

Port Richmond Industrial Development Enterprise, Inc.

2015 ANNUAL REPORT



3525 Amber Street
Philadelphia, PA 19134

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Mission

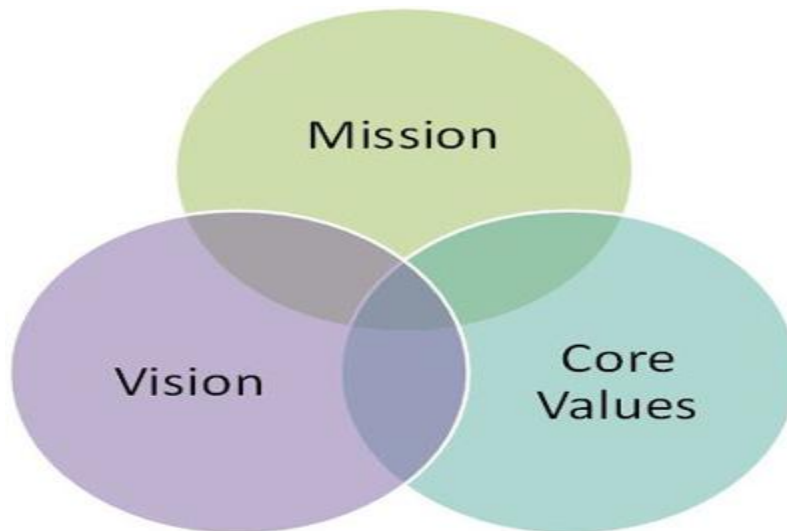
To strengthen the business environment of the district by focusing on improving security, cleanliness, infrastructure, and relationships between businesses and their residential neighbors; as well as securing and growing the industrial job base.

Vision

We envision is a balanced community where local manufacturing supplies jobs for neighboring residents who are proud of the community where they are able to live in safety and comfort.

Core Values

- Community – Relationships between businesses and their residential neighbors.
- Diversity – Excellence through diversity.
- Integrity – We are sincere and uncompromising in doing the right thing.
- Accountability – We take ownership and deliver on our commitment.



Visit the District website

www.Pride-Philly.com

April 7, 2016

Greetings PRIDE Members,

This report details financial and programmatic information, and includes a description of budget resources utilized in fiscal year 2015. We are proud to report on the many successful initiatives and achievements within PRIDE, and hope you will find this information beneficial.

PRIDE's work to improve the neighborhood began in 1998, when a survey showed that one in five businesses reported that they expected to leave the area within the next five years. In response to this, a group of industry property owners banded together, along with a non-profit group, the Urban Industry Initiative to formulate a plan that would save the neighborhood from further decline, and their businesses along with it.

In 2000, PRIDE became the first urban industrial group in the commonwealth granted with taxing authority as a **Neighborhood Improvement District (NID)**. This designation provided the PRIDE district with two paramount options: the ability to craft improvements to the neighborhood, and the ability to attract additional funding for projects.

The overriding concern of the property owners then, and now (according to a 2011 PRIDE survey), was for this district to be clean, safe, and united. The work is not yet complete, but there is significant improvement in both cleanliness and crime, and the district (to include its businesses, its residents, and the community) stand united and are proud to call PRIDE their home.

As a **Neighborhood Improvement District Management Association**, PRIDE, as set forth in the Community and Economic Improvement Act is responsible to the **NID** for administering programs; improvements and services within the district; preparing, planning or feasibility studies or contracting for the preparation of such studies to determine needed capital improvement or administrative services within the district; imposing and collection of tax assessments; hiring additional off duty police officers or private security officers to support existing municipal and volunteer efforts aimed at reducing crime and improving security within the district; designating an advisory council for the district; and maintaining within the district the same level of municipal programs and services that were provided within the district before it was established.

PRIDE's mission is to strengthen the environment for industrial business within our district, while our vision is a balanced community where local manufacturing supplies jobs for neighboring residents who are proud of the community where they are able to live in safety and comfort.

Richard B. Hoffman
President
H.R. Benjamin, Inc.

Bow Lewis
Executive Director
Manufacturing Alliance of Philadelphia

Paul Luff
Secretary/Treasurer
Active Radiator Co.

