

IMPACT

20  
21

REPORT

# *Building* **TOGETHER**





**Emily Fetcko**  
ACTING CEO



**Kelly Hilling**  
ACCOUNTANT



**Dave Tamulonis**  
EVENTS & MARKETING MANAGER



**John Yost**  
OPERATIONS MANAGER  
STREETPLUS

The Erie Downtown Partnership has evolved substantially since its beginnings in 2004. For the last ten years we've benefited from the leadership of longtime CEO John Buchna, who has helped our organization arrive at this critical time in our story.

As members and stakeholders, you expect services and programs that create customer density and increase your bottom line as businesses, support your tenants and increase property values as property owners, and catalyze additional vibrant experiences to make downtown a destination that is unparalleled.

Sharing the downtown experience together is more important now than ever. We continue to seek collaborations that advance our mission of making downtown safe, fun, and welcoming for all.

Our commitment to our members and our mission remains more ardent than ever, and we go into 2022 with a new five-year Downtown Revitalization Strategy as our guide.

All of last year's initiatives were central to catalyzing our strategy, centered on building the downtown experience together. The strategy's 2022 priorities include sustaining the new Safety + Hospitality Ambassador Program, creating a new marketing campaign to support small businesses and downtown as a destination, growing our events programming from 100 to 150 events, and developing a multi-site public space design and use plan.

We know the importance of creating a vibrant and inclusive quality of place and will continue to build programming and services with inclusion, access, sociability, comfort, and linkages in mind.

The downtown experience belongs to each of us, and we all play a role in determining what that experience will look like and feel like for others. We invite you to build this experience together, with us, by investing in solutions that positively impact and improve downtown's economic vitality and quality of life.

Thank you to our members who invest, include, and innovate with that experience in mind.

With great commitment to our mission,

EDP Staff and Board

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# BUSINESS SUPPORT + MARKETING

We continue to learn together as we move through this pandemic. Our downtown business community has shown great resilience, but challenges persist.

Our team continues to connect business owners to resources as well as provide direct assistance when needed. This can include writing letters of support for grants or proposals, awarding grants to help with façade improvements and signage, connecting them to one of our many cross-promotion opportunities and events, promoting their openings and offerings, and introducing them to other partners who can assist with other specialized services.

Promoting local business continues to be at the forefront of our efforts. Our downtown gift certificate program continues to be in high demand as the community once again rallied and purchased \$55,155 in gift certificates. This is more than five times our pre-pandemic annual sales totals.

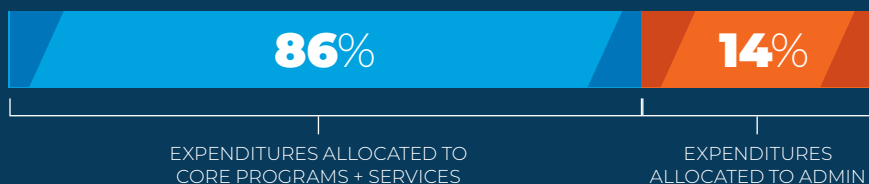


# BUSINESS SUPPORT + MARKETING

We launched new activations in downtown during Small Business Saturday with 73 local small businesses represented across three pop-up sites including 13 brick and mortar businesses and 60 artisans and creators. These events foster new collaborations between businesses while also introducing businesses to the downtown market and the potential opportunities that exist downtown for location or expansion.

Our role is to advance solutions that positively impact the economic vitality of our downtown.

