

# Minutes of the Old City District Board of Directors Meeting

Wednesday, July 17, 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, Christopher McGill, David Neff, Laurie Townsend Rapp, Joseph Ritchie, Peter Rothberg, Albert Taus.  
Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator).  
Brett Mapp (Operations Director), Josh Grimes (Counsel).

**Absent:** Nick Gregory, Carolyn Pfeiffer, Luca Sena, Sonia Silverstein, Harvey Spear.

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

**Call to Order:** Chairman Joe Ritchie called the meeting to order at 4:10.

## **Minutes:**

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

## **Chairman's Report:**

- Five Year Plan & Budget - the public hearing is scheduled for Wednesday, August 21, 2013, at Chemical Heritage Foundation, 315 Chestnut St., Ben Franklin Room, 2<sup>nd</sup> Floor. All board members are invited and encouraged to attend. We will need coverage from several at any given time.

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

- Five Year Plan & Budget
  - The Plan & Budget document has been approved, designed and printed; to be mailed out with 2014 estimated assessments to all benefitted property owners; and a separate mailing to all businesses.
  - August board meeting will be moved to 3:00, at 231 Market St.
- RCO & liquor license reviews
  - There has been increased activity for both zoning and liquor license issues.

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- OCD is not serving the role as the ombudsman for residential neighbors in these discussions.
- D&O insurance - a review of the policy coverage has been completed and competitive quotes were received through our broker for the upcoming renewal in August.
- Handicap ramps and crosswalks - G. Copeland met with Streets Commissioner Dave Perri. There is ongoing discussion between City Streets Dept. and PennDOT re: jurisdiction and ongoing maintenance of the ramps and crosswalks.
- Blighted properties - mtg. held today with PIDC and Dick Goldberg to review financing options to help motivate the property owners.
- Staffing - Executive Committee has approved Greg Diehl taking a full-time role.

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

- OCD June financial statements were distributed via email.
- Revenues: month-over month assessments are down now, as expected due to seasonality, but ahead of budget year-to-date.
- Expenses: there are no extraordinary charges and tracking under budget year-to-date.

## **Committee Reports:**

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

- Promotional brochure - now being designed by Mighty Engine. B. Mapp reported that 135 ads have been sold to local businesses, which raised \$50,000 in revenues.
- Photographer - a meeting is scheduled with Chris Dawson and Susan Harner to review their work.
- Website redesign - a meeting is scheduled with web developer P'unk Ave to review stakeholder feedback and initial design.
- Old City Inside Out event - turnout for the event was limited due to excessive heat; there is discussion of a different date and a larger event (festival) next year.
- Farmers Market - B. Mapp presented a concept for a weekly market organized by Indy Hall, on Tuesdays, 4:00 - 7:00 on Church St., adjacent to Christ Church.

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- OCD has been approached to provide the liability insurance.
- J. Grimes suggested that the board consider providing funds as a sponsorship; the organizers would purchase the insurance in their name.
- Newsletter - the committee is considering an updated format.

## **Clean & Safe:** G. Copeland

- Fire & Ice/312 Market - Owner Kim Derstine and her attorney (Bill Martin/Fox Rothschild) met w/ H. Spear, D. Neff, P. Rothberg, A. Taus & G. Copeland to review their request for a Special Assembly Occupancy License and discuss neighbors' concerns with their operations. Discussions are ongoing.
- Former Mad River/126 Chestnut St. - H. Spear and A. Hornik met yesterday with attorney Ron Patterson (Klehr Harrison). A new operator seeking to sign a new lease. He is a former operator of Plough & Stars; wants to apply for a Special Assembly Occupancy License, and may require ZBA approval to operate on the second floor.
- A. Hornik recommended that OCD support the broad issuance of Special Assembly Occupancy Licenses to bar/restaurants, to benefit public safety, based on a higher inspection standard from L&I.

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

- RCO procedures - P. Rothberg reported that guidelines are being revised for the RCO case review process.
- RCO reviews - cases most recently reviewed were 18 S. 3<sup>rd</sup>/Menagerie Café, 247 Arch St./Trust Market, and 26 N. 3<sup>rd</sup> St./"26 North" - proposed Chinese restaurant.
- Next RCO meeting is 138 Race St. - proposed 4-unit residential infill development.
- J. Ritchie requested that the Economic Development Committee review our criteria for which projects to consider.

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

- More time is needed to review candidates, and a committee meeting will be scheduled.

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**Old Business:** none.

**New Business:** none.

**Public Comment:**

- Janet Kalter suggested that the board closely consider the question of broadly issuing Special Assembly Occupancy Licenses. She stated that the review of these applications is a means for the community to have a conversation with an establishment about their operations and its impact.
- P. Lavelle suggested that OCD identify new tools for enforcement with Licenses and Inspections and police other than the Special Assembly Occupancy Licenses.

**Adjournment:** P. Lavelle moved to adjourn the meeting/2<sup>nd</sup> D. Neff. All in favor, approved. The meeting adjourned at 4:52 pm.

**The next meeting will be held on Wed. August 21, 3:00 pm, at 231 Market Street.**