

20 YEARS

OF PARTNERSHIPS



ERIE DOWNTOWN
PARTNERSHIP

ANNUAL

20
23

REPORT



EMILY FETCKO
CEO



CHRISTINE EDDY
DEVELOPMENT DIRECTOR



DAVE TAMULONIS
EVENTS & MARKETING MANAGER



JOHN YOST
OPERATIONS MANAGER
SAFETY + HOSPITALITY AMBASSADOR



KEN PARKS
ASSISTANT MANAGER
SAFETY + HOSPITALITY AMBASSADOR



PHIL VANUCCI
SAFETY + HOSPITALITY AMBASSADOR



DEREK SMITH
SAFETY + HOSPITALITY AMBASSADOR



**KIMBERLY
MCMAHON-SMITH**
SKATING RINK MANAGER

Reflections on 2023



SEAN FEDORKO

Incoming Board President

BILL MATROGRAN

Outgoing Board President

EMILY FETCKO

CEO

The Downtown experience has never been more important than it is now as critical amenities, housing, and businesses take shape. In 2023, the Erie Downtown Partnership focused heavily on three strategies for supporting a better experience:

- Improving the environment
- Improving events
- Improving economic vibrancy

Each of these strategies is centered on creating a better quality of life and economic opportunity for residents, businesses, employees, visitors, and investors.

The work we do would not be possible without strong leadership from our board of directors, who like us, have a steadfast commitment to our Downtown community. It's with gratitude that we thank our board of directors for helping us build the capacity needed to take this organization to the next level.

I'd like to acknowledge the particular leadership of our outgoing board president, Bill Matrogran, who served as President for three years during trying times. He helped us as we navigated the COVID pandemic as well as through a major leadership transition. He has supported us in ways both large and small and his service cannot go unrecognized.

As our work evolves, so too, does our board as we've added new voices and perspectives to our board of directors.

We continue to have strong allies in our community and corporate leaders such as Erie Insurance, UPMC Health Plan and UPMC Hamot, the City of Erie, Cannon University, Erie Parking Authority, Erie Events, Erie Port Authority, Erie County Gaming Revenue Authority, Erie Community Foundation, Erie Downtown Development Corporation, Perry Square Alliance, HOME Team, and the PA Department of Community and Economic Development.

It's these strong partnerships within our community that elevate the Downtown experience for all.

IMPROVING ENVIRONMENT

The Erie Downtown Partnership has a pronounced approach to improving the environment by leveraging clean and green services, hospitality and safety approaches, and public space improvement planning. Our Safety + Hospitality Ambassador team provides so much more than general cleaning services by working to elevate the standard of care in the public realm.

Partnerships important to this work include training from Erie HOME Team members and City of Erie Police Department on safety and interactions with vulnerable individuals. We also partner with the City of Erie, Erie Parking Authority, and Erie Port Authority to collaborate on cleaning needs, particularly during the Summer events season.

133

DIRECT BUSINESS
SERVICE REQUESTS

15

SPECIAL EVENTS &
PARTNER PROJECTS

224

HOMELESS WELLNESS
CHECKS

17,900

CITY BLOCKS
CLEANED

59

VISITOR ASSISTANCE
REQUESTS

139

HOURS OF FLOWER
WATERING

84,000

LBS OF LITTER &
DEBRIS REMOVED

44

HOURS OF PRESSURE
WASHING AND
GRAFITTI REMOVAL

IMPROVING EVENTS

Community events and the activation of public space continue to be a vital tool for economic development in Downtown Erie. As we've seen enormous growth in our small business sector, dozens of new residential units, and environmental improvements such as streetscaping, we've also seen growth in the number of attendees to both our events and other events hosted in Downtown Erie.

Critically, we've seen several new businesses and groups show interest in hosting new events themselves, from street markets and sidewalk sales to multiple new live music series in Downtown. Erie Downtown Partnership continues to refine our events calendar as well as build our capacity to help guide and assist others in their activation of Downtown Erie's public spaces. We're seeing the economic benefit of multiple new options for shopping, events, entertainment, food, and nightlife within the Downtown district, underscoring the importance of collaborating and amplifying the efforts of others.

With critical mass built around these new developments, our activation, and the efforts of others, Downtown has steadily become a more desirable place to gather and build community since the end of the pandemic.

