

CCRA BOARD MEETING
MONDAY, SEPTEMBER 13, 2021, 7:00 p.m.
Via Zoom

The meeting was called to order at 7:04 p.m. by the President, Richard Gross. Also present were Judith Axler, Elena Cappella, Jim Duffin, Michele Ettinger, Kate Federico, Gil Feinberg, Matt Fontana, Jared Gluskin, Charles Goodwin, Barbara Halpern, Richard Huffman, Steve Huntington, Susan Kahn, Wayne Macfadden, Doug Mellor, Ryan Mulholland, Maggie Mund, Lauren O'Donnell, Travis Oliver, Harvey Ostroff, Nathaniel Parks, Charles Robin, Nan Robinson, Rick Speizman, Richard Vaughn, Ben Weinraub, Irena Wight, Ben Zuckerman and Wade Albert, counsel for CCRA. Sue McPhedran and Nancy Bastien joined for a portion of the meeting.

1. Minutes - The minutes of the May 24, 2021 annual meeting were approved as well as the minutes of the Board meeting of June 8, 2021, and the Executive Committee meetings of July 16, 2021 and August 20, 2021.

2. Presentation by Mid-City Apartments – Sue McPhedran and Nancy Bastien from Mission First Housing Group presented plans to renovate its building at 2027 Chestnut Street. The bottom three floors of the building house Freire Charter School and the 4th, 5th, 6th and 7th floors house recently homeless persons. These top floors include 48 single rooms with shared kitchen space and 12 one-bedroom apartments. The plan is to renovate the one-bedroom apartments and to convert the 48 single rooms to 41 efficiency units. Mission First also intends to renovate common spaces and social worker offices. Construction will begin in early 2023. Mission First also seeks funding to expand services to residents and improved security. This presentation is intended to fulfill Mission First's obligation to the City to hold a public meeting concerning this proposal.

3. Housekeeping:

a. Revised Board Member Handbook - Rick G. urged board members to read through the revised Board Member Handbook, sign the conflict of interest statement on pp. 34-35 and mail it to Travis.

b. Meeting Rules – Meeting rules required by the Bylaws were reviewed at a previous board meeting. Following discussion, a motion to approve the rules was made, seconded and passed.

c. Expenditure Policy – Rick S. explained that the expenditure policy was removed from the Bylaws so it could be Board-approved. The policy spells out approvals needed for expenditures depending on the amount and whether the expense was budgeted. A motion to approve the policy was made, seconded and passed.

d. Board member pledge – Because the previous Board member pledge was out of date, the pledge was revised. Following discussion, a motion to approve the revised pledge was made, seconded and passed. The revised pledge as adopted is attached to these minutes.

e. Standing committees – The Bylaws specify five standing committees but allow the Board to create additional ones. A motion to create these four additional standing committees - Communications, Development, Historic Preservation and Streets - was made, seconded and passed.

f. Meeting dates – It was agreed that the second Tuesday of October be held for a Board meeting, if needed, but that the next scheduled Board meeting will be held the second Tuesday of November.

g. Tech – Rick G. urged Board members to download and save the list of Board members and contact information in the Dropbox. Travis should be notified of any errors. Rick G. urged any board member who knows of technology that would make operations more efficient to inform Travis as we work to update our current technology.

5. Treasurer’s Report and Financial Statement: Rick S. presented the budget for fiscal year 2022 and explained its more straightforward and comprehensible features. Rick G. emphasized that it is the responsibility of each Board member to review and understand the budget and monthly financial statements.

6. Development Update –

a. Casino Night - Rick G. reported that, because of Covid concerns, Casino Night, currently scheduled for this fall, will be moved to early January.

b. CCRA 75th Anniversary Gala – Yannick Nézet-Séguin, the long-time Music Director of the Philadelphia Orchestra, Music Director of the Metropolitan Orchestra and Center City resident has agreed to be honored as CCRA’s “citizen of the decade” at a spring gala.

7. Bankroll – Rick G. reported that Pearl Properties, the owner of the Boyd Theater, has procured as a new tenant, Bankroll, a company which includes Stephen Starr, among others. Bankroll proposes to rent the Boyd Theater as well as the space next door currently occupied by the GAP to develop a restaurant and sports betting establishment. The establishment would be a “by right” use so permission is needed only for the restaurant signage. However, concerns have been raised about outside noise, security, parking and the quality of life for near neighbors. A taskforce has been created that includes Charles Robin and others to negotiate a binding memorandum of understanding to address these concerns

8. Major Development Status:

a. 19th and Chestnut CVS – Rick G. reported that Goodwin Properties’ proposal to develop a 40-story tower at 19th and Chestnut raises concerns about congestion given that Pearl is already developing a tower at 19th and Sansom. To alleviate congestion, the two developers are in negotiation to share delivery space on Sansom Street.

b. 2300 Market – Rick G. reported that Lupert-Adler, the developer of 2300 Market, has sold the project to Breakthrough Properties, an affiliate of Tishman Speyer, a New York developer who intends to develop the property as the first of several science and technology facilities. Breakthrough wishes to be relieved of its obligations under the Community Benefits Agreement previously negotiated by Lupert-Adler and CCRA and negotiate a new one. A taskforce will be appointed to negotiate this. A motion to allow the president to sign a letter to Lupert-Adler confirming this was seconded and passed.

c. Broad and Lombard/South Streets – Rick G. reported that The Goldenberg Group is going forward with plans to develop two residential towers with street level space for the arts on Broad Street between Lombard and South Streets. The property includes an historically designated building. A new taskforce will be appointed.

9. Task Force Reports: Green Task Force leader, Susan Kahn, proposed that the FSRP PHS Tree Tender group move its operations from under the auspices of Friends of Schuylkill River Park to CCRA as a standing committee renamed CCRA Green Tree Tenders and that donations to the group be restricted for its use. Following discussion, a motion to create this standing committee and restrict donations to its purposed was made, seconded and passed.

10. New Business – Ben Weinraub raised questions concerning an application for a liquor license at 1957 Locust Street. Discussion was deferred until CCRA receives formal notice of the application.

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Susan Kahn, Secretary