



WORKING TOGETHER FOR A CLEAN, SAFE AND THRIVING MORRIS PARK AVENUE COMMERCIAL CORRIDOR!



First ever "Morris Park Earth Day Celebration"
organized by MPBID at Loreto Park, a success with local families and children

The "Morris Park Earth Day Celebration" at Loreto Park, organized for the first time in Morris Park by the MPBID took place on Saturday, April 23, 2023, and was a great success with local families and children. Invited organizations included the NYC Parks Urban Rangers, The Bronx Is Reading, StreetLab and local artists Lovie Pignata and Kaylove, who all had a wide range of activities ready for children to engage in while learning about the environment. From reading books, to painting wooden animals, building and creating structures, to learning about conservation and environmental matters, it was a wonderful afternoon spent bringing the community together at Loreto Park, and getting us started in the spring-summer season. The Office of Council Member Marjorie Velazquez was present offering community information, and Assembly Member John Zaccaro Jr. visited the event. MPBID thanks NYC Parks for the support, and to all residents that came out to enjoy the celebration! Happy Earth Day, and thank you all for helping keep the neighborhood clean and green!



ANNUAL REPORT

July 1, 2022-June 30, 2023

Morris Park Business Improvement District

www.morrisparkbid.org

966 Morris Park Avenue
Bronx, NY 10462





MORRIS PARK BUSINESS IMPROVEMENT DISTRICT



The Morris Park BID district encompasses all properties fronting Morris Park Avenue between Amethyst Street – Unionport Road (west boundary), and Williamsbridge Road (east boundary) as highlighted above:

- blue: commercial properties;
- pink: residential properties;
- grey: public or non-profit properties.

Morris Park Business Improvement District Board of Directors 2022-2023

Class A (Property Owners)

William Pedone (Chairman), Ben Celaj (Vice-Chairman), Safet Paljevic (Treasurer), Peter Spoto (Secretary)
Frank Pestone, Mario Zallo, Miguel Garcia

Class B (Commercial tenants)

Sal Alghati (Tasty Choice)

Class C (Residential tenants)

Elaine Yolanda Schillaci

Class D (Elected officials)

NYC Mayor Eric Adams, through the NYC Department of Small Business Services, Commissioner Kevin Kim
Bronx Borough President Vanessa L. Gibson
NYC Comptroller Brad Lander
NYC Council District 13, Councilwoman Marjorie Velazquez

Class E (non-voting)

Morris Park Community Association; Van Nest Neighborhood Alliance

Staff: Executive Director Dr. Camelia Tepelus

Morris Park BID thanks all elected officials, local organizations, businesses and residents that support our mission. We highly appreciate the assistance received from the NYC Department of Small Business Services, Bronx Community Board 11 District Manager Jeremy Warneke, NYPD 49th Precinct and all City agencies providing services to the Morris Park Avenue commercial corridor. Thank you to local residents Mary Papa, Theresa Hefter and Lovie Pignata for their support to MPBID events.

TO OUR MEMBERS

This report covers the activity of the Morris Park Business Improvement District (MPBID) in fiscal year 2023 (FY23), from July 1, 2022 to June 30, 2023. The Morris Park Business Improvement District (legally the Morris Park District Management Association) was established by NYC Council local law passed in 2018, and is the 75th BID in New York City and the 10th BID in the Bronx. The MPBID mission is to support a thriving and vibrant Morris Park Avenue commercial corridor, by providing additional services supplementing the services provided by the City of New York, in four functional areas:

- Supplementary sanitation;
- Beautification;
- Safety, and
- District marketing.

The BID programs are privately funded and are provided in addition, not as a substitute, to the services provided by the City of New York and its agencies. MPBID services and operations are funded through a tax assessment on property owners, collected by the NYC Department of Finance and disbursed twice a year to the BID budget. The MPBID is a non-profit, non-political organization, with its 501c3 status approved by the IRS on December 5, 2019.

Strategic Highlights

FY23 has been the most successful and productive year in the MPBID 4 years existence. The corridor has continued the positive trend of economic recovery post-COVID, marked by removal of all pending public health restriction, and strong local business growth.

The MPBID program was the most extensive since the BID establishment, benefitting from a new grant made possible by the NYC Mayor supplementing the budgets of small BIDs. This \$75,000 FY23 grant added capacity to our horticulture program and made possible two special lighting projects: the Ramadan lights (March-April 2023) and the 'Celebrate America' patriotic lights (June – September 2023), as well as the addition of 10 sidewalk planters to supplement our extensive horticulture program. The BID produced directly or partnered with NYC agencies and other organizations in over 25 successful public events, much appreciated by the community.

An emerging problem not only in Morris Park but throughout the City is the proliferation of illegal or unregulated cannabis and tobacco products ('smoke shops'). MPBID is in constant contact with offices of elected representatives who recently started implementing law enforcement measures which MPBID fully supports to correct this situation. We continue to closely monitor and build membership awareness on legal developments around this issue.

The MPBID core sanitation services continued successfully, bringing tremendous benefit to Morris Park Avenue cleanliness and sanitation. Both the MPBID sanitation and the beautification programs receive constantly positive messages of appreciation from the community that recognizes an enhanced quality of life around the commercial corridor thanks to the work of MPBID. MPBID successfully completed the final year of the SBS Avenue NYC grant (FY21-FY23). Our work was recognized by *Crain's New York Business* listing MPBID as "Notable Leaders in Sustainability" and by *City & State New York 2023* "Above & Beyond: Innovators".



MPBID works closely with our district elected representatives to address corridor needs. Photo: William Pedone MPBID Board Chair, Van Nest Hardware Store, Assembly Member John Zaccaro Jr., Dr. Camelia Tepelus, MPBID Executive Director.

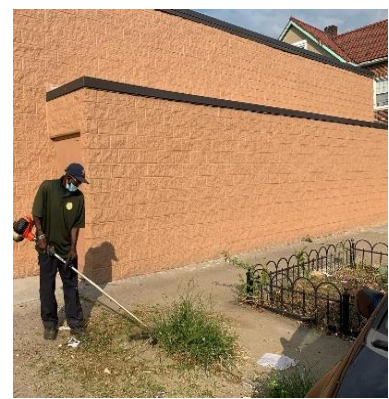
CORE SERVICES

Supplementary Sanitation

Rain or shine, wind or frost, the sidewalks of Morris Park Avenue are cleaned by MPBID.

