



**BOARD OF DIRECTORS
MINUTES
Meeting of October 5, 2009**

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

ALSO PRESENT: Scott Little, 3rd Federal Bank

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

Motion: By John Braxton, seconded by Irene Lambrou. "To approve the minutes of the September Board meeting as presented."

Passed 8-0-3

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

Community Center Mortgage Discussion

Scott Little from 3rd Federal Bank answered questions regarding the proposed mortgage for the Community Center that 3rd Federal has offered. The mortgage is a 20 year amortization with a 5 year fixed period. 10% per year can be prepaid before penalty; the penalty is 5% of balance the first year, reducing each year through the first five years, and disappearing after that. The lien for the mortgage would still be on Liberty Lands (not on the Community Center because of the City's complications with the CC title). In addition, 3rd Federal requests plaque in the interior of the building to recognize their funding. This proposal was taken to two other local financial institutions, but neither could meet the terms and conditions of this proposal.

Motion: By John Braxton, seconded by Barb Mulckhuyse. "To accept the commitment letter from 3rd Federal with the terms as described, with the understanding that Fernando Benavides will speak with Scott Little to ensure that we have the most efficient payment method possible."

Passed 13-0-0

Casino Discussion

Rep. Mike O'Brien reported to the board via speakerphone about legislation underway in the State Congress related to taxation of the casinos. There was also a brief discussion of the potential suit against the Army Corps of Engineers; Matt will convene a subcommittee to consider the issue further.

FY2010 Budget Discussion

A draft budget for the coming fiscal year was distributed and reviewed in detail. Many changes were made to the draft based on this review.

Clean and Green comes up \$8,000 short and we need to decide whether to cut that back or choose to do more fundraising.

Preexisting balances (of restricted funds) need to be represented in the budget and the total lines need to be adjusted so that the entire budget doesn't seem to balance based on reserved funds. There will need to be a separate line for the several kinds of reserved funds that the NLNA holds.

Adjustments were made to the Liberty Lands section to include capital expenses and income in the budget.

Treasurer's Report: John Braxton.

A copy of the clean audit of FY2008 was distributed and reviewed.

*Motion: By Barb Mulckyhuse, seconded by Don Phillips. "To approve the Treasurer's Report as presented."
Passed 14-0-0*

Business Association Liaison, Community Center, Education, Election, Environment, Fundraising, Neighborhood Plan, Operations, Recycling, and Urban Design Committees: No reports.

Casino and Crime Prevention Committees Reports: covered in earlier discussion and President's report.

Clean and Green Committee Report; written report attached.

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

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

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

*Motion: By Janet Finegar, seconded by Ira Upin. "On the matter of 807-11 N. Hancock St., we support the roof decks and pilohouses proposed by the applicant, contingent on the following proviso: The potential roof decks shall be limited to 500sf each with 5 foot setbacks from both the front and the back and a minimum 42" railings."
Passed 14-0-0*

*Motion: By Ira Upin, seconded by Barbara Saverino. "To approve the actions of the Zoning Committee on the matter of 600-18 North 3rd St., i.e.: 'Thank you for your presentation of a proposed rehearsal and recording studio with offices (as presented with 4 rehearsal studios, 2 recording studios and one sound stage), without a live performance/show venue. Please return to the ZC with further information as follows: 1) Meet with UDC regarding exterior finishes, signage, location of mechanicals and landscaping; and 2) Provide plans for: a) Off-street parking for your maximum number of cars, and if necessary, provide a contract for off-site parking; b) Hours of operation; c) Trash/recycling; d) Maximum occupancy; e) 24-hour Security; f) Maintaining street trees and Galloway Street green space; g) Load-in/out on Galloway Street to be limited to 7a.m.-10 p.m.; h) Maintain Zip car contract; i) Soundproofing (no noise to escape premises); j) Prevention of loitering on Galloway Street; k) No outside operators/promoters; owner's representative present at all times; and l) Location of mechanicals.'"
Passed 14-0-0*