## 2021 FINANCIALS



**\$543,915**  
GRANT REVENUE IN 2021 FOR  
PROGRAMS AND SERVICES

**3,961+**  
VOLUNTEER HOURS  
CONTRIBUTED

**\$100,661**  
DOLLAR VALUE OF  
VOLUNTEER HOURS  
CONTRIBUTED

20  
21

**\$103,622,704**  
DOLLAR VALUE OF  
BUILDING PERMITS FILED

**145**  
BUILDING PERMITS FILED

**\$55,155**  
IN CERTIFICATES SOLD

**14**  
NEW BUSINESSES  
OPENED

**327**  
MEDIA IMPRESSIONS

**\$37,930,000**  
DOLLAR VALUE OF  
INVESTMENT IN BUILDING  
PROJECTS

**159**  
BUSINESSES ASSISTED

**\$13,017**  
FAÇADE GRANTS  
AWARDED

**\$2,000**  
SECURITY CAMERA  
GRANTS AWARDED

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# PLACEMAKING

## *Safety + Hospitality Ambassadors*

In addition to exploring the impact that innovative public space solutions can have on the continued recovery of small businesses and residents during this pandemic, the Erie Downtown Partnership further committed to its mission of making downtown safe, fun, and welcoming with the introduction of a Safety + Hospitality Ambassador program. Thanks to the generosity of lead program funders such as Erie Bank, Marquette Savings Bank, the PA Department of Community and Economic Development, the Erie Community Foundation, and the Erie County Gaming Revenue Authority we launched the program in September 2021 and have a goal of growing the Ambassador team from four to 12 team members over the next few years.

Ambassadors deploy the maintenance services we have long provided such as litter and weed abatement, graffiti removal, power washing and snow removal of City sidewalks, and tree and floral basket watering. The Ambassadors have continued training to complement the growing needs of a downtown experiencing new investment, more business openings, and increases in residential living to include visitor assistance and information, business outreach, unhomed and vulnerable individual assistance, as well as site preparations for our events throughout the year.

Our sincere appreciation to the Ambassadors who all continue to make a difference in both small and large ways to those who live, work, and visit downtown.



**70,000+**

POUNDS OF LITTER  
REMOVED

**80,000+**

CIGARETTE BUTTS  
REMOVED

**4**

NEW FULL-TIME  
JOBS CREATED

**4,500+**

HOURS OF CLEANING  
AND BEAUTIFICATION

**60**

TOUCHPOINTS WITH  
VULNERABLE INDIVIDUALS

**16,500+**

CITY BLOCKS CLEANED PER YEAR

**60**

DIRECT BUSINESS ASSISTANCE  
TOUCHPOINTS

**75+**

HOURS OF GUEST AND  
RESIDENCE ASSISTANCE

**700+**

HOURS OF SNOW  
REMOVAL SERVICES



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# PLACEMAKING

## *Public Art*

In August 2021 we dedicated the sculptural gateway at 3rd and State Streets, titled “Points of Reference”. The piece was inspired by the local spirit of endurance and perseverance from Erie’s pivotal role in the American Revolution and the industrial revolution to present day coming together to fight the COVID-19 virus as a community.

This project was funded through UPMC Health Plan, the Erie County Gaming Revenue Authority, and the Pennsylvania Department of Community and Economic Development. The planning process started in 2018 and included five public input sessions and was delayed by the pandemic. We collaborated with a team of engineers, artists, and fabricators virtually. The sculpture was designed by California-based artistic team Aphidoidea and five Erie County-based businesses provided services to the project from fabrication to transportation.

Five local businesses participated in fabricating and installing the sculpture, and 74% of the project’s costs were expensed locally and 5% were expensed regionally. This is the first City-owned public art piece and serves as a sculptural time capsule with the storytelling graphics laser cut into the sculptures’ sleeves. There are also different languages included on the sculpture translating the word “home.” There’s even a graphic to mark the pandemic.

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# PLACEMAKING

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## *Events & Activation*

In 2021 we finally had a chance to engage again in-person, and the Erie Downtown Partnership hosted 100 individual events. Even through the pandemic, we used our public spaces in downtown to safely build density, support small businesses, and reconnect. We hosted 300+ hours of programming including farmers markets, fitness classes, concerts, lectures, sporting events, free movies, craft fairs, and more. Over 25,000 people attended events in Perry Square, Griswold Park, the beautiful Bayfront, and indoor locations such as the Boston Store, the Cashier's House, and several downtown small businesses.

