

**BOARD OF DIRECTORS MEETING
TUESDAY NOVEMBER 12, 2019, 6:00 p.m.**

**Brandywine BEX, 1 Commerce Square, 2005 Market Street
AGENDA**

- 1 **Presentations**
 - A. **Senator Larry Farnese** [15 mins]
 - B. **Brandywine Realty Trust for 2116-38 Market Street**, [10 presentation; 20 Q &A]
Concerning proposed development of an approximate 550,000 square foot mixed commercial and residential tower, with below grade parking, first and second floor retail/commercial, and related site and building improvements

This requires a re-zoning from CMX4 to CMX5
The Executive Committee recommends that the attached Community Development and Benefit Agreement and 2120 EOP Implementation Strategy be adopted.

Resolution: That the CCRA board authorize President Maggie Mund to enter into the Community Development and Benefits Agreement with Brandywine Realty Trust for 2116-38 Market Street
2. **Approval of the October Minutes** [5 mins.]
(see attached)
3. **Finance**
 - Treasurer's Report --Matthew Schreck [5 mins.]
 - 3.1 Budget vs Actual dated October 31, 2019
4. **Office Report** --Travis Oliver [5 mins.]
5. **President's Report**—Maggie Mund [5 mins.]
 - 5.1 414-418 South 20th Street, 2006 Waverly Street, Letter of Support, see attached
 - 5.2 Clarke Community Benefit Agreement Task Force—Michael Bowman appointed
6. **Committee Reports**
 - 6.1 Government and External Relations
 - a. Designation Task Force—see attached summary
 - b. Zoning Report—see attached summary
 - 6.2 Development—Rick Gross [10 mins.]
 - a. Blatstein Event Follow-up
 - 6.3 Membership and Communications
 - a. Membership Michele Ettinger [10 mins]
Membership Benefits Chart—attached

Membership Numbers--attached
Membership Development—In-reach—House Parties

- b. Membership Recognition Event—need a volunteer to organize

6.4 Events Committee

- a. Spring House and Garden Tour—Robin Sweet [5 mins.]

6.5 Physical Environment and Safety [5 mins]

- a. Streets Committee Report —see attached
- b. PDAC Report—see attached
- c. Homelessness Task Force –Matt Fontana

6.6 Ad Hoc Committees

- a. Strategic Planning [10 mins.]
 - Mission Statement—Pip Campbell —see attached
Resolution: That the CCRA board adopt the mission statement dated November 12, 2019

7. New Business

8. Adjournment

MINUTES OF THE BOARD OF DIRECTORS MEETING
TUESDAY, November 12, 2019
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, Guy Aiman, Paula Cohen Buonomo, Elena Cappella, Philippa Campbell, Donna Cordner, Michelle Ettinger, Kate Federico, Rick Gross, Barbara Halpern, Amy Jared, Susan Kahn, Doug Mellor, Lauren O'Donnell, Harvey Ostroff, Nathaniel Parks, Richard Frey, Paul Rathblott, Charles Robin, Nan Robinson, David Rose, Matt Schreck, Robin Sweet, Dawn Willis, Jeff Braff and Steve Huntington. Stanley Krakower was also present. The following members were excused: Paul Rathblott, Susan Kahn
2. State Senator Larry Farnese made a presentation to the board concerning items of interest in the legislature.
3. Brandywine Realty Trust made a presentation concerning the proposed development of an approximate 550,000 square foot mixed commercial and residential tower at 2116-38 Market Street, with below grade parking, first and second floor retail/commercial uses and related site and building improvements. Brandywine has asked that CCRA endorse a zoning change from CMX-4 to CMX-5 on the site and CCRA has asked Brandywine to enter into a proposed CBA which was distributed. Following discussions and questions in public session, the Board discussed the matter in executive session, and it was Moved, Seconded and Passed that the Chair be authorized to execute the proposed CBA on behalf of CCRA. The excellent work of the Major Development Task Force chaired by Wade Albert and Janet Woodcock was recognized by the Board.
4. A motion to approve the minutes of the meeting of the meeting of October 10, 2019 was Made and Seconded, amended to include the names of excused board members and Passed as amended.
5. The Treasurer presented the Treasurer's report, including the Budgeted vs. Actual results from through October 2019 which are on target with the budget passed last month.
6. Travis Oliver's gave the office report.
7. The President reported on:
 - The letter sent to the ZBA Chair concerning 414-418 South 20th Street and 2006 Waverly Street; and
 - The creation of a Community Benefit Agreement Task Force by Council President Clarke and the appointment of Michael Bowman as CCRA's representative thereon.

