



BDC Board Minutes

DATE: 9.28.22, notes by Dave Zak

Board Attendance: Kyle, Dave, Maura, Vicki, Maura K, Jodi, Bruce, Q, Amethy, Julian McClain, Brittany, MaryAnn, Jennifer Kiley, Denise Mianzo, 412-848-8637

Staff: Christina Howell

Guests :

Status: **Approved**

Time Call to Order

introductions and Announcements

Resolution to approve _____ Meeting Minutes

Finance Committee:

- URA benches 20k received, \$12k from Neighborhood Development fund, Yesterday got the ACBO funding
 - A lot of the cash we were expecting to hit has hit now- yay!
- 104k in income, \$5k to artist, Vendor payments for tokens , CC balance of 9k , Market token liability of 34k
 - 91k total liabilities
- Long term liabilities: have not begun paying down SBA loan yet- more to come!
 - Total liabilities at the end of august current \$91,960.73, total equity = \$104,453.60
- Statement of activity, \$285 individual contributions, vendor fees and application fee, monthly admin fee from food bank, and cc rewards.
 - Revenue = \$6,389.39
 - Payroll a little higher than what it'll be next month, in kind rent, rest of our expenses are minimal and standard. Nothing really of note or out of ordinary.
 - Net loss for august \$20,210.93
- Budget vs Actual, two in the financials.
 - First is the whole year and the other is budget to date, two slightly different ways of looking at it.
 - Through YTD actual, we've got about \$3k in contributions so far, our budget was about \$7,500, we're behind. Should be on target with ACTBO coming in next month. Program service fees = about 75% of where we wanna be, which is close to what we expected. Also our in kind is pretty close.
 - Actual \$128,732.43, about 65% of our estimate.
- Expense side, about 65% of the way we budgeted, our in kinds are pretty close to our budget. Our office is about 40% of what we expected, our program supplies are about 70%.
 - Net operating revenue = a loss of \$115,225
 - The budget for the entire year is around \$10k.



Fundraising:

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Executive Committee:

- Reminder for committees, if you committee wants to interact or communicate with local politicians as part of your work, make sure you're coordinating with Christina b/c Christina meets with these folks pretty regularly. We'd like to avoid any confusing communications and it's a lot easier if Christina knows all the things the committees and the org is looking for. It still might make sense if you do the outreach on your own but it still makes sense and is helpful if you coordinate with Christina beforehand.
- [Draft Strategic plan survey](#), lots of board and staff helped to put this together. Relatively short, basically a 5 minutes survey, detailed feedback would take ~10. Basically we tried to cover some of the main areas folks would be interested from the board's feedback from back in July, while also trying to bias too much of the stuff the BDC is already doing. Tried to find out what the community is lacking and what the BDC could do to meet those needs. Also gave them some space to tell us anything we didn't mention.
 - Food, housing, open space, mobility, optional info about children, people who work in Bloomfield tried to get input from people who own a business in Bloomfield and also people who work here but don't own a business, people's feelings of a sense of community - how well they feel connected. What's something we can be doing to improve neighborhood.
 - Have identified places to do outreach, going to turn it into a form and put it in the newsletter, social media, Sam had a good idea of doing a small ad in the bulletin, also a link or QR code or something accessible on bulletin boards in the neighborhood. IF ANYONE ELSE HAS any ideas, we'd love to hear them.
 - Maura K originally mentioned a QR code on the bus stops
 - Christina, however it's not allowed to put postings on bus stops, we should try and stay away from that as much as possible.
 - Bruce - **pass them out during the Halloween parade.**
 - Also if anyone has any major changes or red flags they see, then we want to hear it. We'd like to start getting this out there in October and have the data collected for the new year.
 - We're figuring out when we'll take this info and write the strategic plan itself.

IAR: Jodi

- Moving on to alternatives to calling police conversations, trying to get this in by mid November.
- Board subject today is a topic Heather wants to do for the Saturday market and we're supporting her ideas around a recognition of Kwanza, part of her anti-racist farmers market work. Kwanza and Juneteenth are holidays that can be recognized by the market, Kwanza coming up in December.
 - Heather's original idea around Black farm loss and Black land loss, she also wrote something for the next bulletin. In our meeting we also identified an opportunity at the market on Dec. 17th to offer for free space for black led, especially if they celebrate Kwanzaa. Julian had identified an artist group, also some restaurants, and the idea is they can participate for free. There's also space available at the winter market, and then potentially trying to coordinate with an artist if we have the budget for it to do some displays about the Kwanzaa celebration of the harvest and black



land loss and relating that to why all are the vendors white - it's because of systemic inequity occurring in this country.