PRIDE MEMBERS

2135 Westmoreland Partners

2215 Tioga, LLC

3449 Janney Street

3490 Janney Street, LLC

360 Collision

A+Z Auto

ABC Screen Printing

Active Radiator

Alamia Michael

American Wire Works

Arwa Holding Corp

Arawak Holdings

Center City at Northeast Hospital

Charles S. Venuto

Coba, Inc.

Collision Center

East Coast Recycling

Edward A. Lees

Foot & Ankle Center

Grip Flex

H-D Acquisition

Ha Creta

H.R. Benjamin

ISE Investment

James R. Herbst

James Surgner

John & Matthew Smagach

Joseph Cummings

KB Auto Service Center

Kurpaska Mariuse

Land Lapper

Masido Apparel Group

Orazio Yoselin

Ontario Grocery

Palides Family Partnership

Paul Gonsiewski

Pawet Gryczewski

Penske Truck Leasing

Peter Jan

Peter Mardula

Peter Young

Philadelphia Rust Roof Company

PTR Baler & Compactor

Richmond Mills (North & South Loom)

Rising Investment

Rite Aid

Romano Service

Sherwin Williams Paints

Theoharis Dimitriadis

Tioga Fuel

Tioga Pipe Supply

Tot Time

Trenton Inn

U.S. Plates & Mirrors (Glass & Metal)

Value Storage

Westmoreland 2150 LP

Wick Wire

You Ring We Bring Pizza

PRIDE Board of Directors

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PRIDE Executive Director

Bow Lewis
Manufacturing Alliance of Philadelphia
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BowLewis@Manufacturingonline.org

PRIDE Funding Summary 2000-2015

2000- 2004

Capital Projects: \$2,300,000

Infrastructure

- Identify vehicular requirements
- Modify sidewalks at corners and loading docks
- Relocate poles at conflict locations
- Create additional parking lanes

Physical

- Fence replacement for 3,500 linear feet
- Sidewalk replacement for 4,000 linear feet
- Improve vacant and underutilized lots

Lighting

- Install pedestrian lighting
- Illuminate business identification signage
- Illuminate entrances and loading areas

2007

- Security Cameras: \$115,000
- DCED Grant \$10,000 (support security camera program)

2011

- Strategic Planning for 2013-2017: \$15,000

2013

- Storm water Feasibility Study: \$109,865
- SafeCam: \$10,000

2014

- SafeCam: \$17,759.98
- M&T Sponsorship: \$1,000
- Citizens Bank Sponsorship: \$250.00

2015

- M&T Sponsorship: \$1,000
- Special Projects Security Grant: \$15,756

Total: \$2,595,630.89



Activity Summary

- **PRIDE Security Camera Initiative.** PRIDE's Security Planning Committee developed a strategic plan to provide better security in the district, and create a safer business environment. With the additional funding from the SafeCam program and DRPA capital improvement funds, PRIDE added an additional 24 security cameras which have been strategically placed to protect the perimeter of the district, deter crime, and provide evidence of crimes. The district now has 44 strategically placed high-tech security cameras throughout the district.
- **PRIDE Safety Ambassadors.** In 2011, Pride's Board agreed to a \$10,000 contract with Impact Services for additional security in the form of two uniformed safety ambassadors to patrol the district on bicycle. Since inception, the programs primary goal has been to provide a safe neighborhood for the business community, customers, visitors, and neighborhood residents. The safety ambassador's maintain an excellent working relationship with many of the businesses owners and their employees. The addition of the safety patrol is a primary factor in the decreased number of incidents and crime.
- **PRIDE District Cleaning.** PRIDE has contracted with Impact Services to provide weekly cleaning services to the district. This contract began in 2003, and exists today at a cost of \$16,000 per year. The cleaning crew consists of four full time maintenance workers who sweep, pick up liter, control debris, collect tires, and remove short-dumps within the district Monday through Friday. This crew is in constant contact with City-wide sanitation and the Anti-Graffiti Network, usually because additional help is needed to discard large items and hundreds of illegally dumped tires, trash, and for removal of spray paint tagging on buildings and signs. Our daily cleaning logs signed by business owners continue to provide positive feedback for the cleaning services.
- **Police Partnership.** PRIDE meets monthly with representatives of the 24th Police District to discuss and resolve security issues, and share information that is helpful to the security and safety of the district. PRIDE works strategically with the 24th to gain the upper edge, track crime patterns, report crimes, and provide police with access to PRIDES's network of security cameras.
- **PRIDE Spring Clean up.** In the spring of 2015, members from several of the PRIDE businesses volunteered as they helped clean up their community, and supported the City wide Philly Spring Clean up initiative. The City supplied the district with cleaning supplies, and the Streets Department played a very important role in collecting all trash, tires, wood, electronics, and other debris left behind. Penske Truck Leasing provided the district with a truck in an effort to further help with the clean-up initiative while Grip Flex Corporation provided a bbq lunch to all volunteers.
- **Registered Community Organization (RCO).** The Philadelphia zoning code includes provisions for ensuring that neighbors of proposed developments are notified and have an opportunity to provide input regarding zoning decisions that may impact them. In June 2015, PRIDE applied for and received its RCO designation. The mission of the PRIDE RCO is to strengthen the business and residential environment within the boundaries of the PRIDE district. To sustain industrial land use and improve the quality of life by providing a public forum which would allow for discussion and review of all zoning variance applications.