Motion: By Ken Mitchell, seconded by Barb Mulckyhuse. "To approve the actions of the Zoning Committee on the matter of 632 North 2nd St., i.e.: 'Thank you for your presentation. We support the proposal as presented (with floor plans/signage as shown) with the following provisos: 1) Fairmount Avenue door only for delivery egress; seek loading zone on Fairmount Avenue for delivery-vehicles. 2) Daily pick-up from plastic containers on Fairmount Avenue between 8 a.m. and 10 p.m.. 3) No more than 6 outdoor seats, Fairmount Avenue only. 4) Noise/fumes from ventilation must be controlled so as not constitute a nuisance to neighbors. 5) Hours of

operation no earlier than 8 a.m. or later than 11 p.m., 7 days a week. 6) Amplified music/other noise not to escape premises.'”

Passed 14-0-0

Old Business

Motion: By Janet Finegar, seconded by Micah Gold-Markel. “To officially ratify any and all Board polls taken during the past month.”

Passed 14-0-0

Matt noted that he is working on the issue of the traffic light on 2nd Street (which has been installed but not turned on) and hopes to have it resolved soon.

New Business

We need to move our stuff out of the warehouse across the street from the office. Larry is coordinating the move of the many boxes and filing cabinets of junk and will ask for help via e-mail.

Motion: By John Braxton, seconded by Don Phillips. “To adjourn.”

Passed by acclaim.

The meeting was adjourned at 9:20 p.m.

Addenda:

President's Report

PLANNING AND PLANNING-RELATED ISSUES

- Casinos – SugarHouse will hold a formal groundbreaking on Thursday October 8. The 537 Module appeal (appeal of a water/sewer permit granted SugarHouse by the City Water Dept and PA DEP), noted last month, has been settled, signed, and finalized.
- Central Delaware Plan – The Delaware River Waterfront Corp. has hired a new President, Tom Corcoran, who formerly worked on redevelopment of the Camden riverfront. The Master Planning process for the Central Delaware will likely begin before the end of this year.

FUNDRAISING/FINANCES/ADMINISTRATION

- General Fundraising – See the Fundraising Committee report.
- Events – the Music Fest netted \$2,500 and the CC event netted about \$3,800.
- Spring Garden Greenway Project – The September GM featured the presentation of the Draft Master Plan. We are still taking public input. We are also putting out a second call for artists for the “mural” portion, based on a more defined vision of what we’d like to see beneath the EI/195 overpass.
- NLNA Budget – Updates at the board meeting.

DEVELOPMENT ISSUES AND DEVELOPER RELATIONS

- Tower Investments – Lara is still working on trash and recycling issues. Larry will provide any updates on 969 N. 2nd Street zoning discussions in the zoning committee report. The 2nd and Germantown traffic light should be turned on very soon – although Tower and the Streets Department are each claiming that it’s now up to each other to do the final work/authorization.
- Waterfront – See the “Central Delaware Plan” item in section 1 above.

OUTREACH/EVENTS/GENERAL MEETINGS

- General Meetings – The October GM will be largely occupied by Candidates’ Night, featuring Democratic and Republican candidates for DA and Controller.

COMMUNICATION AND PUBLICITY

- Email – The list has grown by 16 in the last month, to 1,148.
- Web Site/Domains – We’re updating the Web site more regularly.
- Other Internet – No updates.

- Local Press – The new “NLNA Press” Google Group appears to be having its intended effect.
- Other Outreach – No update.

OTHER ITEMS

- Crime and Safety – Theft-from-vehicle incidents continue, though at a lesser rate than August.
- Online Board Polls – Ratification of any online board polls.

