



**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TUESDAY, NOVEMBER 10, 2020, 6 pm  
Via Zoom**

1. The meeting was called to order by the President at 6:03 pm.
2. The following directors were present via Zoom: Maggie Mund, Rick Gross, Tina Breslow, Pip Campbell, Elena Cappella, Michele Ettinger, Matt Fontana, Richard Frey, Chuck Goodwin, Barbara Halpern, Steve Huntington, Amy Jared, Susan Kahn, Doug Mellor, Harvey Ostroff, Charles Robin, Nan Robinson, David Rose, Matt Schreck, Richard Speizman, Robin Sweet. 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:
  - a. Cassie Anderson, Assistant Project Manager, Project HOME
  - b. Larry Arney, Construction Representative, Project HOME
  - c. Monte Buckner, Architect, CICADA Architecture
  - d. Janet Stearns, VP of Real Estate Development & Asset Management, Project HOME
  - e. Terri Grossman, CCRA member
3. Board members not present: Michael Bowman, Jeff Braff (excused), Kate Federico (excused), Lauren O'Donnell (excused), and Nathaniel Parks.
4. A motion to approve the minutes of the meeting of October 13, 2020 was Made, Seconded and Passed.
5. Project HOME presented their plans for Kate's Place at 1929 Sansom Place, following a capital needs assessment and an application to the City of Philadelphia to commence with an 11-month construction project to be completed by mid 2022. The project will include reroofing, masonry repairs on the facing, window replacement (historically appropriate), new heating and AC, and updated finishes. No zoning variances are being sought, however there is a requirement that they make a presentation. After the guests took questions from the Board and signed off from the zoom call, the following motion to support the project was Made, Seconded and unanimously Passed:

*It is hereby resolved that CCRA supports Kate's Place in their efforts to submit funding applications to Pennsylvania Housing Development Corporation (PHDC) and Pennsylvania Housing Finance Agency (PHFA) for financing the preservation project of the 144 unit building of affordable housing located at 1929 Sansom Street, Philadelphia, PA.*

**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

Directors: • Michael Bowman • Tina Breslow • Jeff Braff (past President) • Elena Cappella • Michele Ettinger • Kate Federico •

6. Matt Schreck presented the Treasurer's report, advising that CCRA is still in good shape despite the reduction from no in-person fund raisers. The monetary gap has been filled by efforts of both the Financial/Development and Membership committees and fortunately expenses have been flat. Notice for the WeWorks workspace will be given, effective 2/1/2021. Alternative office space continues to be sought as Travis continues to operate out of his home in the interim.
  
7. Rick Gross provided revised details of the Development committee plans to offset the \$28,500 deficit from the cancellation of the House and Garden Tour and Casino Night. The Annual Winter Appeal drive, starting at the end of November, will offer donors of \$150 (subsequently changed to \$200) or more a chance to enter a raffle for five nights for 2 in a hunting lodge in Namibia. At a minimum, Board members are being asked for a \$100 gift to CCRA but encouraged to give \$150 or more to be included in the raffle, should their circumstances allow. The \$10,000 contribution from WPH for the upcoming fiscal year is still in process and while not finalized, is expected to come through.
  
8. Travis Oliver presented the following items in the office report:
  - A Winter Appeal/Namibia Raffle page is going up on the CCRA website, to be reinforced through social media.
  - In response to complaints of noise in Rittenhouse Square, Officer O'Shea will step up patrols after 9pm.
  - There are no immediate plans to move into new office space and Travis is managing well from his work-from-home space in Montgomery County. Storage space in Center City has been secured for the office materials and they will be moved in January.
  - The Holiday schedule is now out. CCRA will be closing for Thanksgiving (11/24-25) and for Christmas break (12/24-1/4).

Following his report, Travis signed off the call.

9. The President reported on:
  - A report is being prepared by the Controller's Community Accountability and Advisory Council, now taking into account events that have transpired since the Walter Wallace police shooting, along with the earlier events impacting the city. A number of businesses in the area have contributed testimony to the Council about the previous unrest experienced, including AKA, Boyds, Southern Land and the Irish Pub. Maggie shared the letter CCRA sent to Mayor Kenney on policy reform with the Council.
  - Travis Oliver, Operations Manager, is the only paid CCRA employee and has been overdue for his compensation review. Following seven years of dedicated service to the organization and an outstanding performance in the past several months as adjustments have needed to be made in the current environment, a compensation motion was Made, Seconded and unanimously agreed.
  - A CCRA member, Michele Cimillo requested CCRA's help with an issue that occurred during a By-Rights development project connected to the Kims Cleaners development project. It is not clear what assistance CCRA can provide but Wade Albert is in contact with their legal representative to discuss.
  - For the sake of good order, a formal motion nominating Richard Vaughn as a Board of Director to replace the vacancy left by Nan Robinson when she joined the Executive

