

# Minutes of the Old City District Board of Directors Meeting

Wednesday, August 21, 2013 4:00 pm

231 Market Street, Philadelphia, PA

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

**Absent:** Jane Cowley (NPS), Nick Gregory, and Christopher McGill.

**Guests:** Dick Goldberg, Janet Kalter, Carol Moore, Joe Schiavo, Jarred Yaron.

**Call to Order:** Chairman Joe Ritchie called the meeting to order at 3:07.

## **Minutes:**

July board meeting minutes were previously distributed via email. P. Rothberg moved to accept the minutes for the July 2013 board meeting. 2<sup>nd</sup>/D. Neff. All in favor, approved.

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

- Five Year Plan & Budget - the public hearing is scheduled for today, Wednesday, August 21, 2013, starting at 4:30, at Chemical Heritage Foundation, 315 Chestnut St., Ben Franklin Room, 2<sup>nd</sup> Floor. There will be a brief presentation, followed by public testimony.
  - P. Lavelle moved to adopt rules and procedures for the conduct of the public hearing for the OCD Five-Year Plan & Budget. 2<sup>nd</sup>/P. Rothberg, approved.

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

- Gold Gocial completed its financial audit of OCD and will present a summary at the September board meeting.
- Zoning and Liquor licenses - board members and staff have been spending significant time on the review of cases.

# Minutes of the Old City District Board of Directors Meeting

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- Fire & Ice /312 Market - there was an L&I Review Board hearing on August 20 regarding an appeal by Fire & Ice to the City's refusal to issue a Special Assembly Occupancy License. Attorney Ed Jefferson represented the City of Phila. Law Dept., and testimony was given by 6<sup>th</sup> District Police Capt. Korn, numerous neighbors, Superintendent Cindy MacLeod for National Park Service, and G. Copeland on behalf of OCD, all in support of the City's position.
- Red Zone/35 S. 2<sup>nd</sup> St. - the business has closed and a license transfer is pending; reportedly to the previous operator of Club Maui on Delaware Ave., which was closed down by the City in 2002. OCD has filed a Petition to Intervene.
- Shirt Corner/259 Market St. - Local developer Leo Addimando, Alterra Properties, has placed an assemblage of properties under contract. Alterra has done numerous rehabs of historic buildings in Old City and proposes to preserve most of the structures to construct apartments and first floor commercial.
- Market8 Casino - Goldenberg Group has developed a written statement that outlines a three-part community benefit program for the OCD board to review. This will be distributed to the board before the September board meeting for consideration.
- Market St. handicap ramps & crosswalks - G. Copeland requested the City and State to address their repair and replacement.
  - Market St. is a state highway, and a question of jurisdiction for the ongoing maintenance is being discussed between the City and the State.
  - Streets Commissioner David Perri acknowledged the problem, and pledged to propose an agreement to PennDOT for their replacement. The Commissioner also offered that the City can provide temporary concrete patches in the failing handicap ramps, once the City crews have complete their road paving schedule for the season.

## **Treasurer's Report**

Minutes prepared by Graham Copeland  
September 13, 2013  
page 2 of 6

# Minutes of the Old City District Board of Directors Meeting

Wednesday, August 21, 2013 4:00 pm  
231 Market Street, Philadelphia, PA

- OCD July financial statements were distributed via email. Any questions on the statements should be emailed to Christopher McGill.

## **Committee Reports:**

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

- Promotional brochure - design is complete and the brochure is now being printed. 136 ads have been sold to local businesses, which raised \$56,000 in revenues, plus several barter arrangements. S. Bar thanked board members and their respective organizations for their support: Pat Lavelle, Nick Gregory, Jafar Maleki, Luca Sena, David Neff and Christopher McGill; and past board members Chris Laufer and Ellen Yin.
- Photographer - the committee is contracting with CJ Dawson to provide images for the brochure and the website projects.
- Website redesign - a preliminary design document was distributed to the board prior to the meeting. Project manager Carol Moore presented the design, answered board members' questions and received suggestions. The site will include a Content Management System, the process will include beta testing and the question of responsive design will be answered.