Clean and Green Board Report

- Solar Energy Informational Evening was a great success. PA DEP rep and 5 suppliers/installers participated. Good community turnout.
- Green Philadelphia’s Urban Studio/ Design Philadelphia Storm Water Systems for the Philly Row Home exhibit at NLCC this Thursday Oct. 8th.
 - Green Philadelphia/Urban Studio: <http://greenvillagephiladelphia.org/>
 - Design Philadelphia Oct. 8th events: http://designphiladelphia.org/october_08_2009.php
- Street Tree Planting:
 - Approx. 45 “TreeVitalize” trees to be planted November 21st. (incl. 19 trees along Lib Lands 3rd and Wilkey Streets sidewalks.)
 - 11 Additional trees planned for 2nd Street corridor November 14th.
 - Possible funding available to remove dead trees. Will open up tree pits for new trees.
- Worm Compost Bin workshop: Sat. Oct. 24th 10 am-12 noon
 - Advance registration required.
- Philadelphia Water Department: Model Neighborhood:
 - Plans continue with PWD for selected blocks to be models for storm water management.
- Web site for Clean and Green:
 - Working on a web site that will be accessed via NLNA site. Site will 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.
- Will do Hard-to-recycle/E-waste collection again but researching different company to work with.
- Make your own Rain Barrel workshop.
- Terracycle wrapper collection.

Liberty Lands Board Report

Budget – see separate sheet for the Liberty Lands proposed budget and explanations of expenses.

Upcoming Events:

- The next park meeting will take place next Tuesday, October 13, at 8 p.m.
- October 17 workday – this big workday is dedicated to installing an irrigation system, paid for by the Philadelphia Zoo grant (which we need to complete by the spring, so we NEED to get this irrigation system in this fall). We'll cut two trenches up the sides of the great lawn to run pipe, planning to have three pop-up sprinklers along each side. This system will use the water from the cisterns to irrigate the lawn.
- October 24 is the fall/Halloween festival at the park, which is mostly child-centered. Volunteers are mostly drawn from the neighborhood parents.
- October 25 is an outside use, a festival to promote awareness of human trafficking. The organizer has great hopes for it, but no experience, so we anticipate it being a rather small event.
- Sometime in November will be the street tree planting.

Community Uses in the Past Month

- The music festival was relatively successful, netting about 2,500, despite some fuss about the rescheduling to Rosh Hashana and the conflict with the Clark Park festival.
- EPA is doing a video about Thin Flats and will include information about our cisterns in the video. They'll be filming at the park on Tuesday.
- The community sukkah that has been for many years erected at the park is up for the week.
- Liz met with a class from the Bodine School, who visited the park as part of a class on healthy eating. We continue to encourage the local schools to use the park as a resource.

Miscellaneous

- Garden awards – Liberty Lands as a whole won “best community park” and the 3rd Street garden won an honorable mention in the City Gardens contest run by Philadelphia Green

Management and Maintenance

- Because there's been a string of requests to use the stage for live bands, I added to the on-line information about using the park some language basically saying that most amplified music requests will be denied. We've had a policy of no more than 3 music festivals a year in place for a while and see no reason to change that.
- I have ordered 5 new "leash your dog" signs that will go up as soon as they arrive. There continues to be trouble with a few repeat offenders who run their dogs off leash, although my impression is that there are fewer off-leash dogs overall.
- Tree issues
 - Two neighbors are working on creating a map of all the trees in the park (with type and, where appropriate, stories). We're still figuring out what we'll do with this once created.
 - The four new trees that died over the summer will be replaced in the spring. We hope that one of the oaks from this new planting can be dedicated to Barbara, Hank Sammon's wife.
 - Many of our crabapples have fire blight and will need to be replaced in the coming years. We're figuring out how to best do that.
 - 19 street trees will be planted along the park borders in November. Thanks, Erika, for coordinating!
- On Sept. 12, a small crew planted a few hundred plant plugs of grasses in the rain garden area. Although it kind of looks like unmowed weeds right now, in theory it will be clearly a garden of grasses by spring.
- The large pile of weeds and branches at the north end of the gardens (known as the Compost Pile From Hell) needs to be dealt with this fall. We have, in the past, paid for a dumpster to haul it away, a practice we'd like to end. We plan to figure out what to do about it AFTER the October workday.
- Mitch Deighan has donated a large number of rocks to the park that we'll use to make a stone wall around the garden at the mural wall.

