



S O S N A

MINUTES OF A MEETING OF THE SOSNA BOARD OF DIRECTORS (draft)

Monday, November 22, 2004, 7:00 p.m.

St. Anthony Senior Center, 2309 Carpenter Street

Present. Board Members: Laura Blanchard, Soledad Perez Gillespie, Ann Hoskins-Brown, Juanita James, Theodore Michael Lee, John McHugh, Sharon Melvin, Anthony Moretti, Samuel Porter, Charles Robbins, Marni K. Showell. Also present: James Campbell, Sonyia Jenkins-Rodriguez (staff), Lisa Parsley.

Absent. Gail Harrington, Marion Jones, Bernard Woodard.

Laura Blanchard called the meeting to order 7:17 p.m.

Minutes. The minutes of the October 27 meeting were approved with the correction of the following typographical errors: remove reference to Ted Lee's motion on page 1; amend "hat" to "that" in final resolution, last page.

Staff Reports. In reviewing the staff reports, it was noted that Eve Lewis needs authorization to move forward to accept the proposal from Diane Myers for a needs assessment for intergenerational housing. It was agreed that she be authorized to do so in consultation with the treasurer for the purposes of managing cash flow.

Treasurer's/Financial Report. Anthony Moretti reported that SOSNA would be moving its accounts to Sharon Savings Bank, at which it would receive favorable rates. He also called for an additional volunteer to serve as check signer, preferably someone who is available during the daytime. Sharon Melvin volunteered and was accepted. Moretti is also investigating the following: obtaining a certificate to demonstrate SOSNA's tax-exempt status; pursuing the NAC bridge loans available from the Philadelphia Urban Finance Corporation (details available from Aida Cortes); registering as a charitable organization with the Commonwealth of Pennsylvania Secretary of State for the purpose of receiving tax-deductible contributions; and acquiring a low-balance credit card for office staff use for daily expenses. With respect to the financial reports prepared by SOSNA's accountant Thomas Strybuc and interim executive director David Feldman, Moretti explained that we are closer to obtaining a comprehensive look at the organization's overall finances but that the process is not yet complete. Upon motion duly made, seconded, and unanimously carried, the treasurer's report was accepted.

Recording Secretary. Laura Blanchard reported that Soledad Gillespie had agreed to serve as Recording Secretary. Soledad Gillespie in turn reported that she was only willing to agree to serve for three months.

Chairman's Report. Laura Blanchard reviewed her report and entertained questions. It was noted that most of the items covered in the report were separate agenda items that could be discussed in more detail at the appropriate times.

Committees. The need for a broader distribution of the Board/member workload was acknowledged and the following Board members agreed to convene an inaugural meeting of each committee to review its charge and identify priorities. Richard Gliniak noted that he had been absent at the last meeting and asked to be added to the zoning, home town streets, and open space committees

- Personnel: Laura Blanchard
- Finance: Anthony Moretti
- Zoning: John McHugh
- History and Architecture: Ann Hoskins-Brown
- Communications and Outreach: Eve Lewis
- Home Town Streets/Safe Routes to School: Larry Schaeffer
- Safety: Samuel Porter
- Schools: Soledad Perez Gillespie
- Policy: Sharon Melvin
- Open Space: Laura Blanchard

It was agreed that the development, condemnation, and housing committees would convene in January following the January 5 board meeting. David Feldman is to work on a committee charge for the housing committee.

Update: 17th and Carpenter Project. Laura Blanchard reported that David Feldman had reviewed the operating agreement and identified a number of areas of potential financial exposure for SOSNA. The Board authorized Feldman to continue negotiating on SOSNA's behalf but indicated that it must see a revised contract before the chair signs it. It was agreed that the contract could be circulated and Board approval sought via e-mail for those with that capability, and that printed contracts would be circulated to the other members.

Zoning issues. It was generally agreed that there are important issues of protocols and policies for the Zoning Committee to address, preferably prior to the December 15 meeting. It was agreed that the committee would meet Thursday, December 2 at 7:30 p.m. at the St. Anthony Senior Center.

SOSNA and the SOSNA CDC. Laura Blanchard introduced James Campbell, an architect with significant background in both low-income housing and historic preservation, who has a practice in the SOSNA service area. Campbell, a member of the South Street West Business

Association, was invited to join the SOSNA CDC board in the late summer of 2004 and was immediately elected chair. There was a general discussion about the formation of the CDC as a separate 501(c)(3) corporation in 2000. Some Board members expressed concern that the underlying objective of the CDC was to shelter assets from and/or make decisions out of reach of the community at large. There was particular concern about the CDC receiving funding that was originally intended to benefit the community organization, based on a proposal that cited the community organization's accomplishments and organizational resources. Both Campbell and the Board members who also sit on the CDC board stressed the CDC's desire to act in ways that benefit the community overall. Some of the pros and cons of having two separate organizations, either now or at some time in the future, were also discussed. It was agreed that a working group composed of members of both boards meet quickly to clarify the relationship between the two organizations and to produce operating guidelines for fulfilling the Pathmark/tax credit project.

Old/new business. There was no old or new business.

Resolutions. The following resolutions were adopted during the course of the meeting upon motions duly made, seconded, and unanimously carried:

That the NAC Director, in consultation with the treasurer, be authorized to enter into an agreement with Diana T. Myers to conduct a needs assessment for intergenerational housing in the SOSNA Service area.

That Sharon Melvin be added to the list of authorized check signers for the new accounts to be established at Sharon Savings Bank as well as any in existence at Republic Bank.

That Soledad Gillespie be appointed recording secretary for the period November 22, 2004 - February 25, 2005.

That the Interim Executive Director be authorized to negotiate with Universal Companies on behalf of SOSNA for the purpose of clarifying responsibilities in the Operating Agreement for the 17th and Carpenter partnership, subject to Board review and approval of the final Agreement prior to its execution by the Chair.

That John McHugh be authorized to call a meeting of the zoning committee as soon as is practical to set procedures and identify issues.

That the Board members identified in the Minutes of the November 22 meeting be authorized to work with SOSNA staff to organize meetings of all committees during the month of December.

That a team representing members of the SOSNA executive committee and the board at large, consisting of Laura Blanchard, Ann Hoskins-Brown, Juanita James, Sharon Melvin, John McHugh, Anthony Moretti, and Marni K. Showell, be selected to meet with representatives of the SOSNA CDC board during the month of December 2004 for the purpose of clarifying the relationship between the two organizations and producing operating guidelines for fulfilling the Pathmark grant, and that this team report back to the full Board in writing (with e-mail distribution for those with e-mail and U.S. Mail or hand delivery for the remainder) within 72 hours of this meeting.

Next meetings: Board retreat, 9:30 a.m. December 11, St. Anthony Senior Center; Board meeting, January 5, 7:00 p.m., St. Anthony Senior Center.

Respectfully submitted,
Soledad Gillespie, Recording Secretary