P.R.I.D.E.
Profit & Loss
January through December 2015

Income		
Assessments 2013 and Prior		14,260.53
Assessments 2014		10,587.81
Assessments 2015		24,911.40
Gifts/Donations		1,000.00
Special Projects Grant		15,756.00
Storm Water Reimbursement		<u>11,770.00</u>
Total Income		78,285.74
Expense		
Advertising		149.00
Insurance		1,911.26
Office Expense		33.67
Professional Fees		
Accounting	595.00	
Legal	550.00	
Professional Fees – Other	<u>12,578.36</u>	
Total Professional Fees		13,723.36
Sanitation		15,045.03
Security		
Camera repairs	425.00	
Security Patrols	<u>25,840.00</u>	
Total Security		<u>26,265.00</u>
Total Expense		<u>57,127.32</u>
Net Income (Loss)		<u>21,158.42</u>

PRIDE showed a profit of \$21,158 for the year ending 12/31/2015. The income was bolstered by the repayment of the Stormwater Grant money from the 2014 project (\$11,770) and a Special Project Grant from the City of Philadelphia Commerce Department (\$15,756). In addition, collection efforts in 2015 for delinquent past due tax assessments resulted in \$24,800 of those delinquencies being realized.

The Board does not anticipate the Grant or the past due collections to be significant going forward which will result in a deficit position of income to expenses in the coming years. The deficits can be absorbed by the current cash position on the balance sheet for several years. The Board is continuing to seek additional grants to offset these anticipated losses.

P.R.I.D.E.
Summary Balance Sheet
As of December 31, 2015

Dec 31, 2015

ASSETS

Current Assets

M&T Bank Account 90,916.89

Cash 2.75

Total Assets **90,919.64**

Liabilities & Equity

Liabilities

Current Liabilities -

Equity 90,919.64

TOTAL LIABILITIES & EQUITY **90,919.64**



PRIDE 2015 Meeting Dates and Locations

- General Meeting – 01/13/2015 – H.R. Benjamin, Inc.
3525 Amber Street. Phila, PA 19134.
- Annual Meeting – 02/05/2015 – Philadelphia Port Authority
3460 N. Delaware Ave. Phila, PA 19134.
- General Meeting – 03/10/2015 – PTR Baler & Compactor
2207 E. Ontario Street. Phila, PA 19134.
- General Meeting – 04/14/2015 – H.R. Benjamin, Inc.
3525 Amber Street. Phila, PA 19134.
- General Meeting – 05/12/2015- Penske truck Leasing
2215 E. Westmoreland Street. Phila, PA 19134.
- General Meeting – 06/09/2015 – Manufacturing Alliance of Philadelphia
4500 Worth Street. Phila, PA 19124.
- General Meeting – 09/08/2015 – Philadelphia Port Authority
3460 N. Delaware Ave. Phila, PA 19134.
- General Meeting – 10/13/2015 – The Loom
3270 Amber Street. Phila, PA 19134.
- General Meeting – 11/10/2015 – Penske Truck Leasing
2215 E. Westmoreland Street. Phila, PA 19134.
- General Meeting – 12/08/2015 – PTR Baler & Compactor
2207 E. Ontario Street. Phila, PA 19134.



All meetings fall on the second Tuesday of every month, and start at 10am. Meeting minutes can be found on PRIDE's website at <http://www.pride-philly.com/#!/documents/c70d>