BUDGET:

Notes about this budget:

- I have included both annual and capital expenses on here. My proposal to the board would be that annual expenses be funded through fundraisers and the general fund, as agreed upon last year, and that capital expenses be funded by the Liberty Lands account (i.e. accumulated funds, grants we seek and receive, and any special fundraisers we might choose to do for special projects).
- We discussed last year that, rather than giving LL a single chunk from the general fund, the park should receive a percentage of each fundraiser based on the relationship between the general and LL funds.
- There is still \$25,000 expected from Bart this year. It would still be my strong preference to invest that money as an endowment for the park rather than spending it, but this is obviously an issue for discussion.
- Most costs are based on last year's actuals.
- Lawn mowing went up from last year on the monthly fee. I budgeted for up to 11 mows, since it's hard to know how many we'll need in a year. This could come down to just 7 (one a month) if it seemed reasonable to others.
- Lawn seeding/aeration is a new cost associated with the new lawn. We don't know yet how much it will be: this estimate is based on a one-day rental of a heavy-duty aerator.
- Electricity: based on last year's actuals. We need to charge NLBOA at least \$100 for their electricity use!!
- Movies: I included the full actual cost, including the \$200 for the posters/publicity. We plan to put out a request for proposals with this amount as a cost CAP.
- Dumpster: We needed two in past years, but are trying to think of a way to reduce that for the coming year.
- Trash bags, food, signs, etc: some expenses which are traditionally paid by park volunteers buying stuff without being reimbursed are included, with the equivalent amount included as donations in income.
- Playground mulch needs to be purchased every two years: this season is a purchase season. We'll put it down in the spring. We're looking into purchasing a smaller amount, so the cost may be slightly less.
- Cistern monitoring is a new, one-time only cost for testing on the cistern water. Other monitoring is being donated.
- Playground equipment maintenance/upgrades are purchase of new swings (which need replacement every two or three years from wear and tear; more frequently in cases of vandalism)
- I did not include the new trash corrals or the new trash bins under the budget, but they are capital expenses we undertook this year. We also spent \$860 on the survey for the zoning repair and \$900 on tree pruning. Right now we're using our park account's money as a "reserve" for these kinds of contingencies, but eventually that money will be bled down. We need to consider whether to build a contingency line into the budget.
- We know that we'll need to replace most of the crabapple trees in the next few years. Again, that's a capital expense and so I listed it separately.
- The other two capital expenses – the irrigation system and the 4 replacement trees – are covered by equivalent grants, although I estimate that we'll need an additional \$500 over the zoo grant to finish the irrigation system. That's all uncertain right now, though.

Draft 2010 Budget For Liberty Lands

Income:

Garden dues:	\$960
Rental/use fees:	\$800 (at least – tracking in our account stopped in July, so there's more)
donations (purchased materials)	\$540
percentages of fundraisers	\$15,954

Capital income:
 Zoo grant: \$1,500 (for irrigation system)
 4 trees from PHS: approx. \$2,000 in-kind