112

EVENTS

445

PROGRAM
HOURS

\$1,136

AVERAGE COST
PER EVENT

79,635

TOTAL EVENT
ATTENDANCE

246

SMALL BUSINESSES,
VENDORS, AND INDEPENDENT
ARTISTS DIRECTLY
ENGAGED IN EVENTS

IMPROVING ECONOMIC VIBRANCY

Providing new opportunities for growth and inclusion in the entrepreneurial landscape is an important aspect of our work. The Erie Downtown Partnership launched a new digital gift card program to allow small businesses in the Downtown Improvement District footprint to actively manage gift card promotions as well as easily accept gift card transactions.

We also partnered with Erie Insurance on a special gift card program for their employees that resulted in downtown businesses being supported over the summer months.

Participation in events such as Small Business Saturday help emphasize Downtown as a destination for shopping and dining. Small Business Saturday saw the largest participation from both businesses and customers to kickoff the holiday season.

Key partnerships that support the small business community include our collaboration on digital gift cards through Yiftee, Erie Community Foundation, Erie Parking Authority, Erie Downtown Development Corporation, Erie Metropolitan Transportation Authority, Erie Insurance, and the City of Erie.

\$17,345

GIFT CERTIFICATES SOLD

140

BUILDING
PERMITS FILED

\$26,615

GIFT CERTIFICATES
REDEEMED

\$37,334,602

VALUE OF BUILDING
PERMITS FILED

158

BUSINESSES
ASSISTED

\$25,000

AMOUNT IN
ADVERTISING SPENT



IMPROVING CAPACITY

Like many small non-profits, capacity is always a challenge. With our growth in mind, we welcomed the organization's first development director who has helped us establish our donor infrastructure. Donor relationships flourished as we implemented a successful Erie Gives campaign as well as worked with our Development Committee to plan our new Downtown Future Fund. These contributions support the hands-on work our team does to improve the Downtown experience.

Christine Eddy assumed the role of development director at the Erie Downtown Partnership midway through the year. Prior to her arrival, the organization had not engaged in any fundraising activities. Reflecting on the progress made in 2023, the Erie Downtown Partnership has made significant strides in forging valuable partnerships through individual donations and sponsorships. In the same year, the partnership successfully enlisted 92 new donors, resulting in a total of \$31,418. Additionally, through the remainder of the year, we established partnerships with ten new event sponsors, securing a total of \$56,650 in new funding toward our \$1.2 million budget.

With heartfelt gratitude, we thank all our donors and sponsors who generously supported us in 2023. Your unwavering support fuels our efforts, and we eagerly anticipate the opportunities that lie ahead in the future.

\$221,000

GRANTS AWARDED

\$56,650

VALUE OF
SPONSORSHIPS

92

INDIVIDUAL
DONORS

272

VOLUNTEER HOURS
CONTRIBUTED

\$31,418

VALUE OF DONOR
CONTRIBUTIONS

\$7,763

VALUE OF VOLUNTEER
HOURS CONTRIBUTED

15

SPONSORSHIPS

*Most recent 990 and audit available
at www.eriedowntown.com*



What's NEXT

In 2024, we celebrate 20 years of partnerships! And those partnerships continue as we work with our members and stakeholders to reimagine a new Downtown experience.

We're launching our new annual fund titled the Downtown Future Fund and have already secured a generous lead investment. The fund is part of our capacity building strategy as we grow our programming.

We will be partnering on exciting projects including the development of our public space plan in collaboration with the City of Erie. We will be working with urban planning firm Smith Group on plan facilitation and community engagement, which will kickoff in the Summer of 2024. The project will focus on three areas to build an active network of walkable, vibrant spaces and includes Perry Square, Griswold Park, and a soon-to-be-determined third space. The plan will be completed by late Summer and will include community engagement archives, plan priorities and implementation strategy, budgets for each space, programming strategy, as well as visual design renderings of each space as imagined by the community.

As we reimagine the Downtown experience with the community, we're also reimagining the Erie Downtown Partnership brand to better communicate the place we serve and the work we do.

And we're working as an event incubator to champion better quality events and community outcomes. As a placemaking organization we are providing technical assistance and support to empower others to create better events and use of public space.

The future starts Downtown and everything you do as a collective is proof of that!