The MPBID services most visible to businesses and community residents are the supplementary sanitation and graffiti removal operations. In addition to the public service of litter collection by the DSNY, the MPBID provides 7 days/week, 7 hrs/day supplementary sanitation, street furniture painting and graffiti removal services to the Morris Park Avenue commercial corridor in the BID district. The BID received overwhelmingly positive feedback from store owners on Morris Park Avenue regarding the sanitation program conducted by our vendor, Streetplus LLC. Graffiti removal is performed once a month, and a full report is provided to the BID. Our contract with Streetplus LLC is currently in its 2nd year, and is due to end in FY24. We thank the Streetplus clean team for their hard work.

More public education and community outreach may be necessary especially in relation to responsible pet ownership along the sidewalks of Morris Park Avenue, and to prevent illegal residential dumping on the sidewalks.



Safety

Public safety remains one of the top of concerns for the Morris Park Avenue corridor, and we are keeping in regular contact with the NYPD 49th Precinct to monitor status of the commercial corridor. Contacts (email and phones) of the Neighborhood Coordination Officers are provided to the MPBID membership through our regular newsletter. Morris Park Avenue saw an improvement in safety in FY23 compared to previous years.



The traffic conditions were occasionally affected by DOT or DEP operations related to stormwater management, repairs of sidewalks, water mains maintenance and upgrades, without major impact to the commercial activity.

MPBID funded for the 2nd time the production of a 9/11 commemorative banner installed in front of the NYPD 49th Precinct headquarters. We are deeply appreciative for the work of the NYPD and their dedication to safety on Morris Park Avenue.

Beautification

MPBID operates the largest commercial beautification and horticulture program amongst Bronx BIDs. The BID prioritized this program as Morris Park Avenue does not have a plaza or central gathering space, and our beautification investments add to the sense of place and pride the community takes in the aspect of the commercial corridor.

Our beautification program was expanded in FY23 with new components added to our horticulture contract with The Horticulture Society of New York. The contract includes clean-up and planting twice a year of 49 guarded tree pits, and cleaning and mulching of 126 unguarded tree pits. Thanks to a special grant provided by the NYC Mayor assisting small BIDs, MPBID was able to successfully add in FY23 10 sidewalk planters, placed in the Van Nest section of the corridor, where the street infrastructure for beautification was insufficient. We also made 311 referrals to NYC Parks for 3 missing or dead trees – which were now successfully replaced on the north side of Morris Park Avenue, the block between Haight Ave and Tomlinson Ave.





District marketing

Despite a real estate stock that is in need of significant upgrades especially on the west side of the corridor in Van Nest, Morris Park Avenue has a devoted base of faithful customers largely local community residents. The western part of Morris Park Avenue has a significant number of middle eastern businesses catering primarily to a Yemeni and Arabic base of customers. This area, part of Van Nest section of the Bronx appears on Google Maps as ‘Little Yemen’ and is very vibrant with activity. The eastern part of Morris Park Avenue is a mix of eateries, restaurants, delis, general services and residential properties. The entire commercial corridor has the feeling of a small village in the heart of the Bronx, and the community is engaged, closely monitoring commercial developments.

Over the course of this report period, MPBID and individual businesses were featured on multiple media outlets including Crain’s New York Business, Bronx News12, City & State New York, as a successful example of Bronx commercial corridor bustling with activity. The BID also posts information of high relevance to the corridor in the Bronx Times on a regular basis, as well as Facebook advertising for special accomplishments and events.

During FY23, and thanks to the additional funding provided by the NYC Mayor ‘small BIDs’ grant processed through our oversight agency NYCDSBS, we were able to add to our marketing program several special and unique components:

- Replacement and upgrading of “Morris Park Shopping District” street banners;
- Addition of culturally relevant 5 strings of Ramadan lights in the west side of the corridor during the months of March and April;
- Addition of “Celebrate America” 12 summer lights fixtures, June – September 2023.

These were added to the very substantial traditional holiday lighting program that is much appreciated by the community during the months of December – January, which is fully funded by MPBID since 2019 the traditional end of the year holiday lights program, much appreciated by the community and our small businesses.



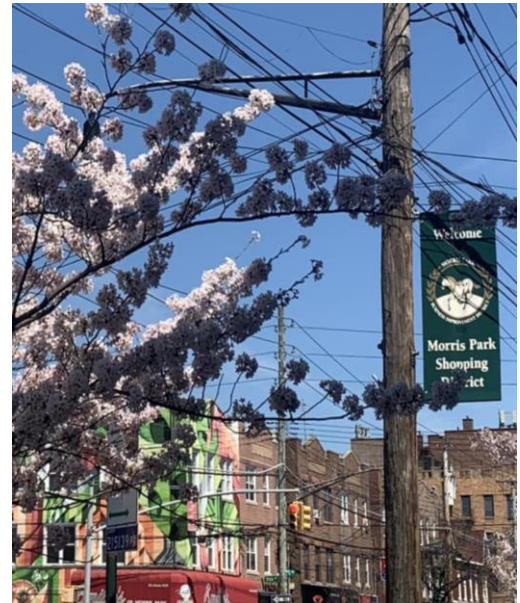
Special patriotic lights program implemented in FY23 for the first time with the theme “Celebrate America”, included 12 individual fixtured in red, white and blue, that decorated Morris Park Avenue starting from Memorial Day, to 4th July and through the summer until Labor Day, providing additional safety and a sense of honoring American values.



Ramadan lights were installed for the first time on Morris Park Avenue in March-April 2023, with Morris Park Avenue being the only corridor in the Bronx running this program, which is culturally relevant to the demographic of both residential and business ethnicities.



New street banners were installed in November 2022, with upgraded material of high quality and weather-resistant Sunbrella fabric. This program was funded through a FY23 New York City Council District 13 discretionary funding allocation provided by Council Member Marjorie Velazquez.



Communications and Social Media Presence

The BID initiated in October 2019 an electronic newsletter, *Morris Park Avenue News*, currently in its 5th year. We are actively using social media platforms including Facebook, Instagram and Twitter where we have a dedicated and growing base of followers, which continues to grow steadily.

The MPBID continued its presence in the structure of the NYC BIDs Association and is currently a member in the Board of Directors, selectively supporting a wide range of policy proposals.

New Businesses

The commercial corridor welcomed in FY23 14 new businesses, including retail, food and professional services. Similar to other areas of the Bronx and NYC, Morris Park Avenue also experienced an increase in the number of stores selling tobacco and cannabis products.

