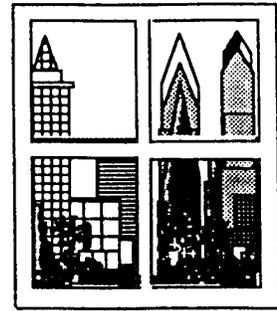


South of South Neighborhood Association
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S O S N A

Neighborhood Advisory Committee
Board Meeting
August 25, 2004
-- Approved --

Attending: Laura Blanchard, Rich Gliniak, Soledad Perez Gillespie, Ann Hoskins-Brown, Gloria Jackson, Ted Lee, Bill Pearson, Sam Porter, Marni Showell, Doerte Smith

Absent: Marian Jones, Alan Mandel, Tony Moretti, Jennie Robbins

Guests: Eve Lewis, Kelli Richards and several community members

Chairperson Laura Blanchard opened the meeting at 7:39 PM.

Program Reports: Eve Lewis, NAC Director, presented a report on the NAC program. She announced that Sharon Savings Bank contributed \$5,000 to sponsor the Fall Fair. The bank will provide a banner and their name will appear in promotional materials. In addition, Graduate Hospital committed to a booth, but has not committed to any form of health screenings. MAB is donating paint to be used as a raffle item for block captains. Laura Blanchard suggested that Home Depot could be solicited for raffle items as well and noted that one of the members of the Fall Fair Committee is the Director of Corporate and Foundation Giving for LaSalle. Ms. Lewis reported that the State funds originally allocated for the Fair are still tied up.

Ms. Lewis reported that she has followed up with Greater Philadelphia Health Management Corporation and received a proposal for the Needs Assessment funded by the University of Pittsburgh. She is soliciting two additional proposals and asked about the process for getting approval of the vendor. Upon a motion by Soledad Perez Gillespie, seconded by Ted Lee and approved by all it was resolved that the Executive Committee shall be empowered to determine the service provider.

Laura Blanchard reported that she and Tony Moretti met with Tom Strybuc and have developed a phased withdrawal from use of his services. By year end, we expect to be doing all of our own invoices. Mr. Strybuc has reduced his fees for July and August to \$600 a month and has reduced his monthly fee to \$900 for the remainder of the year. We have no firm commitment on his fees for any reduced services as we move forward. Ms. Lewis also reported that we are moving forward with ADP and the agreement is ready to sign.

Ms. Lewis reported that the University of the Arts has requested the opportunity to make a presentation to the community regarding a plan to move forward with Avenue of the Arts projects on the southern end of Broad Street. She also reported that the Planning Commission has looked at options for passive green space in our area and gave a copy of their report to Laura Blanchard in her capacity as Chair of the Green Space Committee. They have identified one potential area around 22nd and Carpenter Streets. It was noted that a small meeting on green space was being organized by Council President Verna to be held in September.

The TBSRP and Housing Counseling reports were deferred for discussion in Executive Session under Personnel Issues.

Minutes: Upon a motion by Doerte Smith, seconded by Ted Lee and approved by all it was resolved that the minutes be accepted with the spelling of Rich Gliniak's last name corrected.

Financial Statements: It was noted that all of the restricted funds are accounted for, although Doerte Smith pointed out that the Pittsburgh grant was still not listed. She also noted that the Thrift Shop rent had been paid from the General Fund. Upon a motion by Ted Lee, seconded by Doerte Smith and unanimously approved it was resolved to accept the financial report.

Zoning Committee: Doerte Smith reviewed the Zoning Committee report. She commented that there are five meetings scheduled for September plus one additional request that just came in today. Ms. Smith noted that the request for 1607 South Street had been modified to include ground floor commercial. Ms. Smith, Ted Lee, Rich Gliniak and Gloria Jackson attended the Zoning Hearing regarding proposed commercial development of a site in the 2300 and 2400 blocks of Carpenter Street and Washington Avenue. The attorney for the applicant had arranged for a busload of people to testify in favor of the project while Jonathon Purnell had made a similar arrangement for people to

oppose. The Board's decision should be made within two weeks. Both Ms. Smith and Ted Lee felt that the Board would decide in the community's favor. Mr. Lee commended Ms. Smith for doing a good job at the Zoning board hearing. Soledad Perez Gillespie requested that Ms. Smith notify her of the next Zoning Committee meeting.

