



**BOARD OF DIRECTORS
MINUTES
Meeting of December 7, 2009**

PRESENT: Matt Ruben, President; Don Phillips, Vice-President; John Braxton, Treasurer;
Janet Finegar, Secretary; Fernando Benavides; Larry Freedman; Micah Gold-
Markel; Irene Lambrou; Ken Mitchell; Bill Russell; Barbara Saverino; Ira Upin;
Anne Waginger.

ABSENT: Erika Goldberg; Barbara Mulckhuyse.

The meeting was called to order by the President at 7:02 p.m.

Motion: By Fernando Benavides, seconded by John Braxton. "To approve the minutes of the November Board meeting as presented."

Passed 10-0-0

President's Report: Matt Ruben; written report attached and reviewed.

For next Board meeting, we should discuss the mission of the NLNA. Board members should spend a little time thinking about what they believe the NLNA's mission is/should be, and perhaps write a little to bring with them or send to the board list.

Treasurer's Report: John Braxton; profit and loss statement distributed and reviewed.

Motion: By Don Phillips, seconded by Ira Upin. "To approve the Treasurer's Report as presented."

Passed 12-0-0

Business Association Liaison, Casino, Crime Prevention, Education, Election, Environment, Neighborhood Plan, Operations, Recycling, and Urban Design Committees: No reports.

Clean and Green Committee Report; written report attached.

Community Center Report: Larry Freedman; written report attached and reviewed.

Wachovia Foundation may be a possibility for a planning grant for the Center: Matt is investigating whether our neighborhood would be eligible.

Ira reviewed the repair and renovation work that was done over the past month (lights, benches, roof covering, sidewalk repair, etc.) and asked if funds were available to do some of the remaining repair work that needs to be done. Matt requested a formal accounting of how much has been spent so far, but noted that \$8,000 is budgeted for the fiscal year for Community Center improvements.

Fundraising Committee Report: Barbara Saverino; written report attached and reviewed.

Liberty Lands Committee Report: Janet Finegar; written report attached and reviewed.

Membership Committee Report: Anne Waginger; written report attached and reviewed.

The Meet and Greet party was discussed; suggestions were made to hold the party in February and to contact people from the November tree planting in addition to the realtors' lists of newcomers to the neighborhood. Matt recommended that invitations be made through personal contacts such as phone calls, not just through mail or fliers; Larry recommended announcements at the Zoning Committee meetings. By acclamation, the Board approved spending up to \$300 for this party.

Operation Santa Report: Janet Finegar and Don Phillips

Janet noted that there are 102 kids on the list now, and asked the board to carefully consider if they know families who might wish to be added to the list. Don reminded the board that the Waterfront Square holiday party, which benefits Operation Santa, is December 11 at 7 p.m. and asked board members to let him know if they'd like to attend. Anne will put together a packet of information for a NLNA table at the party.

Zoning Committee Report: Larry Freedman; written report attached and reviewed.

Motion: By Irene Lambrou, seconded by Barbara Saverino. "To support the actions of the Zoning Committee regarding 451 Fairmount Avenue, i.e.: 'We cannot support a 2 family dwelling as presented. There is no hardship.'"

Passed 12-0-0.

Motion: By John Braxton, seconded by Janet Finegar. "To support the actions of the Zoning Committee regarding 800 North Delaware Avenue, i.e.: 'Please return to the ZC and provide further details regarding: 1) parking plan for retail and residential uses; 2) traffic study, including possible impact on 100 block of Brown Street; 3) explanation of plan to provide fresh air to all units and indirect or direct light into all bedrooms; 4) list of possible commercial uses and size of retail spaces; 5) green/sustainable features, open space; 6) plans for roof use, including handicap access, and landscaping; 7) security plan within and outside the buildings; and 8) Front Street façade and plan.'"

Passed 12-0-0.

There was discussion of the Planning Commission's action in putting this item on their agenda with only 24 hours notice, and of how the NLNA should register our concern about issues regarding the building and the Planning Commission's behavior. Larry will appear before the planning commission tomorrow to represent the NLNA's motion.