- Taiz Spot 2 (food), 655 Morris Park Avenue
- One Hookah Plus (hookah supplies), 664 Morris Park Avenue
- Azal, Middle Eastern Restaurant, 701 Morris Park Avenue
- Triple Chocolate, 712 Morris Park Avenue
- Little Yemen Jewelry, 715 Morris Park Avenue
- Hookah 2 Plus (hookah supplies), 750b Morris Park Avenue
- LetterBox, 778 Morris Park Avenue
- Mamlakat Aloud (retail), 853 Morris Park Avenue
- FSTANY Bridal Store (retail), 872 Morris Park Avenue
- Alfakhama, (retail), 855 Morris Park Avenue
- Smoothie Station (food), 937 Morris Park Avenue
- Cali Vibes, 988A Morris Park Avenue
- Morris Park Convenience (bodega, convenience), 1048 Morris Park Avenue
- Virlevo (retail,) 1053 Morris Park Avenue



Advocacy and infrastructure developments

One of the most significant functions of BIDs is to conduct public advocacy. During FY23 we engaged with many NYC agencies, with public and private entities to advocate for qualitative improvements of the Morris Park Avenue corridor infrastructure, and for its better integration with the rest of the Bronx and NYC.

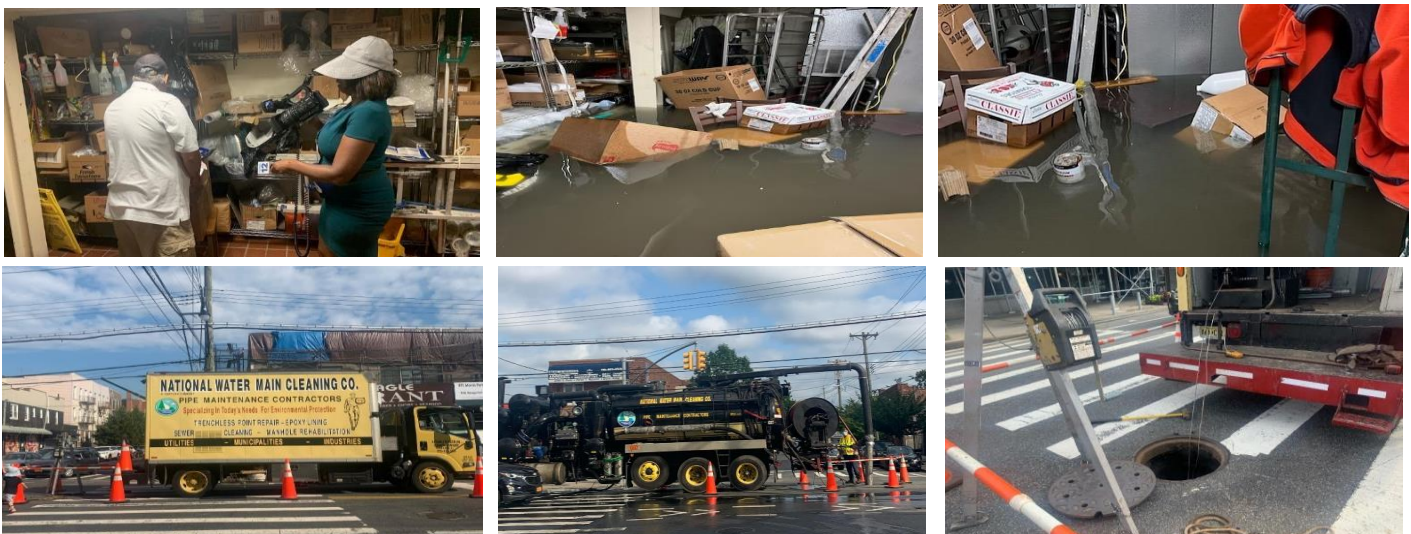
NYC Department of Transportation (DOT)

In FY23, the DOT repaved and re-designed Bronxdale Avenue, which crosses the Morris Park Avenue commercial district. DOT created a protected bike lane on both sides of Bronxdale Avenue. MPBID thanks DOT for being receptive and accommodating the needs of our members at the intersection of Morris Park Avenue and Bronxdale Avenue. Along with CB11, MPBID also communicated observed issues related to commercial usage, especially on the loading needs of the new C-Town supermarket on Bronxdale Avenue. DOT informed us loading docks are in the process of being established to allow a more fluent traffic on Bronxdale Avenue.



NYC Department of Environmental Protection (DEP)

The east side of the Morris Park Avenue commercial corridor in the BID district is highly vulnerable to flooding. A sinkhole on Radcliff Ave made national news in summer 2022. In July 2022, a large number of Morris Park Avenue stores east of Bronxdale (including the MPBID office) suffered significant flooding damage to their basements. MPBID documented these incidents, submitted 311 complaints and worked closely with DEP to understand and address improvements to the drainage capacity of the sewer system, and we saw significant work being undertaken to better monitor and maintain the water main sewers along Morris Park Avenue.



NYC Department of Parks and Recreation

In fall 2019 the NYC Department of Parks and Recreation initiated an extensive renovation process for Loreto Park, that transformed a former hockey field into a sports multi-purpose area for soccer and baseball. This development much welcomed by the community was completed in fall 2022, and numerous community events were successfully conducted at the park during FY23. MPBID appreciates the NYC Parks cooperation particularly in bringing a very successful series of movie nights at Loreto Park, as well as concerts and other events.



ConEdison: East side of Morris Park Avenue light poles and wiring infrastructure

In December 2022 DOT contacted all BIDs with regards to improvements of compliance for holiday lights. The communications pointed out to unsuitability of wooden poles for holding street infrastructure. MPBID proceeded to map our entire corridor's street and electric assets and work with our contractors to address compliance.

It became apparent that the east side of the corridor has a very visually cluttered aspect, with wiring longitudinal and transversal across Morris Park Avenue. This is due to light fixtures being installed on wooden ConEd poles, and not on metallic DOT poles. By comparison, the west section of Morris Park Avenue appears much cleaner, having modern, historic style, metallic M-poles and wiring fully underground. MPBID initiated conversations with local elected representatives including at NY Council level, NY State level and also federal level – in order to learn more about the inter-agency processes and capital resource allocation that would be involved in a project of this extensive scope that would need to be coordinated by ConEd and DOT. We hope that with support of all elected representatives and relevant City agencies, this project will be further investigated towards implementation.

