



center city
residents' association
The People-Powered Voice for a Better Community

1900 Market Street – F1 8 – Philadelphia, PA 19103
215-546-6719

www.centercityresidents.org
centercity@centercityresidents.org

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TUESDAY, SEPTEMBER 8, 2020, 6 pm
Via Zoom**

1. The meeting was called to order by the Executive Vice President at 6:06 pm.
2. The following directors were present via Zoom: Rick Gross, Pip Campbell, Elena Cappella, Michele Ettinger, Kate Federico, Richard Frey, Barbara Halpern, Amy Jared, Susan Kahn, Charles Robin, Robin Sweet, Nan Robinson, Lauren O'Donnell, Harvey Ostroff, Matt Schreck, Paul Rathblott, Richard Speizman, Richard Vaughn, Ben Weinraub, Dawn Willis and Ben Zuckerman. Wade Albert participated as counsel and past presidents, Matt Fontana, Charles Goodwin, Jeff Braff and Steve Huntington also participated.
3. Board members not present: Maggie Mund, Michael Bowman, Tina Breslow, Doug Mellor, Nathaniel Parks, and David Rose.
4. A motion to approve the minutes of the meeting of June 6, 2020 was Made, Seconded and Passed.
5. Travis Oliver presented the Treasurer's report, noting that since our CPA has now retired, we will be seeking an interim CPA for 1 year until the formal hiring process can be concluded. The spring appeal raised \$20,800, bringing with it a nice cushion. So far this fiscal year, CCRA is slightly off last year.
6. Rick Gross then provided the Development committee update to offset the \$40,000 deficit from the cancellation of the House and Garden Tour and Casino Night. Annual sponsorships of \$10,000 from each of Brandywine Real Estate Development Co. and Southern Land Corporation have been secured, to be paid over the 2020-2023 period. In addition, a matching gift fundraising program is being created with two CCRA friends committing \$5000 each. Tickets will be sold to CCRA members at \$100 each, with a raffle of a week at a house in Namibia as a prize. Later in the year there will be an online auction for a week at a vacation villa in Tuscany and one in Spain. With \$5,000 raised for each auction week, and with the matching funds, the expectation is \$30,000 in total will be raised for all three.
7. Travis Oliver presented the office report, which continues to include a good deal of positive feedback on the CCRA updates that have been going out to the membership community. Traffic on the website continues to increase and Travis reported another 45 new members have activated their memberships from the Murano high-rise relationship. The lease with WeWorks is not being renewed.
8. With respect to the President's Report, the notes on the agenda are self-explanatory. Rick Gross did, however, specifically:

Board of Directors

President: Margaret Mund

Executive Vice President: Richard Gross

Vice Presidents: Phillipa Campbell • Barbara Halpern • Charles Robin • Robin Sweet

Secretary: Nan Robinson • Assistant Secretary: Lauren O'Donnell

Treasurer: Matthew Schreck • Assistant Treasurer: Paul Rathblott

Directors: • Michael Bowman • Tina Breslow • Jeff Braff (past President) • Elena Cappella • Paula C. Buonomo • Michele Ettinger • Kate Federico • Richard Frey • Matthew Fontana (past President) • Stephen Huntington (past President) • Amy Jared • Susan Kahn • Douglas Mellor • Harvey Ostroff • Nathaniel Parks • Paul Rathblott • David Rose • Richard Speizman • Richard Vaughn • Dawn Willis • Benjamin Weinraub • Ben Zuckerman

- introduce our newest Director, Richard Vaughn
 - highlight Maggie Mund's appointment to the Controller's Community Accountability Council and Travis Oliver's application to the Mayor's committee on Policing Reforms. Matt Fontana is following up on the application
 - noted a meeting of the Board Retreat committee will be held on Wednesday 9/9 at 4pm to discuss the agenda further.
9. Michele Ettinger reported there are now 90 new, activated members from the Murano, which she expects to diversify the demographics of the membership. In addition to the Hi-Rise initiative, which she anticipates will continue to significantly increase the membership, there are a number of other projects ongoing, including the affiliate marketing initiative, where another volunteer is being sought. Harvey Ostroff agreed to help, subject to health limitations.
 10. The Events Committee continues to pursue the possibility of working with COOK on a 2 hour on-line event with a chef at \$20/person. Also, Robins Sweet will check on the insurance situation connected with a gathering at the Mutter Museum garden.
 11. The Physical Environment and Safety Report provided that the outdoor dining program has been mostly successful, with the exception of some noise and garbage pickup complaints. A form will be distributed to the membership, the Streeter Report form, to report community concerns about outdoor dining. Dawn Willis volunteered to represent CCRA on the Saft Travel in Our Philadelphia (STOP) program, looking into late night ATV and motorcycle activity and what can be done.
 12. Matt Fontana led the discussion on Community Relations, including a plan being circulated for a community watch program and to hire security personal to drive around our streets at key hours to help ensure that people who use and visit our city feel safe, while at the same time respecting people's rights. It was also raised that it is important to highlight to the membership how important the relationships with developers have been and having CBA's posted on the website would be useful information for the public.
 13. Rick Gross advised that an upcoming community meeting is being hosted by David Rose on 10/1 to discuss 113-119 South 19th Street. Negotiations are commencing on a CBA for 33 North 22nd Street. A request came in for CCRA to send a letter of recommendation for an RACP grant with respect to 2222 Market Street. A straw vote was taken on whether a draft letter should be written for Executive Committee approval and this was Passed.
 14. Chuck Goodwin advised that Cook is seeking a revision to their CLA to include off-grounds consumption, and a protest has been raised in connection with the liquor license for Ambrosia at 24th & Locust. It was suggested that the Executive Committee add the Jet Wine Bar at 15th & South to the agenda next month for further discussion.
 15. New Business:
The availability and location(s) of Mail-in voting drop boxes are currently the subject of litigation statewide but this is expected to be resolved shortly. Wade Albert will check with his contacts in the City Commissioner's office to determine the status and once clear instructions are available, CCRA will clearly communicate this information to the membership.

Regarding a follow-up to CCRA's letter on Policing Reform, Jeff Braff will prepare a piece to include in the next newsletter and Steve Huntington will write letters to both Republican and Democratic ward leaders.

16. The meeting adjourned at 7:37 pm.