



**BOARD OF DIRECTORS
MINUTES
Meeting of June 1, 2009**

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

ABSENT: Don Phillips, Vice-President; Erika Goldberg.

ALSO PRESENT: Patrick McDonald, Liz Reed

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

Motion: By Larry Freedman, seconded by Ira Upin. "To approve the minutes of the May Board meeting as presented."

Passed 9-0-1

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

After conversation about how we handle accounting for the organization, the Board agreed that we should thank the current bookkeeper for her service and have Lara Kelly take over those responsibilities as soon as possible.

Motion: By Irene Lambrou, seconded by Barb Mulckhuyse. "To approve three months expenditure to experiment with the Constant Contract format for neighborhood e-mails."

Passed 11-0-0

Motion: By Micah Gold-Markel, seconded by Ken Mitchell. "To ratify any and all board polls taken during the past month."

Passed 11-0-0

Presentation: Patrick McDonald, JIG.

JIG is the company which installed delivered an explanation of how the water detention system was designed and how the cistern element was added to that design. There was some discussion of maintenance for the system.

Treasurer's Report: John Braxton. A written report was distributed and reviewed.

John reminded the Board that if members take corporate documents (such as copies of the audit, etc.) from the files, they must be sure to make a copy and leave the original at the office.

Motion: By Ken Mitchell, seconded by Barb Mulckhuyse. "To accept the Treasurer's report as presented."

Passed 11-0-0

Business Association Liaison Report. No current liaison. No report.

Casino Committee Report. No report.

Clean and Green Committee Report. No report.

Community Center Committee Report: Larry Freedman.

Larry reported that a reconstituted committee will begin the work on the later phases of the project in the next few weeks. There was some discussion of what the financial and political ramifications of moving forward with the project would be. The construction loan was discussed and there was general agreement that the loan should be converted to a mortgage if the rates for the mortgage are the same or lower than the loan rates.

Crime Prevention Committee Report. There is no current committee.

Education Committee Report: Micah Gold-Markel. No report.

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

There was some discussion of the logistics of the election. It was generally agreed that there should be a policy for dealing with dual candidacies. It was further agreed that the full tallies of the election should be made available upon request and that this policy should be made known when the election results are announced.

Environment Committee Report: No report.

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

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

There was some discussion of how to recognize Tower Investment's donation funding the cistern project and how to deal with future large donations.

Motion: By Janet Finegar, seconded by Micah Gold-Markel. "To refer the issue of writing a policy for physical recognition of donations to the fundraising committee."

Passed 10-1-1

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

Anne suggested paying Kyle Williams \$100/newsletter to distribute the newsletter, which is put out 3 times a year. The newsletter nets about \$125/newsletter and there is some profit built up from past newsletters.

Motion: By Fernando Benavides, seconded by Barbara Saverino. "To approve the recurring expense of distributing the newsletter, as presented."

Passed 11-0-0

Neighborhood Plan Committee Report: Irene Lambrou. No report.

Operations Committee Report: Anne Waginger; written report attached.

Recycling Committee Report: Ken Mitchell. No report.

Urban Design Committee Report: written report attached.

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

Motion: By Barbara Saverino, seconded by John Braxton. "To approve the actions of the Zoning Committee on the matter of the TipTop Playground (Allen & Front Street), i.e.: 'Thank you for your presentation. We would

like to continue a discussion about the installation of a skateboard-friendly facility in Northern Liberties, but the near neighbors are against the proposed TipTop location as it would present a hardship to them.'"

Passed 11-0-0

Motion: By Ira Upin, seconded by Janet Finegar. "To approve the actions of the Zoning Committee on the matter of 1010 N. Orianna St., i.e.: 'Thank you for your presentation. Please meet with UDC next Tuesday regarding: materials, landscaping of rear-yard and construction schedule/staging, after which a letter of support can be issued.'"

Passed 11-0-0

Motion: By John Braxton, seconded by Fernando Benavides. "To approve the actions of the Zoning Committee on the matter of 322 W. George St., i.e.: 'We support the application as presented.'"