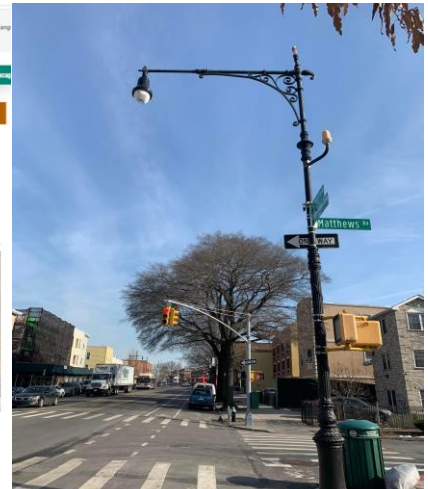
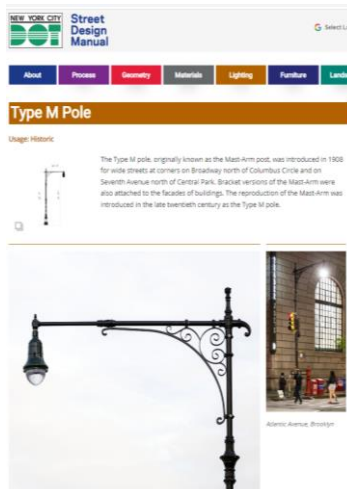


MPBID calls for the replacement of outdated wooden poles sustaining over the ground equipment and wiring (both transversal and longitudinally along Morris Park Avenue), on the east side of Morris Park Avenue in the BID district (east of Matthews Avenue). Modern, metallic, historic “M-style” DOT poles as found on the west side of the corridor need to be expanded on the east section as well, in order to correct the cluttered aspect of the streetscape and create a cleaner, enhanced commercial esthetic, as well as better compliance with DOT regulations on street banners and holiday lighting.

MORRIS PARK BUSINESS IMPROVEMENT DISTRICT



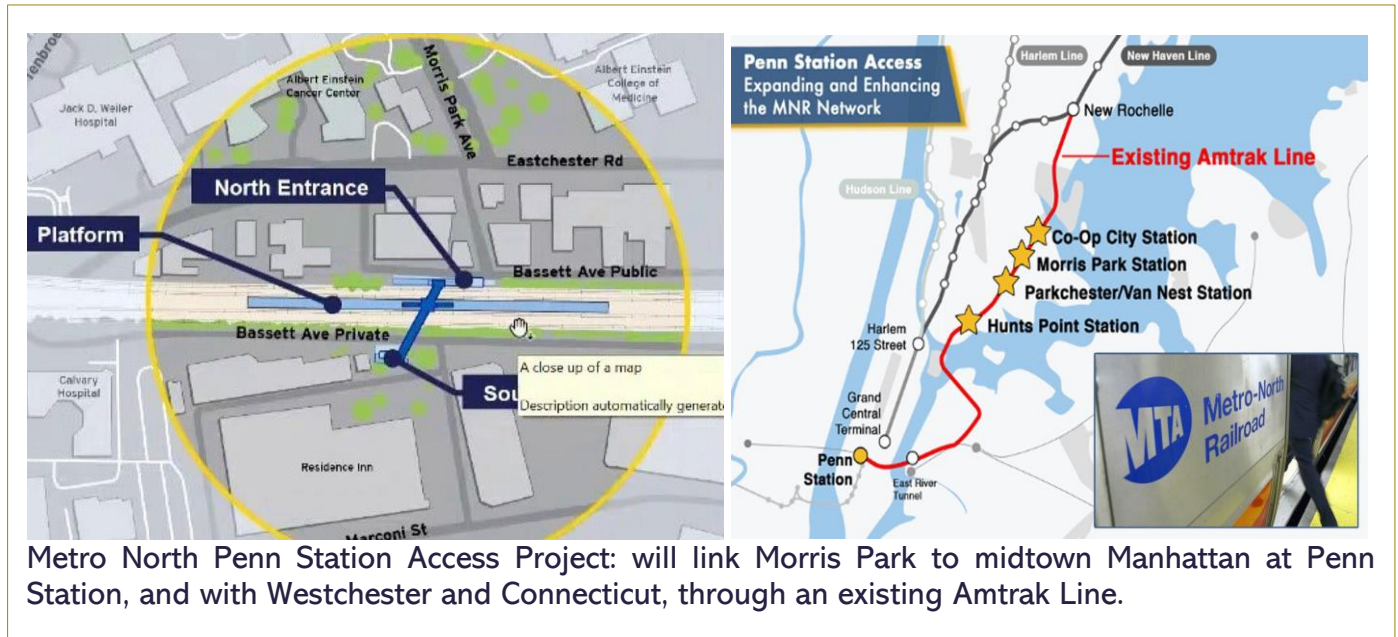
- Wooden Pole
- Metal Pole



NYC Department of City Planning

Metro North Penn Station Access – forthcoming Morris Park Station

MPBID continued monitoring and participating in events presenting city agencies' work around providing Metro North access to Penn Station at the east end of Morris Park Avenue, using the existing Amtrak line. This project will include a "Morris Park Avenue" station to be located on Bassett Street, at the very eastern end on Morris Park Avenue. The estimated timeframe for the Morris Park Avenue station work is between 2025-2027.



The photos included here are images provided by DCP on the project website or at various public presentations. The main point of advocacy for MPBID is the need of professional management of the forthcoming "Morris Park Plaza" to be located outside the MPBID district on the east side of the intersection Morris Park Ave with Eastchester Road, which will provide an important entrance gate into the Morris Park commercial corridors and neighborhood. This plaza will need to have supplementary sanitation, beautification plans and infrastructure, and regular maintenance in place. The plaza management operations and cost will need to be addressed by the large institutional stakeholders in the area including Montefiore, Albert Einstein College of Medicine/Montefiore, Jacobi Hospital, Simone Development, adjacent private developments, etc.





Conceptual rendering of a potential Morris Park Plaza, connecting the existing community to the Metro-North train station. Credit: New York City Department of City Planning

