SOHO BROADWAY INITIATIVE

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SoHo Broadway District Management Association, Inc.

11th Annual Meeting – October 22nd, 2025

Meeting Minutes

Pursuant to a written notice, the membership and guests of the SoHo Broadway District Management Association, Inc. (dba SoHo Broadway Initiative) assembled on Wednesday, October 22nd, 2025 in person at the Westwood Gallery (262 Bowery) starting at 5:30 p.m. for the organization's 11th Annual Meeting.

Attached as Exhibit 1 is a list of attendees of the Annual Meeting. Attached as Exhibit 2 is the Fiscal Year 2025 Financial and Members Report, which was distributed to Attendees.

With a quorum of membership present, the meeting was called to order at 6:00 p.m.

Executive Director Erin Piscopink provided welcome remarks. She thanked SoHo Broadway Initiative staff and partners for their excellent work in the past year. She noted how the SoHo Broadway Clean Team logged over 1,100 hours and removed 50,000 bags of trash in the past year and thanked sanitation contractor Street Plus for their partnership. She also highlighted the BID's beautification efforts, which involve maintaining 18 planters in the district in partnership with the Horticultural Society of New York. The BID also provides community development engagement through social media and newsletters, reaching an audience of 5,500. The BID has also been invested in improving quality of life in the District, with particular focus on vending issues. Erin noted that Megan Diebboll, Field Operations and Engagement Manager, has done over 500 walks of the district to monitor and assess vending and other factors that impact the district.

Megan Diebboll, Field Operations and Engagement Manager provided information on the upcoming Street Vending Roundtable scheduled for 10/23 at 4 p.m.. Brandon Zwagerman, Deputy Director, thanked the Initiative's Clean Team for their excellent work and encouraged community members to consider donating holiday gifts to thank them.

Erin Piscopink next presented Items to Be Voted On. The November 20, 2024 Annual Meeting minutes were unanimously approved by members in attendance. Erin next presented the slate of Directors in Class A1, Class A2, Class B and Class C with each slate voting by class. Each slate was approved unanimously by the registered voting members of the corresponding class (a quorum for each class was represented in attendance/by proxy).

In Class A1, 4 candidates and their alternates were unanimously elected with terms ending 2027. These include Lee Leshen (451 Broadway), and alternate Warren Leshen; Melissa Siegel (530 Broadway, reelection); Neith Stone (594 Broadway, reelection), and alternate Maya Shallcross; as well as Adam Weissleder (462 Broadway, reelection), and alternate Jason Vacker.

In Class A2, 4 candidates and their alternates were unanimously elected with terms ending 2027. These included Michelle Choi (452 Broadway, reelection), and alternate Clarence Hahn; Kevin Mercurio (597 Broadway); Ronnie Wolf (458 Broadway, reelection), and alternate Stephen Wanta; as well as Susan Shoemaker (476 Broadway, reelection).

In Class B, 2 candidates and their alternates were unanimously elected with terms ending 2027. These included Patrick Eidinger (546 Broadway), and alternate Jean Shein; as well as Billy McCollum (529 Broadway, reelection) and alternate Candace Dunbar.

In Class C, 2 candidates and their alternates were unanimously elected for the term ending 2027. This included Pete Davies (546 Broadway, reelection) and alternate Renee Monrose; as well as Danielle de Marne (452 Broadway).

State Senator Brian Kavanagh offered remarks to those in attendance. As chair of the Housing Committee, he reiterated his commitment to increasing housing and resources to combat homelessness in the community. He is working in Albany to ensure that housing is constructed to grow the economy and house people affordably. He noted that constructing housing is an integral part of any solution that combats homelessness. He noted that while he was aware local officials were working to address counterfeit vending, he did not support the extreme Federal intervention on Canal Street that occurred in the past week. He remarked how far the neighborhood has come since 2020 during peak Covid times, and how much more lively and busy the neighborhood is today. He concluded by thanking everyone for their commitment to the neighborhood.

James Cavello (Board of Directors President) and Margarite Almeida thanked everyone for coming to Westwood Gallery and encouraged attendees to enjoy the artwork on exhibition celebrating the gallery's 30th year. James thanked all who work together as part of the Initiative and especially the Board of Directors.

The meeting adjourned at approximately 6:20.

Exhibit 1

Attendance for Meeting Minutes

Connor Allerton
Margarite Almeida
Blair Axel
Margaret Baisley
Joe Ballaris
Cecil Brooks Jr.
Henry Buhl
James Cavello
Andrew Chang
Michelle Choi
Andrew Chung
Peter Davies
Danielle de Marne
Mahelia De Randamie
Megan Diebboll
Peter Drinan
Jess Duran
Manya Ellenberg
Ethan Ellenberg
Sharon Ermilio
Kit Fine
Janine Flamer
Chandler Forsythe
Tim Hayes
Moses Jeanfrancois
Brian Kavanagh
Ken Laino
Victor Laino
Lee Leshen
Ann Levy
Maribel Lieberman
Peggy Low
Andrew Marcus
Kevin Mercurio
Alex Mikloweit
Renée Monrose
Rebecca Odell

John Pasquale
Cordelia Persen
Erin Piscopink
Paul Prince
Sal Rinella
Phyllis Rosenblatt
Timothy Rosser
Lauren Sadowsky
Susan Shoemaker
Melissa Siegel
Neith Stone
Peter Tse
Martin Vetterlein
Susan Wittenberg
Ronnie Wolf
Timur York
Naomi Zabasajja
Brandon Zwagerman

Exhibit 2:
Fiscal Year 2025 Financial and Members Report (Distributed to Attendees)

Statement of Financial Position

Assets	June 2025	June 2024
Cash	$959,300	$707,446
Grants Receivable	$71,000	$96,000
Prepaid Expenses	$6,284	$12,119
Property & Equipment	$120,672	$118,112
Security Deposit	$ -	$8,000
Total	$1,157,256	$941,676

Liabilities & Net Assets	June 2025	June 2024
Current Liabilities	$93,757	$51,461
Long-term Liabilities	$119,868	$119,868
Net Assets	$943,631	$770,347
Total	$1,157,256	$941,676

Statement of Activities

Revenue	June 2025	June 2024
Assessment	$900,000	$900,000
Contributions	$33,850	$36,650
Sponsorships	$125,001	$141,617
Grants	$20,000	$29,000
Interest Income	$33,865	$8,462
Total	$1,112,716	$1,115,729

Expenses	June 2025	June 2024
Sanitation	$378,922	$358,381
Planning	$10,500	$6,125
Beautification	$29,505	$25,453
Community Dev & Affairs	$15,795	$10,707
Administration	$495,210	$414,560
Total	$929,932	$815,225
Increase in Assets	$182,784	$300,504

Membership Report

- As of the date of this report, there are 125 registered members of the SoHo Broadway Initiative.
- During Fiscal Year 2025 the number of registered members saw a net increase of 5 members.
- Names and addresses of the current members may be found in the Initiative's office at 594 Broadway, Suite 1107 upon request from staff (info@sohobroadway.org or 212.390.1121).