

# Minutes of the Old City District Board of Directors Meeting

Wednesday, January 16, 2013 4:00 pm

231 Market Street, Philadelphia, PA

**In Attendance:** Sheryl Bar, Ryan Berley (OCCA), Reginald Cummings, Rob Dingman, Nick Gregory, Lynn Martin Haskin, Avram Hornik, Pat Lavelle, Jafar Maleki, Christopher McGill, David Neff, Carolyn Pfeiffer, Joseph Ritchie, Peter Rothberg, Luca Sena, Sonia Silverstein, Harvey Spear, Albert Taus, Laurie Townsend-Rapp.

Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator), Brett Mapp (Operations Director).

**Absent:** Jane Cowley (NPS), Josh Grimes (Counsel), Christopher Laufer

**Guests:** Janet Kalter, Arthur Meckler

**Call to Order:** Chairman Joe Ritchie called the meeting to order at 4:06.

## **Minutes:**

Minutes for the December 2012 meeting were previously circulated to board members via email. P. Lavelle offered an amendment to add language, as follows:

- Board development report - board member term expiration dates are being reviewed.

P. Rothberg moved to accept the minutes, as amended 2<sup>nd</sup>/L. Haskin. All in favor, approved.

## **Chairman's Report:** J. Ritchie

- Three new members are welcomed to OCD board: Sonia Silverstein, Reggie Cummings and Rob Dingman.
- With the end of 2012 and the start of a new the year, we have the opportunity to do a review and look forward. This board meeting serves as our annual meeting, including our board officer elections, which will be held today. Looking back, here is a review of Old City District's 2012 goals and accomplishments:
  - Marketing projects with new branding, banners and brochures, while the website project is in process and moving forward this year.
  - Public safety initiatives with nightlife partnerships, private security contract with Prodigal and the successful lobbying for four new police officers, the radio communication program and ongoing coordination efforts with Philadelphia Police.

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- Organizational efficiencies with board and staff - work flows now from committees to the Executive Committee to the Board.
- Vacancies on the board have now been filled.
- Storefront Improvement Grants have been delivered to local business and property owners via Phila Commerce Dept.
- OCD received designation as a Registered Community Organization, giving us a seat at the table for zoning and land use cases.
- We held a first broker breakfast, which was well-received.
- New pedestrian street lighting was installed on 3<sup>rd</sup> Street in coordination with Streets Department and Center City District.
- OCD served as liaison with the 3<sup>rd</sup> St. utility construction projects, with businesses and utilities.
- An opportunity still exists to revisit the strategic plan to identify where we are now relative to the plan, evaluate the changes and set the new course.
- J. Ritchie thanked the board for its service throughout the year.

## **Executive Director's Report:** G. Copeland

- ArtPlaces recognition - Old City was recognized as one of America's Top Twelve ArtPlaces was announced on Monday, January 7<sup>th</sup> ArtPlace a collaboration of leading national and regional foundations, banks, and federal agencies committed to accelerating "creative placemaking" communities.
- Assessment repayments - the court hearing with Lee Herman on Tuesday 1/15 did not require any on-site negotiations, as the listed cases have either been settled or continued.
  - Per the Executive Committee's decisions last week, agreements have been made with 1) Duva/248 – 250 Market, 2) Creagh/106 Chestnut, 3) Cohen/22-24 & 26 S. 2<sup>nd</sup>.
  - Duva and Cohen have signed a Final Decree & Stipulated Order, a document Lee prepared, which makes the collections enforceable through the courts, and states that a default results in all amounts owed immediately, including finance charges, legal fees and court costs.
- 2013 Assessment billing - 2013 billing total for the entire district equals \$809,126.34, in 1086 accounts. In 2012, we had total billing of \$746,446.68 in 1133

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accounts and in 2011, total assessment of \$662,037.88 in 1160 accounts. The increase in total assessments is due to increases in the city's tax rate, which is a component factor in our formula.

- 3<sup>rd</sup> & Walnut St. PWD update: broken water main - two possible scenarios on completion & road opening; weather-dependent.
  - 1) Goal: 1<sup>st</sup> or 2<sup>nd</sup> week in Feb. temporary road opening, with temporary surface; return in warmer spring weather to do permanent paving, requiring another 1-week closure
  - 2) Work straight through, weather permitting.
- Holiday lighting - lights will be removed this week. Some being damaged by trucks; next year will install on the opposite side of the poles, away from the street

Executive Session - P. Lavelle made a motion to go into Executive Session. 2<sup>nd</sup>/N. Gregory. All in favor, approved.