Engagement happens at both the public-facing and organizational level and we've seen engagement with our programming skyrocket this year as we implemented events that involve and invest in the artists, performers, volunteers, and business owners in our community. Events like the Farmers Markets and Small Business Saturday engaged not only thousands of attendees each but several hundred vendors, small businesses, farms, volunteers, and musicians; all of whom are now energized by the activity they have seen Downtown, feel a sense of pride in Erie, and are more likely to continue contributing to progress.

We were also able to line up strategic partnerships with our event supporters that worked to benefit both organizations. UPMC Health Plan supported our Fall Fest and Downtown d'Lights events and were able to use those events as opportunities for community outreach. UPMC Health Plan's mobile unit along with UPMC Hamot's vaccination team

administered COVID-19 vaccines and boosters at both events, serving 57 members of the Erie community. Their guidance on safety procedures helped us to safely hold our largest event, Downtown d'Lights, and welcomed over 7,000 people to Perry Square.

All new events introduced last year were informed by surveys and qualitative data gathered throughout 2019 and into 2020 during the Covid-19 pandemic. This has enabled us to plan events that are more engaging, diverse, and equitable to those that use our downtown every day. As we continue to see amazing progress and investment in private developments downtown, the Erie Downtown Partnership strives to be a leader and innovator in the activation and development of public spaces in downtown Erie. Public spaces and placemaking are an important factor in ensuring the success and sustainability of investments in the private sector. Businesses growing and attracting new employees, new apartments and housing developments seeking new residents, and new retail spaces seeking consumer density to support their small business tenants all benefit from being surrounded by vibrant, safe, equitable, and engaging public spaces. Our events and the activation of public spaces will help us to achieve a downtown Erie that is safe, fun, and welcoming for all.

We'd like to thank Erie Insurance, the Erie Community Foundation, UPMC Health Plan, Erie County Gaming Revenue Authority, ErieBank, and Marquette Savings Bank for investing in community events, activation, and engagement in our public spaces.

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**330+**

HOURS OF ENGAGING  
EVENTS AND PROGRAMMING

**25,000+**

GUESTS AT  
FAMILY-FRIENDLY  
EVENTS

**100**

SAFE AND ENGAGING  
EVENTS HELD

**200+**

VOLUNTEERS ENGAGED  
IN PROGRAMMING

**\$8,000+**

IN SNAP/EBT SALES AT THE  
DOWNTOWN FARMERS MARKET

**60+**

DOWNTOWN BUSINESSES  
ENGAGED IN PROGRAMMING

**45**

MEDIA APPEARANCES FOR EVENTS  
AND ACTIVATION COVERAGE

STATS



## Board of Directors

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**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)

**Mayor Joe Schember**  
Mayor, City of Erie

**David Sherman**  
Owner, Isaac Baker Menswear

**Jaimee Black**  
VP of Operations, UPMC Hamot  
Health Foundation

**Patrick Fisher**  
Executive Director, Erie Arts and Culture

**Shawnta Pulliam**  
Executive Director, Nurturing Hearts  
(Constance Ratcliff, Representative)

**George Willis**  
Retired, Urban Engineers

## Counsel to EDP

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**Tim Wachter**  
Lawyer, Knox McLaughlin Gornall  
& Sennett

## Council Liaisons

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**Ed Brzezinski**  
City of Erie Council