Passed 11-0-0

Motion: By Ira Upin, seconded by Barb Mulckhuyse. "To approve the actions of the Zoning Committee on the matter of 606-08 N. 2nd St./607 N. Philip St , i.e.: 'We cannot support the subdivision request as presented because it does not maintain the required minimum open space for the 2nd Street properties.'"

Passed 11-0-0

Motion: By Ken Mitchell, seconded by Barb Mulckhuyse. "To approve the actions of the Zoning Committee on the matter of 1016 N. 4th St., i.e.: 'We can provide preliminary support. Please meet with UDC to discuss interior, exterior and open spaces, including potential outdoor space for the upper unit. A final letter of support from the NLNA will require an agreement from UDC, signed and dated plans, and a refusal.'"

Passed 11-0-0

Motion: By John Braxton, seconded by Barb Mulckhuyse. "To approve the actions of the Zoning Committee on the matter of 1150-56 N. American St., i.e.: 'We support the application with the following provisos: 1) meet with UDC on Tuesday and provide interior/exterior design, facade and signage, site plan indicating parking, deliveries, trash/recycling, entrances, 2) no deliveries or trash pick-up before 7 a.m. or after 10 p.m., and 3) hours of operation to be: M-Th 9-7; F-Sat 9-8.'"

Passed 11-0-0

Old Business

None.

New Business

None.

Motion: By Ira Upin, seconded by Irene Lambrou. "To adjourn."

The meeting was adjourned at 9:08.

President's Report, June 2009

- **PLANNING AND PLANNING-RELATED ISSUES**
 - Casinos – On May 6, the PA Gaming Board (PGCB) held a public hearing on SugarHouse's request for a license extension. The NLNA and many others testified. The PGCB approved the request. Foxwoods has run into problems with the 8th and Market site; it still intends to move to that site, but has filed a license extension request for its South Philadelphia site with the PGCB.
 - Central Delaware Plan – The Central Delaware Advocacy Group (CDAG), of which NLNA is a member and I am a Vice Chair, continues to meet with Councilman DiCicco's office to try to make the impending Central Delaware Waterfront Zoning Overlay as strong as possible. The Councilman will propose amendments to the original Overlay bill at a committee hearing June 3. His office will release the final list of amendments to CDAG June 1; details at our meeting.
- **FUNDRAISING/FINANCES/ADMINISTRATION**
 - General Fundraising – No update at this time.
 - Spring Garden Greenway Project – We have begun brokering meetings between DIGSAU (our consultant), and the other main partners – Mural Arts, and Morris Arboretum.
 - NLNA Budget – The Board approved the FY2009 budget at its May meeting, with the qualification that certain limited corrections be made to the Liberty Lands budget. I have inputted the corrections and will be mailing out the corrected version this week. With Barb M.'s and others' help, we will now work on: (1) reconciling our bank balances and transactions with the budget on a quarterly (if not monthly) basis; and (2) getting committee budgets in-hand by summer's end so we can approve the FY2010 in advance of the Oct. 1 start-date of FY2010.
- **DEVELOPMENT ISSUES AND DEVELOPER RELATIONS**
 - Tower Investments – The Piazza grand opening was May 16. Impressions from the community and across the city appear very favorable thus far. There are still lingering problems with some of the security lighting on Hancock Square (which fronts the Piazza) shining into neighbors' homes. Bart Blatstein has asked about a visible acknowledgement in Liberty Lands of his \$25,000 donation (and presumably the upcoming additional \$25,000 donation). This may be covered in the Liberty Lands report, or at next month's board meeting, after the Liberty Lands committee has had a chance to consider options.
 - Waterfront – See the "Central Delaware Plan" item in section 1 above.
 - CREI – All of CREI's projects – including the completed American Lofts and partially completed Le 22 at 2nd and Brown, the unbuilt Northern Life at 820 N. 3rd, and the unbuilt Q Building at 620 N. 2nd, are stalled. American Lofts is going to Sheriff's Sale on June 2.
- **OUTREACH/EVENTS/GENERAL MEETINGS**
 - General Meetings – I still would like to increase turnout at the General Membership Meetings. The June meeting is historically small because of vacation season, and we don't have General Meetings in July or August. This gives us a great opportunity to work over the summer on strategies for enhancing turnout, particularly among new residents, and among those longer-term residents who don't typically attend.
- **COMMUNICATION AND PUBLICITY**
 - Email – The list remains above 1,000. We continue to have a variety of nagging technical problems. I am looking at Constant Contact, a \$30/month mass-email service. I am still investigating whether to actually switch to it, but I would appreciate Board authorization for a year's expenditure – \$360 – now so we have the option.
 - Web Site/Domains – We have retained control of the nlna.info domain.
 - Other Internet – Same as always – we really need to find a tech-savvy neighbor with time and willingness to volunteer.
 - Local Press – We could use a more proactive approach with the North Star and Spirit. Right now the papers print items when they see them on the email updates – but if we could email them specially with calendar items or story ideas each week, that would be better.
 - Other Outreach – I would like to re-start Rustica's "flyers with pizza delivery" program and expand to other delivery restaurants as well.
- **OTHER ITEMS**
 - Crime and Safety – A small group of neighbors would like to re-start Town Watch. To do so, however, we need a Board member to volunteer to organize them – I cannot do it. Neighborhood crime continues to consist primarily of theft of small items and electronics from cars, some burglaries, and an occasional street mugging/robbery. I have noticed, however, two incidents of violent robberies on Green St. near 5th, which appear to involve RUBA patrons getting accosted and robbed (and in one case suffering minor stab wounds) late at night.
 - Online Board Polls – Ratification of any online board polls ("weird stuff recycling" expenditure; PennFuture Sustainability Director letter to the Mayor sign-on).

