

Center City Residents' Association

1616 Walnut St., Suite 810, Philadelphia, PA 19103-5308

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**MINUTES
BOARD OF DIRECTORS MEETING
MARCH 8, 2006
Stevens Center, Lutheran Church, 7:00 PM**

ATTENDANCE: SEE CHART BELOW

	Sept	Oct	Nov	Dec	Jan	Feb	Mar
PRESIDENT							
Thomas J. Reilly, Jr.	Present	Present	Present	Present	Present	Present	Excused
EXECUTIVE V.P.							
Vivian Seltzer	Present	Present	Present	Present	Present	Present	Present
VICE PRESIDENTS							
Heather Ascher	Present	Present	Present	Excused	Present	Present	Present
JuHwon Lee	Present	Present	Excused	Excused	Present	Excused	Present
Frederic Murphy	Present	Present	Present	Present	Excused	Present	Present
SECRETARY							
Paul S. Stavrakos	Present	Present	Present	Present	Present	Excused	Excused
ASSISTANT SECRETARY							
Charles Robin	Present	Present	Present	Present	Present	Present	Present
TREASURER							
Joseph J. DiMaio, Jr.	Present	Present	Present	Present	Absent	Excused	Excused
ASSISTANT TREASURER							
Neil Gutman	Present	Present	Present	Excused	Present	Present	Excused
DIRECTOR (Term ending)							
07 Joshua Abbell	Present	Excused	Excused	Present	Present	Present	Present
06 Peter W. Baker	Present	Excused	Present	Absent	Excused	Present	Present
08 Lenora Berson	Present	Present	Excused	Excused	Present	Excused	Present
06 Scott Donahue	Excused	Present	Present	Excused	Present	Present	Excused
08 William Faust	Present	Present	Present	Present	Present	Present	Present
08 Jeffrey Hurok	Present	Present	Excused	Present	Excused	Present	Absent
07 Michele Langer	Excused	Present	Present	Present	Present	Present	Present
06 Frances Levi	Present	Present	Excused	Present	Present	Present	Excused
08 Patricia Mattern	Present	Present	Present	Excused	Present	Present	Excused
07 Elizabeth Kay Miller	Excused	Present	Present	Present	Present	Present	Excused
07 Laurie Phillips	Present	Excused	Excused	Excused	Absent	Excused	Absent
07 Todd Pride	Absent	Present	Present	Excused	Present	Present	Present

08 Maureen Sanders	Present	Present	Present	Present	Present	Excused	Excused
06 Adam Schneider *	Present	Present	Present	Excused	Present	Excused	Present
07 Susan Segal	Present	Excused	Excused	Present	Present	Excused	Present
06 David Skolnick	Present	Excused	Excused	Excused	Present	Excused	Present
06 Vacant							
07 Vacant							
08 Vacant							
06 Jeanne Wroblewski	Absent	Absent	Present	Excused	Absent	Absent	Absent
COUNSEL							
Stanley R. Krakower	Excused	Present	Present	Present	Present	Present	Present
PAST PRESIDENTS							
Louis Coffey	Present	Present	Present	Present	Present	Present	Present
Pamela Rosser Thistle	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Lolly LaGreca	Absent	Absent	Absent	Absent	Absent	Absent	Absent
George R. Brodie, Jr.	Absent	Absent	Present	Present	Present	Present	Absent
Eugene Dichter	Present	Absent	Absent	Present	Absent	Absent	Absent
Samuel Weinberg	Present	Present	Present	Present	Present	Present	Present
Wm. J. D. Jordan	Excused	Excused	Excused	Excused	Excused	Excused	Excused
Stephen Huntington	Present	Present	Present	Present	Present	Present	Present
Lenore Millhollen	Present	Present	Present	Excused	Present	Present	Present
Tama Williams	Absent	Absent	Absent	Absent	Absent	Absent	Present
Edward Halpern	Excused	Excused	Present	Absent	Present	Excused	Absent
Kristin Davidson	Absent	Absent	Absent	Absent	Absent	Absent	Absent
CCRA OFFICE							
Alan Levin	Present	Present	Present	Present	Present	Excused	Present

1. Welcome – Vivian Seltzer, Executive Vice-President

25th & South Streets Development Projects – Seltzer explained that CCRA will partake in an intermission during the Board meeting allowing the three developers and school an opportunity to present their plans for this site. This intermission is slated as an open meeting for all CCRA members and Board. Thereafter, the Board will reconvene and deliberate which development CCRA should recommend to City Council President Verna.

