

Minutes of the Old City District Board of Directors Meeting

Wednesday, February 20, 2013 4:00 pm

231 Market Street, Philadelphia, PA

In Attendance: Ryan Berley (OCCA), Reginald Cummings, Rob Dingman, Nick Gregory, Lynn Martin Haskin, Avram Hornik, Pat Lavelle, Christopher McGill, David Neff, Joseph Ritchie, Peter Rothberg, Luca Sena, Sonia Silverstein, Laurie Townsend-Rapp. Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator), Brett Mapp (Operations Director).

Absent: Sheryl Bar, Jane Cowley (NPS), Josh Grimes (Counsel), Christopher Laufer, Jafar Maleki, Carolyn Pfeiffer, Harvey Spear, Albert Taus

Guests: Joe Schiavo, Arthur Meckler, Suzanne Brouillette, Tony Goo, John Wolfe

Call to Order: Chairman Joe Ritchie called the meeting to order at 4:07.

Minutes:

Minutes for the January 2013 meeting were previously circulated to board members via email.

D. Neff moved to accept the minutes, 2nd/L. Haskin. All in favor, approved.

Chairman's Report: J. Ritchie

- Wharton Small Business Development Center - consulting work will be performed for OCD by Wharton students Suzanne Brouillette, Tony Goo and John Wolfe. They will review programming, office structure and board/staff relationships, and make recommendations to maximize efficiencies.
- Today's board meeting is the first since the Executive Committee was newly-re-elected. Organizational goals for 2013 include:
 - Strategic plan review - to assess our progress relative to the existing plan, which covers the planning period 2010 - 2014.
 - Five year plan & budget approval - this is a formal process involving publishing and mailing a plan & budget document, with a public hearing and approval by City Council.
 - Review of OCD contracts and vendor relationships - highlighted by the recent issues with our public safety vendor.

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- Economic development - we have an opportunity to take advantage of a growing local economy, with the trends in technology/creative/cultural/arts organizations.

Executive Director's Report: G. Copeland

- OCD Community Meeting - held on Mon. Feb. 4. Well attended, well-presented and well-received. Thanks to Sheryl Bar, the Marketing Committee, Carolyn Pfeiffer, Pat Lavelle, Brett Mapp, Greg Diehl and Zoe Cogan for their efforts.
- 3rd St. lighting project funding - Commerce Dept. officially agreed to our request to split the funding gap with us. OCD's obligation for funding has been reduced from \$50,000 to \$25,000.
- Actual Value Initiative - new market valuation data for all commercial and residential Phila properties was released last week by Office of Property Assessment.
 - Generally good news for commercial property owners, with a projected reduction in their real estate taxes, since these properties were typically closer to the actual market values than residential.
 - However this translates into a lower overall assessment for OCD.
 - Actual budget impact can only be projected at this time, since the final tax rate has not yet been set, and is subject to a political process via the Mayor and Council.
- First Friday Weekends - planning is ongoing for the expansion of First Fridays, with collaboration between OCAA and OCBC, and support from OCD.
- Merchant's Fund grant applications - OCD is sponsoring two applications for grants, from Smak Parlor and Signarama.

Treasurer's Report: C. McGill

- January financial statements were included in the board package emailed previously. A review of the statements indicates
 - Income - a productive month for assessment collections; with total revenues at \$115,710
 - Operating expenses - \$42,200, trending below budget.

Committee Reports:

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Marketing: no report

Clean & Safe: P. Rothberg

- Security services – contract with Prodigal Private Security had to be terminated due to legal issues – Prodigal was operating without proper state licensure, and was the subject of legal investigations.
 - Clean & Safe Committee conducted an emergency bid process:
 - Reviewed proposals from four organizations and held interviews on Feb. 6.
 - Selected Imperial Security on interim basis. All licensing and insurance have been verified, a contract was negotiated and they began service on Feb. 16.
- Liquor license applications
- Charlie's Pub/17 N. 3rd St. – liquor license application had expired and Charlie's attorney is reapplying; had ZBA hearing; and prior meeting of combined RCO; OCD offered support of application with provisos; OCCA withdrew support of application; there is a meeting pending to work out an agreement.
- Hae Wei Dao (former Rain Lounge) – 120 Chestnut St – On January 29, representatives of OCCA, OCD, Representative O'Brian's Office, two of the Applicants and their attorney met at the OCD office. The proposed CLA was discussed and the applicants

have agreed to the CLA, as proposed; there is pending nonrenewal action by PLCB for the license. Neighbors have agreed to drop their protests.

- Zento/132 Chestnut – a CLA is being negotiated, with a pending agreement with PLCB to confirm the operation as a food-based restaurant rather than a nightclub. OCD Clean & Safe Committee has agreed to support the terms of the proposed CLA.
- Victoria Freehouse – 10 S. Front St. – OCD filed our Petition to intervene in response to this application, however today we received notice from PLCB that we did not gain standing in the transfer process to negotiate a CLA.
- Fire & Ice – 312 Market – establishment applied for Special Assembly Occupancy License and was denied by Capt. Korn who refused to sign off on their application. Without the SAOL, live entertainment is prohibited; authorities have been notified for possible enforcement.
- Meeting with Mike Resnick, Exec. Director, Public Safety – they postponed the meeting twice; still pending new date for a rescheduled meeting.

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- S. Silverstein reported monthly crime statistics from *Every Block* website, with comparisons to Society Hill and Rittenhouse Square.

Economic Development: A. Hornik

- Charlie's Pub - 17 N. 3rd St. - OCD held a joint RCO meeting with OCCF, and OCD's Economic Development Committee voted unanimously to support the application, with one proviso.
- Brokers Breakfast - this was as successful event last year, and the 2nd annual is scheduled for Tuesday, April 2.
- Tech firm attraction - an information-gathering meeting is scheduled with Old City tech firm owners and landlords.
- Blighted properties - a meeting was held with representatives from L&I, Historic Commission, Law Dept., and University City District. A strategy using a "carrot and stick" approach modeled after UCD is being developed. Old City resident Dick Goldberg will oversee this project as the chair.

Board Development: P. Lavelle

- Two state-required forms are due from board members: Conflict of Interest Statement and the Statement of Financial Interests.

Old Business: none

New Business: none

Public Comment: Arthur Meckler commented that owners of chronically-blighted properties should be motivated with enforcement.

Adjournment: P. Lavelle moved to adjourn the meeting/2nd D. Neff. All in favor, approved. The meeting adjourned at 4:40 pm.

The next meeting will be held on Wed. March 20, 4:00 pm, at 231 Market Street.

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