BOARD OF DIRECTORS

William Matrogran, Chairman of the Board
VP, Corporate Services Division, Erie Insurance Group

Christopher Friday, Board Vice President
Executive Director, Erie Parking Authority

Michelle Griffith-Aresco, Treasurer
President, Rick Griffith Properties

Dr. Keith Taylor, Secretary
President, Gannon University
(Erika Ramalho, Representative)
(**Dr. Walter Iwanenko** as of June 2023)

Mayor Joe Schember
Mayor, City of Erie

David Sherman
Owner, Isaac Baker Menswear

Jaimee Black
VP of Operations, UPMC Hamot
Health Foundation
(**Elizabeth Riordan** as of Nov. 2023)

Shawntá Pulliam
Executive Director, Nurturing Hearts
(Constance Ratcliff, Representative)

George Willis
Retired, Urban Engineers

Sean Fedorko
Radius Cowork

Chuck Peters
Altair Real Estate

COUNSEL TO EDP

Tim Wachter
Lawyer, Knox McLaughlin Gornall
& Sennett

COUNCIL LIAISONS

Maurice Troop
City of Erie Council

Andre Horton
County of Erie Council

2023 ASSESSED MEMBERS

100 PEACH STREET LLC
1001 STATE OZ OPERATOR LLC
1014 STATE STREET LLC
1025 STATE LLC
1213 STATE STREET LLC
1220 PEACH LLC
12TH & STATE LLC
1401 STATE STREET LLC
1839 REALTY
21ST CENTURY ERIE DEVELOPMENT
5TH AND PEACH LLC
A KANG & ASSOCIATES LLC
A&M SALA PARTNERSHIP
ADEN WAY INC
AL QURAISHI MUNTATHER ABDUL
ALABED HAMID MOHAMMED
ARBYS PROPERTIES LLC
ARC PNREPA001 LLC
BALDWIN BROTHERS INC
BANNER JEFFREY
BARBATO ALFRED M
BARBATO ALFRED M AKA BARBATO ALFRED A JR
BAY FRONT REALTY LP
BAYFRONT PROPERTIES LLC
BAYSIDE DEVELOPMENT CORP
BAYSIDE DEVELOPMENT CORPORATION
BEARD GARY C
BLACK INTERESTS LIMITED PARTNERSHIP
BLOCK 2 LLC
BLOCK 3 DEVELOPMENT LLC
BOARD OF TR FOR ERIE DIOCESE
BOETGER DON RICHARD
BOWSER JONATHAN L ET MARIA L
C&R REALTY PARTNERSHIP
CAGE DAVID J UX BETHANY L
CARPENTER GARY P UX CONNIE J
CATHEDRAL OF ST PAUL
CHANDLERY CORNER LLC
CHIDO THOMAS W III
COLLINS NELSON N UX KAREN
COMMUNITY HEALTH NET
CONNER ANDREW J
CONRAIL ERIE FEDERAL CREDIT UNION
COVELLI ALBERT M REVOCABLE TRUST
CROW LLC
DANIEL & JING INC
DAVISON CLIFF LLC
DAVISON FOX LLC
DBS REALTY CO
DEMARCO DAVID J UX LISA G
DILORETO JAMES C
DJC ASSOCIATES
DOUGHERTY PATRICK A
DSB REALTY COMPANY
DWORZANSKI THOMAS A
E P VENTURES LLC
EATON JAMES G UX LAURA J
ELLIOTT PROPERTY MANAGEMENT LLC
ENTERPRISE DEVELOPMENT CENTER