Committee as Secretary at the beginning of the term, was Made, Seconded and Passed, as follows:

*It is resolved that the Board elected Richard Vaughn to fill the vacancy of the Board created by the appointment of Nan Robinson as Secretary for the current term, thus ending on June 30, 2022.*

10. Charles Robin advised that the Remapping committee has been meeting since December 2014 and they have now remapped all of CCRA's catchment. The Taskforce has been working with the Philadelphia City Planning Commission to review all zoning classifications within CCRA boundaries and Rick and Wade have been rewriting the Taskforce redevelopment procedures. As a safeguard, the Remapping Committee is asking for representation on major development work and proposed the following resolution that was Made, Seconded and Passed:

*Resolve, that CCRA's Major Development Policy be amended to require that, for so long as the CCRA Remapping Committee is in operation, every Major Development Taskforce shall include at least one current member of the Remapping Committee, and that the Remapping Committee have the opportunity to provide input to the Taskforce prior to the issuance of any formal recommendations by the Taskforce to the CCRA Board.*

11. For the Communications update, Barbara Halpern introduced us to Terri Grossman, a CCRA member guest, who will be assisting with the CCRA social media space. Continue to send any relevant community interest information to Travis for coordination. As a reminder, Richard Vaughn is the point person on Twitter. The first Zoom Book Event is scheduled for December 1, through Eventbrite, with tickets going for \$5 or \$22 with book purchase. A public meeting is being scheduled in an effort to rename Taney Street and Barbara will be coordinating for CCRA, along with Ben Keys and Councilmember Kenyatta Johnson on this project.
12. Michele Ettinger reported that CCRA broke the 1000 member number this month, in large part due to the 51 members from the Murano Building membership, although this number is lower than originally anticipated. The Hi-Rise team is currently working with WPH, and they have 47 members signed up so far, with the goal being 200. The third Hi-Rise Building in the works is Penn Center House. Michele touched on the success of the Stewardship initiative that has brought in committee recruits and other valuable feedback. The Merchant Partners program has led to four merchants joining CCRA.
13. Matt Fontana reported good progress on the Hi-Rise Homeless Initiative, with 116 responses to date on the survey to assist in quantifying the problem. This evidence collection phase is very important to strengthen the position with City and Council discussions. It was suggested, if feasible, that personal thank you notes be sent to those who filled out the surveys, and at the very least, a general thank you will be placed in the Newsletter for all those who contributed surveys.
14. With respect to the PDAC rereports that are prepared by CCRA member Tina McClintock, the ATV issue remains unresolved and the rumble strips have unfortunately proven ineffective.

Letters are being written to Mayer Kenney and City Council and Dawn Willis will check to determine if CCRA should join the letter writing campaign.

15. Ad Hoc Committees:

- Elena Cappella began to give an overview of the remaining loose ends yet to be finalized with respect to the By Laws changes being contemplated. It was determined these final important policy/substantive matters will be determined at the Committee level and then formal Board approval will be obtained. A motion was Made, Seconded and Passed, that:
  - 1) *The Report of the AD Hoc Committee on Bylaw Revisions is accepted; and*
  - 2) *The Committee is asked to prepare specific language revising the Bylaws as proposed in the report or as otherwise deemed desirable by the Committee; and*
  - 3) *Such revisions shall be considered by the Board prior to the next annual meeting of the membership; and*
  - 4) *The Board shall thereafter refer to the membership, for consideration at the annual meeting, any proposed amendments “that received a two-thirds vote at a meeting of the Board at which a quorum is present” (as required by Article XII of the Bylaws).*
- 2012 Chestnut Street- Charles Robin provided an update on the workforce housing program intended to offer reduced rents to targeted at-need populations. This is an Ordinance and Community Benefit Agreement (CBA) and following discussion last month, the Taskforce continued to negotiate for offsite parking and the inclusion of a sunset provision. The next step will be to share the CBA in rough draft at a public meeting to be held in December and to incorporate any meaningful considerations expressed at the meeting for inclusion into the final CBA. At that point, the CCRA BOD’s will vote on whether to approve the agreement.
- CVS 1900 Chestnut Street- Following their first meeting last Friday, Rick Gross is very optimistic about this new project beginning at one of the most active commercial corners in the US.

16. New Business: FYI – Sophie Curson at 122 S. 19<sup>th</sup> Street, was recently nominated as a historic building.

17. The meeting adjourned at 8:12 pm.

Respectfully submitted,

Nan Robinson, Secretary