



Bloomfield Development CORPORATION

BDC Board Minutes

June 22nd, 2022

Notes by: Dave Zak

Status: Draft

Board Attendance: Maura Bainbridge, Dave Zak, Jodi Lincoln, Kyle Gracey, Tara Faye Coleman, Vicki Mayowski, Vlad Lungu, Mike Q Roth, Robin Nitkuli, Bruce Chan, Matt Bremmer, Dan Fox, Dan Barrett, Katie Markowski,

Staff: Heather Hanus, Christina Howell

Guests :

Time Call to Order: 6:30pm

Introductions and Announcements: Executive Committee - What's your favorite summer food?

Resolution to approve _____ Meeting Minutes **APPROVED**

Finance Committee: Vicki

- *Grant tracking spreadsheet, talked about having it last month as a supplement so we have some sense of grants we have in the pipeline. There are 5 grants we've applied for, total amount is a little under \$225k*
 - *Includes when we know if we got the grant, the likelihood, whether we've applied before, what it'll be used for, and whether we can use it for admin costs and salary costs*
 - *We'll be adding to the prospecting tab, what we can apply for in the future.*
 - *RK Mellon and Neighborhood Partnership program both in there, timeline is August, helpful when thinking about financials*
- *May cash in bank account a little over 85k accounts receivable 73k, most is ACCBO for \$50k, Neighbor in Need grant and the remainder is vendor fees*
- *URA benches have been purchased and expense has been submitted*
- *Prepaid expenses look different than last month, Aurora went through and cleaned them up, everything has been classified. That takes us down to total assets in May 180,152.54*
- *Accounts \$18,783, market token liability same as every month, payroll liability has been resolved, we were able to get access to Vanguard.*
 - *Total liability \$257,232.15*
 - *Statement of activity for May, \$60 of contributions, \$665 market vendor fees - about \$7,000 left that we should be receiving.*

- *May revenue = \$4,387.77*
 - *Ad expense is higher than usual b/c of marketing for the Saturday Market*
- *Net loss in May of \$19,003.*
- *Budget vs Actual*
 - *A little ahead of where we'd thought we'd be with donations*
 - *Expense side - personal expenses are higher than expected*
 - *Program related expenses is close to as expected*
 - *Shared services expense is what we pay PCRG for our bookkeeper, still coming in over budget. Waiting to see why they increased their fee.*
 - *End of the day loss of \$55k, and we were budgeting a loss of \$41k.*
 - *Kyle - we have a contact with PCRG, can they raise their rates like this?*
 - *Christina - found the contract and talked to them, waiting to hear back. Going to check in with them again, there was no notice it was going to go up.*
 - *Dan Barrett - Christina do you know if PCRG increased their fees with other orgs?*
 - *Christina - not sure but will ask, we work closely with two of them.*
 - *Kyle - If it's not in the contract, we shouldn't be paying the increase*
 - *Christina - hasn't paid quarter two yet*
- *Vicki invites people to attend finance committee if they'd like*

Fundraising:

- *Vicki - wanted to bring up Inclusionary zoning opportunity to fundraise*
 - *Dan - as media hits again about the lawsuit, there's a great opportunity. We don't have to say we're using it for law fees, but frame it around saying this is the kind of work we do. It does have an emotional compelling element*
 - *Kyle - Thinks now would be a good time, b/c we just voted to intervene. Anytime we can get it out would be great, especially that most folks don't know it's happened and they don't know about us being involved in the lawsuit.*
 - *Katie offers to use pro filmora account, Dave will followup*

Executive Committee: Kyle

- *Exec committee voted on the decision of the BDC to intervene on the builders association / Inclusionary Zoning lawsuit.*
 - *We voted last week due to the timeline from the lawyers*
 - *We heard nothing but positive feedback from the board*
 - *Exec committee did vote to intervene but we need to ratify this with the rest of the board.*
- *Kyle moves to approve the decision to intervene in the Inclusionary Zoning lawsuit. Open for questions:*
 - *Bruce - is there a timeline on this? Will this be ongoing? How do we give ourselves the tools to be on top of this?*
 - *Christina - So far this has been staff led and sees that continuing with our reliance on the board for help with larger decisions and possibly specific board*

members who have expertise in certain areas. The timeline is a little up in the air, the city is the entity being sued by the Builders Association and we're joining w/ the city. Last week all of the community orgs voted in favor the join the lawsuit. Polish Hill, Lawrenceville, Hill District consensus group, Oakland also might. The city has requested a continuance of 60 days, we don't now if it's been granted but they usually are. We'll likely have 60 days from today to start putting together motions and file our request to intervene. We are likely being represented by 3 different pro bono law firms, we'll be meeting them this Friday to start working out our contract. Seems like each org will have their own contract with the firms. We have the 60 days to work everything out, but a lot of it we may not know a timeline until we get further in.