Motion: By Ira Upin, seconded by Barbara Saverino. "To support the actions of the Zoning Committee regarding 520 North Columbus Blvd., i.e.: 'We approve the application as presented in the exhibit provided tonight. Hours of operation no earlier than 8 p.m. and no later than 2 a.m. Parking lot to close to all patrons by 3 a.m.'"

Old Business

John reported that a \$25,000 3-year CD has been purchased with a 3% rate of interest.

New Business

John will be producing a conflict of interest policy to satisfy new IRS requirements; it will be sent to the Board to approve when ready.

Motion: By Irene Lambrou, seconded by Micah Gold-Markel. "To adjourn the meeting."

Passed 12-0-0

The meeting was adjourned at 8:12 p.m.

Addenda:

President's Report December 2009

1. PLANNING AND PLANNING-RELATED ISSUES

- Casinos – Foxwoods has requested and been granted an additional extension to get financing and produce plans. No further updates.
- Central Delaware Plan – The Delaware River Waterfront Corporation (DRWC) has selected the planning consultant for the Master Plan for the Central Delaware Waterfront. The leaders of the team are Alex Cooper of Cooper Robertson & Partners, Lucinda Sanders of OLIN, James Timberlake of KieranTimberlake, and John Alschuler, Jr. of HR&A Associates. The planning contract will be \$1 million, funded by a grant from the William Penn Foundation. I have seen initial documents outlining a public process from January to May 2010. The May end-date seems a bit short to me; I will be looking into that.
- Zoning Code Commission – An ad hoc coalition called “Neighborhood Matters,” including NLNA and consisting of a number of Center City area civics has formed to ensure that the Zoning Code Commission (ZCC) recommends proper community input methods in the City’s new zoning code. A series of dialogues is planned among the ZCC, the civic groups, and elements of the developer/property owner community.

2. FUNDRAISING/FINANCES/ADMINISTRATION

- General Fundraising – See the Fundraising Committee report.
- Events – Operation Santa wrapping party is slated for December 18; a brief neighborhood update will likely be combined with that, in lieu of a December General Meeting.
- Spring Garden Greenway Project – We have a draft RFQ/RFP in hand, which is currently being vetted by me, Barbara, and Mural Arts. I will also be happy to email it to the board if members would like me to do so.
- NLNA Budget – We have one! No other updates.

3. DEVELOPMENT ISSUES AND DEVELOPER RELATIONS

- Tower Investments – Some scattered complaints about the rumble strips Tower installed on 2nd St. Ira is communicating with Bart to come to a final, mutually agreeable solution on recognition of his Liberty Lands donation.
- 800 Block N. 3rd/800 Block N. Orianna – The old metal shop is being demolished. There have been some issues with safety, police-to-L&I communication, and most recently damage to a neighbor’s car. We are working on this.

4. OUTREACH/EVENTS/GENERAL MEETINGS

General Meetings – The October GM was poorly attended. We have effectively canceled all remaining 2009 GMs. We need to try to get attendance up in January and throughout 2010.

5. COMMUNICATION AND PUBLICITY

- Email – I cleaned out bouncing and other bad email addresses. The list is at 1,033, which represents continued modest growth in active addresses.
- Web Site/Domains – No new updates.
- Other Internet – We continue to gain followers on Twitter. If anyone else would like to help me post updates on Twitter, please let me know.
- Local Press – No updates.
- Other Outreach – We are still working on coordinating an energy related event with Friends Neighborhood Guild. It’s looking as though it might take place in January.

6. OTHER ITEMS

- Crime and Safety – Theft-from-vehicle incidents continue, with the rate continuing its modest decline from the summer and early fall.
- Online Board Polls – Ratification of any online board polls.

Clean and Green Board Report December 2009

Street Tree Planting:

- Planted 42 trees on November 21st.
- GREAT volunteer turn out! Over 60 people participated.
- Still hoping for funding to remove dead trees and open up tree pits for new trees.

