

Minutes of the Old City District Board of Directors Meeting

Wednesday, June 20, 2012 4:00 pm
231 Market Street, Philadelphia, PA

In Attendance: Sheryl Bar, Lynn Martin Haskin, Avram Hornik, Christopher Laufer, Pat Lavelle, Christopher McGill, David Neff, Carolyn Pfeiffer, Peter Rothberg, Harvey Spear, Albert Taus, Laurie Townsend-Rapp, Ellen Yin.

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

Absent: Ryan Berley (OCCA), Jane Cowley (NPS), Josh Grimes (Counsel), Michael Mattioni, Joseph Ritchie, Luca Sena

Guests: Janet Kalter, Joe Schiavo, Arthur Meckler

Call to Order: Vice Chairman Harvey Spear called the meeting to order at 4:07.

Minutes:

Minutes for the May 2012 meeting were previously circulated to board members via email.

Motion by L. Haskin to accept the May 2012 board minutes, 2nd/D. Neff. All in favor, approved.

Chairman's Report: H. Spear, on behalf of J. Ritchie

- 5-year plan & budget - a subgroup of the Executive Committee is developing a plan and reviewing options. Committee chairs have been asked to submit budget requests.
- Registered Community Organization - OCD has submitted an application to the Philadelphia Planning Commission, to register as an RCO.
- Repayment agreements for delinquent assessment payers - Pacitti and Picorella have defaulted on their agreements and are being referred to Lee Herman for collections.
- Financial audit - we have received a quote from Gold Gocial Gerstein, and the Executive Committee has asked to receive another bid.

Treasurer's Report: C. McGill

- OCD Financial statement review - on the expense side, there was an increase in administration costs, due to the upfront fees paid to Lee Herman.
- Otherwise revenues and expenses are moving according to budget with nothing extraordinary.

Executive Director's Report: G. Copeland

- Assessment collections update
 - May assessments received = \$19,659 for 2012 + \$3,756 for prior years
 - Overall 2012 collections = \$657,510; \$71,927 up from this time last year
 - 97% of goal for 2012 collections and 109% of goal for PY collections.
- Delinquent assessments
 - Lee Herman waiting for tax certifications; seeking reduction in fees for properties w/ common ownership; then he will file w/in 30 days for Petition to Sell Free & Clear (Sheriff Sale).

Minutes prepared by Graham Copeland

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- Repayment agreements
 - Primiano & Borck paid; Pacitti & Picorella are delinquent, both have now been late twice each.
 - D&M Realty Motion by P. Lavelle to accept the repayment agreement with D&M Realty, covering four properties, based on the terms proposed. 2nd/L. Haskin. All in favor, approved.
- Testimony presented by G. Copeland at City Council
 - Supporting Councilman Squilla's bill for funding taxi enforcement through a \$4 surcharge on parking tickets
 - Reappointment of M. Mattioni & P. Lavelle - received confirmation; A. Hornik's reappointment hearing was postponed until Fall 2012.
- Streets/Sanitation meeting - focused on short dumps, Big Belly trash can locations and communications with businesses & residents.
- Registered Community Organization - application was submitted to Phila City Planning Commission; decision by end of July.
- Tree inventory - Fine Garden Creations was selected to move forward with this project.
- Market Street lighting - staff is receiving advice from Stanley Taraila and his construction manager on materials/installation.
- 3rd Street lighting project - construction underway; reinforcement of structure beneath vaults, and the associated costs, is still to be determined; completion Sept. or sooner; working with CCD re: vaults, placement locations, business complaints about parking, etc.
- Repaving project back under construction; incl. handicap ramps and main streets.
- Brick sidewalk repairs - C. Pfeiffer has suggested OCD facilitate repair/replacement of brick pavers & utility vent covers; researching materials costs and liability issues.
- Inquirer article on tech companies on 3rd St. - writer Jane Von Bergen is now interviewing.

Committee Reports:

- **Marketing:** S. Bar
 - Branding project - marketing/branding agency Mighty Engine is presenting creative samples to the committee on June 21.
 - Promotional brochure - now seeking bids for publishing and printing.
 - Website redesign - board members were asked to submit names of any recommended web developers to receive the RFP.
- **Clean & Safe:** H. Spear
 - Crime statistics - Capt. Korn of the 6th Police District reported a significant downward trend of major crimes in Old City, comparing the first six months of 2012 to the previous six months, and to the same period last year.

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- This may be attributed to additional staffing of 6th District's new " Old City Beat" officers and Prodigal Private Security.
 - Recent incidents reported have been more minimal in nature.
 - New taxi zone at 300 block of Market Street - we are seeking more utilization and continuing the outreach. Flyers will be redone with a revised parking map.
 - Zento, 132 Chestnut Street - the establishment's liquor license has been rescinded, and they remain open as a restaurant.
 - Ben Franklin Beer Distributor, 27 S. 2nd St. - G. Copeland testified at the Zoning Board of Appeals to present a letter of support with certain conditions; the ZBA approved the certificate of use without conditions.
- **Economic Development:** A. Hornik
 - Center for Art in Wood mural - the Committee heard a presentation from Richard Goldberg, Board chair, and Robyn Buseman of the Mural Arts Program, and decided to offer a letter of support.
 - **Board Development:** P. Lavelle
 - Board member term limits - definitions under our bylaws have ambiguities, and this matter has been referred to J. Grimes; lead times may require that we start the process earlier to submit nominations to City Council earlier for approval.
 - Term expirations - in 2013, J. Ritchie and L. Sena will be up for renewal; E. Yin will be approaching the 10-year limit. The Committee's goal will be to fill nominations this August, for approval in September, to submit to council for testimony in the Fall, in time for new board terms to start in January 2013.
 - Committee meeting to interview candidates scheduled for June 28, 10:00.

Old Business: none

New Business:

- E. Yin announced that the Arden Theater is hosting an Old City Business Breakfast at the new Hamilton Center on July 19.
- H. Spear suggested that the board tour the new Hotel Monaco.

Public Comment: Arthur Meckler, owner of Reform, requested that the meeting minutes be published on the OCD website. He asked about the process used to fill board vacancies, which was then explained.

Adjournment: P. Lavelle motioned to adjourn the meeting/2nd D. Neff. All in favor, approved. The meeting adjourned at 4:55 pm.

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