

**Riverfront Alliance of Delaware County
Board of Directors Meeting
September 14, 2017**

Minutes

The following Board members were present:

Dr. Gerald Miller	Chris Albrecht
Vince Del Rossi	Steven Fisher
Patrick Gavin	Dan Murphy
Jeffrey Warmann	Robert Willert
Dr. Julie Wollman	

Additional attendees:

Amanda Lane	Lisa Gaffney
Rae Roeder	Mayor Thaddeus Kirkland
Rocco Imperatrice	Patrick Sullivan
Michelle Bauer	

The following Board members were absent:

Dr. Jerry Parker	Chris Buccini	Patrick Killian
Thomas Shoemaker	Steven Johnson	Joe McGinn
Mark Dambly	Robert Judge	Michele Needham
Adam Kaliner		

Dr. Julie Wollman convened the meeting at 8:00 a.m.

Dr. Wollman welcomed and introduced the guests present at the meeting.

Motion made to approve the minutes; adopted as presented.

Jerry Miller provided the Treasurers Report. Total equity at fiscal year-end was \$133,000. Net income was a loss of \$39,000, however the budgeted loss was \$64,000.

Current fiscal year activity includes \$25,000 in grants not yet received. The current budget accounts for 19.5 members. Other goals include spending the balance of the 70K EAH grant, obtaining new grants, assigning the PCCD grant and increasing marketing capabilities.

Jerry also reported that the original agreement with CliftonLarsonAllen (CLA) was signed by an individual that is no longer a member of the RADC board of directors. CLA will be drafting an updated agreement. Jerry also reported that many grant awards require a current financial audit, therefore it was suggested that we conduct an audit. A separate firm will need to be retained to

conduct an audit. It was also suggested that a long-term plan be developed and Jerry will be putting a group together to work on this initiative.

Motion to approve report as presented; seconded and approved.

Pat Sullivan, director of campus safety at Widener University, provided a report from the Public Safety Committee and the Security Camera program. The program was launched four years ago and was developed to enhance and support police operations. NextGen, the selected security integrator, was procured three years ago. Since implementation, 38 cameras have been installed in the Widener-Crozer corridor. The cost of this first phase of the program was approximately \$400,000. The project is currently in phase 2 and 31 cameras will be operational this month with an estimated cost of \$300,000. A third phase will also be completed before the end of the year which will be an additional 31 cameras. All cameras are tied to the Widener security camera system as well as the police substation on the campus. Data storage is 30 days.

Questions were posed regarding a plan to tie in other businesses security cameras around the city. It was suggested that Chester businesses be contacted to explore tying more cameras into the existing system. Pat Sullivan will follow up with the Chester Police Commissioner.

Mayor Kirkland added that he has been working on an additional camera system where live feed cameras are connected to law enforcement. He is trying to procure \$10,000 to purchase cameras in bulk and place in residential areas. These cameras do not require hard wiring or an electrician.

Jerry made a recommendation to assign the PCCD grant to University Technology Park. Dan made a motion to assign the grant; seconded and approved.

Dr. Wollman provided the Membership Committee report. The current expectation is 17 members. Several members have not yet paid dues. The committee met and is looking at top prospects. Committee members are also meeting with potential members. To date, two members have chosen not to renew.

It was also reported that the Alliance does not have a simple set of materials to share with prospects. PHR has offered to help design and produce materials. Lisa and Amanda will meet with PHR to begin the process.

Roe Fabricators has expressed interest in joining the Alliance. Roe is located in Chester city near the border with Trainer Borough and specializes in the design, fabrication and installation of grand format and jumbo graphics. Roe employs 50 individuals, many of whom are Chester residents.

Jerry made a motion to elect Brett Roe as member of the RADC board of directors; seconded and approved.

Lisa provided a report on Employer Assisted Housing. Most recently the fund helped with two closings, one with a DELCORA employee and another with a Crozer employee. They are also looking to increase grants for curb appeal projects. Currently grants are set at \$750 with an

employee contribution of \$250. Grants will increase to \$3,000 with a smaller contribution from the homeowner. Lisa also reported on the Arbor Estates project, which is four units constructed as two sets of twins. The appraisal and preliminary design work is complete. This project will be the first new housing in the city for some time.

Mayor Kirkland provided his update. He reported that the Candlewood Suites Hotel is currently under construction and will provide 89 rooms for guests. The property is expected to be completed in August 2018. The hotel will also provide jobs for residents. The Mayor also reported that the Tandem Group acquired the McCrory building and initial clean out and demo are underway. The plan is to develop a Sneaker Villa retail store on the first floor, which will draw families to the downtown area, with a recording studio on the second floor. There are also improvements taking place on Morton Avenue and the bridges over I-95 with expected completion to be in August 2019. He noted that the 600 block of the Avenue of the States is undergoing a new streetscape as well with funding from PennDOT. This project is in the design and engineering phase. Lastly, the mayor reported that Amazon will be looking for space for a second headquarters and he intends to bid on this project.

There being no further business, the meeting was adjourned at 9:24 a.m.

Respectfully submitted:

Amanda Lane
Executive Director