

# Minutes of the Old City District Board of Directors Meeting

Wednesday, June 19, 2013 4:00 pm  
231 Market Street, Philadelphia, PA

**In Attendance:** Sheryl Bar, Jane Cowley(NPS), Reginald Cummings, Lynn Martin Haskin, Avram Hornik, Pat Lavelle, Jafar Maleki, David Neff, Carolyn Pfeiffer, Laurie Townsend Rapp, Joseph Ritchie, Peter Rothberg, Sonia Silverstein, Harvey Spear, Albert Taus. Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator).Brett Mapp (Operations Director), Josh Grimes (Counsel).

**Absent:** Nick Gregory, Christopher McGill, Luca Sena.

**Guests:** Janet Kalter, Carol Moore, Kathy Norris.

**Call to Order:** Chairman Joe Ritchie called the meeting to order at 4:12.

## **Minutes:**

D. Neff moved to accept the minutes for the May 2013 board meeting. 2<sup>nd</sup>/P. Rothberg. All in favor, approved.

**Chairman's Report:** no report

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

- Assessment collections:
  - Current year: we have collected \$722,000 - 100.3% of budget.
  - Prior year: we have collected \$32,000 - 214% of budget.
- 5 yr. plan & budget - document has been reviewed internally, by Josh Grimes, Gold Gocial and City Council's attorneys. Mailer document is being designed and printed, followed by public hearing, review and Council legislative action to adopt in the fall.
- New business openings:
  - Never Too Spoiled - women's boutique expansion into 2<sup>nd</sup> storefront - 106 S. 2nd
  - Lucha Cartel now open at 207 Chestnut St. - owners of National Mechanic
  - Sto's Bar & Restaurant - 236 Market - open, pending liquor license transfer. We submitted a PTI to PLCB.

# Minutes of the Old City District Board of Directors Meeting

Wednesday, June 19, 2013 4:00 pm

231 Market Street, Philadelphia, PA

- Pending:
  - Menagerie Café - 18 S. 3<sup>rd</sup>
  - United by Blue - 144 N. 2<sup>nd</sup> clothing retail/café
  - 7-11 deal - 242 Market St. is rumored to be proceeding.
  - Bakery café - S. 3<sup>rd</sup>
  - Local tech co. expansion; announcement soon
  - Local restaurant expansion - Chestnut St. announcement soon.
- Business Closing - Jalsa - 246 Market closed; building is listed for sale.
- For sale: 223 - 227 Chestnut St. Indian Affairs Bldg. via PIDC.
- Shirt Corner - also receiving interest.
- Construction activity in the district includes: Arden Theater expansion, Chemical Heritage Foundation expansion on S. 3<sup>rd</sup> St., Samuel Machinery Bldg. at 137 N. 3<sup>rd</sup>, 115 N. 3<sup>rd</sup>, 228 - 230 Arch.
- Tech tour - Select Greater Phila hosted a delegation of tech firms from Germany, co-hosted by OCD for an Old City walking tour. The goal is for some to locate their US operations here.
- Casino development meeting - Goldenberg Group and reps met last week with A.Hornik, S. Silverstein & G. Copeland. They will be invited back to the next board meeting once details of their community partnership proposal are developed.
- Imperial Security - staff met this week - reviewed assignments, reporting and staffing.
- Sidewalk/handicap ramp repairs - owners of 230 Market (Mac's Tavern) replaced failing bluestone material in the sidewalk. They used a concrete product that resembles the bluestone. Dave Perri, Acting Commissioner of Streets, is coming to inspect this and the failing handicap ramps. There are 23 bluestone ramps on Market St. from Front to 5<sup>th</sup>, many are failing; there is a jurisdiction question between City of Phila and PennDOT over which is responsible for their ongoing maintenance.
- Under the Ben Franklin Bridge - D. Neff and G. Copeland are scheduled to meet on June 20 with John Matheussen, CEO of DRPA. H. Spear expressed concern for security issues under the bridge. This will be an exploratory, open-ended discussion.

# Minutes of the Old City District Board of Directors Meeting

Wednesday, June 19, 2013 4:00 pm

231 Market Street, Philadelphia, PA

## **Treasurer's Report** - no report

- OCD May financial statements were distributed at the meeting. Since the Christopher McGill was unable to attend, Joe Ritchie asked that any questions on the reports be emailed to C. McGill.

## **Committee Reports:**

### **Marketing:** G. Copeland

- Promotional brochure - ad sales are going well with 62 ads sold for \$36,000 in revenues.
- Website redesign - project is underway and web developer P'unk Ave is now doing research with stakeholder focus group and interviews.
- Photographer - Chris Dawson has been hired to take images for brochure & website.
- Old City Inside Out event - scheduled for Sat. July 6; 31 businesses are now participating.

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

- PPA on-street parking - PPA management sent an email agreeing to not tow until 10:00 pm on the 100 block of Chestnut Street.
- 312 Market St./Fire - members of the C&S Committee are scheduled to meet next week with owner Kim Derstine and her attorney, in response to their request to meet.
- 118 -122 Market St./Phila Bar & Restaurant - the C&S Committee worked out an agreement with the owners and issued a letter to PLCB in support of certain changes to the terms of their Conditional License Agreement.
- 132 Chestnut St./Zento - this establishment is operating now primarily as a dining establishment.
- 207 Chestnut St./Lucha Cartel - this new establishment is now open for business; owned by the owners of National Mechanic.

# Minutes of the Old City District Board of Directors Meeting

Wednesday, June 19, 2013 4:00 pm

231 Market Street, Philadelphia, PA

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

- Historic East Market St. construction - research of the original construction contracts was requested, to identify issues with sidewalk and ramp materials failures. L. Haskin and S. Silverstein offered to work on it.
- Market8 Casino - there was a meeting with representatives from Goldenberg Group and Mohican Sun, A. Hornik, S. Silverstein & G. Copeland.
  - They are working on an offer for a community benefit program, to possibly consist of a rewards program for local businesses, the creation of a special services district on East Market St., and a community foundation; the latter two would be funded via a percentage of profits.
  - The intended outcome is a document outlining a specific plan that the OCD board can review and consider for a vote; the Goldenberg Group is seeking a letter of support for their project.
  - L. Haskin has a copy of an agreement with Sugarhouse Casino to forward to the board.
  - S. Silverstein and A. Hornik commented on job creation and the discussion around tax ratables for Philadelphia, and Goldenberg Group's statement of no plans for public subsidies of the project.

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

- Rob Dingman has resigned due to out-of-town business commitments.
- In July, P. Lavelle will offer nominations of candidates for two open board seats.
- A meeting of the Board Development Committee will be scheduled, date TBD.

**Old Business:** none.

**New Business:** none.

# Minutes of the Old City District Board of Directors Meeting

Wednesday, June 19, 2013 4:00 pm

231 Market Street, Philadelphia, PA

**Public Comment:** none.

**Adjournment:** D. Neff moved to adjourn the meeting/2<sup>nd</sup> L. Townsend Rapp. All in favor, approved. The meeting adjourned at 4:41pm.

**The next meeting will be held on Wed. July 17, 4:00 pm, at 231 Market Street.**