



BOARD MEETING MINUTES

Date:	10/16/24	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	✓	
Interim Secretary	Nicole Weigand		✓		Doug Hager		✓
Committee Chair	Monica Thompson		✓		Taylor Jenkins	✓	
Staff Member	Name	Present	Virtual		Joel Spivak		
Executive Director	Eleanor Ingersoll	✓			Robert Perry		✓
Program Manager	Dana Feinberg	✓			Gil Arends		✓
Operations Coordinator	Sam Thompson	✓			Ivan Joseph		
Office Manager	Rhonda Bello				Bridget Foy	✓	
Social Media	Sarah Cowell				George Reilly		
Financial Consultant	Paul Hilger	✓					

I. Call to Order (10:06 am)

A. **Speaker:** Rick Millan

- There's a lot to cover today as we have members from the Philadelphia Water Department, PECO, Commerce, and Merchants Fund to discuss the future multi-block watermain repair project

B. Motions: September Board Meeting Minutes

- Edward Garcia motions to accept meeting minutes for September 18, 2024. Allison Hindman-Harvey seconds the motion. (Passed)

II. Treasurer Report (10:07 am)

A. Speaker(s): Paul Hilger & Adam Shapiro

- Financial snapshot: There is nothing out of the ordinary this month, we are expecting to receive more cash flows soon. It may seem we are moving slowly, but we are getting there.

III. Executive Director Report (10:09 am)

A. Speaker: Eleanor Ingersoll

- Committee Updates:
 - Advisory: Plan to create a task force with the purpose to review, edit and update the bylaws to be presented to the Board for approval.
 - Marketing: Primary focus on Halloween and upcoming Holidays
 - Vision: Conducting research such as mapping day and night economies to better understand how the District's economics function.
 - Retail: Focus on the shopping season with an information session providing a weekly prep and promotion to-do list ahead of the Black Friday weekend. An awesome seminar lead by RTetial co-chair, Monica Thompson
 - Clean & Safe: Looking into how we can fill the tree pits; partnership with Louis Bartholomew of QVNA for a Penn Foundation grant to Increase Urban Trees
 - Real estate: Looking into zoning projects. Had an informational meeting with a developer to hear a plan for Optimal Gym, 300 block pf Bainbridge.

- Upcoming events:
 - Skeletons on South - weekly drawings and prizes
 - Candy Crawl October 26 12-4pm
 - Boos-or-Brews October 26 4-8pm
 - November: Tree goes up
 - Christmas Market Tree Lighting (partnered with the Sisterly Love Collective)
 - Menorah lighting TBD

IV. SSHD Programming and Relationships (10:12 am)

A. Speaker: Dana Feinberg

New businesses opening in November:

- Ace Outpost - 747 S 4th Street
- Roxanne - 607 S 2nd Street
- Loretta - *Bloomsday Cafe extension* - 410 S 2nd Street
- Approved Textiles - 710 S 4th Street
- Jae martin - 617 S 2nd Street
- Marathon Embroidery moving to 324 South St from Bainbridge Street (second location in University City)
- More on board to announce– at least one developer!

B. Notes/Comments:

- (M. Paneth, *Nikki Lopez*) Update: has electricians helping, hoping to be ready soon! He appreciates everyone's support.

V. Utility Work Update (10:17 am)

A. Speaker(s): Paige Tomasello (PECO) + Eleanor Ingersoll

B. Overview:

- (P. Tomasello): Everything with the project is going well. Completion for the project is expected for next week! They are finishing work on inner section where the manhole is outside Milkboy, and then the AMA ramps, in the specified locations, will be installed
 - Once designs and sloping approved, an update will be provided

- Ramps at specified intersections:
 - NW corner of 4th & South
 - NE corner of 5th & South
 - Both ramps crossing the north side of Liethgow Alley & South

C. Questions/Comments:

- (K. Silver): sends praises to PECO for their communication and following through with their word.

VI. PDW (10:20 am)

A. Speaker(s): Laura Copeland (PWD), Amy Hopf (PWD), Philip Green (Commerce), Javier Mojica (Commerce), Rachel Viscidy (The Merchants Fund)

B. Overview:

- (L. Copeland): Goal: Introduce project, share info & gather feedback
- (A. Hopf): Water mains from Front - 8th: South St's are at high risk due to age etc.
- (A. Hopf): Presentation of where the broken pipes are and how old they are
- (A. Hopf): #20661 is the project update/tracking number
- (A. Hopf): Start anticipated: next Summer/Fall of 2025
- (A. Hopf): Presentation of timeline
 - June 2024: initial outreach letter
 - (*Today!*) October 2024: Community Meeting
 - BID Award letter: 6 months before construction
 - Next Community Meeting: 4 months before construction
 - Pre-Construction letter: 1-2 months before construction
 - Pre-Construction letter: 2-3 weeks before construction
 - Construction starts: as-needed communication
- (A. Hopf): Work stoppage – May - September 2026 (for large city wide events)
 - World Cup, All Star Game, United States Semiquincentennial
- (P. Green) He can offer advice for these situations as he worked though a similar construction project with Ardmore BID. SSHD's job is to be the communicators so businesses can plan accordingly and the public can know South Street is open for businesses (how to turn a negative to a positive! Mudslide specials!)
- (J. Mojica): He is a member of MBAT – happy to help everyone out
 - MBAT hotline: (215) 683-2100

