

**EXECUTIVE COMMITTEE MEETING
TUESDAY, JANUARY 5, 2021, 6:30 p.m.
Streaming Via Zoom**

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

1. The meeting began with Matt Schreck summarizing the financial picture, highlighting that CCRA continues to be in good shape financially, including the cash position. The sidewalk cleaning appeal was very successful this year, adding to the good news. Matt has all the supporting information available for the previous PPE loan to be forgiven and another can be sought, assuming eligibility, including that a 25% deficit in a given quarter can be demonstrated. The consensus is that any grant money that CCRA qualifies for should be pursued, as normal isn't going to happen until 2022. One question remains whether the WeWorks lease should be extended or should Travis continue to work from home. Should CCRA qualify for the federal money, qualifying expenses will include payroll, mortgage/rent, and utilities. As several members expressed interest in resuming a physical presence in Center City, next steps include both pursuing a 6-month option at WeWorks and an alternative MakeOffices quote through Robin Sweet. Lastly, information on the forecast in January will follow.
2. Maggie Mund began her President's Report with a discussion on succession planning, as her term is up on July 1. Rick Gross, currently EVP, has volunteered to move up to President and has begun having conversations with certain individuals about possible board appointments. These, along with new Board appointments, will be made in concert with Jeff Braff and the nominating committee, with the formal vote to be held in May. Members whose terms are expiring should be encouraged to reach out to Jeff, Rick or Maggie to let their ongoing interest be known. Next, Maggie introduced an educational initiative that she is interested in pursuing around Board development. This could include topics to be covered during Board meetings, during slower periods (15-30 minutes) or separately. Some examples discussed were "what triggers a CDR review" and "how to be a better Board member". She also wanted to get the Committee's input on potential dates for the Annual meeting to be held in May. It currently looks like May 18 and 19 are the leading candidates.
3. Michele Ettinger provided the Membership briefing, beginning with the activation of the William Penn House building program. This follows the Murano as the second building in the Hi Rise program. Terms are being individually negotiated by the sub-committee members for each Hi Rise separately. They have plans to target a number of additional buildings and anticipate being able to go public with these arrangements sometime in the near future.
4. Maggie reported that the letter drafted in support of the police substation has garnered over 20 signatures from neighborhood businesses, and community organizations and is ready to be submitted.
5. Pip Campbell, of the Historic Preservation committee, summarized the letter drafted to the Philadelphia Historical Commission regarding the three buildings set to be demolished on the 1700 block of Walnut. Retaining the facades or recreating the facades with laser recordings or using the original materials

Board of Directors

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Executive Vice President: Richard Gross

Vice Presidents: Phillipa Campbell • Barbara Halpern • Charles Robin • Robin Sweet

Secretary: Nan Robinson • Assistant Secretary: Lauren O'Donnell

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wherever possible are priorities for consideration in the letter. A motion was made, seconded and passed that the resolution to send this letter is to be voted on at the Board meeting next week.

6. Charles Robin reported that a public meeting has been scheduled, to be chaired by Janice Woodcock, to discuss the 2012 Chestnut Street CBA. The meeting will be announced in the newsletter and noted at the Board meeting next week. After responding to all public comments generated from that public meeting, it is anticipated there will be an up or down vote at the February 9 Board meeting.
7. Rick Gross discussed a recent CBA meeting that was held at Darrell Clarke's office to review the minority hiring situation still at issue with PMC Property Group. It appears they are in default on their project at 23rd & Race and although the Trader Joe's project has yet to begin, pressure is being brought to bring them into compliance. Both Brandywine and Parkway shared strategies to help lead by their examples.
8. Maggie discussed the Bylaws memo from Elena Cappella that will be presented at the Board meeting next week. One of the issues involves the Executive Committee taking action between Board meeting, and whether unanimous agreement must be attained, if a meeting is not called. Another issue likely to raise some discussion next week is whether to allow Board nominations from the floor.
9. Rick Gross advised that the Fall/Winter appeal raised over \$22k (\$4k more than last year), plus the \$10,000 match (\$14k more than last year). 36 of the raffle opportunities were purchased and Travis will pick the winner live at the Board meeting. With the 3 houses for auction coming up in the Spring, CCRA should be in good shape without live events this year (Fall Casino Night, Spring House Tour) with the alternative fundraisers.
10. Matt mentioned that his church had a program for honoring Covid heroes and it would be nice if CCRA could find a way to highlight some of the special neighborhood efforts that have transpired over the last few months.
11. The meeting was adjourned at 8:15.

Respectfully submitted,
Nan Robinson, Secretary