



Preserve, enhance and celebrate
urban living

BOARD OF DIRECTORS' MEETING
TUESDAY February 9, 2021 6:00 pm
Streaming via ZOOM

AGENDA

- 1 **Presentations**—2300 Market Street—20 minutes, Presentation, Q & A
Lupert-Adler Properties is proposing to develop the three properties on the south side of Market from 23rd Street to the Aramark Building. A public hearing to review the project and seek input will be held via Zoom on February 22nd at 7 pm. The Zoom meeting can be accessed at <https://us02web.zoom.us/j/82127029584>

Presenters: Jonathan Stavin, Lupert-Adler Properties, Christ Tantillo, Tantillo Architecture, and Anthony Forte, Saul Ewing Arnstein & Lehr, LLP.

2. **Approval of the January 2021 Minutes** --5 minutes
See attached board minutes of 1/12/21 of the CCRA Board (for approval) and executive committee minutes (FYI)
3. **Finance—10 minutes**
 - 3.1 Treasurer's Report --Matthew Schreck--5 minutes
See Financials dated January 31, 2021
 - 3.2 PPP Loan—Richard Speizman—5 minutes

Resolution:

That CCRA apply for a second PPP loan in the amount for which we are eligible.

3.3 Development Committee ---no report

4. **Operations Report** --see attached Operations Report
5. **President's Report**—Maggie Mund—5 minutes
 - 5.1 Annual Meeting Date and Theme—May 18 or 19th, ask out to John Fetterman
 - 5.2 Future Discussion—Potential New Initiatives

6. **Committee Reports**

- 6.1 Government and External Relations —questions on reports
 - a. Zoning Committee—see attached Zoning Report 01.22
 - b. Historic Building Designation Committee—no report
 - c. Remapping Committee—no report
 - d. Cross Town Coalition—no report

- 6.2 Community Relations—questions on reports

- a. Membership Committee --See attached Membership Committee Report
- b. Communications Committee—See attached Communications Report
- c. HI Rise Homeless Initiative—see attached HI Rise Homeless Initiative Report

6.3 Physical Environment and Safety— 10 minutes

- a. Streets Committee—See Attached Streets Committee Report and Request for Rapid Response...

Resolution:

CCRA will join with SOSNA and SSWBA in support of the proposed street improvements at 23rd and South Streets

- b. Public Safety Committee—see attached PDAC summaries
- c. Historic Preservation Committee—no report

6.4 Ad Hoc Committees - 30 minutes.

- a. Bylaws Discussion of Revision—Elena Cappella—20 minutes
See attached Bylaws memo for Feb 9 Board mtg (final) (1)

- b. Major Development Task Forces

2012 Chestnut Street—Charles Robin—10 minutes-

See attached: 2012 Chestnut Task Force Report, 2012 Chestnut CBA - 1-7-21, 2012 Chestnut Ordinance 12-8-2020

Resolution:

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.

7. New Business

8. Adjournment