Expense	billed	amount	total per year	details	in NLNA budget under
Mowing	up to 11 mows	\$149	\$1639	monthly bill, est. # of mows	professional services
lawn seed/areate	yearly	\$200	\$200	est. for rental or svc.	professional services
electricity	monthly	\$25	\$300	avg. based on actual	water/electric
water	yearly	\$530	\$530	last year's actual	water/electric
trash pickup	monthly April-Oct	Savg. 170	\$1,190	avg based on actual	professional services
Trash hauler	monthly		\$3,500		professional services
movies	yearly	\$3,700	\$3,700	cap for bids, incl. poster	program expenses
dumpster	2x yearly	\$500	\$1,000	last year's actual	contractors
trash bags	monthly	\$20	\$240	estimate: usually donated	supplies <500
garden tools	2x yearly	\$100 ~	\$200		supplies <500
equipment	2x yearly	\$150 ~	\$300	cans, locks	supplies <500
gasoline	monthly April-Oct.	\$10 ~	\$60		supplies <500
Equipment					
maintenance	2x yearly	\$50 ~	\$100	mower/trimmer	equipment maintenance
wood chips	2x yearly	\$80 ~	\$160		supplies <500
plant maintenance	2x yearly	\$250 ~	\$500	fertilizer, weed, etc.	supplies <500
food for workdays	2x yearly	\$50	\$100	estimate: usually donated	supplies <500
Garden expenses	2x yearly	\$100 ~	\$200	hay bales, soil, etc.	supplies <500
insurance	1x yearly	1,135	\$1,135	last year's actual	insurance
playground mulch	biannual	2,000	\$2,000		professional services?
fest moonbounce	1x yearly	250	\$250	last year's actual	program expenses
cistern monitoring	one-time fee	500	\$500		professional services
playground eqpmt	yearly	\$250 ~	\$250		supplies <500
maintenance/upgrades					
signs	yearly	\$200 ~	\$200	estimate: usually donated	supplies <500

TOTAL : \$18,254

CAPITAL EXPENSES

Replacement of trees –

crabapples Approx. 15 trees over next 3-4 years; \$200/tree = \$3,000
 2 oaks, 2 redbuds in north area: approx. \$2,000

New plants/bulbs yearly expense \$200 estimate-usually donated \$200

Irrigation system – install pipes and sprinklers in north lawn = \$2,000

repairs, additions, etc. (trash corral, new trash bins, etc.) = \$1,000

MEMBERSHIP COMMITTEE MEETING

As an alternative to board members hosting Meet & Greets for new neighbors at their homes, and since there had seemed to be little interest from the board in doing that, the membership committee suggests holding three or four such events at the C.C., with the committee doing the work, inviting the new neighbors, and also some board members.

Harvey suggested we could use a lectern for the C.C. and Charlotte is pursuing the donation of such an item from Wharton.

Zoning Committee Meeting

Tuesday 9/29/09

Present: Larry Freedman, Irene Lambrou, Ira Upin, Joe Mikuliak, Jonathan Sher, Charlie Abdo, Matthew Emerson, Mike Simons, Barb Mulckhuysen, Marc Butakis

Absent: John McCarroll, Tim McDonald, Chris Isaacson

August 2009 Minutes approved: Motion to approve: JM; 2nd JS: Passed 7-0-0

Updated Tower motion for 969 N. 2nd St. and letter finalized after meeting with Tower and attorney Ed McHugh with IU, LF and Bill Russell.

1. 807-11 N. Hancock St. – G2 – Henry Spector – Proposal for a pilot house and roof deck for the upper two units as part of an existing building with 6 units and parking.

Instead of Bilco doors for access. Half of pilot house is above 35' (40'); plan to be clad in concrete board. Adjoining neighbors wrote letters in support. Two potential 22' x 40' decks would be 5 feet back from the parapet walls on both sides. No views obstructed. Fairmount Ave neighbor complains about roof built by Spector on another project (423-431 Fairmount Avenue, 15 units, US Supply); she's concerned about the quality of this new requested deck. Neighbor's house is 100 years old, owned by his brother and there are many problems but they are trying to solve them. This project is new construction without the same problems. Electricity on roof (one outlet). Previous backyard behind the house (to address stormwater concern).

