



## **22nd Annual Report**

**Kingsbridge District Management Association**

**Kingsbridge Business Improvement District  
September 2023**

**Kingsbridge Business Improvement District**

**3109 Kingsbridge Ave.**

**Bronx NY 10463**

**718-432-6935**

**[www.kingsbridgebidnyc.org](http://www.kingsbridgebidnyc.org)**

**[kingsbridgebid@gmail.com](mailto:kingsbridgebid@gmail.com)**

## Recognizing Our Commercial History

Over these last few years, we have all seen many changes in the Kingsbridge shopping area. Shopping centers have been built and certain businesses come and go each year.

In Kingsbridge we want to congratulate and celebrate many of our longest commercial tenants. From **1930 to 1980**, these stores and owners have been the backbone of Kingsbridge.

**Sam's Pizza, Riverdale Liquors, Columbia Florist, Keenan's Tavern, Williams Funeral Home, Dale Diner, Riverdale Eye Care, State Farm Insurance, Foodtown, Gold Mine Coffee, Oni Salon, Broadway Animal Hospital, KFC, IHOP and Cambridge Podiatry.**

What a lot of hard work and what a long run!!

**But the very oldest commercial tenant is Robert E. Hill Real Estate which was established in 1919.**

These are the businesses that helped create the BID which works to improve the district.

### **What the BID has been doing this past year**



**Before**

**After**

**Before**

**After**

**Two examples of 334 incidents of graffiti removed.**

**Keeping Kingsbridge clean takes a lot of work and manpower. We collected over 26,000 bags of trash. We service 68 trash cans including those provided by the BID.**

**Keeping Kingsbridge looking nice takes time and money. Time for the City to plant 14 new trees we requested. Money to plant flowers and clean the flower pots. Monthly weed spraying and tree mulching is contracted each year. Sometimes it is not noticed but there are NO weeds in Kingsbridge.**



**Some of 14 new trees planted**



**Flower planting, weeding, mulching and trash removal is all part of our landscaping program.**



**Every Year Holiday Lights removes winter gloom!**



The Sanitation Dept has acted quickly at the BID's request to remove homeless encampments on Broadway.

## **BID News**

All of the above work is making Kingsbridge a successful shopping district. We have one of the lowest vacancy rates. Only 9 large locations are vacant. We currently have 186 storefronts operating in Kingsbridge.

**Land & Sea** will no longer be a vacant eyesore. It is being renovated and should open next year as a combination Popeye's and Burger King.

**Street Vendors:** Sanitation is trying its best to remove abandoned homeless trash and enforce street vending rules. It is very difficult because it is so easy for them to re-set up again and again.

**Graffiti:** You can help by calling us about locations that have been tagged.

**Cannabis Stores:** The State has now created new laws to crack down on these places but limited manpower is making it a slow process. Only 1 location in Kingsbridge was shut down this past year.

### **New Website: [Kingsbridgebidnyc.org](http://Kingsbridgebidnyc.org)**

Please take some time to visit our re-invigorated website at the above address. We list every store within the BID along with photos. There are multiple links for joining the BID as a voting member, business resources, community contacts and more.

**Vacancy Reports:** The BID has created an up-to-date vacancy report on those stores available to lease. This list is distributed to our mailing list and is requested by others outside of our community. If you would like a copy of this report, please contact us at [kingsbridgebid@gmail.com](mailto:kingsbridgebid@gmail.com) or see it on our website.

## **Planning for next year**

**Begin in-person meetings.** It has been much too long since the members and the Directors have been able to meet in person. We are exploring various restaurants to handle a large group.

**Increase graffiti clean-up.** The pandemic has caused much more graffiti than usual in Kingsbridge. We are allocating more funds each year to combat the vast rise in tagging.

**Use our new website to communicate with membership.** We have just gone on-line with our updated website and plan on using it to communicate with our shoppers and members. We will be able to register new members, keep an ongoing survey to hear from our community, and encourage member participation at the Annual Meeting.



**Continue street sanitation, holiday lighting and landscaping work.** These items are the majority of our budgetary expenses but well worth keeping Kingsbridge looking its best throughout the year.

**Staff**



**Jennifer Sproull, Asst Mgr.**



**Katherine Broihier, Exec. Dir.**

**Your Board of Directors:**

**Andrew Williams, President; Peter Blier, V-P; Michael McAndrews, V-P; Robert M. Johnson, Treasurer; Donald Spector, Secretary; Stewart Hackett; Joseph A. Santiago; Subarna Sengupta; Margaret Donato; CM Eric Dinowitz; Marshall Strawbridge for Bronx President Gibson; Greer Mayhew for Comptroller Lander; and Fred Leopold-Hooke for SBS & Mayor Adams.**

**Audited Financial Statement of the Kingsbridge BID**

**KINGSBRIDGE DISTRICT MANAGEMENT ASSOCIATION, INC.  
STATEMENT OF FINANCIAL POSITION  
JUNE 30, 2022 AND 2021**

**ASSETS**

	<u>2022</u>	<u>2021</u>
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	\$ 287,059	\$ 282,382
Cash and cash equivalents-Board Designated	100,000	100,000
Prepaid expenses	<u>3,527</u>	<u>1,643</u>
<b>TOTAL CURRENT ASSETS</b>	<u>390,586</u>	<u>384,025</u>
<b>FIXED ASSETS</b>		
Office furniture and equipment, net of accumulated Depreciation of 6,781 and 6,713 respectively	<u>85</u>	<u>153</u>
<b>OTHER ASSETS</b>		
Security deposit	<u>3,478</u>	<u>3,478</u>
<b>TOTAL ASSETS</b>	<b>\$ 394,149</b>	<b>\$ 387,656</b>

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LIABILITES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable and accrued expenses \$ 24,469 \$ 22,180

TOTAL CURRENT LIABILITIES 24,469 22,180

NET ASSETS

Net assets without donor restrictions 269,680 265,476

Net assets without donor restrictions-Board Designated 100,000 100,000

TOTAL NET ASSETS 369,680 365,476

TOTAL LIABILITIES AND NET ASSETS \$394,149 \$387,656

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