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urban living

BOARD OF DIRECTORS' MEETING
WEDNESDAY MARCH 11, 2020 6:00 pm
Brandywine BEX, 1 Commerce Square, 2005 Market Street

AGENDA

- 1 **Presentations--none**
- 2 **Approval of the February 2020 Minutes** [5 mins.] --attached
- 3 **Finance**
Treasurer's Report --Matthew Schreck [5 mins.]
 - 3.1 Budget vs Actual dated February 29, 2020 --attached
- 4 **Office Report** --Travis Oliver [5 mins.]
- 5 **President's Report**—Maggie Mund [10 mins]
 - 5.1 Presentation to WPH on Feb 18 and Penn Center House on March 9
 - 5.2 Succession Planning
 - 5.3 Government Relations
CCRA lobby for more funds for homeless services as part of the budget hearing process
 - 5.4 Cotoletta dumpsters
 - 5.5 Major Development Task Force forming for 2012 Chestnut
 - 5.6 Coronavirus Coping Strategies—retreat, public meetings, office
- 6 **Committee Reports**
 - 6.1 Government and External Relations
 - a. Zoning Committee-- CCRA ZC Report Feb 2020 —attached
 - b. Historic Building Designation Committee—see attached Building Designation Task Force Minutes 021120
 - c. CBA bill—see attached Amendment to CBA - Alternatives-1—
Mike Bowman [5 minutes]
Resolution: CCRA board endorses the substitute language for the CBA legislation negotiations
 - d. Skyplane bill -- Charles Robin [5 mins]
 - e. CMX4 lite bill—Rick Gross [5 mins]
 - 6.2 Membership and Communications
 - a. Membership Committee—Michele Ettinger [10 mins]
CCRA Membership Report March 2020--attached
Residential Membership Tracking February-- attached
Membership Recognition Event—Di Bruno's Lauren O'Donnell [3 mins]
 - b. PFS/CCRA joint membership—see attached PFS Promotion

6.3 Events Committee

- a. Spring House and Garden Tour Robin Sweet/Kate Federico [10 mins.]
2020 HT Sponsorship Package—attached
Budget and Schedule
- b. Annual Meeting—Maggie contacted Commissioner Outlaw

6.4 Physical Environment and Safety

- a. Streets—see attached Streets Committee March 2020 board report
Tree Summit Report—see attached Susah Kahn [10 mins]
- b. Public Safety Committee
PDAC—see attached 200128 official minutes and Tina McClintock notes – pdac
meeting 200225
- c. Homelessness
CCRA Homelessness Taskforce—see attached High Rise Homeless Task Force
Update 3030320

6.5 Community Relations— see attached EC report Community Relations

6.6 Ad Hoc Committees

- a. Strategic Planning Committee-- --Donna Cordner/Paul Rathblott [10 mins]
Date of Retreat (March 28, 2020) and Location First Unitarian Church
- b. CDR public meeting for 23th and Market—March 19, 2020 6 pm. Church of the
Holy Trinity –Wade Albert [5 mins] -see attached LEGAL
- c. Candidate Debates—Farnese/Sabol March 25, 2020 Church of the Holy Trinity –
Chuck Goodwin [5 mins]

7. **New Business**

- a. Stanley Krakower [10 mins]

8. **Adjournment**

9. **Cake and Champagne!**

MINUTES OF THE BOARD OF DIRECTORS MEETING
WEDNESDAY, March 11, 2020
Brandywine BEX, 2 Commerce Sq., 2005
Market Street