- No abstentions or objections on the vote to intervene on the lawsuit, motion is **approved**.
- On the upcoming events list on our agenda, next month we won't have our regular board meeting and instead will have a mini retreat to start planning out the strategic plan collection process. Figuring out how to structure the strategic plan for the next couple of years.
 - We'll still meet at the same time, July 27th 6:30-9:30.
 - Later on in the future we'll be doing the drafting of the plan.
 - We want to figure out what kind of data we want to collect from the community and get what we'd need to come back later and do the writing for the strategic plan.
 - We'll also hear some updates from folks involved in the community on key areas like housing, transit, business district to get a sense of what's happening in the neighborhood.
 - We're looking at going out into the community and doing the need assessment in the mid to late summer. That's the rough timeline. The retreat will be online at the usual board meeting time.
 - For committee chairs, we'll still be giving updates as usual but they'll be sent out via email for everyone to review.
 - Any questions?
 - Jodi - the report outs about housing, mobility, small business. The goal is also to contextualize them within the new Gainey administration and how we can fit in and take advantage of future planning and get things done. Encourages people to check out Gainey's transition plan.
 - Dan B - quick comment, Jodi's comment about the transition plan is a good one and encourages everyone when engaging the residents to cast a wide net. Historically Allegheny County has conflated gentrification with economic development, but if you actually ask residents what they want you'll get different answers than just facade grants. Food access, Pre-k, healthcare etc.
 - Kyle - totally agrees, wants to frame this as a needs assessment and a chance for people in our community to share what's important to them rather than predefining what's appropriate.

Business District Committee: Maura

- Had two networking events @ Trace, not sure people coming from restaurants and bars, but law firms and schools. That is something that happened before the pandemic and we're going to try and gear back up b/c it's a good opportunity.
 - People were also sharing other ideas, folks from a law firm were brainstorming ideas about directing small businesses about how to deal with the problems of being a small business.
 - Christina - we got some great feedback, we invited several nonprofits and people who offer business resources. Morgan is currently planning with two different places to get the July and August ones set, probably later in each month.
 - Jodi - Went to them before and after the pandemic, it was nice to do the multiple neighborhood one. It got more new people meeting each other, was nice having options for daytime or evening, encouraged more board members to come in the future and excited they're starting up again.

IAR: Jodi

- [Sent out yesterday the anti-racist farmers market guide](#) Heather's been working on. Really thinking intentionally about how to make our farmers market to try and break down "white spaces" and make our market welcoming. A lot of it is about being intentional and thoughtful in the choices we make in that process. Jodi wanted the whole board to review that document b/c the farmers market is such a big part of the BDC's funding and outreach w/ the community. Does anyone have any thoughts? One thing Heather has been struggling with is, understanding and explain the history of farming with regard to race, discrimination, and other harm to people of color - nationally and locally.
 - Heather - how our market is affected by black land loss, and continues to happen. That impacts the way our market looks and if we are to be good stewards, what the author is saying is we should understand and explain the history, and she's struggling with how best to do that. Would love to hear when anyone was reading this, if anything came to mind, open to any feedback about the history of black land loss and racist practices in farming and how that intersects with our market + any actionable items around our market.
 - Julian - I don't know if you're connected with the Black urban gardeners association, she does talks and seminars on this subject. Having her review whatever you create would be a good second eye and is a good resource. She's a wealth of info on the subject. Can share her contact.
 - There's a black farmers market that she assists with, even if the idea is inviting more farmers and gardeners to the space, she'd be able to help.
 - Q - Oregon based document in a lot of ways, had some references to local civic laws there. Doesn't know what kind of inappropriate laws that may have affected us here. Is there any perspective to gain from educating people here on our laws? Either something at the market or through the social media. Are we trying to have an internal conversation or is it for a larger community? That will give us some structure.
 - Kyle - Are we looking for what should we communicate and teach OR how do we want to try and communicate with market attendees.

- Heather - more the HOW, where I'd love some help is the how to communicate.
- Kyle - starting point is leveraging what we have, which is the social media and newsletter. In the past we've had interactive exhibits at the market itself. Those seems like a few places where we might be able to reach out to some people but also continuing to brainstorm would be a good start.
- Maura - There's a point of it being in Bloomfield vs whose coming to the market, and those things are connected. To talk about the market to place it in Bloomfield is an important part of that conversation. I think there are reasons why a farmers market is successful in a parking lot in Bloomfield, whose represented at the market, are all part of the conversation.
- Bruce - one thing tara brought to my attention is the study from Pitt is about the loss of black women in PGH and it's affect on our population of black women. Is there anything can be correlated, it talks about many many different factors. If we can tie what we're saying to some data, it would really help our cause. Tara read the entire thing as a durational art piece last month.
- Dan B - quickly, the parallel here is the conscious destruction of black neighborhoods in the 50s and 60s, particularly the lower hill district was destroyed and communities were displaced to specific hubs. How can we ground this to our actual programming, how to get engage with this through our work on housing and really have material ideas for how folks who've been affected by this, we're talking about generational loss of income, not necessarily in the farming realm, but in a land ownership realm.
 - Jodi - Next time you're at the farmers market, please keep this in mind. We want this to be an ongoing conversation, we're going to keep working in this with Heather and want people to keep thinking about it while you're there in person.
 - Heather thanks everyone and appreciates their input.