COMING SOON:

Christmas Tree Chipping on January 9, 2010.

- Partnering with Greens Grow Farm and Recycle Bank this year. Still at OH dog park just lots more trees!
- A rep from Recycle Bank will be on hand to sign neighbors up for their Rewards Program starting in February.

Worm Compost Bin workshop:

Next one in late January/early February.

February 2010: Recycle Bank comes to Disposal area

- Possible Fund raising source! Neighbors choose to direct earnings to NLNA
- See press release on page two.

City-wide April Clean up:

Focus on Cleaning and Greening the Rec Center this April. They are in desperate need of a completed kitchen, painting, and more! Stay Tuned!

ONGOING:**Philadelphia Water Department: Model Neighborhood:**

Plans continue with PWD for selected blocks to be models for storm water management.

Greening Bodine:

- Lara has been meeting with Bodine, arborist/landscape designer, and mural arts to beautify and green Bodine high school.
- Bodine Science Club students participated in tree planting.

Web site for Clean and Green:

Working on a web site to be a sustainability resource for NL community and include both useful info and announce C & G events.

Fundraising and looking ahead:

- Movies that Matter: Environmental Education Films shown at CC or partnering restaurant.
- Want to do Hard-to-recycle/E-waste collection again but researching different company to work with.
- Make your own Rain Barrel workshop.
- Patagonia Grant for Rain Barrel and composting workshops.
- Terracycle wrapper collection.

Community Center Report

This link will take you to an 11mg download of the Final Phase Booklet. <http://public.me.com/secondstreet> It is a concise presentation that can be expanded and tailored for our needs. It is also available in Power Point/Keynote. We have given a version of this to DiCicco and O'Brien. I am working with O'Brien in getting some contact info on potential donors. As was reported last month, we are attempting to get a donor or donors so we can create a photo-op to spark the Final Phase of the project.

The finances are broken down to more of a basic overhead view and really is there to represent the increase in revenue with the completion of the Final Phase and the ability to hire a staff member.

**NLNA Fund Raising Committee
16 November 2009**

In Attendance: Amanda Larson, Nancy Small and Barbara Saverino

NLNA update

Barbara provided an update on the 2010-2011 budget as well as the goal for fund raising events and programs is \$30,000. The current activities that will help NLNA to reach the goal are: annual appeal, holiday party, house/garden tour, grants and a potential new event – Northern Liberties Paint Off.

Annual appeal

Final draft is being reviewed by committee and will be sent to Matt for email/html out to mail list in December with a follow up reminder to the list last week of December/first week of January. I spoke with Yvonne Seabrook at the United Way to verify that the NLNA is in good standing for the donor choice program. This means that donors can designate a gift to NLNA during the annual campaign – Northern Liberties Neighbors Association, Code #47520.

http://www.uwsepa.org/members/AgencyEligibility/DonorChoice_AgencyEligibilityPolicies_2008-2009.pdf

Holiday Party

Verbal yes from Oron at North Bowl for Sunday, January 18. Working on the details and will share as soon as possible. We are hoping to use the extra cases of beer that were donated by Yards at this event to help keep costs down.

Grants

- Closing out DCED grant for Clean and Green but need expenses to apply/submit.
- Take Me to The River – attached is the quarterly update that was submitted to the Delaware Valley Planning Commission. RFQ will be shared shortly.
- Creative Economy Grant – several of you have been asked to provide assistance and/or input. We are looking to secure one for community center.

Other

- Whole Foods 5% day – filled out request to be considered for Whole Foods 5% day at the Callowhill location. This is very competitive and they will keep our application on file for a year. Note – there are 4 days a year and if selected, we will have to staff a table that is a great way to promote awareness of our organization and our community at large.
- Community Center Phase Two location as a farmer's market/retail and secure small rental as well as create awareness of NLNA?
- Yoga in the Center during the cold months at the Center? Does anyone know of anyone who would be interested? Could provide small steady stream of revenue.