ERIE ART MUSEUM
ERIE CLUB
ERIE COMMUNITY CREDIT UNION
ERIE COUNTY CONVENTION CENTER AUTHORITY
ERIE DOWNTOWN EQUITY FUND LLC
ERIE INDEMNITY COMPANY
ERIE INSURANCE EXCHANGE
ERIE METROPOLITAN TRANSIT AUTHORITY
ERIE PARKING AUTHORITY
ERIE POLICE FEDERAL CREDIT UNION
ERIE PROPERTY TRUST
ERIE SHISH KABOB LLC
ERIE WESTERN PENNSYLVANIA PORT AUTHORITY
ERRIE LLC
ERS REALTY PARTNERSHIP
EVANGELINE PROPERTIES LLC
EXCHANGE OPPORTUNITY FUND I LLC
FATICA CHRISTOPHER UX ANGELA
FEED LLC
FERRARO REAL ESTATE LLC
FETZNER DIANE VIR DONALD N
FILIPPI RICHARD ETAL
FILIPPI RONALD S ET RICHARD E
FIRST NIAGARA BANK
FLAGSHIP CITY INVESTMENT GROUP LLC
FLAGSHIP COMPLEX LLC
FNB OF PA
FULTZ JASON C UX SARAH J
GANDRUD JOHN T UX CHAUVIN CECILIA M
GANNON UNIVERSITY
GENERAL TELEPHONE CO
GILGAMESH TCHOUPITOU LAS LLC
GRACE FELLOWSHIP INT CHURCH INC
GREATER ERIE ECONOMIC DEV CORP
GREENSTACKS LLC
GRISWOLD ENTERPRISES INC
GULERIA PROPERTIES MANAGEMANT II LLC
HAGGERTY WILLIAM T ET MICHAEL
HAMOT HEALTH SYSTEMS INC
HAMOT MEDICAL CENTER
HANDS BOSTON STORE OWNER LLC
HEIDI CORP
HONARD JAMES J ET MARCIANNE
HOUSING AND NEIGHBORHOOD DEVELOPMENT SVC
HUGE PURPLE HOUSE LLC
JENSEN ROBERT J
JYOUNG ENTERPRISES LLC
KAILASH RENTALS LLC
KANONCZYK GERALD J UX SUSAN R
KENNEDY THOMAS
KENNEDY THOMAS M
KERR JAMES W ET JAMES ETAL
KEYSTONE LEGACY RENTALS LLC
KNEIDINGER FAMILY PARTNERSHIP
KRELL INC
KUBASIK MICHAEL E
KV RICHFORD ARMS LLC
KWAD REALTY INC
LAKE FRONT REALTY LLC

LAVERY VENTURES LLC
LAW BUILDING CO
LAW BUILDING CO LLC
LEACH NADINE
LEASE ERIE LLC
LFG 2022 LLC
LGP PROPERTIES LLC
LITTLE YELLOW HOUSE LLC
LOT 501 LLC
LPUSA LTD
LSH REALTY PARTNERSHIP
LUBAHN JOHN D UX TERRI W
LYONS PETER H
MACDONALD ILLIG JONES AND BRITTON LLP
MANOS REALTY PARTNERSHIP
MANUS ENTERPRISES
MARCO REALTY LTD
MARJET PARTNERSHIP
MARQUETTE SAVINGS ASSN
MARQUETTE SAVINGS BANK
MARZ KEVIN R UX VICTORIA B
MASONIC TEMPLE ASSN
MAYER JULIE
MCCARTHY PRINTING CORP
MCDONALDS CORP
MCGARVEY STEPHEN B
MEDICOR REALTY L.P.,
MID CITY TOWER OWNER LLC
MIDTOWN PARTNERS LP
MODERN TOOL REALTY LLC
MORAN BRIAN D UX JANE B
MOXIE ATE LP
MOXIE REAL ESTATE LLC
MOXIE TWELVE LLC
NATIONAL FUEL GAS
NATIONAL FUEL GAS SUPPLY CORPORATION
NEMOS CORP
NEW YORK CENTRAL LINES LLC
NGO BO UX NGO DAO
NIAGARA REALTY LLC
NIAN XIN INC
NICHOLS SUMNER E II D/B/A 715 INVESTORS
NILO VENTURES LLC
NORTH PARK ROW LLC
NORTHSHORE REAL ESTATE INVESTMENTS
NORTHWEST SAVINGS BANK
OHIO DREAM TEAM LLC
OIKOS H LLC
OLEVSK PROPERTIES LLC
PALACE BUILDING LTD
PENNSYLVANIAN HOUSE PARTNERSHIP LP
PERFORMING ARTS COLLECTIVE ALLIANCE
PFEFFER PROPERTIES LLC
PIRZADA RAHELLA ET NADEEM MAHEEN
PLAZA 9 LLC
PORT AUTHORITY OF ERIE
PRISCHAK DAVID J FAMILY 2006 IRREVOCABLE
QUAGLIANA ANTHONY N
REGIONAL HEALTH SERVICES INC