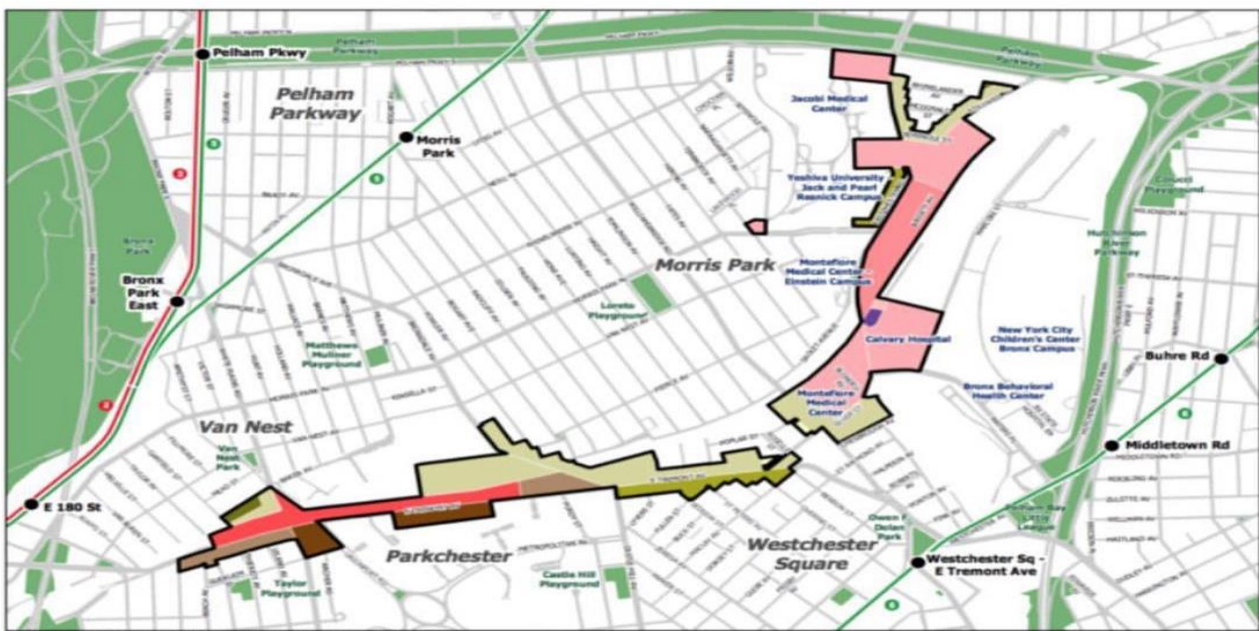
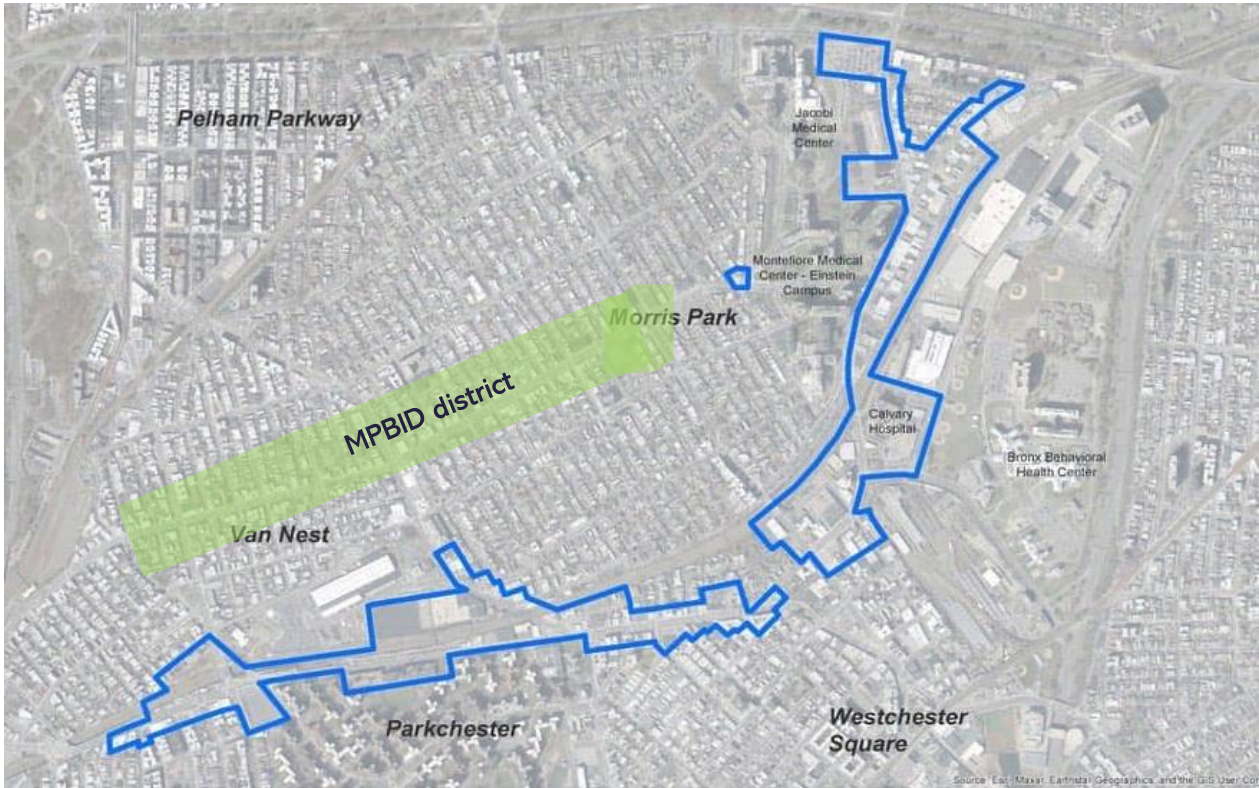


The City is also currently conducting public outreach in relation to a forthcoming expected rezoning of the areas along the tracks of this project – see photos:

GREEN highlight – MPBID district

BLUE outline – expected rezoning

While not immediately contiguous to the MPBID district, it is reasonable to expect that this expected rezoning will amplify commercial activity in all surrounding areas, including the Morris Park Avenue corridor in the BID district.



Source: New York City Department of City Planning, 2022; STV Incorporated, 2022.

0 0.25 0.5 Mile

North Arrow

Bronx Metro-North Station Study

Rezoning Area	R4	R5A	R7-2	C4-3	C8-2
	R5	R5-1	R8	C4-4	M1-1

Note: A Special District, coterminous with the Project Area, will be created which will modify some of the underlying zoning districts. The proposed R5A, R5-1, R7-2, R8, C4-3, and C4-4 zoning districts will be mapped as Mandatory Inclusionary Housing (MIH) Areas.

Figure 5

PROPOSED ZONING

(DCP) Map of proposed zoning along near planned Metro-North stations in The Bronx.

Other NYC agencies and elected representatives

MPBID is closely working with all local elected representatives and NYC agencies operating in our corridor. We especially appreciate the support of NYCDSSB which is our oversight agency, as well as DOT, DCWP, NYPD, the Bronx Borough President's Office, BxEDC and the Community Board 11. We thank them and their staff teams for assisting and advising on the work of MPBID.