Take Me To the River Grant Report

The NLNA convened a meeting with representatives from Mural Arts, DIGSAU and ARUP (lighting firm connected with DIGSAU) to discuss the project on June 30. The discussion included partner's roles and responsibilities as well as a funding challenges and opportunities. During this time frame, the NLNA also set up a meeting between DIGSAU and Morris Arboretum to discuss the green infrastructure component including potential tree-planting sites. The NLNA hosted two Visioning Sessions for community input with DIGSAU representatives on June 26 and July 11. These two meetings introduced the project to the community members and provided them the opportunity to provide feedback and identify key areas of interest. The Visioning Sessions were promoted by email blasts to the community, postcards and an online component where people could rank/comment on the site and suggested improvements. After the above meetings and the feedback from the community, it was decided that the original RFP that Mural Arts drafted and needed to be redone. There was overwhelming interest to expand what is considered a mural under the EI and incorporating lighting or other nontraditional elements into the project. The five original artists who submitted were contacted and will receive the Request for Qualifications (RFQ). The RFQ is being drafted by DIGSAU's lighting expert and shared with the Mural Arts. The Take Me to the River project was the main topic for the September NLNA monthly meeting held on September 24 at the Community Center. A draft of the Master Plan was included as part of the discussion.

Project Process

Create storyboard – Analysis of property (who owns what) and what resources we can leverage – Sketching – Modeling/testing (visual and technical, City and PennDOT) – Schemes – Renderings – Mockups – Construction documents (to build) – Construction administration

Process/Direction Discussion

The NLNA continues to look to DIGSAU for direction and assistance with the process. Jane Golden, Executive Director of the City of Philadelphia's Mural Arts Program and the group agreed that lighting is a key element for the success of our project. This will require a revised request for qualifications, artists and also a look at the budget. Jane reiterated that the Mural Arts Program is looking forward and currently has several projects that are incorporating digital components, non-traditional materials and has a national artist inventory to invite for the RFQ process. Brian requested that ARUP be included in the process (RFQ, scale of project, and materials). NLNA also will be in the partnership.

The five original artists who submitted were contacted and will receive the Request for Qualifications (RFQ). The RFQ is being drafted by DIGSAU's lighting expert and shared with the Mural Arts. The Take Me to the River project was the main topic for the September NLNA monthly meeting held on September 24 at the Community Center.

Partnership/Engagement Activities

The NLNA convened additional meetings in August, September, and October with PennDOT, Water Dept, and Fairmount Park to secure permission to use certain pieces of land for the greenway, and to secure a commitment of in-kind help from Water Dept for trench digging and re-grading necessary for sidewalk treatments and landscaping changes. This will add an additional project benefit of integral storm water management. Due to the outreach and to the above stakeholders, the Water Department recent commitment of in-kind support, the NLNA has been able to leverage the DVPRC's original \$100k has been leveraged to a new total of about \$280k.

Working Timeline

9/24/09 Draft of Master Plan at NLNA General Meeting
December 2009 Revised RFP released
Spring 2010 Installation and planting
Early Fall 2010 Completion of Project

Liberty Lands Board Report December 2009

- The November meeting was canceled due to illness by almost all group members. The next meeting will be Tuesday, Dec. 15 (which is actually the THIRD Tuesday, just because of how strangely this month works.) One major issue to discuss at the December meeting is what we'll do about the irrigation system and the grant.
- The planters Greta got us are not set up yet, although we think we know locations for them. Despite our conversation last month, it looks like we WON'T use a planter for the Bart plaque. We have a bench, also from Greta, that we might use, but Bart is asking for the front of the stage. Ira is handling negotiations with Bart so that we end up with a location that he likes but is also a good one.
- Erika did a great job organizing the tree planting on the 21st. All 19 trees were planted in record time by the loads of volunteers and they're all doing well so far.
- Proposals for the movie series are due at the end of this week. We haven't received any yet, although one person did say her organization was planning a proposal. Two others told me that they couldn't do it for the amount we provide.
- Small issues:
 - we have a new volunteer who is fixing our mower: we might build a new shed in the future.
 - We will need two more trash corrals in the spring
 - Bill Russell going to use new pavers to continue path by the shed