ELECTION COMMITTEE REPORT, June 1, 2009

Election Committee: Charlotte Daub, Erika Goldberg, Shelley Marcus, Jenny Martin, Anne Wager

- Nominations were taken at the April general meeting and the elections were conducted at the May 28 general meeting.
- This seemed to be the first year we accepted nominations to an officer position AND to an at large position – there were three such nominations. A few neighbors raised questions about this – Paula and Larry at least – election night. (Paula sent an e-mail about it before that.) So let's discuss and resolve this for future elections.
- As you all probably know we had very specific guidelines when we were a NAC; now we're flying solo and perhaps need to set more exacting guidelines for future elections.
- One thing the election committee noticed that was "out of order" was how many people felt at liberty to enter the office while we were doing the official count. It threw off the count and Charlotte and Anne spent some time Saturday making sure of the final numbers. Of course we should have locked the office door.
- Also, in the past we haven't freely given out the final count numbers, mainly not to have any hurt feelings (like one person getting 40 votes and another getting only five). This year all persons on the ballot are now on the board, but the numbers for vice president were questioned by one of the nominees. So let's decide if we want to give this out as a matter of course at the next board meeting after the elections.
- In addition to producing the ballots the election committee usually prepares some kind of sheet for counting votes. After this election Charlotte created a very good graph for doing that and making it very easy to catch errors, because each ballot is numbered and corresponds to a specific graph square. We used it to double check the numbers Saturday. The ballots can be numbered before they're handed out or afterwards – the identity of the voter is still secret of course.
- Also in the future I think we should be more flexible in the time for ending balloting – this year the meeting was unusually short and that could happen again. Suggesting that people should be at the meeting to vote by 8 o'clock doesn't seem unreasonable.

NLNA Fund Raising Committee

Monday, May 18

Attendees: Erika Goldberg, Oron Daskal, Patrick O'Bannon and Barbara Saverino. Nancy Small, Amanda Larson and Amanda Clark were not able to attend.

