

# Center City Residents' Association

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**Minutes of the Meeting of the Board of Directors  
September 11, 2007, 7:30 PM  
Stevens Center, 2111 Sansom Street**

**ATTENDANCE CHART**

<b>2007-2008 CCRA BOARD OF DIRECTORS ATTENDANCE</b>										
<u>Name/Title</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>
<b>PRESIDENT</b>										
Vivian Seltzer	Present									
<b>EXECUTIVE V.P</b>										
Frederic Murphy	Present									
<b>VICE PRESIDENTS</b>										
Joshua Abbell	Excused									
Jeffery L. Braff	Present									
Kenneth Luongo	Present									
<b>SECRETARY</b>										
Joseph J. Dimaio, Jr.	Present									
<b>ASSISTANT SECRETARY</b>										
William Faust	Present									
<b>TREASURER</b>										
Michele Langer	Present									
<b>ASSISTANT TREASURER</b>										
Charles Robin	Present									
<b>DIRECTOR (Term ending)</b>										
09 H. P. (Andy) Anderson	Present									
10 Mike Appleby	Present									
10 Marjorie Tether Arendt	Present									
08 Michael Ascher	Present									
<b>08 Lenora Berson</b>	Present									
10 DeWitt Brown	Present									
10 Marilyn Conway	Excused									
09 Scott Donahue	Present									
10 Kate Federico	Present									
<b>09 Neil Gutman</b>	Present									
08 Jeffrey Hurok	Present									
08 Brian Johnston	N/A									
Tim Kerner *	Present									
09 Alexander Klein	Present									
10 Fran Levi	Present									

08 Patricia Mattern	Present									
08 Alexander Niejelow	Present									
10 Todd Pride	Excused									
Adam Schneider *	Present									
09 Karen L. Senser	Excused									
09 Patricia Tawadros	Present									
09 Mark Wade	Excused									
08 Wendy Weiss	Present									
<b>COUNSEL</b>										
Stanley R. Krakower	Present									
<b>PAST PRESIDENTS</b>										
Thomas J. Reilly, Jr.	Excused									
Pamela Rosser Thistle	Absent									
Lolly LaGreca	Absent									
George R. Brodie, Jr.	Present									
Eugene Dichter	Absent									
Samuel Weinberg	Present									
Wm. J. D. Jordan	Excused									
Stephen Huntington	Present									
Lenore Millhollen	Present									
Tama Williams	Absent									
Kristin Davidson	Excused									
<b>CCRA OFFICE</b>										
Alan Levin	Present									

\* Zoning Committee Co-Chair

1. Motion to approve June Board minutes. Motion approved unanimously.
2. Approval of new Board members Neil Gutman, Brian Johnston, Fran Levi  
Motion approved unanimously.
3. President's Report – Vivian Seltzer
  - a. 19<sup>th</sup> & Walnut Street development project - Proposed task force committee (C. Robin, M. Applebee, E. Easton, J. Abbell).
  - b. Board Sub-Committee changes and appointments:
    - i. New committee-Committee on Committees-formed to work with all Board committees to facilitate communication and activities between each committee and report to the President. V. Seltzer appointed L. Berson to Chair.
    - ii. Committee on Government and Corporate Relations-Fred Murphy, Chair; Kristen Davidson, Co-chair.
    - iii. Corporate Sponsorship Committee – Open Chair. Solicit corporate sponsorship of CCRA events and programs.
    - iv. Community Supper and Halloween Treat Trail Chairs are currently vacant.
  - c. Announced intention of the Board to increase membership and membership revenue to support CCRA programs through an increase in new members rather than fees or dues increases.

- d. Reminded all Board members to actively participate on at least one committee and as many activities or events of the Association as possible.
  - e. Reminded Board members and committees to communicate concerns by email.
  - f. Community Crime Meeting – CCRA members are invited to a meeting with Police Captain Cullen to present community concerns about the increase in area crime. Objective to develop formal issues for a 2<sup>nd</sup> meeting which will be open and promoted to all Center City residents. 2<sup>nd</sup> meeting will be scheduled for October or November 2007.
  - g. Membership renewal mailings have been sent earlier this year.
  - h. CCRA newsletter format has been changed and simplified to reduce cost and emphasize “local community news and information”.
4. Streets Committee – J. Braff reported on the efforts of the Committee to work with the Streets Department to coordinate the placement of 50 new trash receptacles on most of the intersections of the District. In the near future the Committee will also be placing signs on each trash receptacle warning of penalties for dumping household trash – “short-dumping”. Braff also reported a grant of \$250 from PhillyCarShare to offset a portion of the \$500 cost to prepare and install the receptacle signs.

Fran Levi reported on another PhillyCarShare grant requested to plant bulbs along the exterior fence of the Community garden in Taney/Schuylkill River Park.

Fran Levi reported on a proposed plan to install a foot bridge/pedestrian overpass bridging the SRDC bike path with the Schuylkill River Park somewhere in the vicinity of the gardens and/or dog run. F. Levi drafted a letter which was revised and signed by V. Seltzer, to Joseph Syrnick, President, Schuylkill River Development Corporation strongly requesting that SRDC include CCRA in further planning/decisions about this project.