- Jodi checks in with Julian - we were trying to solidify a name of what to call it.
 - We'd love to get some feedback and suggestions of folks we could invite, name suggestions, etc. Heather and Jodi are very aware they're white women and this org is primarily white, we're not trying to co-opt anything, but instead offer an opportunity and space to people who are celebrating Kwanzaa to participate in the market at no cost.
 - 3rd Saturday in December.
 - Just to confirm, the Winter Market is held at the same spot

Business District Committee: Maura Bainbridge

- May have remembered the last time we talked about Little Italy Days and we went back and talked about it during our committee meeting.
 - Survey went out to local businesses
 - <https://docs.google.com/presentation/d/12u9ce6zPKx36Tp0hx3wPzbx2TCz70UatQ6Yia9uxsic/edit?usp=sharing>
 - Got some feedback but nothing we didn't already know, no parking, drunk people, lack of access to storefronts, etc
 - Also the survey went out to market vendors AND local businesses, which skewed results, a lot of vendors said they came b/c it's a Saturday which is different than some owners who don't open b/c their doors are blocked, etc
 - Instead proposing changes we'd like to see:
 - More garbage cans
 - ADA complaints, accessibility around porta potties
 - More cords secured to the ground and not trippable.
 - This advocacy is something Kyle mentioned earlier, Christina will be talking to the Mayor about all of these things.
- Kyle - thanks for doing this, really good that we're also doing it over time and collecting data. Good that we're addressing the issues actually happening that are problematic for people, everything you said makes sense.
 - The political advocacy makes sense, we've tried the special events committee and it hasn't worked. Escalating it to higher decision makers makes a lot of sense. The challenge is that we're still on the margins of the event, LIDS is basically an impediment to local businesses and funnels money to outside businesses and people who aren't part of this community. This is the fundamental problem with this event and something we haven't been able to fully address.
 - Something we could build into the strategic plan is an alternative to the LIDS and designed to support the businesses in our neighborhood and put them front and center. Creating a true alternative instead of incrementally trying to change the event might be a better use of our time and achievable.
 - Jodi - what are a couple of things that we could push on directly and get a lot of community support on the people who approve the permit, etc
 - something we identified is having the zero waste pgh collaborate



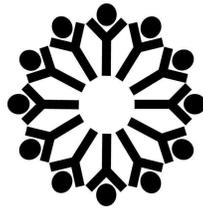
- More porta potties
- Tell them we noticed more ADA accessibility this year and tell them we noticed
 - These 3 things we can take to LIDS, acknowledging that previous talks didn't go anywhere. They aren't our entire position around the event.
- Bruce - wants to echo what Kyle talked about, specifically with our strategic plans but there could be a section where we talk about neighborhood pride and cohesion and making sure that events are one way that we connect. However the permitting process that are required to get to special events and rerouting buses go through a city process. Maybe we model what is the a community event that we want to see and we set the example. Kind of long term but that might be maybe a better use of resources. More positive and proactive approach, instead of reacting and fighting. Maybe it's a more positive spin, we're going to model a proper event with ADA accessibility, inclusivity, local business, who we are and where we're going to be. Maybe the neighborhood plan is also a place to instill that, might be a cool opportunity instead of framing it as just the BDC vs LIDs.

Property & Planning Committee: Bruce

- This past month we didn't have a virtual meeting since staff didn't have anything specific to go over, one of the things we spoke about via email is dealing with open space planning. We've been kind of proactively working on over this past year.
 - As a committee we're doing a bocci outing this tuesday, everybody is invited, down at the bocci courts with some of the locals that organize it themselves. They've been meeting on Tue and Thur FOREVER. This coming tue Oct4th, 6:30pm at the bocci courts. They're very welcoming, they have their own equipment, they'll teach you how to play. Lots of older community members and love it when younger people go.
 - The idea behind this is to understand how the open space in Bloomfield is currently used and how we can improve it in the neighborhood plan when it comes up in the next few months. It's important to understand how it's used by different people and groups. We've all been there for the pool and baseball courts but maybe haven't done the bocci courts. They're relatively new, there's lighting, Wednesdays are league nights.
 - If it rains, it's rescheduled for the following week.
 - Otherwise we're working on some other projects with Jake who couldn't make it tonight.