**Andre Horton**  
County of Erie Council



## 2021 Assessed Members

100 PEACH STREET LLC  
1012 STATE STREET OH 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  
302 ASSOCIATES REALTY PTRSHIP  
5TH AND PEACH LLC  
5TH AND STATE WEST LLC  
A KANG & ASSOCIATES LLC  
A&M SALA PARTNERSHIP  
AC4 PROPERTIES  
ADIUTORI LAWRENCE A JR UX SUSAN L  
AL QURAISHI MUNTATHER ABDUL  
ALABED HAMID MOHAMMED  
ALHELO MOHAMMED  
ARBYS PROPERTIES LLC  
ARC PNREPA001 LLC  
BALDWIN BROTHERS INC  
BALDWIN CENTRE LTD  
BANNER JEFFREY  
BARBATO ALFRED M  
BARBATO ALFRED M AKA BARBATO ALFRED A JR  
BARZYK PETER P III ETAL  
BAY FRONT REALTY LP  
BAYEH EDGAR  
BAYFRONT PROPERTIES LLC  
BAYSIDE DEVELOPMENT CORPORATION  
BEARD GARY C  
BLACK INTERESTS LIMITED PARTNERSHIP  
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  
CAMP KEVIN E  
CARPENTER GARY P UX CONNIE J  
CASSA TAMMY K  
CATHEDRAL OF ST PAUL  
CENTRAL MALL PARTNERSHIP  
CHANDLERY CORNER LLC  
CHIDO THOMAS W III  
CHILD DEVELOPMENT CENTER INC  
CITY MISSION OF EVANGELICAL  
CITY OF ERIE  
CITY OF ERIE SALE 1938  
COLLINS NELSON N UX KAREN  
COMMONWEALTH OF PA  
COMMUNITY HEALTH NET  
CONRAIL  
CONRAIL ERIE FEDERAL CREDIT UNION  
COUNTY OF ERIE  
COVELLI ALBERT M REVOCABLE TRUST  
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

E R S REALTY PARTNERSHIP  
EARLY CONNECTIONS INC  
EATON JAMES G UX LAURA J  
ELLIOTT PROPERTY MANAGEMENT LLC  
ENTERPRISE DEVELOPMENT CENTER  
ERIE ART MUSEUM  
ERIE CITY CABLE TV ACCESS CORP  
ERIE CIVIC CENTER AUTHORITY  
ERIE CIVIC THEATRE ASSOC  
ERIE CLUB  
ERIE CO COALITION MENTAL HEALTH  
ERIE COMMUNITY CREDIT UNION  
ERIE COUNTY CONVENTION CENTER AUTHORITY  
ERIE EVENTS  
ERIE INDEMNITY CO  
ERIE INSURANCE EXCHANGE  
ERIE METROPOLITAN TRANSIT AUTHORITY  
ERIE PARKING AUTHORITY  
ERIE PROPERTY TRUST  
ERIE SHISH KABOB LLC  
ERIE WESTERN PENNSYLVANIA PORT AUTHORITY  
ERRIE LLC  
ERS REALTY PARTNERSHIP  
EXPERIENCE CHILDRENS MUSEUM  
FATICA CHRISTOPHER UX ANGELA  
FEED LLC  
FERRARO REAL ESTATE LLC  
FETZNER DIANE VIR DONALD N  
FILIPPI RICHARD E UX CLAUDIA M  
FILIPPI RICHARD ETAL  
FILIPPI RONALD L  
FILIPPI RONALD S  
FILIPPI RONALD S ET RICHARD E  
FIRST NIAGARA BANK  
FIRST UNITED METHODIST CHURCH  
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  
GAUDENZIA FOUNDATION INC  
GENERAL STATE AUTHORITY  
GENERAL TELEPHONE CO  
GILGAMESH TCHOUPITOLAS LLC  
GRACE FELLOWSHIP INT CHURCH INC  
GREATER ERIE COMMUNITY ACTION COMMITTEE  
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  
HAMOT MEDICAL CENTER OF ERIE  
HAMOT SECOND CENTURY FOUNDATIO  
HANDS BOSTON STORE OWNER LLC  
HEIDI CORP  
HONARD JAMES J ET MARCIANNE  
HOUSING AND NEIGHBORHOOD DEVELOPMENT SVC  
HOUSING AUTHORITY OF THE CITY OF ERIE  
HUGE PURPLE HOUSE LLC  
ISLAM NADEEM ET PIRZADA  
JENSEN ROBERT J  
JYOUNG ENTERPRISES LLC  
KANONCZYK GERALD J UX SUSAN R  
KENNEDY THOMAS  
KERR JAMES W ET JAMES ETAL  
KNEIDINGER FAMILY PARTNERSHIP