MPBID COMMUNITY EVENTS – FY23 HIGHLIGHTS

MPBID takes great pride in having a very active community outreach program, considering the highly residential profile of the Morris Park Avenue corridor. All events the BID produces are open to the community and offered at no cost for all residents. In FY23, the MPBID the conducted the following community events either as main organizer, or in partnerships:

Community Bake Sale

WEDNESDAY, JULY 20TH
12:00PM - 4:00PM
BIG DEAL SUPERMARKET
1018 MORRIS PARK AVE, 10462

ALL PROCEEDS RAISED WILL BENEFIT THE 49TH PRECINCT EXPLORERS PROGRAM

New York Public Library
NATHALIA FERNANDEZ

NYC Parks and Morris Park BID Summer Fun IN MORRIS PARK

Friday August 5, 2022 - Matthew Muliner Playgroup
NYC Parks Play Mobile, 11am-3pm

Friday August 19, 2022 - Loreto Playground
NYC Parks Play Mobile, 11am-3pm

Saturday August 20, 2022 - Loreto Playground
At dusk (after 6:30pm) Movies under the Stars

THE BAD GUYS

Friday, September 2, 2022, 11am
Loreto Playground, CityParks Foundation/Puppet Mobile, Puppet Time

MORRIS PARK COMMUNITY GARDEN CELEBRATION

Help our local community garden celebrate the completion of the art installation "Hanging Garden" created by local residents along with artist Ruth Marshall. Refreshments will be available. You are welcome to take a peek at the garden as well and see what's growing!

This Saturday July 30th, 11AM-1PM, Morris Park Community Garden, 1000 Sackett Ave, Bronx NY 10462.

HANGING GARDEN

Local Artist Ruth Marshall will lead a workshop series funded by Bronx Council on the Arts to build an outdoor art installation at 1000 Sackett Ave, (end of Colden Ave)

Every Saturday morning 11AM - 1PM
May 7 - July 30, 2022
All skill levels welcome!
Refreshments provided, same time.
RSVP: info@ruthmarshall.com
Instagram: [ruth_marshall_art](https://www.instagram.com/ruth_marshall_art)

NYC Bronx 11 Community Board

1741 Colden Avenue, Bronx NY 10462

Friday September 30, 2022
11am-1pm

FREE SHREDDING EVENT

Shred your personal documents and papers securely and...for FREE!
No appointment necessary.

Matthews Muliner Playground Clean-up and Daffodil Bulb Planting

MPBID is a proud member of the City-wide Daffodil Project honoring the memory of 9/11.

Volunteers welcome!
We will be raking leaves, planting bulbs and do a general clean-up. Refreshments provided. Outdoor event. Rsvp suggested and registration at pm.morrisparkbid@gmail.com

Saturday, October 29 2022
9am-11am, entrance on Muliner Avenue

May be rescheduled depending on weather forecast.
Please double-check on MPBID social media.

Morris Park Business Improvement District Morris Park Community Garden

Morris Park Community Garden
1000 Sackett Avenue

CLEAN-UP & DAFFODIL BULBS PLANTING
Sunday, October 23, 2022, 10am-12pm

Volunteers Needed!
Rsvp at pm.morrisparkbid@gmail.com. All supplies provided; coffee & refreshments available.

Pretty Plastics with Ruth

Artist: Ruth Marshall
Saturdays, April 1, 8, 15, 22, 29 & May 6, 13 & 20, 2023 @ 2:00pm - 4:00pm

Let's work together to festoon our Morris Park Library with recycled plastic bottle flowers. Shaped with scissors, colored with sharpies, decorated with craft supplies, these flowers can hang in the library environment. The effect of this lightweight art installation resembling a garden of blossoming flowers will brighten and beautify our learning environment and it is environmentally friendly.

All ages are welcome!

All New York Public Programs are Free

MORRIS PARK JOYFUL HOLIDAY TROLLEY

Friday, December 9th, 2022
2:30pm-4pm

TAKE A PHOTO WITH SANTA AND ENJOY HOT CHOCOLATE!

Have your cell phone ready for photo-op with Santa Clause and The Grinch at 966 Morris Park Avenue!

THIS HOLIDAY SEASON
@SHOPS SMALL WITH US MORRIS PARK AVENUE

FREE event organized for the community by the Morris Park BID

Join us for a Rat Academy Training
Sponsored by Bronx Business Improvement Districts
Belmont BID, Fordham Road BID, Jerome Gun Hill BID, & Morris Park BID

Free training for:

- Merchants & restaurant owners
- Building superintendents & staff
- Homeowners & tenants

Learn about:
Rat prevention methods

Tuesday, February 21, 2023
5:00 p.m. to 7:00 p.m.

Register for this virtual event [here](#) or scan QR code

To request additional accommodations, contact ratportal@health.nyc.gov

For more information, visit nyc.gov/rats



MPBID FY23 COMMUNITY EVENTS

1. Community Bake Sale benefitting the NYPD 49th Precinct, July 20, 2022
2. Morris Park Community Garden Celebration, July 30, 2022
3. Play Mobile at Matthew Muliner Playground, August 5, 2022
4. Play Mobile at Loreto Playground, August 19, 2022
5. Movies Under the Stars, at Loreto Park "The Bad Guys" August 20, 2022
6. Documents Shredding Event, with CB11, September 30, 2022
7. Participation in the "Bronx Columbus Day Parade" organized by MPCA, October 8, 2022
8. Morris Park Community Garden Clean-Up and Daffodil Bulb Planting, October 23, 2022
9. Matthew Muliner Playground Clean-Up and Daffodil Bulb Planting, October 29, 2022
10. You Trick, We Treat – Halloween Candy Giveaway, October 31, 2022
11. Morris Park Joyful Holiday Trolley, December 9, 2022
12. Rat Academy Training, February 21, 2023
13. through 21 - "Pretty Plastics with Ruth" at Morris Park NYPL, April 1, 8, 15, 22, 29, May 6, 13, 20, 2023
22. Morris Park Earth Day Celebration at Loreto Park, April 22, 2023
23. Movies Under the Stars at Loreto Park "Lightyear", May 12, 2023
24. It's My Park Day at Matthew Muliner Playground, May 27, 2023
25. Bronx Concerts "Tim Hubart and the Space Cadets" at Loreto Park, June 10, 2023



Photos from selected events of MPBID during FY23:



FINANCIAL STATEMENTS

SUMMARY OF FINANCIAL STATEMENTS FY 23

MPBID STATEMENT OF FINANCIAL POSITION FY23		
ASSETS	FY22	FY23
Cash and accounts receivable	\$207,294	\$203,210
Prepaid expense	\$0.00	\$0.00
<u>Fixed and other assets</u>	\$10,525	\$1,301
Security deposits	\$2,400	\$2,400
TOTAL	\$220,219	\$206,911
LIABILITIES/NET ASSETS		
Liabilities: accounts payable	\$10,888	\$6,537
<u>Net assets without donor restrictions</u>	\$209,331	\$200,374
TOTAL	\$220,219	\$206,911

Summary of Financial Statements for FY23, based on completed audit conducted by John Davis, CPA, approved by the MPBID Board and submitted to SBS. A copy of the FY23 audited financial statements will be made available online at www.morrisparkbid.org.