NLNA MEMBERSHIP COMMITTEE

DATE: Tuesday, November 11, 2009 TIME: 6:30 PM PLACE: Gansky Home, 847 North 4th Street

ATTENDEES: Harvey Bell, Fernando Benavides, Ernesto Cancel, Charlotte E. Daub, Paula Gansky, Hank Sammon

INCREASING MEMBERSHIP AND VOLUNTEERISM:

Meet & Greets: Revisited

- Resend Welcome Letter
- Review Stacy's list as a starting point for a list of new neighbors
- Have Meet & Greet at Community Center
- Invite all Board members as well as other active neighbors
- Send nicely done invitation to new neighbors --Request RSVP to Harvey
- Also, approach people whom we know are new to the neighborhood in addition to non-participating neighbors -- Extend verbal invitation
- Extend invitation to representative of NLBOA
- Request \$300 from Board for wine, cheese, etc.

COMMUNITY SERVICE AWARD:

- **Revisions**
 - Charlotte will follow-up in writing to Wharton to request lectern
 - Have awards at beginning of General Meetings
 - Possible candidates: Lara Kelly, Sue Paterson, Linda Soffer, Seth Dankackik, Mary Galgon
 - Request nominees from Board, Committee Chairs

Meeting Adjourned at 7:55

Operation Santa Board Report December 2009

- Waterfront Square will again be doing a party benefiting OpSanta with gifts – December 11. Val needs a list of who'd like to go and who'll staff a NLNA table.
- Wrapping for presents will be Dec. 18, with delivery on the 19th. As agreed, we'll do an "update" for NLNA at that gathering rather than have a December general meeting.
- I'm preparing letters to last year's recipients checking their addresses, status, and number of children today. If anyone knows of people who perhaps should be recipients, please let me know.

Zoning Committee Meeting Monday 11/23/09, 6:30PM

Present: Larry Freedman, Irene Lambrou, Ira Upin, Charlie Abdo, Joe Mikuliak, Chris Isaacson, Jonathan Sher, Mike Simons, Marc Butakis

Not Present: Tim McDonald, Barb Mulckhuysen, John McCarroll, Matthew Emerson, Harvey Bell

Also Present: David Fecteau (CPC)

Approve October Minutes: Motion by JS; 2nd by MS: 8-0-0

Updates: Recording studio was approved at ZBA.

1) – 451 Fairmount Ave. – David Orphanides – R10A – Proposal for the erection of a two story addition with deck as part of an existing three story structure for proposed two family dwelling (two family dwelling not allowed in R10A). Levitt Brothers LLC owner. Transitional zoning maps indicated multi-family when this project got started, but turns out it's R10A and refusal for use follows. This block has lots of multi-family structures already. Proposing duplex only.

Rear yard 17x15 (so refusal is not for that). Alley runs behind property from Orkney to N. 5th. Rear deck on back of 3rd floor on top of 2nd floor portion. To the east of the deck there is a rear yard; but it will face solid wall. Two 1300sf 2BR/2BA units, 1st/basement (egress provided and sunlight) and 2nd/3rd floors. Open space--Deck (23x12) for upper unit; rear yard for lower unit. Some concern about nighttime parking problems. Headroom in basement is 7'6" at least. Neighbors concerned about 2 units in this space, also there was demolition in this project before they got the zoning approval. What if the lower unit was a 1BR unit only (so that BR/BA is not located in basement)? Timing of ordinance changing from R10 to R10A is not going to help them at zoning (David F.); there's no hardship.

Motion by JM; 2nd by :

We cannot support a 2 family dwelling as presented. We feel the conversion of the basement to a bedroom living space with a bathroom is undesirable. Motion failed.