Staff Updates: Christina Howell

- Staff activity report
https://docs.google.com/document/d/1_rVF9sLIVq8X5_EH_YOdt7ngluezPvd39AJqPgVVZw8/edit
- Link to AARP livable cities contract -
https://drive.google.com/file/d/1rmvLatz8SZ0_tRd-vfUe1mno-wJ6qKb_/view
 - Requesting a change to the terms of payment on page 2, section 3, 2nd bullet specifically.
 - The backstory is we receive this grant in 2021, MOBI has repeatedly not responded to us to a person left the dept and we've been through 3 employees who haven't conveyed info about this project to their successors or supervisors in any way. Had to start from scratch 3 times.



Bloomfield Development CORPORATION

- Each new person who comes on, the process is changing. We modeled ours after Friendship community group, our process has looked nothing like that and Sam is leading this project 100% and has been a lesson in politics. We do now have someone who responds in a timely enough fashion, and we are now going before the art commission to give a presentation on the artwork and it was approved. To do that he had to have a support letter from DOMI, which they provided. We now have a support letter and commission approval. However DOMI now requires a maintenance contract be voted on by the city council and approved, and also no one including the artists want the paint to go on in the fall b/c it won't have enough time to cure. It's a high vis, non-skid paint, so DOMI says we have to wait until the spring.
 - AARP has been very understanding and is giving us a new deadline of summer 2023.
 - Christina asking for a change of terms to pay artists the 20% payment that would be due if we had permits.
 - Changed to payment upon approval of art commission.
 - Kyle - is there any risk that we pay this money and then AARP wants their money back?
 - Christina - a pretty firm no, Deb has also been working on this, the city council generally supports public art and AARP has confirmed they don't like to talk money back and have said there's go to be another project in the neighborhood if this one doesn't work.
 - Any more clarifications needed?
- Any objections or abstains?
 - No objections or abstentions, we are approved.
- Legal stuff
 - In terms of IZ, the last week in August, the last brief was submitted to the court. The Builders Association responded, everything is going as expected. It's slow and quiet at the moment, we anticipate in 6 week to 2 months there could be more activity.
 - Switching to the conservatorship case, Christina testified along with ED Nusser at City of Bridges. We're the interveners and City of Bridges are the ones to spend the money to fix the house and sell it, which they've agreed to do.
 - Outlook is good for BDC to get approval. Judge knew the difference between land trust and land bank, asked a lot of questions.
 - BDC meets most but not all qualifications, the Saturday Market is technically within 2,000 ft of the building where the BDC operates transactions, it's ~1,900 ft. away.
 - Talked with our lawyer last night, the court received the transcripts and then the clock starts ticking and they write their closing arguments down. They have two weeks to do that, and then opposing counsel has two weeks to write their response brief. We anticipate about 6 weeks for a decision.
 - Christina feeling confident about Inclusionary zoning and conservatorship
 - Kyle - fundraising decided to fundraise around these events b/c it's a good example of work the BDC is doing in the neighborhood. Also this is time Christina spends in court that



she can't spend fundraising or doing other projects. Please help us promote these efforts when they go out.

Executive Session

- Additional events:
 - Oct 20th, small business happy hour
 - Bocci this coming Tuesday
 - Nov. and Dec. meetings are a week earlier (3rd Wednesday) than our normal times due to holidays. Calendar events are accurate.
 - We're doing our ED review in November so it's better aligned with the budget, everyone will be getting a survey
 - Holiday Party Friday Dec. 9th
 - Budget draft will go out in November and we vote in December
 - Also calendar will go out in December and will determine how we do strategic planning
 - Dec. 17th (2nd farmers market in Dec.) is the week of the Kwanzaa farmers market event.
 - Columbus Parade, Saturday Oct. 8th
 - Halloween Parade Thursday Oct 27th, 7:30pm beginning at Cedarville St.

Meeting Adjourned TIME 8:11pm