

Minutes of the Old City District Board of Directors Meeting

Wednesday, March 21, 2012 4:00 pm
231 Market Street, Philadelphia, PA

In Attendance: Sheryl Bar, Ryan Berley (OCCA), Jane Cowley (NPS), Lynn Martin Haskin, Avram Hornik, Christopher Laufer, Pat Lavelle, Christopher McGill, David Neff, Joseph Ritchie, Peter Rothberg, Harvey Spear, Mark Squilla, Laurie Townsend-Rapp, Ellen Yin. Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator), Josh Grimes (Counsel), Brett Mapp (Operations Director)

Absent: Luca Sena, Albert Taus, Michael Mattioni, Carolyn Pfeiffer

Guests: Janet Kalter, Arthur Meckler, Joe Schiavo

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

Minutes:

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

- Motion by L. Haskin to accept the February 2012 board minutes, subject to a change in the Chairman's Report; Joe Ritchie stated a goal to "fill board seat vacancies," not to "fill vacancies of commercial properties." 2nd/E. Yin. All in favor, approved.
- Motion by L. Haskin to amend the January 2012 board minutes to reflect that the board elections included a unanimous vote in favor of the recommendation of Avram Hornik to Philadelphia Mayor and City Council for reappointment to a new term, commencing January 2, 2012, and terminating December 30, 2017. 2nd/P. Lavelle. All in favor, approved.

Chairman's Report: J. Ritchie

- Open house for assessment payer stakeholders - L. Sena and E. Yin were acknowledged for their contributions of appetizers. The event was lightly attended, but a good first step as outreach to notify stakeholders of OCD's activities, build goodwill and develop positive interest.
- J. Ritchie announced his appointment of A. Hornik as the new chair of the Economic Development Committee.

Executive Director's Report: G. Copeland

Assessment collections - we have received \$380,423 compared to \$232,970 this time last year; representing a 63% increase.

- Delinquent accounts - the top 20 delinquent payers (representing \$161,448) have been sent collection letters from OCD. Agreements have been drafted with three (Pacitti, Borck, Primiano); none yet signed. A collection agreement has been executed with attorney Lee Herman, with notifications leading to turnover of accounts after 30 days.
- 3rd Street lighting project - J. Ritchie and G. Copeland met with Clarena Tolson, Phila. Commissioner of Streets and Paul Levy of Center City District, to finalize agreement on the project. The plan is proceeding for the installation of 39 light poles on N. 3rd bet.

Minutes prepared by Graham Copeland

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Market & Race Streets; proposed construction schedule: May - June. The question of maintenance costs in case of pole knockdowns is still open.

- Phila. 2035 Master Plan - Phila. Planning Commission is doing this in two phases. The city-wide vision is complete; they now are doing 18 district plans. G. Copeland was invited to participate in Central District Plan Steering Committee, and attended the kickoff meeting.
- Tree maintenance - the board confirmed the contract renewal with the current vendor, Fine Garden Creations, based on the originally budgeted expenditure.

Treasurer's Report: C. McGill

- A review of the balance sheet and income statement shows that assessment collections are going well, and there are no extraordinary expenses, which are trending below budget year-to-date and for the month.
- Pacitti repayment agreement - C. McGill moved to approve a repayment agreement negotiated by C. Pfeiffer with Joseph Pacitti, and revised to add the 2012 assessment amount to the earlier principal (2009 - 2012), with the balance to be paid over 14 equal monthly payments, and a waiver of finance charges conditioned on the timely receipt of regular payments. 2nd/E.Yin. All in favor, approved.
- Primiano repayment agreement - C. McGill offered a motion to approve the repayment agreement for past due assessments [dated 3/20/12] negotiated by P. Rothberg with John Paul Primiano in accordance with the parameters previously adopted by the Board. The motion was seconded and approved, all in favor, with one abstaining, P. Rothberg.
- Borck repayment agreement - D. Neff moved to accept the agreement negotiated by G. Copeland with Jud Borck in accordance with the parameters previously adopted by the Board. The motion was seconded, all in favor, approved.

Councilman's Report: M. Squilla

- Legislation is being proposed for taxi enforcement on Friday through Sunday nights, and a proposed \$2 surcharge on parking violations to fund the additional staffing of Phila Parking Authority enforcement officials.
- New taxi zone - signage has been created and is being installed today.
- Old City Nuisance Task Force - the most recent meeting, in the absence of a contract renewal for facilitation via City Council, was initiated by OCD and supported by the offices of Sen. Farnese and Councilman Squilla.

Committee Reports:

- **Marketing: S. Bar**
 - Branding project - an agreement has been executed with Mighty Engine; the project is a collaboration of the Marketing & Economic Development Committees, with other volunteers from the community; funded via proceeds

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from the brochure project advertisement sales. The kickoff meeting is scheduled for March 22, with final results expected in 12 - 16 weeks.

- **Clean & Safe: H. Spear**
 - H. Spear thanked Councilman Squilla for his efforts in locating the new taxi zone on Market Street.
 - Prodigal Private Security - the committee continues to be pleased with their performance and proactive approach.
 - Recess Nightclub - committee members met with the establishment owners to discuss the recent incident; an arrest was made.
 - Proposed bill for bar hours of operation - H. Spear met with Councilwoman Blondell Reynolds-Brown to discuss the proposed legislation and introduced the Councilwoman's staff person to A. Hornik, who suggested better enforcement of existing tax regulations as an alternative.
 - 52 S. 2nd Street (former Glam Nightclub) - there is a pending Conditional License Agreement.
 - 132 Chestnut Street (Grey Social and Zento) - H. Spear offered a motion for the Clean & Safe Committee to call a special meeting to meet with the owners to seek additional information relative to their pending hearing.
 - 27 S. 2nd Street (Ben Franklin Beer Distributor) - there is a pending double-transfer of the license; OCD has filed a Petition to Intervene.

- **Economic Development: A. Hornik**
 - Tech Week Street Fair - the Committee met with a representative from Indy Hall regarding their proposal for a street fair on 3rd Street; the Committee agreed to support the concept.
 - Broker Breakfast - the event is scheduled for Thursday, April 5, the venue has been moved from Penn's View Hotel to Revolution House, and a planning meeting is scheduled for Friday, March 23.

- **Board Development: P. Lavelle**
 - Statement of Financial Interest forms are required from each board member in order to comply with state requirements.
 - The committee is working through the selection process for the three vacant board seats.

Old Business: none

New Business: none

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Public Comment:

Joe Schiavo suggested that OCD weigh in on all liquor license renewals or none; with concern for going against the recommendations of PA Liquor Control Board and the District Attorney, specifically in the pending nonrenewal hearing for Grey Social Lounge. He also expressed positive reaction to Grey Social's merger with Zento.

Adjournment: C. Laufer motioned to adjourn the meeting/2nd C. McGill. All in favor, approved. The meeting adjourned at 5:45 pm.

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