STATEMENT OF ACTIVITIES FY23		
SUPPORT AND REVENUES	FY 2022	FY 2023
Assessment revenue	\$390,000	\$390,000
Grants and Contributions	\$150,511	\$190,000
In-Kind Goods & Services	-	-
Interest and Other Income	\$1,440	\$2,390
TOTAL	\$541,951	\$582,390
EXPENSES		
Sanitation	\$206,168	\$216,935
Marketing and Promotions	\$111,966	\$126,489
Beautification	\$138,830	\$184,996
Management and General	\$55,666	\$62,925
Total expenses and losses	\$512,531	\$591,347
Change in net assets	\$29,231	(8,957)
Net assets at the end of the year	\$209,331	\$200,374

Fiscal Year 2024 Board Approved Budget	FY 2024
Revenues	
BID Assessment	\$390,000
Grants & Contributions	\$25,000
TOTAL	\$415,000
Expenses	
A) Program and Services (total)	\$237,740
Marketing (including holiday lights)	\$40,000
Streetscape/beautification	\$55,000
Supplementary sanitation	\$140,740
Public Safety	\$2,000
B) General & Administrative (total)	\$177,260
Personnel salaries	\$102,709
Payroll taxes and workers comp	\$16,151
Insurances	\$20,000
Professional fees and services (audit, rent, bookkeeping)	\$34,100
Office infrastructure and supplies	\$3,500
Legal and miscellaneous	\$800
Total Expenses	\$415,000

2022 – 2023 Board of Directors

Property Owners (Class A)

William Pedone, Chairman
Ben Celaj, Vice-Chairman
Safet Paljevic, Treasurer
Peter Spoto, Secretary
Frank Pestone
Mario Zallo
Miguel Garcia

Commercial Tenants (Class B)

Sal Alghati

Residential Tenants (Class C)

Elaine Schillaci

Government Officials (Class D)

Hon. Eric Adams, NYC Mayor, represented by the NYC Department of Small Business Services Commissioner Kevin Kim

NYC Comptroller Brad Lander

Bronx Borough President Vanessa L. Gibson

New York City Council District 13 Councilwoman Marjorie Velazquez

Other, non-voting (Class E)

Morris Park Community Association

Van Nest Neighborhood Alliance

Staff: Dr. Camelia Tepelus, Executive Director

Thank you to our FY23 funders!

MPBID commercial property owners; Individual merchants supporting our events: Patsy's of Morris Park, Conti's Pastry Shoppe, Van Nest Hardware Store, Big Deal, Emilio's of Morris Park. NYC Department of Small Business Services "Avenue NYC" Commercial revitalization grant; NYC Council.

Special thanks to the Bronx Community Board 11 District Manager Jeremy Warneke for his assistance in liaising with NYC agencies and services, to the NYC Department of Small Business Services team, and to the NYPD 49th Precinct for keeping the Morris Park Avenue corridor safe for all businesses and residents in Morris Park and Van Nest.

MPBID has an emergency fund established in FY21 and held in CDs at Ridgewood Bank. MPBID has a single credit card account from Chase Bank, issued to the Executive Director and used according to the Financial Policy approved by the Board at its meeting on May 21st, 2019. The MPBID does not have debt. Credit card balances are paid in full on a monthly basis.

Organizational Membership

As of the date of this report, the corporation includes 188 properties as specified in the District Plan prepared pursuant to section 25-204(a) of Chapter 5 of Title 25 of the Administrative Code of the City of New York, 155 being partially, or wholly commercial. The FY23 vacancy rate of the District is around 8.4%, considered 'healthy', and lower than FY22 (8.6%)

Looking Ahead at FY24

The BID started FY24 (July 1, 2023 – June 30, 2024) on a strong financial footing, based on a budget of \$415,000, including assessment funds of \$390,000 and additional \$25,000 from both reserves and/or projections of grant funding.

While FY23 was the final year of the NYCSBS Avenue NYC 3-year grant received since FY21 (total \$280,000 over 3 years), in FY24 the MPBID was selected to be the only Bronx-based recipient of a special \$100,000 lighting grant, that will cover a special lighting project to be installed at Loreto Park. We are expecting continue receiving funding dedicated to "small BIDs" part of the NYC Mayor Eric Adams "Rebuild. Renew. Reinvent: A Blueprint for NYC Economic Recovery" agenda, however no information from SBS on the specific amount is available as of the date of writing this report (November 2023).

Awards and recognitions

Many Morris Park Avenue businesses provide excellent services to the community and were recognized in FY23 by Ponce Bank and Schneps Media in the "Best of the Bronx 2022" competition based on votes from Bronx residents (see Bronx Times media clippings). We thank, congratulate and are proud of all Morris Park Avenue businesses featured!

In recognition of our environmental work enhancing public green spaces, the MPBID Executive Director Dr. Camelia Tepelus was recognized by *Crain's New York Business* in their 2023 "Notable Leaders in Sustainability" listing, and by *City & State New York* in the list of 2023 "Above & Beyond: Innovators".

CRAIN'S NEW YORK BUSINESS

NOTABLE 2023 LEADERS IN SUSTAINABILITY





WORKING TOGETHER FOR A CLEAN, SAFE AND THRIVING MORRIS PARK AVENUE COMMERCIAL CORRIDOR!
Congratulations to all Morris Park Avenue businesses winning Ponce Bank and Bronx Times BEST of the BRONX 2022 Awards voted by the Bronx community!

<p>2022: The Bronx Voted Bronx County Animal Hospital Best Pet Hospital!</p> <p>Bronx County Animal Hospital 988b Morris Park Ave (718) 828-6404 - bronxcountyanimalhospital.com</p>	<p>2022: The Bronx Voted Stage Hair Salon Best Bridal Hair Styling!</p> <p>Stage Hair Salon 1015 Morris Park Ave (718) 684-3200 - thestagehairsalonny.com</p>	<p>2022: Bronx Voted Van Nest Hardware Best Hardware Store!</p> <p>Van Nest Hardware 669 Morris Park Ave (718) 829-2338 - stores.truevalue.com/ny/bronx/6867</p>
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<p>Ponce Bank BEST OF THE BRONX</p> <p>Best Boxing Gym in The Bronx</p> <p>Home / Sports & Activities / Best Boxing Gym in The...</p>	<p>Ponce Bank BEST OF THE BRONX</p> <p>Best Mom and Pop Business in The Bronx</p> <p>Home / Shopping / Best Mom and Pop Business...</p>	<p>Ponce Bank BEST OF THE BRONX</p> <p>Best Paint Store in The Bronx</p> <p>Home / Home & Garden / Best Paint Store in The...</p>	<p>Ponce Bank BEST OF THE BRONX</p> <p>Best Public Library in The Bronx</p> <p>Home / Education / Best Public Library in The...</p>
<p>2022: The Bronx Voted Morris Park Boxing Club Best Boxing Gym!</p> <p>Morris Park Boxing Club 544 Morris Park Ave (718) 430-9083 - mehboxinggym.com</p>	<p>2022: The Bronx Voted Morris Park Flooring and Gift Shoppe Best Mom and Pop Business!</p> <p>Morris Park Flooring and Gift Shoppe 1008 Morris Park Avenue (718) 824-7847 - morrisparkflooring.com</p>	<p>2022: Bronx Voted Loconsolo Paints Best Paint Store!</p> <p>Loconsolo Paints 1857 Morris Park Avenue (718) 747-8689 - loconsolo.com</p>	<p>2022: Bronx Voted Morris Park Library Best Public Library!</p> <p>Morris Park Library 985 Morris Park Ave (718) 931-0636 - www.nypl.org/locations/morris-park</p>