Property & Planning Committee: Bruce

- BDC is going to be supporting and adding some perspective to at the city level - Short term rental legislation aka AirBNB legislation. We spoke about this at length at our committee meeting, and helped Sam craft the letter. Air BnB happen in Bloomfield, what is the effect on our neighborhood and adjacent neighborhoods.
 - The city, as of June 2022, some of the key takeaways: the purpose of this new legislation came out of the tragic party in the northside where some attendants were killed.
 - Quality of life
 - Need for notice for emergency responders
 - Onstreet parking and traffic patterns

- Limited the number of guests and limiting the number of days, and you can't just rent a property for one day.
- Requires a business license from the city and submit a lot of information like who, how long, etc.
- You get a license for one year and pay for it, you have to set different levels depending on how many rooms on property. There are violations through PLI, and as a consequence you aren't able to rent out your space for one year.
 - This was all prepared by Sam
- <https://docs.google.com/document/d/1U2vqAdKaGD4Z5xwnVuqsiL1JalfeCcIEAMTTQNpE2y0/edit>
 - These are some thing we agree with, and general thoughts of the business committee.
 - Concerned with airbnbs that might be taking away potential long term permanent housing from people who work nearby and want to live here and instead property owners incentive short term rentals.
 - If anyone here has any inputs please let Bruce know, we'll be working with Sam to refine this letter.
 - Four main points -
 - <https://pittsburgh.legistar.com/LegislationDetail.aspx?ID=5559394&GUID=0BFC9638-B9CF-4F99-A70C-040DF625B509&Options=ID%7CText%7C&Search=short+term&FullText=1>
 - Minimum days, short term rentals largely avoided 1 day rentals already.
 - Yearly license fee + hotel tax. That generally goes into city coffers, is there a way to get that toward affordable housing as opposed to just a general city tax.
 - Thinking about limiting the number of rentals in a single unit, rooms vs a house as well as the number of nights that be rented out per year.
 - Legislation isn't up for a vote for 4 weeks
 - Jennifer Kiley - mentions there is a Bloomfield resident (Julie) who coordinates airbnbs and communicates with the city. She does nothing under two weeks and works with people coming here for movies. She'd be happy to ask her for her feedback as someone whose very informed on this topic and testified at the city council meeting.
 - Jodi - yea that'd be great to connect us and sounds like she has some expertise.
 - Christina - Julie testified in favor of the legislation and as being interested in it going further

- Bruce - something important to think about, we're really looking at housing. How do the short, short term rentals take away from people who want to live here.
- Dan Barrett - really really agrees with Bruce's question about short short term vs people who want to live here.
 - Northside was a tragedy but AirBnB taxing should be used as a mechanism to support affordable housing and at least there's an exchange between multiple property owners and people trying to live here. It doesn't address the larger tragedy that this originated from but I don't think anyone has an answer to that.
 - Bruce agrees they're reacting to what happened, but we'd also like to enter some language that will help address the lack of housing.
- Julian sees this as a housing issue but also a gun violence issue. Is there anything in the legislation that dealt with the gun violence, b/c the tragedy happened b/c of gun violence.
 - Bruce - sadly I don't think so.
 - Tara - both issues are systemic
 - Dan B agrees with Julian, Gainey just released his plan for peace document that addresses some of the stuff but there really isn't anything they can do with Airbnb to address the gun violence issue.

Staff Updates: Christina

- Updated Staff activity report last week and send it out tomorrow during work hours. Wanted to quickly give everyone an update on the long awaited master plan.
 - We've had ups and downs but it was called off officially and then two weeks ago it's back on. The nice thing about it, city planning decided they don't have capacity to create the plan and be the general contractors and we'll have more control over the process. Some of the consultants were allowed to free lance in the past without community input and the change in direction is exciting. Deb Gross is very excited about this plan, she helped get the funding for the project and keep it.
 - The downside of us being more involved is it'll take more staff capacity, specifically Christina and Sam. Maybe some of it could pay for staff time. This will also make it easier for us to raise funds for staffing.
 - We have examples of RFPs and looking into hiring contractors, also really trying to do a transparent process.
 - Hoping to kick off the planning process this year.
 - Jodi - wondering we as a board has discussed zoning and its impacts on housing and development. Bruce / Christina are there potential zoning changes we could look at?
 - Christina - glad you asked, yes we've been talking about this since Inclusionary Zoning was likely going to happen and we

started looking ahead to what's next. We'll definitely be incorporating it into the strategic plan and a general contractor will want to convene neighborhood folks to talk about this.

- One of the great things about Bloomfield is street level engagement, want to push against parking garages. There's a community feel from seeing your neighbors. It can also lower the cost of new homes.

Executive Session:

- Voting on new board candidates

Meeting Adjourned 9:19pm

Zoom Chat Record