8. Various Committees reported as follows:

- Government and External Relations reported by Charles Robin

- The Designation Task Force report was summarized.
- The Zoning Committee Report was summarized.

- Development Committee reported by Rick Gross

The Blatstein House Tour held on Tuesday, October 22, 2019 and was a complete success. The overall revenue for CCRA exceeded projections and everyone in attendance reported a remarkable and enjoyable evening. Rick thanked all Board members who purchased full price (\$1000) or raffle tickets (\$100) but expressed some disappointment that all Board members did not participate. He reminded the Board that development is everyone's responsibility on the Board and does not just fall on a few members.

- Membership Committee reported by Donna Cordner and Michelle Ettinger

The Membership Report and Benefits Chart is attached to these minutes. Michelle reported on the committees multi-faceted efforts at retaining existing members, recruiting new members and expanding the categories of business and high-rise memberships. She also raised the idea of a Membership Recognition Event and asked for volunteers to help. The President created an Ad Hoc Committee to run the event and appointed Pip Campbell, Matt Schreck, Wade Albert, Donna Cordner and Lauren O'Donnell to it.

- Events Committee

- The Spring House and Garden Tour was discussed by Robin Sweet and Kate Federico, Co-Chairs of the Event. More help from the Board as well as ideas to make it a fun and fresh event were solicited.

- Physical Environment and Safety

- The Streets Committee Report was summarized. An Ad Hoc Committee of Bill West, Ben Zuckerman and Rick Gross was formed to work with Southern Land on the congestion on 20th Street south of Sansom as a result of construction of The Laurel.
- The PDAC Report was summarized.
- The creation of a Homelessness and Panhandling Task Force was announced by the Chair and Matt Fontana was named to chair it.

- Strategic Planning Committee

- Barbara Halpern reported on planning for a Strategic Planning Board retreat in early 2020
- Pip Campbell reported on the comments received on the draft mission statement. After discussion it was Moved, Seconded and Passed to adopt the following mission statement for CCRA:

Serving as the voice of Center City West since 1947, the Center City Residents' Association (CCRA) promotes urban living, advocates for a safe, clean, diverse and supportive community, pursues governmental accountability and encourages responsible development, while preserving the neighborhood's historic heritage.

9. There being no new business, the meeting adjourned at 8:13 pm.

Respectfully Submitted,

Richard Gross,
Secretary

MINUTES OF THE EXECUTIVE COMMITTEE MEETING
Tuesday, November 5, 2019
1900 Market Street

The meeting was called to order at 6:40PM. Members of the Executive Committee present were Donna Cordner, Rick Gross, Maggie Mund, Charles Robin and Matt Schreck. Also present was Wade Albert.

1. Wade Albert reported on the work of the Major Development Task Force concerning the CBA with Brandywine Realty Trust for the property at 2116-38 Market Street. There will be a presentation to the Board in November from Brandywine as well the CBA with an expected Board vote thereafter. Following Wade's review of the changes to the CBA, the Executive Committee unanimously recommended that the Board authorize the Chair to enter into the agreement.
2. The Executive Committee discussed a personnel matter.
3. Rick Gross reported on the Blatstein House Tour. The event was an overwhelming success, but a significant number of Board members did not participate financially, even at the \$100 level. This will be discussed at the Board meeting.
4. Maggie reported on the creation of a Homelessness and Panhandling Task Force which Matt Fontana has agreed to chair.
5. Charles Robin reported on the Historic Designation Task Force work and fundraising.
6. The meeting adjourned at 7:48 PM

Respectfully submitted,

Rick Gross, Secretary