<p>2022: Bronx Voted Morris Park Flooring Best Carpet and Flooring Store! (Tie)</p> <p>Morris Park Flooring 1008 Morris Park Avenue (718) 824-7847 - www.morrisparkflooring.com</p>	<p>2022: The Bronx Voted Animal Hospital of Morris Park Best Animal Rescue!</p> <p>Animal Hospital of Morris Park 1135 Morris Park Ave (718) 822-3309 - bronxanimalhospital.com</p>	<p>2022: Bronx Voted Brilliant Futures Daycare & Preschool Best Day Care!</p> <p>Brilliant Futures Daycare & Preschool 1842 Radcliff Ave (718) 502-9455 - www.brilliantfuturesdaycare.com</p>
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CONGRATULATIONS TO ALL AND THANK YOU FOR SERVING THE MORRIS PARK COMMUNITY
 Follow us on social media Morris Park Business Improvement District @morrisparkbid





In October 2022, in recognition of their civic engagement and contribution to Italian heritage and culture in the Bronx, Morris Park student Domenica Zallo (daughter of MPBID Board Member Mario Zallo) and Anna Agovino, owner of La Casa Del Caffè (nominated by MPBID), were honored by the Bronx Borough President Vanessa Gibson. They both received a special Citation of Merit in recognition of proudly representing Italian-American culture and civic spirit in the Bronx. Congratulations to Domenica and Anna!

In recognition of the MPBID work highlighting neighborhood history, creating a small business guide and promoting the history of Morris Park, we were nominated by NYC City Guide and American Airlines to the “2023 Women in Tourism” awards, in the “Community Service” category.

Another Morris Park resident and MPBID friend, Lakshmee Lachhman-Persad, founder of Accesible Travel NYC was the winner of this award. Congratulations Lakshmee!

In December 2022, MPBID along with other community organizations received a “Commendation” award from former Senator Alessandra Biaggi. In May 2023, MPBID received a Certificate of Merit from NYC Councilwoman Marjorie Velazquez, at a special ceremony held at the New York Botanical Garden, acknowledging the contributions of immigrant women making a difference to the NYC Council 13th district. We thank both elected representatives for these acknowledgements for the MPBID work in the community.



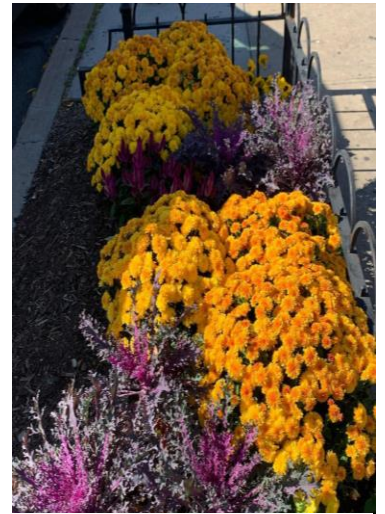
Community Service

Brittany Minoff - NYC Hospitality Alliance
 Camelia Tepelus - Morris Park BID
 Cindy VandenBosch - Turnstile Tours & Studio
 Jordan Lacey - Light The Candle
 Lakshmee Lachhman-Persad - Accesible Travel NYC
 Naomi Friedman - SickDay
 Shelley Worrell - I Am CaribBeing
 Urvashi Barua - Hampton Inn By Hilton

Celebration Sponsors

AMERICAN DREAM, Playland, SUMMIT, Starbright





Morris Park Today

MORRIS PARK TODAY

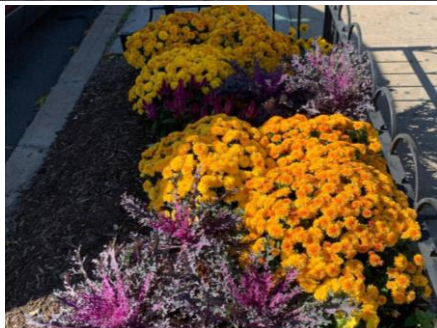
Cluster of medical institutions and services in a single area



Morris Park is the largest job center in the Bronx – home to more than 23K jobs, contributes to around 12% of all jobs in the borough.

- From 2012 to 2017, while population in Morris Park only grew by 2.3%, jobs increased by 12.4%. This change outpaced the national growth rate of 7.2% by 5.2%.
- Morris Park has surpassed Bronx in healthcare jobs growth. In the last 10 years Morris Park saw a 43% increase in healthcare related jobs, beating overall Bronx growth by 7%
- It has talent. Share of people with professional degrees higher than an associate level exceeds Bronx by 13%.

Its natural strengths can not only be leveraged for growth, but also address the real need to bring jobs closer to people.



Photos: MPBID horticulture program on Morris Park Avenue. Data: NYC DCP, DOT, NYCEDC.

THANK YOU!

To the following city agencies and community organizations partnering with MPBID in FY23, supporting us in our mission to enhance the public space and the commercial environment on Morris Park Avenue in the Bronx.



careers
businesses
neighborhoods



Arab-American Family
Support Center



YEMENI AMERICAN MERCHANTS ASSOCIATION
جمعية التجار اليمنيين الأمريكيين
أعلم - ندافع - نرتقي
Educate - Advocate - Elevate



If you own commercial or residential property (Class A membership); or
If you are a commercial tenant/business (Class B membership); or
If you are a residential tenant (Class C membership)
of any of the properties highlighted on the map below

CONGRATULATIONS!

You are a member of the Morris Park Business Improvement District

MORRIS PARK BUSINESS IMPROVEMENT DISTRICT



Morris Park Business Improvement District
966 Morris Park Avenue
Bronx, NY 10462
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