1. The meeting was called to order by the President at 6:06PM. The following directors were present in person: Maggie Mund, Paula Buonomo, Michael Bowman, Elena Cappella, Donna Cordner, Michelle Ettinger, Kate Federico, Richard Frey, Rick Gross, Susan Kahn, Amy Jared, Doug Mellor, Lauren O'Donnell, Nathaniel Parks, Charles Robin, Nan Robinson, David Rose, Paul Rothblatt, Matt Schreck, Robin Sweet, Dawn Willis, Ben Zuckerman, Jeff Braff, Chuck Goodwin and Steve Huntington. Wade Albert was also present as counsel. The following members were excused: Pip Campbell, Barbara Halperin and Lauren O'Donnell and Harvey Ostroff participated by telephone. Joan Decker and Bob Alper from PCH were guests.
2. A motion to approve the minutes of the meeting of the meeting of February 11, 2020 was Made, Seconded and Passed.
3. The Treasurer presented the Treasurer's report, including the Budgeted vs. Actual results through February 29, 2020 which are on target with the budget passed in November. The Treasurer reported that William Penn House has contributed \$10,000 to CCRA, which was met with applause. A motion to accept the Treasurer's Report was Made, Seconded and Passed.
4. Travis Oliver's gave the office report. He noted that PCH very much appreciated the CCRA presentation given by Maggie and Michele Ettinger. Work continues on updating the CCRA website, but some changes are already visible and have been well received.
5. The President reported on:
 - Successful presentations to the boards of William Penn House and Penn Center House
 - The need for succession planning since her term expires in June,2021. Persons who are interested in Board offices should notify Jeff Braff, Chair of the Nominating Committee
 - CCRA joining a group of community organizations lobbying for more funding for homeless services as part of the budget hearing process
 - The possible solution of the dumpster problem at Cotoletta with help from Alan Domb
 - The formation of a Major Development Task Force for a project at 2012 Chestnut and
 - Strategies for coping with the coronavirus, including moving the retreat to September 26th
6. After a discussion, a motion to postpone the Spring House Tour to a later date was Made, Seconded and Passed. Robin Sweet and Kate Federico were thanked and applauded for yeoman's work on the Tour which had promised to be very successful.
7. Rick Gross reported that the Freeman's Task Force had successfully negotiated with the developer of Freeman's Auction House on Chestnut Street and the resulting project as proposed will harmonize with the neighborhood from both the east and west vistas. The process was

successful because of CCRA's reputation for working reasonably with developers to reach agreement on major projects to fit within the community and respond to concerns about loading, traffic, congestion and architectural style. The plans will be posted on CCRA's website and social media pages.

8. Various Committees reported as follows:

8.1. Government and External Relations

- Zoning Committee-February's report was circulated
- Historic Building Designation Committee-Task Force Minutes were circulated
- CBA Bill-After discussion it was Moved, Seconded and Passed that CCRA would present Option 1 (attached here) to Darrell Clarke's office as a condition for support of the bill.
- Sky Plane Ordinance and CMX-4 Lite- Janice Woodcock, Mike Shade and Rick Gross are scheduled to meet with the chief executives of Brandywine, Dranoff, Pearl, Parkway, Southern and Tower development companies to discuss these issues and try to reach a consensus on a bill which CCRA and all of them would propose to Chairman Clarke.

8.2. Membership and Communications

- Membership Committee-Michelle Ettinger reported on increased membership as a result of several initiatives from the committee. The February Tracking and March reports were circulated.
- Membership Recognition Event -Lauren O'Donnell reported on a very successful event at DiBruno's
- Philadelphia Flower Show/CCRA Joint Membership-Promotion from the Flower Show was circulated

8.3. Physical Environment and Safety

- Streets Committee -Report was circulated
- Tree Summit Report-Report was circulated, and Susan Kahn discussed it and suggested that the ZC might consider adding tree replacement/addition to variance requests
- Public Safety Committee – PDAC minutes and McClintock notes were circulated
- Homelessness – Task Force update was circulated

8.4. Ad Hoc Committees

- Strategic Planning Committee --Donna Corder reported on further planning for a Strategic Planning Board retreat now scheduled on March 28, 2020 from 10-4. It was Moved, Seconded and Passed to reschedule the retreat for September 26.
- CDR Public Meeting for 23rd and Market – It was agreed that arrangements for an online meeting on March 19th would be worked out with Parkway for this event
- Candidate debates-Chuck Goodwin reported that a debate between Senator Farnese and his opponent was scheduled for March 25 at the Church of the Holy Trinity.

9. New Business:
 - A send-off for retired general counsel Stanley Krakower followed a presentation of some of his thoughts to the Board.
10. There being no other business, the meeting adjourned at 8:08 pm.

Respectfully Submitted,

Richard Gross,
Secretary

Proposed Amendment to Community Benefits Agreement Legislation, Bill No. 200005

§17-2301

(c) This Chapter shall not limit or prohibit the ability of a Registered Community Organization from negotiating a Community Benefits Agreement with respect to a development project within the area served by the Registered Community Organization, provided that if such Registered Community Organization notifies the Developer of a High Impact Development Project of its intention to negotiate a Community Benefits Agreement before the formation of a Host Community Board, the remainder of this chapter shall not apply to such High Impact Development Project unless the RCO and the Developer jointly notify the Director of Planning and Development that they are unable to reach agreement on a Community Benefits Agreement.