- 2009 Chili Cook Off – scope of activities finalized and budget being created.
 - This will be a fundraising and community building event for Northern Liberties, as we host an event for professional and amateur chiefs to compete in a chili cook off. There will be several awards for different tracks (including vegetarian).
 - Location: Liberty Lands first choice, is new Piazza a possibility?
 - Date: Requesting October 11 or October 10
- Annual House (and Garden) Tour
 - The June date was on hold incase the Music Fest was postponed due to weather or sod. The Preservation Alliance has a walking tour on June 6. This is on hold right now but perhaps we can partner with the Environmental Committee's tour.
- Grants
 - A sub-committee is being convened to work on a Bank of America's Neighborhood Excellence grant that is due at the end of June. Please let me know if you would be interested in helping write the proposal. Working with community partners, Bank of America developed the Neighborhood Excellence Initiative, which combines leadership development with mission based funding to organizations addressing the most pressing needs of their communities across the country. The Bank's three local market priorities are Community Development, Education and Arts & Culture.
 - Neighborhood Builders: \$200,000 in grant funding and leadership training over the course of two years to two local nonprofit organizations working to promote vibrant neighborhoods. These grants are "unrestricted funds" and can be used by the organization to cover operating expenses and build program capacity. Two Neighborhood Builders are chosen in each market.
 - Local Heroes: recognition of five community heroes whose achievements and leadership on local issues contributes significantly to neighborhood vitality. Recipients will direct a \$5,000 contribution to an eligible nonprofit of their choice and will be honored at a public ceremony.
- Other
 - DVRPC Take Me to the River
 - Brief summary for new board members: The NLNA has chosen the firm of DIGSAU to be the design consultant and project coordinator for the larger Spring Garden Greenway project, which as you know includes lighting, muraling, pocket-park redesign and other services and components beneath the Spring Garden El overpass, and along the entire stretch of Spring Garden from 2nd to Delaware.
 - First meeting with our consultants, DIGSAU and the Mural Arts program was held on Thursday, May 28.
 - NLNA is working with Mural Arts and elected officials regarding the Mural Arts contract.
 - The Mural Arts informed NLNA that there are 5 submissions from the request for proposals and they are all from the neighborhood.

- Looking at expanding what is considered a mural under the EI and incorporating lighting or other nontraditional elements into the project
- Next steps:
 - Mural Arts, DIGSAU and AREP (Lighting firm connected with DIGSAU) will meet and discuss the project
 - DIGSAU and Morris Arboretum will be meeting to discuss the green infrastructure component including potential tree-planting sites
 - Review proposals
 - Follow up with artists/applicants
 - Work with DIGSAU and Scott Page to being community meetings

MEMBERSHIP COMMITTEE REPORT

May 2009

The May membership committee meeting was cancelled. An award presentation to Charlie Abdo was planned for the May General Meeting, but Charlie wasn't able to attend so the presentation will take place at the June General Meeting. Because of the small flyer done for the April 4 clean-up event, I postponed production of the newsletter. It's in production now and the hope is to get it printed and distributed before the June 20th electronic recycling event at the C.C. Because volunteers are always difficult to organize for timely distribution I recommend hiring Kyle Williams to distribute, paying him \$100 for the entire job. (We paid him to distribute the April 4 flyer (the printing of which was a gift from Color Reflections). We have accumulated a little over \$1,500, net, from newsletter advertising in the last few years so paying someone to distribute won't eat into any other funds.

Operations Committee Report, May 2009

We continue to get a modest number of requests to rent the space, including day time events during the week and on the weekends. We have ventured into allowing events with food, but not alcohol, such as two baptism parties, one in April, the other in May. We charged \$150 for these events to cover the cost of cleaning at \$60 – giving us a \$90 profit on each event. So far both event users have been considerate of the space and have also cleaned up pretty well.

We might want to consider the expense of shades at this point, especially for the large windows – shades that can be opened from the top or from the bottom. While it will be initially somewhat expensive the savings on air conditioning will soon offset the expense, not to mention the energy efficiency of using the shades. There are several day time events this summer that will require the use of air conditioning as well as staff in the office 10-1 daily during the week.

