



## **BDC Board Minutes**

**1.26.22** Notes by Jodi Lincoln

**Board Attendance:** Kyle Gracey, Jodi Lincoln, Q Roth, Dave Kushner, Tara Fay, Vicki Mayowski, Matthew Bremmer, Katie Markowski, Maura Bainbridge, Vlad Lungo, Daniel Craig, Lauren Nichols, Bruce Chan, Robin Nitkulinec, , Maria Anna Venezia

Staff: Christina Howell

**Time Call to Order : 6:34**

**Status: Approved**

**introductions and Announcements :**

**Icebreaker (finance) - What food would you eat for the rest of your life if you could only eat one thing?**

Resolution to approve December Meeting Minutes : Kyle moves to approve December minutes

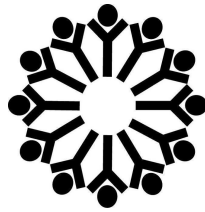
Lauren Nichols abstains. No opposition. Motion passes.

### **Finance Committee Vicki:**

- Position of financial position: EO December cash of just over \$2500
  - AR Lower because we adjusted recording of non-received grants - moved to deferred assets
  - Items in temporarily restricted net assets have been moved to equity section
  - Total assets EOY \$84k ; liabilities \$118k
- Statement of Activity
  - Net Revenue for month (\$20k)
- Cashflow
  - \$17,500 from ACBO should be coming in any day
  - Small Business Loan rejected on first and second filing due to small errors. Third submission is being processed by SBA now (6-8 weeks)
  - Other handful of grants and funding being applied for. 4 to be submitted by EOM

### **Executive Committee Kyle : Strategic Plan**

- Executive Committee Worked on timeline for the strategic plan
  - June - Board / Staff retreat to create strategic plan
  - Need to engage community on what they need in the months ahead
    - May : Have all survey data collected (share with board and make data workable) ; first few weeks in May do engagement at the farmer's market.
    - March / April : Survey data gathering including at farmer's market, through other community engagement processes



# Bloomfield Development CORPORATION

- February: Put survey together. Draft by mid-february, receive input before the exec meeting Feb 14; make adjustments and present to board at the Feb board meeting
- What do you want to be included in the survey? Will you help put the survey together?
  - Bruce : Are we open to changing the existing strategic plan in terms of formatting?
    - Current strategic plan has ended and this is new, not just an update
    - If buckets were useful, made sense and matched community needs then can use them as needed.
  - Matt : Was there community engagement in the last survey?
    - No but took information from past community surveys
    - Matt : would be good to ask about how people think we have been doing in the current SP buckets / goals
  - Bruce :
    - Can we have a big meeting for it?
    - What is their dream?
    - Open ended questions where people can write vs asking multiple choice questions
      - Do we have capacity for that?
      - “survey” as a WC is a bit off.
    - Jodi mentioned in chat that in addition to dreams we should ask people about their needs - what would be most helpful
  - Dan Craig: Likes idea of open ended questions but need to be thoughtful to make it thoughtful and get engagement. Is it all open ended or do we also want data? How long?
    - could we get temperature on LID?
  - Matt : **OFFERED TO HELP**
    - Identifying needs / pain points in the community is how we can focus tightly on solutions. More meaningful to lead into SP
  - Maura: Actual format? Oral, piece of paper?
    - Kyle - trying to figure that out by asking the question. Have a lot of flexibility
    - Jodi : yeah we could do fun and simple engagement pieces in the in person times. Personal conversations will also be invaluable
    - Can be creative about the means we ask questions but need to figure out the questions first! Doesn't need to be the same
- Want to be VERY intentional about these questions and the way we engage the community.
  - Bruce: We should define community - who are the people that we consider community that are not strictly residents and business owners. People who do not have opportunity to be residents and were in the past / would if they could etc.

## IAR: Board Recruitment Jodi :

- Board Recruitment is living in IAR committee for focus and dedication on Board Diversity
- Have timeline set out for next few months until election in July
- 2-6 spots will be open (Katie, Robin and all the Dans not running for an additional term)
- Doing focused and targeted outreach



**Fundraising Lauren :**

- Planning for upcoming year:
  - Push for individual giving before Summer Market kicks off in May
  - End of year individual giving campaign
    - Do mailings!
  - Rehab of Holiday Party - what was successful, how can we improve it?
    - THANKS TRACE!

**Business District Committee : Maura**

- Night time business district event inspired by First Fridays
  - Goal to increase traffic on Liberty in the evenings w/ businesses staying open later - music, events, sales, happy hours, etc
  - CH: Postponed until March (COVID). Morgan preparing the advertising and get ready to move forward when we feel comfortable
  - Working on name (more than Liberty Ave) - did some brainstorming as a group
  - Have BGCs blessing
- Explore BGL
  - Launching another mystery box for valentines day. Value of up to \$100

**Property & Planning Committee : Bruce**

- Committee going to be proactive with Neighborhood Plan
- Very positive reactions in board survey to PP exploring open space work. This is something that's a specific part of the neighborhood plan.
  - How can we get started on this work to influence neighborhood plan?
  - Starting exploring this strategy in February but wanted to speak to people about use of public space.
  - How does open space connect to health, environment, enjoyment, etc.
- In terms of open space what are your dreams and visions for personal needs and the community?
  - Q : Seating through out neighborhood ; parking on sidewalks
  - Dave K : Neighborhood in Boston opened up a parking lot square for expansion of businesses - pop up garden for neighborhood vendors
  - Vlad : Nighttime pop up market sounds awesome ; walking street - could be practiced on an evening. Connect to late night bloomfield?
  - Jodi : utilize existing park better - more seating, better lighting, get people to actual hang out there. Expand and make permanent the parking spot business expansion
  - Dan Craig : Under the bridge seating / pop up area?
  - CH: 2 skate shops, people who skate in neighborhood, more kids! Think about all ages DPW interested in approving the park and Arch Masonry express desire to help
  - Maura : Don't have to spend \$ to be there \*MAKE SURE THAT IS RETAINED\* - Don't police people for being there.



**Staff Updates Christina:**

- Shur Save
  - Shur Save has been seeking zoning change for the small house on Ella St - is currently zoned R1A -> LN. Will be part of the development so they can have an entrance on Ella St - parcel would be entrance / exist for residential. Would fit setback for bus stop and minimize parking impact
  - Sam and Christina worked with Echo throughout process
  - BDC asked for another Dev activities meeting and a public planning commission meeting. Those conditions were submitted as part of the zoning approval and agreed to by Echo
  - Gives us the time and space to work on the community benefits agreement
  - Shur Save advisory committee has been assisting staff on this. If you're interested contact Sam or CH
  - Jodi : How is engagement about CBA going to go? What's the plan for that?
    - CH : Advisory committee going to strategize for that. Have a few months. Want to make sure we get feedback. Some door to door at some point (block radius), reach out to all people from meetings
- Inclusionary Zoning
  - Moving forward : Planning commission approved and going back to city council
  - Asking Echo realty to testify in support of IZ
  - Echo has decided to develop the affordable housing themselves
    - Are not pursuing tax credits or other public funding sources (at this time) ; will hire a management company ; will take section 8 vouchers
    - Might be able to finagle more affordable units - add a floor
- We hired finance manager Aurora - very excited for her to be on board

**Executive Session 8:07**

**Christina signed off**

**Motion to adjourn by Kyle**

**Meeting Adjourned 8:24**

**Zoom Chat Record**