*Note from the Secretary: A letter signed by CCRA President T. J. Reilly was sent to SRDC President, Joseph Syrnick on December 7, 2006 specifically requesting that SRDC inform CCRA about future projects that would impact the CCRA district. Copy attached.*

5. Treasurer report – Michele Langer announced that the Association financial reports were in the process of being revised to provide the Board with a more succinct view of the financial status of the Association. The newly formatted report would be provided to Board members before the next meeting.
- a. Reported on the receipt of a \$10,000 grant from the office of State Rep. Babette Josephs and recommended several categories of CCRA expenses which could qualify for reimbursement within the requirement of the grant. These include quarterly newsletter, tree planning and community meetings. F. Murphy moved to approve, S. Donahue, 2<sup>nd</sup>. Motion approved unanimously.
  - b. 2007-2008 Finance Committee was announced – Michele Langer, Chair, C. Robin, Asst. Treas., T.J. Reilly, J. Dimaio, P. Mattern. Motion to approve the Committee was approved unanimously.
6. Public Safety - Alex Klein announced a public meeting set for September 26<sup>th</sup> for all CCRA members to participate in a discussion with 3 area Police Captains responsible for Policing the Districts encompassed within our Association boundaries. They include: Capt. Cullen, 9<sup>th</sup> District; Capt. Bethel, 17<sup>th</sup> District; and Center City District Captain. The meeting is intended to “open communications” with the residents and to establish a framework of issues for a larger community wide meeting with the Precinct Captains in late fall, 2007.

7. Newsletter-Alan Levin reporting for Nancy Ambler read a statement of objectives for the newsletter, including increasing CCRA membership, expanding community dialogue and reducing costs.
8. Fall House Tour – October 7<sup>th</sup>, 2007 - Kate Federico, Chair reported that the tour preparation was on schedule but additional volunteers would be need on the day of the event for house sitting and ticket sales.
9. South Street Bridge – Bill Faust reported that a letter from CCRA President, Vivian Seltzer, sent earlier this year to PennDOT and various Agencies of the City of Philadelphia, the Commonwealth of Penna., Mayor’s office, City Council, etc., with the support of a broad coalition of community associations, activists and civic/urban planners requesting a review and redesign of the proposed South Street Bridge and was responded to by Penn-Dot with their rational for their actions and showed little regard for points made in VCS letter implying all those matters had been taken into prior consideration. Fran Levy moved to request a meeting with State Sen. Vince Fumo requesting further review and re-design by PennDOT. Motion was amended to appoint F. Murphy, W. Faust, K. Federico, G. Brodie and J. Campbell to meet with other civic associations and relevant constituencies to create specific recommendations for discussion with Mr. Fumo. Motion was passed with no negative votes or abstentions.
10. Neighborhood Plan Committee-Steve Huntington reported that the Committee began working on Chapter 5 of the Plan with the City Planning Commission; specifically to review and approve zoning changes. The Committee requested the Executive Committee at its August meeting to approve of a change in the area between the Schuylkill River and CSX railroad track to “Recreation” zoning.

*The Secretary reminded the Board and Committee Chair that the Executive Committee requested the Committee clarify with the Planning Commission the specific definition and permitted uses by the City, Agencies or private businesses of areas zoned “Recreation”. V. Seltzer requested approval for discussion by EC since prior EC meetings were fully occupied with immediately urgent matters, leaving no time for discussion of request. VCS will meet with Janice Woodcock on 10/2 and will present committees apologies. City Planning has already been invited by CCRA to participate in Walnut Street development project.*

11. Independence Charter School - Stanley Krakow, Board Counsel, reported that the Zoning Board of Adjustments issued a building permit to the school overruling and in some cases contradicting provisos endorsed by CCRA Executive Committee. ZBA’s ruling requires no less than 15 striped parking spaces (one handicap) vs. 1 requested by CCRA. In addition, ZBA rejected any requirement that the school provide any open space or open hours to the general public, noting that the school was private and would have security and liability obligations.

Krakow advised that the time limit for appealing the zoning decision would expire on September 21<sup>st</sup>, leaving little time to take further action. In addition, if CCRA delayed the ZBA’s decision by appealing, the school’s financing commitment would expire and be withdrawn.

Krakow advised that the Board could authorize him, as Counsel, to negotiate a private settlement closer to the original CCRA provisos, but would lose some negotiating power if CCRA chose not to appeal the decision before the negotiations were completed.

Several residents adjacent to the property lobbied for the Board not to appeal the ZBA decision citing hardships to the project and neighborhood if the project lost it’s financing. The residents also did not agree with the CCRA provisos limiting parking and requiring access and open space.

S. Donahue moved to request a vote of the Board not to appeal the ZBZ decision. N. Gutman 2<sup>nd</sup>. Motion was approved by majority with 1 abstention (Bruff).

Respectfully submitted,

Joseph J. Dimaio, Jr.  
Secretary

Revised 10/1/2007 with additions and corrections from various Board members.

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**Board of Directors' Meeting Agenda  
Tuesday, September 11, 2007, 7:30 PM  
Stevens Center  
2111 Sansom Street**

AGENDA

1. Approval of Minutes of June 12, 2007 Meeting (See Separate Email Attachment) (1 minute)
2. Vote on 2 New Board Directors – Vivian Seltzer (2 minutes)
3. Introductions of New and Current Board Members – Vivian Seltzer (10 minutes)
4. President's Report – Vivian Seltzer (15 minutes)
5. Treasurer's Report – Michele Langer (5 minutes)
6. Committee on Committees – Lenora Berson (2 minutes)
7. Public Meeting Re: Neighborhood Safety – Alex Klein (5 minutes)
8. Ambassador Program – Marilee Morris (5 minutes)
9. Newsletter – Alan Levin (5 minutes)

10. Celebration of Center City Living – Alan Levin (2 minutes)
11. Fall House Tour – Kate Federico (5 minutes)
12. Walnut Street Project/TFC – Vivian Seltzer (5 minutes)
13. South Street Bridge – Vivian Seltzer, Josh Abbell, Bill Faust (5 minutes)
14. Neighborhood Plan – Steve Huntington (5 minutes)
15. Zoning Committee Report – Adam Schneider, Tim Kerner (5 minutes)
16. Independence Charter School – Stanley Krakower (15 minutes)