## **Treasurer's Report:** C. McGill

- A review of year-to-date expenses relative to the budget reveals savings on street cleaning contract and expenses overall are under budget.
- Revenues are \$74,000 higher than budget, based on current-year and prior-year collectibles.
- Largest year-end expenses were the purchase of Big Belly cans of \$22,940, with a budgeted amount of \$32,000.
- It was a great year with assessment receivables, and the organization is getting a lot of project work done as seen via the budget expenditures.
- 2013 Budget - a draft of the 2013 budget, previously distributed via email, was reviewed.
  - P. Rothberg asked about whether OCD/OCCF qualifies as exempt from either the municipal real estate tax or the use and occupancy tax.
  - L. Haskin moved to approve the 2013 budget as presented. 2<sup>nd</sup>/J. Maleki. All in favor, approved.
- Assessment repayment settlement agreements
  - Three agreements negotiated by Lee Herman were approved by the Executive Committee
    - Creagh/106 Chestnut St.

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- Duva/248 - 250 Market St.
- Cohen/22-24 & 26 S. 2<sup>nd</sup> St.
- A settlement agreement for Hoffman/27 N. 2<sup>nd</sup> St. was presented. P. Rothberg offered a motion to approve; 2<sup>nd</sup>/P. Lavelle. All in favor, approved.

## **Committee Reports:**

### **Marketing:** S. Bar

- OCD community report - scheduled for Monday, Feb. 4, 7:00 pm at the Arden Theatre. This is an opportunity for us to present our 2012 accomplishments and 2013 plans, and meet our constituents. Volunteers were requested.

### **Clean & Safe:** H. Spear

- Meeting with PPA - discussion included taxi zone utilization, towing enforcement and new signage for both. OCD requested lowering the kiosk rates for on-street parking in Old City.
- Weekend brawls - there have been several large incidents on the streets over the past three weekends, including a New Year's Eve fight at Red Sky and a large brawl on Sat. Jan. 12. There was a meeting held with Capt. Korn and Lt. Melillo and discussion of Prodigal's role. There are pending meetings with Public Safety Director Michael Resnick and L&I Commissioner Carlton Williams.
- The possible use of K9 and horse patrol units was discussed.
- SEPTA's closure during New Year's Eve was an issue.
- Liquor licenses
  - 27 S. 2<sup>nd</sup> St./Ben Franklin Beer Distributor - received PLCB approval for the license transfer.
  - 205 - 207 Chestnut/former Q BBQ - pending license transfer to the owners of National Mechanic for a Mexican restaurant concept.
  - 10 S. Front St./Victoria Freehouse - a British themed fish & chips restaurant with liquor license is planned.

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- 120 Chestnut St./former Rain Lounge - pending sale of property and liquor license to a Chinese restaurant operator. A CLA is being negotiated with Paul Herron, attorney representing the buyer.

## **Economic Development:** A. Hornik

- 230 Market - application was reviewed by the Committee as an RCO; applicant is seeking to establish a dessert café. The Committee voted in support the use with certain provisos.
- 17 N. 3<sup>rd</sup> St./Charlie's Pub - the RCO meeting scheduled for today has been postponed, and the applicant will ask to reschedule their ZBA hearing so we can conduct our RCO review prior.
- 223 - 227 Chestnut St./former Indian Affairs Bldg. - there is a pending sheriff's sale and OCD met with PIDC which has an interest in the property. We support the proposed use as a tech incubator.
- Blighted properties effort - Dick Goldberg agreed to take the lead with the project.

## **Board Development:** P. Lavelle

- New board members are welcomed: Reggie Cummings, Rob Dingman and Sonia Silverstein. Committee members are thanked for their efforts.
- Nominees Nick Gregory, Jafar Maleki, Sonia Silverstein, Rob Dingman and Reggie Cummings are still pending approval by City Council.
- Board Elections: six members of the Executive Committee are to be elected at this, the annual meeting of the Old City District: four officers and two at-large members. There was a previous call to the board for any additional nominations; there were no responses.
- The following nominations were presented: Joe Ritchie, Board Chair; Harvey Spear, Vice-Chair; Christopher McGill, Treasurer; David Neff, Secretary; Pat Lavelle, at-large member; and Peter Rothberg, at-large member.
  - P. Lavelle made a motion to approve by acclamation. 2<sup>nd</sup>/A. Hornik. All in favor, approved.
- Annual Conflict of Interest and Statements of Financial Interest forms - these are due from each board member. Forms will be resent to board members.

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**Old Business:** none

**New Business:** each new board member is requested to join a committee and participation is welcome.

**Public Comment:** Janet Kalter commented that Old City looks in good shape, and has counted 40 new businesses, with 8 - 9 relocating in Old City. This is a reflection of a positive business atmosphere.

**Adjournment:** D. Neff motioned to adjourn the meeting/2<sup>nd</sup> P. Lavelle. All in favor, approved. The meeting adjourned at 5:23 pm.

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