

# Minutes of the Old City District Board of Directors Meeting

Wednesday, March 19, 2014 4:00 pm

231 Market Street, Philadelphia, PA

**In Attendance:** Sheryl Bar, Jane Cowley (NPS), Dick Goldberg, Lynn Martin Haskin, Dan King, Pat Lavelle, Jafar Maleki, Christopher McGill, David Neff, Carolyn Pfeiffer, Joseph Ritchie, Luca Sena, Sonia Silverstein, Laurie Townsend Rapp, Peter Rothberg, Harvey Spear, Albert Taus.

Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator), Josh Grimes (Counsel) Brett Mapp (Operations Director), Hannah Schor-Engel.

**Absent:** Reginald Cummings, Nick Gregory and Avram Hornik.

**Guests:** Joe Schiavo.

**Call to Order:** Chairman Joe Ritchie called the meeting to order at 4:08.

**Executive Session** Chairman Joe Ritchie called for Executive Session at 4:09. The regular session of the meeting resumed at 4:40.

## **Minutes**

February 2014 board meeting minutes were previously distributed via email.

- H. Spear offered a motion to approve. 2<sup>nd</sup>/P. Lavelle, All in favor, approved.

**Chairman's Report:** no report

**Treasurer's Report:** C. McGill

Financial statements for January and February were presented and reviewed.

- January 2014
  - Income statement: total revenues = \$25,204; operating expenses = \$48,952; operating loss = \$23,748.
  - Balance sheet: total assets/liabilities = \$888,433.
- February 2014

Minutes prepared by Graham Copeland

April 11, 2014

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- Income statement: total revenues = \$108,895; operating expenses = \$52,399; operating income = \$56,566
- Balance sheet: total assets/liabilities = \$942,989.

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

- Assessment update - to date, 403 payments totaling \$291,643.35 have been received, including \$82,294.21 from the Penn Mutual Building. Some property owners whose assessments are under appeal have notified the office.
- Night Market agreement - J. Grimes and G. Copeland are now negotiating terms of the agreement with The Food Trust's attorney.
- CDC Tax Credit Program - staff has prepared a proposal for submission, but to date have not secured a corporate sponsor; Garces Restaurant Group expressed interest but did not yet commit; Hotel Monaco was initially interested but declined.
- Old City Fest sponsorship sales - the festival marketing committee has developed a draft package, now being designed.
- N3RD Street designation - a resolution was presented by Councilman Squilla to City Council for review; a ceremony is scheduled for Friday, April 11 in Liberty Lands Park, N. Liberties during Philly Tech Week. This is already receiving some good media attention.
- Shirt Corner redevelopment - some of the media coverage was accurate regarding the building's planned collapse. Neff Associates did a good job handling the press through their release sent out by Councilman Squilla's office.

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

- Website development project - the new site has been launched, and we are receiving positive feedback.
  - B. Mapp reported that 32 new events and 12 new business listings have been submitted by local businesses, using the self-service format.

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- New marketing position - this is a part-time independent contractor role. 75 resumes were received; interviews will be scheduled soon.

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

- Liquor licenses
  - JJ Bootleggers (former Red Zone/Café Spice) - 35 S. 2<sup>nd</sup> St.
    - Attorney Bill Morrin represents the applicant Marc Harris, whose license is pending. Neighbors and OCD have submitted Petitions to Intervene.
    - Clean & Safe Committee is negotiating terms of a CLA with Mr. Morrin.
  - Garces/Former Bookbinders Restaurant - 125 Walnut St. There is a pending license transfer and OCD will submit a Petition to Intervene, in hope of entering into discussions leading to a Conditional License Agreement.
  - City noise ordinance - at the February board meeting we reported that Councilman Squilla had introduced a bill proposing changes to the existing noise ordinance. We subsequently learned there is not pending legislation. If this bill does become active, we will revisit this issue at the Clean & Safe Committee.
  - Oracle Protective Services - the team is doing a good job and their reporting has been on target.

## **Economic Development Committee** - G. Copeland

- Old City Master Plan - the committee is seeking a report from a qualified consulting firm to study future land use and zoning issues. A project scoping meeting was held with Mark Keener of Brown & Keener/RBA, A. Hornik, P. Lavelle, C. McGill and G. Copeland. A letter proposal was requested, to include in a grant application to the Philadelphia Commerce Department.
- Registered Community Organization - the RCO will meet today to review a plan for the development of 304 Arch St.

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

- The Statement of Financial Interest and the Conflict of Interest forms are past due.

## **Old Business:**

- Broker breakfast: a date has not yet been set; pending confirmation from Mayor Nutter.

## **New Business:** none

## **Public Comment:** none

**Adjournment:** R. Goldberg moved to adjourn the meeting/2<sup>nd</sup> L. Townsend Rapp. All in favor, approved. The meeting adjourned at 5:11 pm.

**The next meeting will be held on Wednesday, April 16, 2014, 4:00 pm, at 231 Market Street.**