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

- Towing signs on the 100 block of Chestnut St. have been changed; the regulations have been changed back to 10:00 pm
- Meeting with L&I - H. Spear and G. Copeland met with Commissioner Carlton Williams and his senior staff to request additional enforcement of various code issues.
- Liquor license transfer: Han Dynasty/123 Chestnut - the committee voted to accept the proposed changes to the existing Conditional License Agreement.
- Market8 Casino - Goldenberg Group, developer of proposed site at 8<sup>th</sup> & Market, sent a letter outlining the benefits to the community.

# Minutes of the Old City District Board of Directors Meeting

Wednesday, August 21, 2013 4:00 pm

231 Market Street, Philadelphia, PA

- J. Ritchie stated the decision making process - the document will be circulated to the full board, for review and a vote at the September board meeting.
- Board member comments
  - L. Haskin suggested that the CLA's be standardized.
  - L. Haskin asked if L&I inspectors would come at night.
  - A. Hornik suggested that OCD assist businesses with a checklist of compliance for regulations.

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

- RCO reviews
  - 7-Eleven/242 - 244 Market St. - the review occurred for approval of the consolidation of two lots. The proposed use was a grocery, which was granted use approval by right from L&I, thus, no RCO review was triggered until this point. Historic and Art Commission approvals were granted. 7 Eleven's representative and their attorney will meet next week with P. Rothberg, A. Taus and G. Copeland to review signage and façade, hours of operation, security, trash, and ingress/egress.
  - Trust Market/249 - 253 Arch St. - a letter was submitted to the ZBA with provisos based on the property use that was presented in the original proposal.
  - Chinese restaurant/28 N. 3<sup>rd</sup> St. - a letter was submitted to the ZBA with provisos based on the venting of cooking fumes and trash storage.
  - 138 Race St - four-unit apartment/new construction - a letter was submitted to the ZBA with provisos based on snow loads, site lines, basement structure and roof deck issues.
  - P. Rothberg requested increased board member attendance at the RCO meetings.

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

- Member reinstatement - Absence of three meetings caused Carolyn Pfeiffer, Sonia Silverstein, Nick Gregory and Luca Sena to be removed from the board per the

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Wednesday, August 21, 2013 4:00 pm

231 Market Street, Philadelphia, PA

bylaws. Pat Lavelle has worked with each of these Directors to evaluate their desire and ability to continue to serve as Directors. Carolyn and Sonia are key contributors to the work of the Clean & Safe Committee. Luca has been of great help to the staff and the Board in the past and in 2013, including support for OCD functions and the Marketing Committee. Luca's absences were due to temporary disability. All have demonstrated commitment to the mission and work of OCD and all have confirmed their willingness and ability to continue to serve if reappointed. P. Lavelle is currently working with Nick Gregory, whose absences were due to an increased workload, and expects to offer a report to the board concerning his seat at the September board meeting.

- P. Lavelle offered a motion to reinstate Carolyn Pfeiffer, Sonia Silverstein and Luca Sena as directors of the OCD and OCCF boards. 2<sup>nd</sup>/P. Rothberg. All in favor, approved.

**Old Business:** none.

**New Business:** none.

## **Public Comment:**

- Janet Kalter asked why OCD would consider supporting the Casino8 project since it is not located in the district. J. Ritchie replied that this is a question that we need to consider, and that the project would have an impact on our neighborhood, due to its geographic proximity.
- Jarred Yaron, principal of Trust Market at 249-253 Arch Street, expressed concerns about OCD's letter to the Zoning Board of Appeals regarding his proposed project. J. Ritchie suggested a dialogue with A. Hornik, P. Rothberg and A. Taus, of the Economic Development Committee.

**Adjournment:** D. Neff moved to adjourn the meeting/2<sup>nd</sup> L. Martin Haskin. All in favor, approved. The meeting adjourned at 4:07 pm.

# Minutes of the Old City District Board of Directors Meeting

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231 Market Street, Philadelphia, PA

**The next meeting will be held on September 18, 4:00 pm, at 231 Market Street.**