- Mojica's cell: (215) 816-9019
- (R. Viscidy): Partnerships and Programming Manager with Merchants Fund. The Emergency Grant Program:
 - While it is not available until there is a loss of revenue, there are ways to prepare for it! The program is a rolling application where businesses can receive up to 25k due to a revenue loss from projects such as this one, fire, vandalism, etc.
 - Application needs: tax documents, W9s, demonstration of the impact on revenue from damage, be Philadelphia-based, have all necessary licenses, make less than 1.5 mil a year, etc.
 - Encourages working with a bookkeeper to keep financial data organized and presentable
 - There is also a Stabilization Grant awarded 2x annually (Spring + Fall) with a goal to apply for specific need: new growth/business opportunities
 - Available info on their website and fliers
<https://merchantsfund.org/>
- (A. Hopf): survey for the public
- (A. Hopf): PWD doesn't have all the information yet, but will be keeping us very much in the loop:
 - Project page: water.phila.gov/southst
- (A. Hopf): While dates not firm, PWD committed to working with the District, its businesses and residents

C. Questions/Comments:

- (D. Feinberg): Can property owners apply for storefront improvement programs?
 - (J. Mojica): If a business is opening on the front they can
- (M. Squilla): Is there a date to award the contract?
 - (A. Hopf): Not yet but will be shared
- (E. Garcia): Are there other corridors who have had this happen?
 - (A. Kopf): Haverford also just went through this, they are heavily commercial as well
- (E. Garcia): Are there water stoppages? Do you put in a new water main before removing the old one?
 - (A. Kopf): There is a testing process first, they put the new one in first and then connect it before removing the old one entirely
- (K. Silver): Is this project block by block?
 - (S. Lorenz): Yes

- (K. Silver): Are blocks transferred over to the new main before moving onto the next block? Are there different allocations based on types of services, such as sprinklers or lines (of varying lengths), are all the switch overs are at the same time?
 - (S. Lorenz): It really depends on what the contractors find down there
- (A. Shapiro): How long are businesses expected to be without water?
 - (S. Lorenz): About two hours max
- (R. Millan): Is there a possibility of the “Bainbridge leak” happening again?
 - (S. Lorenz): No, those were big – 6” - 8”, ours are smaller so there's no expected break as big as that incident
- (S. Lorenz): Ideally for a work schedule, our contractors get an 8 hour window, but if we can't accommodate due to business preferences, we will prioritize working with the businesses needs
- (A. Hindman-Harvey): Can we open up the street back up after that window?
 - (S. Lorenz): If the main is in a curb lane, we can let one lane of traffic through, if the main is in the middle of the street, we can try to open traffic, but it might not be possible. We have to make sure everyone working is safe as well. We will be as transparent as possible.
- (A. Shapiro): Will the street be closed block by block?
 - (S. Lorenz): That's the plan now, however, it depends on where the water main line is being installed
- (top hat guy) Would there be work occurring on the weekends?
 - (S. Lorenz): If there is a good weekend for it (i.e.: an overwhelming majority of businesses on one block are closed on the weekends), but there's no plan to push for weekends. Nights are possible as well based on popularity (i.e. if Tuesdays are expected to be less busy than Friday nights)
 - Contract is going to be flexible
- (K. Silver): Since the North side of 300-400 South Street is where the main, would the laterals be right next to it?
 - (S. Lorenz): PECO is working in the parking lane/sidewalk, we plan to navigate exactly where the laterals are while we're in there.
- (K. Silver): Do you put the lateral extensions back in?
 - (S. Lorenz): Yes we will put lateral extensions in and replace anything that has lead

- K. Silver & A. Hindman-Harvey think SSHD should promote this to increase positivity for the project as there are lots of lateral connections for water & lead pipes.
- (A. Hindman-Harvey): How restored is the street gonna be?
 - (S. Lorenz): We will work the wording in the contract, but our hope is to restore it as much as we can
- (P. Ehrensall): Can the work for 3rd street be repeated?
 - (A. Hopf): North of south before lombard – very small section
- (D. Hager): Will work progress from 1st to 8th in that order?
 - (S. Lorenz): No order has been decided yet
- S. Lorenz is confident we'll be able to effectively co-exist
- (E. Ingersoll): Is there work with the streets department planned to ensure like peco we can continue daily work?
 - (S. Lorenz): Yes but specifics will be discussed in house
- (B. Foy): Is there an estimation of how long each block will take? Weeks? Months?
 - (J. Mojica): Depends – they can range a week to month depending on how complicated the block is
 - (S. Lorenz): Contractor may have to explore on where to attach each water main – possibilities of delays based on what they find
- (Top hat guy): Is there a map of where the water mains are?
 - (L. Copeland): Yes, might not be able to share due to security reasons
 - (S. Lorenz): There's also faded marks on the street – blue is water
 - There so people who are digging in the street know where pipes are so they do not hit them
- (M. Cohen): Lines on Passyunk ave are still not present. People keep getting towed, there are around 5-8 cars a day!
 - He will reach out to the Lt. about it
- (T. Jenkins): does it affect cross streets?
 - (J. Mojica): If we go into an intersection, it will affect traffic and will experience a short shut down – will be notified though 24 hours
 - (J. Mojica): If you need 48 hours, we can give 48
 - (D. Feinberg): If PWD cannot contact a business, please contact SSHD so we can reach out to them
- (E. Ingersoll): PWD will be joining our board meetings while project is going on

VII. Upcoming Meetings (11:08 am)

A. Speaker: Rick Millan

- Our next board meeting is Nov 20 at 10 am – each agenda handout has committee meetings, they are also in our B2B Newsletters and pinned events on our website

VIII. Adjournment

A. Speaker: Rick Millan

B. Motion:

- Adam Shapiro: Motions to end meeting. Seconded by Allison Hindman-Harvey (passed)
- Adjourned at 11:10 am