2. Approval of Board Minutes – February 8, 2006

Alan Levin had e-mailed February minutes to the Board for review.

3. Presentation - Four Proposals for 25th & South Streets

The three developers and school gave their presentation.

- a. The Philadelphia School – Preschool through eighth grade. Enrollment 371 students.
- b. Sunrise Builders – Nineteen luxury townhouses. Three story townhouses with two car garages.
- c. Lewis & Associates – Sixteen townhouses with access to parking under the town homes.
- d. The Granite Group – Twenty eight units including townhouses, studio, one and two bedroom condominiums with approximately fifty two car parking.

4. CCRA, B.O.D, reconvened. A lively round the table discussion focusing on the three residential developments and school proposals. Pursuant to spirited discussions, a motion (Coffey) was made that CCRA recommend the School's Proposal to Council President Anna Verna and other appropriate City agency. Motion Approved.

It was also suggested that CCRA e-mail our members their reasoning for the selection, and to include contact information to appropriate City agencies.

5. President's Report – Vivian Seltzer, Executive Vice-President

Seltzer reported that Steve Huntington and Fred Murphy are working on a parking survey and will report next Board meeting.

Seltzer also reported that 1904 Chestnut Street is seeking an amusement permit along with opening a restaurant. Adam Schneider added that a variance would be needed for such a permit and would need to go in front of CCRA Zoning Committee.

6. Treasurer report – Joseph DiMaio

Financials were handed out. No report given.

7. Annual meeting – Vivian Seltzer

CCRA annual meeting will be held May 4, 2006 at The Philopatrian Society, 1923 Walnut Street. Speakers will include Bobby Burke, author of a book on the history of Center City and Rittenhouse Square, Silvia Beck of the Schuylkill River Park Development Corporation, and possibly someone from Philadelphia Parking Authority. CCRA elections, the Historic Preservation Award and Community Service Award are on the agenda. Refreshments will be donated by Di Bruno Brothers, Day by Day, Whole Foods Catering, and Joe Coffee Bar.

8. Zoning Committee Report – Adam Schneider

Zoning report was handed out.

Most notable was 410-414 S. 21st Street. Schneider reported that after extensive negotiation that the developer is close to an agreement with the neighbors and that CCRA would sign onto the agreement.

9. Mariner / Arden Projects – Lou Coffey

Coffey reported that after years of legal delays the two above mentioned developers have agreed to discontinue their litigation and allow each other to continue with their independent developments. Gratitude was expressed to Coffey and his task force which followed the years of litigation and was able to secure the best possible outcome for CCRA.

10. Other Business: Pennsylvania State Gaming Commission

Coffey reported that an impact study by the Gaming Commission should be on line March 10, 2006 (log onto - Gaming Commission web site). Also reported that in order to be qualified to speak at a public hearing regarding the above, application must be submitted by March 17, 2006. It was suggested to e-mail CCRA members the gaming commission web site which Lenora Berson, CCRA Legislative Representative volunteered to take the lead.

Respectfully Submitted,

Charles Robin
Assistant Secretary

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**CENTER CITY RESIDENTS' ASSOCIATION
BOARD OF DIRECTORS MEETING
7:00 PM, Wednesday, March 8, 2006**

Stevens Center (Formerly "Seiss Center") 2111 Sansom Street, Philadelphia, PA 19103

1. Welcome – Vivian Seltzer, Executive Vice President
2. Approval of Minutes of the Board Meeting of February 8, 2006
3. General Membership Meeting Tonight, March 8, 7:30 PM Until 8:30 PM.
4. President's Report - Vivian Seltzer
5. Discussion Re: 4 Presentations at General Membership Meeting
6. Treasurer's Report - Joe DiMaio
7. Annual Meeting Report – Vivian Seltzer
8. Zoning Committee Report – Adam Schneider
9. Mariner/Arden Project (S. Penn Square) - Lou Coffey
10. Other Business - Announcements/Requests From Board Members