KOSACK SCOTT A  
KRELL INC  
KUBASIK MICHAEL E  
KV RICHFORD ARMS LLC  
KWAD REALTY INC  
LAKE FRONT REALTY LLC  
LAVERY VENTURES LLC  
LAW BUILDING CO LLC  
LEACH NADINE  
LEASE ERIE LLC  
LCP 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  
MARZ KEVIN R UX VICTORIA B  
MASONIC TEMPLE ASSN  
MAYER JULIE  
MC CARTHY COLLEEN C  
MC CARTHY PRINTING CORP  
MCDONALDS CORP  
MCGARVEY STEPHEN B  
MCLAUGHLIN BRIAN P  
MEDICOR REALTY L.P.,  
MEEHL AARON F  
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 SIX LLC  
MOXIE TWELVE LLC  
NATIONAL FUEL GAS  
NEMOS CORP  
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  
PENNA ELECTRIC CO  
PENNSYLVANIAN HOUSE PARTNERSHIP LP  
PERFORMING ARTS COLLECTIVE ALLIANCE  
PFEFFER DOUGLAS UX ANNETTE  
PLAZA 9 LLC  
PURRISTA CAT CAFÉ  
PRISCHAK DANIEL J IRR BENEFICIARY TRUST  
QUAGLIANA ANTHONY N  
REGIONAL HEALTH SERVICES INC  
RICHFORD ARMS ASSOCIATION  
RITE AID CORPORATION  
RODENBERG MARIA A  
ROMANS 205 LLC  
RUSSO MICHAEL A UX JO'EL A

SAINT PATRICK PARISH CHARITABLE TRUST  
SALA PETER J UX JENNIFER L ET CATALDE UX  
SALVATION ARMY  
SANDHU RAMNEEK  
SANNER OFFICE SUPPLY COMPANY  
SASSAFRAS INVESTMENT GROUP LLC  
SCOTT`S BAYFRONT DEVELOPMANT INC  
SCOTTS-OHIO INC  
SESLER CECILY P ET GREGORY UX ELIZABETH  
SEVILLE REALTY LLC  
SHEEHAN CRAIG W UX HEIDI E  
SINGLETON DAVID R  
SLECKS II LP  
ST PAULS EVANGELICAL CHURCH  
ST PETER CATHEDRAL PARISH CHARITABLE TRU  
STANDARD SQUARE LIMITED 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  
THAIRU LUCY  
THE CITY MISSION OF EVANGELICAL CHURCHES  
THE HOUSE OF PRAYER  
THE PORT AUTHORITY OF THE CITY OF ERIE  
THE SALVATION ARMY  
THREE HUNDRED STATE ST PRTSHIP  
THUNDERING SKY LLC  
TITUS HOUSE INC  
TRISTATE NEUROLOGICAL HOLDINGS L P  
TROY STERRETT PROPERTIES LLC  
TWO PENNY CORPORATION  
UNION SQUARE ERIE LLC  
UNITED STATES OF AMERICA  
UNITED STATES OF AMERICA ADM BLDG  
UPMC HAMOT  
VENDETTI CHESTER J II  
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  
WEDZIK DAVID UX JENNIFER  
WHITEHORN DIGITAL LLC  
WOLFRAM WILLIAM ET PHILLIPS WILLIAM ET  
YMCA  
ZAPHIRIS FAMILY LIMITED PARTNERSHIP  
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 in 2021 totaled \$246,103.24.*



**ERIE DOWNTOWN  
PARTNERSHIP**

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140 East 5th Street • Erie, PA 16507 • 814.455.3743 • [eriedowntown.com](http://eriedowntown.com) • [icareforerie.com](http://icareforerie.com)

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