

**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**TUESDAY February 9, 2021, 6 pm**  
**Via Zoom**

1. The meeting was called to order by the President, Maggie Mund, at 6:03 pm.
2. The following directors were present via Zoom: Maggie Mund, Rick Gross, Jeff Braff, Pip Campbell, Elena Cappella, Michele Ettinger, Matt Fontana, Barbara Halpern, Steve Huntington, Amy Jared, Susan Kahn, Doug Mellor, Lauren O'Donnell, Harvey Ostroff, Nathaniel Parks, Charles Robin, Nan Robinson, Matt Schreck, Richard Speizman, Richard Vaughn, Ben Weinraub, Dawn Willis and Ben Zuckerman. Wade Albert participated as CCRA Legal Counsel, and Travis Oliver, CCRA Operations Manager joined as well. Participating as guests this month were:  
Presenters:
  - Jonathan Stavin, Lupert-Adler Properties
  - Chris Tantillo, Tantillo Architecture
  - Billy Wang, Tantillo Architecture
  - Anthony Forte, Saul Ewing Arnstein & Lehr, LLPCCRA Members:
  - Dina Childs
3. Board members not present: Tina Breslow, Kate Federico (excused), Chuck Goodwin, David Rose, and Robin Sweet.
4. The first order of business was a presentation on the proposed development at 2300 Market Street, involving three properties on the south side of Market from 23<sup>rd</sup> Street to the Aramark building. It will be a mixed-use development, including 222 residential units (with dual classification, both visitor accommodation and residential). The initial request to entertain a CBA has been favorably received. A public hearing to review and seek input to be held via Zoom is scheduled for February 22<sup>nd</sup> at 7pm. Following the presentation, there were a number of questions raised. Generating the most discussion was the possibility of potentially requesting approval to change the direction of traffic flow on Ranstead Street or moving it to 2-way flow. Jonathan Stavin agreed to bring this up with ownership, recognizing some effort on this point would be appreciated. Following the presentation, the presenters exited the meeting.
5. A motion "To approve the minutes of the meeting of January 12, 2020", was Made, Seconded and Passed.

**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: Richard Speizman

6. Matt Schreck shared the Treasurer's Report, advising the finances look very good again this month, thanks to the corporate sponsors and new high rise members. The Balance Sheet is strong and CCRA has more money in the bank than this same point in time last year. The PPP loan has been forgiven and the WeWorks lease has been extended at a \$6,500 discount for this fiscal year. Rick Speizman then discussed the budget reforecast that is taking place, as of 1/1/2021, and was pleased to reported a \$32k positive swing in net income in half a year. Another positive development is that a recent audit of the 2019/2020 accounting systems has determined that CCRA does meet the qualification threshold. The Resolution: "That CCRA apply for a second PPP loan in the amount for which we are eligible", was Made, Seconded and Passed.
7. In addition to the written Operations report, Travis Oliver wished to add that he had received a notice about the 2100 block of Pine, that hadn't received the cleaning. He also noted that the mail continues to be extremely slow and this is impacting the Winter appeal checks and some membership renewals. Lastly, he will be taking Tuesday off for the Presidents Day holiday.
8. Maggie began the President's Report advising we have not yet heard back from John Fetterman, (PA Lieutenant Governor now running for Senate) on the request to speak at the Annual Meeting but we have several other possible candidates lined up as well, should he not be available. She then raised a discussion point raised at the Executive Committee meeting following the success of the Safe, Green and Clean Appeal. Are there specific ideas for deliverables that can be provided to the members, e.g. bike racks, or new trash containers? A suggestion was made that the Streets Committee be brought into the conversation.
9. Barbara Halpern reported that the Communications Committee is planning to rename the Enewsletter and people should send her their ideas. Also, a quick shout out was made to both Travis and Richard Vaughn for the quality of the social media being produced.
10. Matt Fontana provided an update on the Hi Rise Homeless Initiative and the request for a mini-station or dedicated resources to address specific concerns in the downtown business community. Multiple meetings were held this past week and the up-shot is that legitimate issues have been identified and the hope is to have key deliverables to address them in March.
11. The Streets Committee would like CCRA to join with SOSNA and SSWBA in requesting a rapid response to address safety concerns at the intersection of 23<sup>rd</sup> and South Street. This area has been particularly problematic since Amazon opened a pick-up site there. To calm traffic and improve safety, the proposal recommends speed cushions, fog lines and vertical delineators. The Resolution: "CCRA will join with SOSNA and SSWBA in support of the proposed street improvements at 23<sup>rd</sup> and South Streets", was Made, Seconded and Passed.
12. The most recent Bylaws memo with recommendations was briefly discussed and Board members are encouraged to raise any lingering questions or concerns with Elena Cappella or other members of the Bylaws committee. It is anticipated there will be one additional memo for review before the Board has to vote in April on the formal, final recommendations before the Annual Meeting.

13. On the Major Development Task Force:

The 2012 Chestnut Street project has been a great success. Following the live public meeting and subsequent upload to Youtube for an extended one week comment period, all issues have now been addressed. The following Motion: “Be it resolved that upon consideration of the information and documents provided by Alterra Property Group, LLC and other members of the development team (collectively, “the Development Team”) relating to their proposed development at 2012-18 Chestnut Street of a residential tower with workforce housing (“the Proposed Development”), the comments and questions of near neighbors raised at the public meeting held via Zoom on January 13, 2021 relating to the Proposed Development, the Development Team’s responses to such questions, and upon the recommendation of the CCRA 2012-18 Chestnut Street Major Development Task Force, the Board of CCRA: (1) authorizes the President of CCRA to enter into the Community Benefits Agreement negotiated between Alterra Property Group, LLC and the CCRA 2012-18 Chestnut Street Major Development Task Force relating to the Proposed Development; (2) gives its support for the draft revisions to Philadelphia City Council Bill No. 2000348 negotiated between Alterra Property Group, LLC and the CCRA 2012-18 Chestnut Street Major Development Task Force concerning the creation of West Chestnut Street Overlay District (3) approves the building design as indicated with drawings dated September 10, 2020; and (4) authorizes the President of CCRA to take all actions appropriate to carry out this resolution.” was Made, Seconded and Passed and is now in Councilman Johnson’s hands.

14. Jeff Braff is leading the Nominations Committee for the 2021/22 CCRA Board and has already begun the process of soliciting new candidates for the 5-8 open slots that will be coming available. Social media will be more heavily utilized this year in the search for candidates but Board referrals are always welcome as well.

15. The meeting adjourned at 7:31pm.

Respectfully submitted,

Nan Robinson, Secretary