

**EXECUTIVE COMMITTEE MEETING
TUESDAY, FEBRUARY 2, 2021, 6:30 p.m.
Streaming Via Zoom**

The meeting was called to order at 6:35 p.m. by the President, Maggie Mund. In addition to Maggie, Executive Committee members present were Rick Gross, Pip Campbell, Michele Ettinger, Barbara Halpern, Charles Robin, Matt Schreck, Rick Speizman, Robin Sweet and Nan Robinson.

1. Maggie began with a short description of a new project at 2300 Market Street that CCRA will be learning about at next week's Board meeting with a presentation. A small task force is being formed to review the proposed development of the three properties for a 10 or 12 story mixed use building. Early indications are that they will be agreeable to minority hiring provisions and it is anticipated to be a smoothly proceeding project.
2. Matt Schreck shared the Treasurer's report, advising CCRA is in a good cash position, being \$15k ahead of where the account was a year ago. There was some discussion about recording the new Building member allocations, with the decision being made to handle them in the most simple and clear way possible. Not everyone diligently reviews and/or understands the finances/budgets and the easier it is made for Board members to follow, the better off CCRA will be. The 6-month reforecast is underway and Rick Speizman is awaiting feedback from Matt and Travis. With respect to the Fall/Winter Appeal collections, the matching grants are currently \$5k short but more money came in this week and it is anticipated that \$14k more will come in by the end of February, which should explain some confusion in the numbers. The bottom line is that with the \$6,400 carryover from 2020, CCRA continues to be in a healthy financial position.
3. Regarding the Operations Report, Travis has not formally concluded his PPP loan evaluation for 2021 but it does not appear that CCRA is eligible in qualifying with the required reduction in revenue levels.
4. Maggie Mund advised that both May 18th and 19th are being considered as dates for the Annual meeting and an invitation has been extended to John Fetterman, PA Lieutenant Governor, to be the keynote speaker. It is also expected that there will be a vote on the revised Bylaws during the meeting and Maggie asked for volunteers to assist with the vote tallying process over Zoom or using an alternative voting platform.
5. Michele Ettinger provided the Membership briefing, highlighted by the activation of the William Penn House Building membership program. There are some potential anomalies with the premium membership statistics for January and Michele and Nan will meet with Travis to investigate, prior to next week's Board meeting.

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. Barbara Halpern reported from the Communications committee that they want to get the word out on all available social media platforms about what CCRA is up to. She would like the Committee chairmen to provide a “3 line update” every month for posting. Coming up with a snappy name for the Enewsletter was also raised, something such as “Happenings in the Hood”. Potentially renaming the CCRA Quarterly was also mentioned.
7. With respect to the Hi Rise Homeless Initiative, four meetings have been set up and 25 signatories have signed on. The actual letter was sent out in med-January as an important first step.
8. The Streets Committee met to discuss supporting some proposed street improvements at the intersection of 23rd and South in collaboration with SOSNA and SSWBA. A report was posted on social media and a number of folks commented in favor of making changes. Following discussion, the Resolution: “CCRA will join with SOSNA and SSWBA in support of the proposed street improvements at 23rd and South Street”, was Made, Seconded and Passed by the EC.
9. It appears priority bus lanes on Market and JFK are being blocked by Philadelphia Council President, Darrell Clarke. CCRA had previously endorsed these but now understand issues were raised by the residents of the Kennedy House may have also raised an issue. Given CCRA’s advocacy for the entire neighborhood and not just residents in specific buildings, it was determined more investigation is needed to determine what the opposition is based on and can and should this position be turned around.
10. The topic of Public Safety was raised and it was noted that there have been two shootings in the neighborhood in the past month. What should CCRA’s responsibility be in this regard? Should crimes be reporting on CCRA’s social media outlets? It will generate clicks but might it also turn some members off?
11. Maggie discussed the Bylaws memo from Elena Cappella that everyone is encouraged to read before the Board Meeting. The possibility of converting the highlights into PowerPoint slides was discussed.
12. Charles Robin advised that the public meeting on 2012 Chestnut Street went very well, with no controversial questions raised during the meeting and no later questions came in that were problematic. Wade and Ben put the following Motion together:
“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. This was a good resolution to a tough process!

13. With respect to New Business, Barbara Halpern suggested a process of some type to reward members who gave generously to the Clean, Safe and Green Campaign. Because of the success of the campaign, are there ideas about what CCRA can do, in addition to the promised street cleaning, that will help make the neighborhood cleaner, safer or greener? At the very least, it was noted to check to ensure that thank you’s went out to those who donated to the campaign.

14. The meeting was adjourned at 8:08.

Respectfully submitted,
Nan Robinson, Secretary