Urban Design Committee

Motions

Mike Caisse – 1016 N. 4th St.

Thank you for your presentation. We recommend that your plans for renovating this 1 family into a 2 family building include permeable paving in the backyard, a more useful entrance to the yard for the 1st floor tenant, and a deck off the 3rd floor above the 2-story extension (approximately 7' in depth).

In order to receive a letter of support from the NLNA, we will need to have your signed and dated plans that include the above and also the location of the mechanicals, interior area for storage of trash and recycling for the 2nd & 3rd floor unit. If you do raise the roof line on the 3rd floor, we would like you to return to the UDC to discuss the façade of the addition.

Joe Hand Gym – 3rd and Green Streets

Thank you for sending in more information. We were glad to read that the trash will be stored inside. Given that we would expect patrons to both use and perhaps purchase bottled or canned beverages that you might sell, please remember that recycling in the city is mandatory, and therefore please plan to include storage for recycling as well. Your letter also mentions that all exterior lights will be on a timer and pointed down. We feel this is important.

As per the original motion from the zoning committee, before any letter of support from the NLNA is sent, we will need to see a refusal that is consistent with your presentation.

NLNA Zoning Committee

Monday May 18, 2009, 6:30 PM

Present: Larry Freedman, Irene Lambrou, Charlie Abdo, Harvey Bell, Tim McDonald, Joe Mikuliak, Ira Upin, Mike Simons, Matthew Emerson, Barb Mulckhuyse

Also present: David Fecteau, CPC

Absent: Mark Butakis, Chris Isaacson, John McCarroll, Jonathan Sher

- Motion to accept the April 2009 minutes as typed, by JM; 2nd by IL. Passed: 8-0-1.
- Brad Hoffman/Nick Corso – TipTop Playground (Allen & Front) - Proposal for a skateboard park. No zoning required - looking for a support letter for Parks & Recreation. <http://fpsf.wordpress.com/new-kensington-pops-playground-project/> Franklin's Paine (skateboard education fund). Presentation: relative safety of skateboarding;

volume of skateboarding noise lower than heavy traffic (I95 nearby); other cities that do it successfully; free, community space; incorporate greenspace; Kensington plan shown. Questions regarding current use of TipTop; applicants don't really know the exact use of TipTop, but this was an idea based on the use of Pops playground in Kensington which was suggested by Parks&Recreation. The proposed skateboard park would use just a portion of TipTop. Current trash "plan" is adjacent neighbors; they also help with weeding. Near neighbors complain about noise already too much (highway, el, piazza, etc.). Currently, no lights there; can they close/lock park after dark? Strong community response in favor of Pops skatepark, kids participating in planning/construction. Users expected to be from the near neighborhood. Possibly as big as a basketball court; not clear what the capacity would be. No parking area proposed. What about kids who don't skateboard? Only a portion of the park to be used for skating. Design would cater to age 8 and up. Currently, daycare kids use the park during the day, soccer tournament once a year, bicycle events, well-used by neighbors. Size of skating area could be really small; flexible, using the existing edges, etc. Concerns about noise and "transients" hanging out in the park. Who's going to control the use/hours of the park? NIMBY. No near neighbors support the idea or a compromise.

