

Minutes of the Old City District Board of Directors Meeting

Wednesday, November 21, 2012 4:00 pm

231 Market Street, Philadelphia, PA

In Attendance: Jane Cowley (NPS), Lynn Martin Haskin, Avram Hornik, Christopher Laufer, Pat Lavelle, Jafar Maleki, Christopher McGill, David Neff, Carolyn Pfeiffer, Joseph Ritchie, Peter Rothberg, Luca Sena, Harvey Spear, Albert Taus, Laurie Townsend-Rapp, Graham Copeland (Executive Director), Greg Diehl (Economic Development Coordinator), Josh Grimes (Counsel), Brett Mapp (Operations Director)

Absent: Sheryl Bar, Ryan Berley (OCCA), Nick Gregory, Ellen Yin.

Guests: Arthur Meckler

Call to Order: Chairman Joe Ritchie called the meeting to order at 4:07.

Minutes:

Minutes for the October 2012 meeting were previously circulated to board members via email. P. Rothberg moved to accept the minutes.2nd/L. Townsend-Rapp. All in favor, approved.

Chairman's Report: no report

Executive Director's Report: G. Copeland

- Greater Phila Hotel Assoc. Award - OCD has been selected to receive the Headliner Award at the annual luncheon on Dec. 10. Honorees are recognized for their efforts to preserve, revitalize, and promote Philadelphia.
 - OCD will be represented by a group of board members and staff; tickets will be purchased by each person individually at their own expense.
- 3rd Street Construction
 - Stakeholder meeting - OCD convened an update meeting on Nov. 20 including Water Dept. Commissioner, Mayor's Office of Transportation & Utilities, PECO, business & property owners. An updated schedule of dates towards project completion was promised.
 - 3rd Street lighting opportunity - OCD requested that unspent funds from the earlier street lighting project be spent on the S. 3rd St. project between Market and Chestnut Streets. The opportunity is to leverage the ongoing construction project and extend the existing contract to install new

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pedestrian lighting on this block within the same overall construction project timeframe.

- J. Ritchie reported that Councilman Squilla championed this effort, with his allocation of the \$125,000 Neighborhood Transformation Initiative funding remaining from the earlier lighting project. A gap of \$50,000 has been identified that would enable this new project phase on S. 3rd Street to occur.
- Motion by C. McGill to authorize funds not to exceed \$50,000 to support the installation of pedestrian street lighting on S. 3rd Street between Market and Chestnut Streets; with the condition that the unit pricing is in proportion to the preceding lighting project; subject to the board's final approval. 2nd/L. Haskin. All in favor, approved.
- Trees
 - Fine Garden Creations inventory identified 15 dead trees for removal; we received a quote from Bartlett for removal = \$5,984; already budgeted. Empty tree pit locations will then be planted by Phila Parks & Rec., hopefully Spring 2012.
 - Staff is coordinating with Tree Tenders for the ongoing updating of the inventory, as trees are planted.
- 223 - 227 Chestnut/Indian Affairs Building - this is a long-neglected, blighted property. PIDC is the lender with a nonperforming loan; they are considering alternative uses of the property; upcoming meeting w/ PIDC at next Economic Development Committee.
- RACP project funding list - PA State capital project nomination will occur via Sen. Farnese's office.
- Big Belly purchase - Phila. Commerce Department has promised 8 new units from their capital budget; the Clean & Safe committee authorized the purchase of 8 companion recycler units + 5 additional Big Bellies and recyclers.
- Delinquent accounts - a letter from Lee Herman was distributed, detailing the status of his collections effort and identifying ten accounts that were proceeding in process towards court hearings.
- New bank account - a new savings account has been set up at Citizens Bank, at the suggestion of Christopher McGill, to avoid any conflicts, as our funds were in VIST Bank's Old City branch recently acquired by East River Bank.
- Brothel at 42 S. 3rd St. - a police raid last week at this long-time problem establishment resulted in several arrests, however it is still operational. G.

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Copeland spoke with the absentee landlord, who has agreed to list his property for sale.

Treasurer's Report: C. McGill

- The balance sheet shows additional expenses in October with additional costs for police services, higher payroll due to an additional pay period during the month, and costs to hang the new banners.

Committee Reports:

- **Marketing:** G. Copeland
 - Website project - the Marketing Committee has developed a draft RFP and is seeking input from board members for specifications and recommendations for qualified web developers for the Marketing Committee to consider.
- **Clean & Safe:** H. Spear
 - 3rd St Construction Utility Meeting - business and property owners expressed their frustration and anger over the project's duration and street closings. Businesses are experiencing economic hardships from this project and some are closing. PWD agreed to keep the street open during the holidays.
 - Taxi zone - the new location is not being used. We need to renew efforts to encourage increased utilization; with the taxi drivers and their customers.
 - Red Sky/224 Market St. - a CLA is being negotiated with the new business owner and his attorney.
 - Q BBQ/207 Chestnut - a sale is pending to a new operator.
 - Rain Lounge/120 Chestnut - this establishment is now non-operational.
 - Ben Franklin Beer Distributor - a residential neighbor's protest is still in effect; and a hearing is pending.

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- Vacancies on 100 block of Chestnut - there is a concern for restaurants & bars that are now dark, including Reserve and Q BBQ, while business is down at others.
- PA Liquor Control Enforcement - Sgt. LaTorre has retired and Officer Frank Spera is Acting District Office Commander.
- Big Belly trash cans - a purchase is pending through Streets Dept., once Commerce Dept. is able to confirm their quantity of units they will provide from their capital budget.
- **Economic Development:** A. Hornik
 - 105 S. 2nd St. - application was reviewed by the Committee's first action as an RCO; applicant is seeking to establish an ice cream café. The Committee voted in support the use with certain provisos.
 - Blighted properties - Phila Dept. of L&I representatives Maura Kennedy and Tim Ponti joined the committee meeting to discuss working together with a "carrot and stick" approach.
- **Board Development:** P. Lavelle
 - Christopher Laufer has had three board meeting absences, and due to his ongoing participation in the Clean & Safe Committee, his reinstatement is recommended.
 - Motion by P. Lavelle to reinstate C. Laufer to the OCD board. 2nd/L. Haskin. All in favor, approved.
 - New member board seat - one applicant is ready to be reviewed by the committee
 - E. Yin's seat is to become vacant in January 2013, as she will have reached the ten year term limit.

Old Business: none

New Business: L. Townsend-Rapp complimented the new holiday lights on Market St.

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Public Comment: none

Adjournment: C. McGill motioned to adjourn the meeting/2nd P. Rothberg. All in favor, approved. The meeting adjourned at 5:11 pm.

The next meeting will be held on Wed. December 19, 4:00 pm, at 231 Market Street.