Motion by JM/MS; 2nd by BM:

We encourage only the best workmanship in development in the neighborhood. It is imperative that support for projects be given to applicants who have demonstrated such workmanship. Therefore, support for the roof decks and pilothouses proposed by the applicant is contingent on the following provisos:

- The potential roof decks shall be limited to 500sf each with 5 foot setbacks from each side and a minimum 42" railings;*
- The NLNA shall be satisfied that the roofing problems at 423-431 Fairmount Avenue, a building developed by the applicant, have been resolved by the applicant.*

Passed: 8-0-1

2. 600-18 N. 3rd St. – L4 – Tina Geary – Proposal for a recording studio and offices. "Upper Room" Studios. Norman

Bradshaw aka Jeff Bradshaw, plans to purchase the property. Garage doors on 3rd Street would be replaced. Offices on second floor and studios and soundstage on first floor. Plan to fit entire orchestra/large choirs in soundstage studio A, smaller studios for recording and rehearsal. Not a show venue, just for concert rehearsal/recording. Plans for soundproofing—acoustical engineer is working with them to isolate each studio and make sure there's no sound transferred out or in. Maintain trees in front of the property? Maintain Zipcar contract? Maintain Galloway Street green space? Plans to refinish stucco on façade. Exits shown are sufficient. Trash plan needed—basement space can be used.

Main load-in from 3rd Street. Agreement with neighbor across the street for additional parking. 24 hour security planned.

Tour buses would be rare. Loitering on 3rd Street /Galloway Street by musicians taking a break? Their security would address any problems. Signage plans? Minimal. Willing to meet with UDC.

Motion by IL; 2nd by MS:

Thank you for your presentation of a proposed rehearsal and recording studio with offices (as presented with 4 rehearsal studios, 2 recording studios and one soundstage), without a live performance/show venue. Please return to the ZC with further information as follows:

- Meet with UDC regarding exterior finishes, signage, location of mechanicals and landscaping.*
- Provide plans for:*
 - Off-street parking for your maximum number of cars, and if necessary, provide a contract for off-site parking.*
 - Hours of operation*
 - Trash/recycling*
 - Maximum occupancy*
 - 24-hour Security*
 - Maintaining street trees and Galloway Street green space*
 - Load-in/out on Galloway Street to be limited to 7AM-10PM*
 - Maintain Zip car contract*
 - Soundproofing (no noise to escape premises)*
 - Prevention of loitering on Galloway Street*
 - No outside operators/promoters; owner's representative present at all times*
 - Location of mechanicals*

Passed: 9-0-0

3. 632 N. 2nd Street. (SW corner 2nd & Fairmount) – C2 –Bill Steerman – Proposal for Italian restaurant & take out – 40 seats – sidewalk seating

No liquor license requested. Brother operators of full-service Italian restaurant—take-out/delivery of whole pizzas only. 8AM-11PM, 7 days a week. Breakfast, lunch and dinner. Soft music, no escape. Trash/recycling storage in alleyway (access from inside the building) and fence on Fairmount to block view from street. Outside seating Fairmount Avenue (2-3 tables). Hearing October 7. No changes to exterior. Miliano's Restaurant in Cherry Hill-both brothers work there now. Brick oven (coal). Current venting will be maintained, through the building. Basement access from inside, to be used for food prep. Concern about use of alleyway for trash—lots of others already using it. Daily trash pick-up.

Motion by IL; 2nd by MS:

Thank you for your presentation. We support the proposal as presented (with floor plans/signage as shown) with the following provisos:

- 1. Fairmount Avenue door only for delivery egress; seek loading zone on Fairmount Avenue for delivery-vehicles.*
- 2. Daily pick-up from plastic containers on Fairmount Avenue between 8AM and 10PM.*
- 3. No more than 6 outdoor seats, Fairmount Avenue only.*
- 4. Noise/fumes from ventilation must be controlled so as not constitute a nuisance to neighbors.*
- 5. Hours of operation no earlier than 8AM or later than 11PM, 7 days a week.*
- 6. Amplified music/other noise not to escape premises*

Passed: 9-0-0