Safety Committee: Sam Porter distributed a Safety Report with status information on "hot" locations in the neighborhood.

Housing/17th and Carpenter Development: Doerte Smith reviewed the latest Universal/SOSNA contract revision and noted that the focus was on the "non compete" clause. Laura Blanchard raised the issue of the sale price of the homes to be marketed as "affordable" expressing the opinion that the price of these homes was out of reach for most neighborhood families. Ms. Smith reminded the board that this was our last chance to develop any properties that could be sold for a price that even resembled "affordable" in our neighborhood. Ann Hoskins-Brown asked if adding another market rate house to the mix would substantially reduce the prices of the affordable houses. Both Ms. Blanchard and Ms. Smith felt that this would only reduce the price incrementally. Ms. Smith noted that the SOSNA Housing Counseling program would work with area residents to be sure they could afford monthly payments and help them find ways to afford the houses.

Gardens, Parks and Open Space: Laura Blanchard reminded the board that she has recused herself from the 20th Street project team because the garden could only be saved with support from the School District of Philadelphia and if they became involved the playground behind the Arthur School would also be improved which would impact her property values. Ann Hoskins-Brown reported that the committee must present a pro forma to the School District with all the costs associated with the proposal. We have discussed two proposals - one to develop the playground only and the other to incorporate the garden. The Arthur Principal has stated that there are limitations on improving the playground as they use it for overflow parking. Ms. Blanchard commented that the current gardeners in the 20th Street Community Garden prefer to keep the space green even if it means losing it as a community garden. She noted that the school is also amenable to dedicating a portion of the garden as public space. Finally, she reported that the Michelle Cutner Garden site had been sold and was under development as a single family residence.

Development: Bill Pearson had no updates, but Doerte Smith was able to report that the SOSNA CDC received a letter saying that all the contracts for the Pathmark funding have been signed.

New Business: At the suggestion of Bill Pearson and upon a motion made by Laura Blanchard and seconded by Ted Lee, the Board unanimously resolved to purchase 15 copies of Modern Rules of Order for Board use.

Rich Gliniak raised the issue of zoning of garage front houses on infill sites. Doerte Smith noted that the garages are used as a marketing tool. It was decided to defer the discussion to a future meeting in light of the heavy agenda.

Larry Shaeffer asked the Board to review information on the Home Town Streets Program and submitted materials. The Executive Committee will review the information and make any necessary recommendations.

The guests left the meeting at this juncture and the board went into Executive Session to discuss Personnel and budget issues. During the Executive Session, the following resolutions were passed:

- Upon a motion by Doerte Smith, seconded by Soledad Perez Gillespie the Board unanimously resolved to submit a proposal to OHCD for a Year 30 NAC Contract.
- Upon a motion by Ted Lee, seconded by Doerte Smith, the Board unanimously resolved to authorize the use of ADP as a payroll service, together with the execution of any additional agreements necessary to allow for electronic funds transfer.
- Upon a motion by Ted Lee, seconded by Doerte Smith the Board unanimously resolved to authorize the office management team, in consultation with the executive committee, to make any hiring decisions concerning part time staff for the NAC or Housing Counseling functions, to be ratified by the full Board at its September 29 meeting.
- Upon a motion by Doerte Smith, seconded by Ted Lee the Board unanimously resolved to authorize the chair to present to OHCD Drew Menten's plan for accelerated completion of the TBSRP cases together with a potential consultation arrangement as an alternative in the event the retention of staff is not accepted by OHCD.

- Upon a motion by Soledad Perez Gillespie, seconded by Bill Pearson, the Board unanimously resolved to authorize the office management team in consultation with the executive committee to prepare a budgetary change request or the NAC for a sound system, printer, consulting for LaSalle and/or part time executive director.

Upon the conclusion of the Executive Session, the meeting was adjourned at 10:00 PM

Respectfully submitted
Ann Hoskins-Brown
Interim Recording Secretary