. Reilly): A guy has been coming in introducing himself as headhouse security team – JNS
 - (Lt.): Delancey Square Town Watch hired JNS Security and they may be wrapping up their contract.
 - (Exec. Dir Louis Bartholomew, QVNA): confirms that QVNA recently hired Greymen Security.
- (G. Arends): Summer has been very quiet (crime wise), has it been all over Philly or unique success in South St? Have you noticed a difference in times you shut down the street?
 - (Lt.): Less late night visitors, definitely a difference with an earlier street closure. Definitely been better on South Street
- (K. Silver): when you throw a squad car instead of a barrier, it's an immediate difference. The physical presence is incredible.
 - (R. Perry): disagreed with the flashing lights for street closure – doesn't think it gives block party vibes.
 - (Lt.) Officers are told not to put the lights on. Could be a mistake, or an actual issue. We're very strict about no lights.
- (N. Krecicki): Private security thing, what does that mean for us as a business and resident in QV?
 - (L. Bartholomew): safety ambassadors, unarmed, 7pm - 3 am on the street to offer them services, or move them along, to help ensure neighbors aren't uncomfortable. (Christian - Bainbridge, Front - 5th)
 - (R. Millan): How long is this program?
 - (L. Bartholomew): Mid - late November, if successful we'll raise money to do it again in June.
- (R. Perry): In terms of towing, what's our plan for night towing? 11 pm towed people don't expect it.
 - (Lt.) definitely something to note moving forward

- (E. Garcia) thinks South St Headhouse should research what the process is to change towing from 10 Fri, Sat, Sun night to just midnight Sat + Sun
 - (A. Shapiro) personally likes the idea, but affects a lot of people and businesses. He would love to put it on the agenda for the next meeting
 - (B. Foy): agrees, it's difficult to get guests/customers back to come if they get towed at 10 pm

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IV. SSHD Programming and Relationships

A. Speaker: Dana Feinberg

B. Overview:

- 11% available properties - 44 available properties

Upcoming events:

- 9/21 Milkboy 30th
- 9/21 Brauhaus Oktoberfest
- 9/22 Philly Game Shop 5th anniversary
- 9/28 PAT 19th anniversary
- 9/28 Atomic City Comics masquerade
- 9/28 Queen and Rook Mini Fantasy Renn Faire
- 9/28 Yowie 1st anniversary (Bridget Foy's + Paddy Whacks)
- 10/19 Pops on the Plaza
 - Puyero, Paddy Whacks, Tamalex, and Queen & Rook
- 10/26 Record Riots (fall version)
 - ~10 vendor slots
- 10/26 Halloween in the District
 - Candy Crawl - 50% more candy this year
 - Décore Your Door
 - Boos-or-Brews

New businesses:

1. Momoka Ramen (705 E Passyunk)
2. Silkway (507 S 6th)
3. Good Good Chocolates (746 S 4th)
4. Cuzzy's Ice Cream (762 S 4th)
5. Tikka Chai (534 S 4th)
6. Madjal (618 S 5th)
7. Nikki Lopez (307 South – where Dobbs was!)

Everett Abitbol, *Yowie/Wim*: Aerial Lighting and Programming on the 200 block

- Kids zone, art market, outdoor bar, live music, working in conjunction with what everyone's doing
- Big thank you to SSHD, QNVA, and SH for helping his lighting project! The vision is for it to motivate programming such as Yowie's first Salsa night, which is coming back in October. Society Hill Dance will teach lessons in October
- Connect everybody with PIDC
 - Just opened up an impact fund - which essentially is loans for small businesses
 - Dana: Also, we attended a seminar with Alba Martinez. Commerce launched MBAT! Excellent way for fast paced response to business issues. Our team will continue to go to these seminars.

C. Notes/Questions/Comments:

- Everyone expressed positive comments for the lights on South Street

V. Executive Director Report

A. Speaker: Eleanor Ingersoll

B. Overview:

- PECO:
 - Next steps: Footlocker + Vixen
 - Ensures they will be cleared for the upcoming events
- Meeting end of the month with PWD, ahead of October Board meeting
 - Front - 8th and the side streets affected
 - 2025 is loose, but we are working as a community to launch this in 2026
 - Fifa, MLB All Star game, Semiquincentennial
 - If our programming is lost due to a dig, we can't absorb that.
- Handicap access to sidewalks - moving through fast.
- Striping and direction of E Passyunk - by October we should make a vote on which direction we want it to go on
- Gearing up for Black Friday & Small Business Saturday, the Retail Committee is hosting a class on how to build momentum, October 1, 10 am.
- Holiday tree is going up Nov 2nd
- Committee shoutouts! Also we can forward any committee notes to people who aren't on the board and you're welcome to come.

- (R. Millan): Board is invited to marketing and events meetings. We're looking at hiring a new marketing team to help support and get people down to our business district
 - If anyone has vendors for sponsors to help with our events, please bring them onboard!

C. Motions

- Adam Shapiro: Motion to vote on what we need for our marketing/pr/social plan. *(seconded by Edward Garcia) (passed)*

D. Notes/Questions/Comments:

- (M. Paneth, *Nikki Lopez*): presented his business opening and his current process. Everyone is excited to see the former J.C. Dobbs brought back to life.
- (E. Abitbol): business social media takeovers? Hesitant to outsource.
 - (N. Weingard): agrees it can water down the presence to outsource to someone who doesn't reside or work most of their days here. Our page shouldn't read as a corporate account.
 - (E. Ingersoll): It's a huge on-taking. We want a uniform voice across all platforms. Let's hear these presentations.
 - (N Krecicki): There should be different voices because there are different audiences across platforms.
 - (E. Abitbol): PR/News segments are crafted ways of saying something, social media is a conversation.
 - (R. Perry): a "one stop shop" for marketing needs is hard to find. Obviously it's easier, but it's not necessarily the right way to go. We're working hard to see what the businesses' visions are.
 - (N. Weingard): we should all be on the same page of what we are looking for.
 - (E. Ingersoll): it's also important for what the office needs, any input is welcome before the 25th.
 - (E. Abitbol): we have programing too – he really believes we should all get a say in what we do about this
 - (R. Perry): we're starting a process for something we haven't agreed on.
 - (E. Ingersoll): We're having outsourcing companies provide us with a conversation – this is a multi-step phase. We just need to get started and learn what's feasible from there
 - (E. Garcia): we're protective and proud of our image. We don't want just anyone to get their hands on it – it's more delicate than we think.

- Helpful if office could come up with a list of your needs too so the board can understand where we are coming from

VI. Adjournment

A. Speaker: Rick Millan

B. Motion:

- Edward Garcia: Motions to end meeting (*second by Taylor Jenkins*)
(*passed*) 11:52 am