RITE AID CORPORATION
ROMANS 205 LLC
RUSSO MICHAEL A UX JO'EL A
SAINT PATRICK PARISH CHARITABLE TRUST
SALA PETER J UX JENNIFER L ET CATALDE UX
SANNER OFFICE SUPPLY COMPANY
SARBAK ANDREW J
SASSAFRAS INVESTMENT GROUP LLC
SCOTT' S BAYFRONT DEVELOPMANT INC
SCOTTS BAYFRONT DEVELOPMENT
SCOTTS BAYFRONT DEVELOPMENT INC
SCOTTS-OHIO INC
SESLER CECILY P ET GREGORY UX ELIZABETH
SEVILLE REALTY LLC
SHEEHAN CRAIG W UX HEIDI E
SLECKS II LP
ST PETER CATHEDRAL PARISH CHARITABLE TRU
STANDARD SQUARE LIMITED PARTNERSHIP
STANDARD SQUARE PARTNERSHIP
STATE STREET VIEW LLC
STEFANELLI ROMAN A
STROKES THOMAS
STUTZMAN DANIEL L UX NAOMI J
STUTZMAN NAOMI VIR DANIEL L
SUBSCRIBERS AT ERIE INSURANCE
TAP HOUSING LLC
TENTH AND STATE LLC
THAIRU LUCY
THREE HUNDRED STATE ST PRTSHIP
TITUS HOUSE INC
TRISTATE NEUROLOGICAL HOLDINGS L P
TROY STERRETT PROPERTIES LLC
TWO PENNY CORPORATION
UPMC HAMOT
VENDETTI CHESTER J II
VICKERY DENNIS
VNET HOLDINGS LLC
WACHTER RICHARD F II UX ERIN M
WAKLEY CHRISTOPHER R
WARD ROBERT C UX JUDY A
WARNER RUSSELL AS TRUSTEE OF THE RUSSEL
WARNER RUSSELL AS TRUSTEE OF THE RUSSELL
WHITEHORN DIGITAL LLC
WILCZYNSKI PATRICK J UX TERESA A
WOLFRAM WILLIAM ET PHILLIPS WILLIAM ET
YMCA
ZAPHIRIS FAMILY LIMITED PARTNERSHIP
ZAPHIRIS FAMILY LP
ZIMM ENTERPRISES LLC

As a Downtown Improvement District the Erie Downtown Partnership collects an assessment from commercial property owners in the district that contributes to the Erie Downtown Partnership's programs and services. Assessments billed in 2023 totaled \$225,594.

2023 DONOR LIST

Anonymous (2)
Natalie Adiutori
Mary Anne Albaugh
Judy Alloway
Brian Amick
David Bennett
Jaimee Black
Susan Black
Ann Bomberger
Building Systems, Inc.
Lucia Conti
Amy Conway
Linda Corso
Lisa Dippold
Donna Douglass
Downtown Family
John & Nancy Durst
Christine Eddy
Brent Elder
Emily Ernes
Sean Fedorko
The Fetcko Family
August Fetcko
Chris Fetcko
Matt Flowers
Rebecca Forster
Tom Fox-Davies
Christopher Friday
Jordan Fuller
Emily George
Matthew Gray
Barbara & Brian Griffith
Michelle Griffith-Aresco
Doug & Kathy Grisier
Scott & Lisa Haney
Melissa Hitz
James M. Jergens
Nathan Jew
Bruce & Nancy Kern
The Kern Family Foundation
Mark Kilburn
Chris Kloszewski
Danielle Kudlak
Joseph Kumer
Marissa Litzenberg
Sheila Litzenberg
Sandy & Rick Lopez

Peter Lyons
Vicke Marz
William Matrogran
Pierre and Kathy McCormick
Gini McDermott & Michael Richardson
Karen McEnery
Melinda Meyer
Revox Media
Kay Patton
Abigail Paulson
Altair RE
The Phillips Family
Shawnta Pulliam
Erika Ramalho
Constance Ratcliff
Kelly & T.J. Richter
Steve Ropski
Gina Rullo
Rupp Limousine
Karen Rzepecki
Charles Scalise
Mayor Joe & Rhonda Schember
Timothy Sedney
Mary Kathryn Sertz
Cindy Skladanowski
Brian Slawin
David Slomski
Lisa Slomski
James Stoik
Jan Stork
Jim & Phoebe Strobel
Rebecca Styn
Laurel Swartz
Tricia & Jonathan Taccone
David Tamulonis
Tamulonis Family
Menagerie Studio
Jenny Tompkins
Evelyn Wesman
White Family Trust
Andrew Whiting
George & Cindy Willis
Greg Windle
Gigi Zacherl

SPONSORS





**ERIE DOWNTOWN
PARTNERSHIP**

140 East 5th Street • Erie, PA 16507 • 814.455.3743 • eriedowntown.com



/ErieDowntownPartnership



@eriedowntown



Erie Downtown Partnership