Motion by IU; 2nd by MB:

We cannot support a 2 family dwelling as presented. There is no hardship.

Passed: 8-0-0

2) - 800 N. Delaware Ave. (Brown to Poplar/Front to Delaware)) – Carl Engelke – C3 – Proposal to rehabilitate two buildings for a combination of residential and commercial. Michael Samchek developer (Becker Building, 45 units with retail). Question about storage billboard/sign on the building, serving as a dust inhibitor. Rehab of existing buildings.

Rental units with retail space (3 separate spaces, 45Ksf; café? Boutique?) on the bottom. 2BR/3BR units (1100/1300sf). 26x50 units. Floor to ceiling windows in each unit provide the light, borrowed light to internalized bedrooms. Entries to buildings from Brown, Delaware Avenue. Parking along Brown and Canal Streets on first floor. Then parking on whole 2nd floor as well, and parking on the roof. Total 192 units (126+66) 196 parking spots provided (smaller ratio 135 required due to carshare agreement). Floors 3-8 contain the apts. Dedicated parking for retail—40 spaces (even though none required for C-3). Piazza (paver surface) between the buildings. Mechanicals on the roof. Re: Greyhound bus lot? Not included in this project. Elevators—are there enough? Yes, only required one, has two. Consideration of balconies? Yes, but want to preserve the building and can find ways to draw the residents to the planned roof deck. Any green features? Working on it, though no promise of LEED certification. Stormwater management plan? Not required unless doing 15% new construction, and they're not. Easement over Canal Street for sewer system underground. Each unit gets its own HVAC system (3 ton); compressors on roof. Commercial uses—C3 uses only? Existing garage door on Brown Street building for trash removal; delivery to existing loading dock on Canal Street. Canal and Poplar for the smaller building. Lobby concierge 24/7. Hardwood floors/granite entries, bathrooms, hihats/chandeliers, fans; high-end finishes. Handicap access to roof (w/proposed stairs?) Management of rentals by developer's company (Core). Submission of our zoning response/motion to CPC for consideration of plan.

Neighbors: concerns about traffic, access from Brown through to Delaware Avenue. Concerns about Becker Building light/air problems; this building isn't suited to residential, not enough light/air in bedrooms as proposed. Is development too dense? Do the windows open for fresh air?

Motion by IL; 2nd by IU :

Please return to the ZC and provide further details regarding:

- *parking plan for retail and residential uses*
- *traffic study, including possible impact on 100 block of Brown Street*
- *explanation of plan to provide fresh air to all units and indirect or direct light into all bedrooms*
- *list of possible commercial uses and size of retail spaces*
- *green/sustainable features, open space*
- *plans for roof use, including handicap access, and landscaping*
- *security plan within and outside the buildings*
- *Front Street façade and plan*

Passed: 8-0-0

3) - 520 N. Columbus Blvd. – Joe Beckham – Return visit to discuss a request for an LCB transfer, no Zoning needed – Proposal for new nightclub – no underage parties

Applicant returns to discuss various solutions to questions raised by ZC at last meeting.

- Parking plan with Northeast Parking System, including incentivized self-parking and valet parking—total 358 spaces. Contractor would include making sure patrons leave the lot by requested time.
- Traffic management with valet zone
- Security, 18 employees on weekend night duty
- Queuing & smoking: stanchions outdoors to control
- Trash: dumpsters at rear of building, daily pickup, recycling of bottles/paper
- Capacity of small venue (150) and large venue (1650)
- No signage or fixed exterior changes; exterior additions will be temporary and removed by 3am
- Hours: 9PM to 2AM; no food service

Motion by JS; 2nd by IL:

We approve the application as presented in the exhibit provided tonight. Hours of operation no earlier than 8PM and no later than 2AM. Parking lot to close to all patrons by 3AM. Passed 8-0-0

An additional booklet with all the information requested was provided to the Board in the form of a booklet/.pdf