- Motion by JM; 2nd by IU: Thank you for your presentation. We would like to continue a discussion about the installation of a skateboard-friendly facility in Northern Liberties, but the near neighbors are against the proposed TipTop location as it would present a hardship to them. Passed: 8-0-0
- Arlen Spexarth – 1010 N. Orianna St. – R10A – To discuss tearing down existing rear one story structure to build a 3 story addition to a single family dwelling - rear yard affected. (hearing June 10). Maintaining 10x14sf rear yard but under the required 30% (proposed 18%). No other neighbors in the row have 3 stories in back; just the one-story "lean-to." But no near neighbors are here to oppose. Petition of support by near neighbors presented. Intends to plant grass in rear-yard; not paving it. Staging/schedule of construction, materials? Might be able to use next door neighbor's yard for staging in return for new fence and clean-up. Should take 2 months to build. Plans to have a project manager during his absence.
 - Motion by TM; 2nd by MS: Thank you for your presentation. Please meet with UDC next Tuesday regarding: materials, landscaping of rear-yard and construction schedule/staging, after which letter of support can be issued. Passed: 9-0-0
- Corey Wise – 322 W. George St. – R10A – Has an existing variance for two units – is seeking a variance to add a third unit. (hearing July 1). No additional construction necessary. Front/ground floor unit has been vacant for 11 years because of existing variance. Now occupied and need to legalize the use as a 3rd residential unit (600sf). Neighbor at 1029 N. Orianna is not opposed. Also petition in support presented. No neighbors present to oppose. Concern about future parking issues (but current tenants don't have cars).
 - Motion by IU; 2nd by BM: We support the application as presented. Passed: 9-0-0
- Alex Duller/Kevin Hartzell – 606-08 N. 2nd St./607 N. Philip St – To discuss subdivision of 606-08 N. 2nd St from 607 N. Philip St. – 6 dwelling units & demo of rear decks – to show plans for new rear decks/balconies for 606-08. (hearing May 20). Rear decks have to be removed and replaced in any event because existing decks are rotting. Common deck space for the apartments proposed; better access to outdoor space than current rear yard—which is not accessible to everyone. Dispute over whether alley is on neighbors' deeds. Discussion about what the owner plans to do with subdivision and what kind of open space will result. Shouldn't we maintain the allowable open space for the properties on 2nd Street? Concerns about light/air. Discussion about what open space existed before the property was subdivided in the first place.
 - Motion by MS; 2nd by IU: We cannot support the subdivision request as presented because it does not maintain the required minimum open space for the 2nd Street properties. Passed: 9-0-0
- Mike Caisse – 1016 N. 4th St. – R10A – Proposal to change to 2 family dwelling in existing single family dwelling structure. Owner would like to have his daughter live there. 2528sf, 2.5 stories; 2 kitchens; 2 bathrooms. Probably was used as duplex in the past. Currently has 500sf open space beside and behind it; wants to increase to 700sf by removing a bathroom. Now has 4 bedrooms; wants to have one unit below for daughter (780sf) and rent out 2nd floor unit (1400sf). Other multi-family buildings on the block. Applicant claims that near neighbors support; one next door neighbor present and supports. No outdoor space currently planned for upper unit; owner would consider deck or greenspace on roof.
 - Motion by JM; 2nd by TM: We can provide preliminary support. Please meet with UDC to discuss interior, exterior and open spaces, including potential outdoor space for the upper unit. A final letter of support from the NLNA will require an agreement from UDC, signed and dated plans, and a refusal. Passed: 9-0-0
- Tony Rim – 1150-56 N. American St. – G2 – Proposal for Beer Distribution Outlet from the owner of the Foodery. (hearing June 3). "Global Distribution" Retail and wholesale for restaurants and lounges. Cases only. Cambridge Street entrance (off 3rd Street) proposed as rear side for van delivery for wholesale only; no loading dock. Parking lot in front (American Street). Retail sales through American Street. 5 year lease and possible purchase at end of lease. Will sell chips, ice, kegs, the usual beer distributor items. Trash/recycling storage on back portion of parking lot. No signage planned as of yet. Minimal construction planned; just powerwashing the exterior of the building. Question about address of the building, or directions as advertised—couldn't it be Germantown and Girard Avenue? American Street is already too congested, Bodine and Laurel area should be avoided. Shouldn't he have to show building drawings or traffic plan?

- Motion by IL ; 2nd by ME: We support the application with the following provisos: meet with UDC on Tuesday and provide interior/exterior design, facade and signage, site plan indicating parking, deliveries, trash/recycling, entrances; no deliveries or trash pick-up before 7AM or after 10PM; hours of operation to be: M-Th 9-7; F-Sat 9-8. Passed: 8-0-0
- Old Business –Update by Larry on the Hotel side agreement with Tower, signed.