



I. Call to Order and Introductions

The regularly scheduled monthly meeting of the Logan Square Neighborhood Association was held July 14, 2015, the Pyramid Club, BNY Mellon Bank Center, 1735 Market Street, Philadelphia, PA 19103.

The meeting was called to order by President Drew Murray at 7:04 p.m.

Present: Drew Murray (President), Jovida Hill (Vice President), Dennis Boylan (Secretary), Andy Toy (Treasurer), Zac Arbitman, Wendy Blume, Edward Dougherty, Laura Foster/Aaron Goldblatt, Michael Hoffberg, Valeria Lagauskas, Rich Leimbach, Kristen Maynes, Edward Novack, Sandra Owens, Edward Panek, Francine Pollock, Gayle Ruggeri, Joe Sirbak, Anita & Dan Solis-Cohen, Tully Speaker, Robert Sutton, Pat Toy, Nancy & Don Weinberg, Linda Wong, Eileen Frierson (Park Towne Place), Jim Fennell (Tivoli), Jim Ruddick (City View South), Donna Ferrari (Beechwood Commons), Louise Quattrone (Kennedy House), Sean Kardon (The Arches). Past Presidents Sam Little and Michael Volpe.

Not Present: Bill & Lynn Armstead, Hassam Mirsaedi, Sheryl Johnson (City View North), Sven Schroeter (2200 Arch), Pam Doggett (The Phoenix), Robert Funk (2201 Condominium), Brian Robbins (Penn Center House), Jennifer Robinson (Watermark), Ruth Rump (Sterling), Mathew Cohen (River's Edge) and David Searles (Ex Officio).

President Murray welcomed all in attendance to this monthly meeting of the association; the Secretary reported that a quorum was present. President Murray thanked Maureen Coyle and the Pyramid Club for their hospitality in providing the location and refreshments for this evenings meeting. President Murray thanked the LSNA Officers for the previous year: President David Searles, Vice President Joh Barrett, Secretary Dennis Boylan and Treasurer Sheryl Johnson for their dedication and service to the Association.

Secretary's Report: The minutes for the LSNA regularly scheduled Annual General Membership Meeting held on June 9, 2015, were submitted for approval.

Motion to approve the June 2015 LSNA Annual General Membership Meeting minutes. Seconded. Approved.

Treasurer's Report: See Budget Approval (below).

Approval of 2015-2016 Budget. President Murray using past results and committee requests submitted a budget for the 2015-2016 (see Attachment A).

Motion to approve submitted budget for 2015-2016. Seconded. Approved.

President Murray outlined his Goals for the coming LSNA year 2015-2016:

- More Board participation in committees
- More engagement with new members of the community
- Empathetic and targeted approach to feedings on the Parkway
- 501(c)3 status, 2015
- Shorter meetings

II. Announcements

- a) The LSNA Block Party will be held on October 4, 2015. Location to be determined.
- b) The 4th Annual School Fair will be held on October 5, 2015, at the Franklin Institute.
- c) The Common Ground Marketplace will be held each Sunday from 12-4 p.m at Broad and Mt. Vernon Streets, from July 12, 2015, until Thanksgiving.

III. Committee Reports

- a) Bylaws Committee. Ed Panek, Chair. No report.
- b) Membership Committee. Jen Hallgren and Pat Toy, Co-Chairs. The Association's membership stands at: 278 Residential and 31 Commercial members. (see Attachment B)
- c) Nominations Committee. Sam Little, Chair. No report.
- d) Health & Safety Committee. Eileen Frierson, Chair. The Committee is working on a detailed presentation on the WMOF which will be provided in September.
- e) Planning & Design Committee. Sven Schroeter, Chair. No Report.
- f) Education Committee. Drew Murray, Chair. No report.
- g) Communications Committee. Jim Ruddick and Joe McDermott, Co-Chairs. A copy of the most recent newsletter is available online.
- h) Events Committee, Ed Novak and Ed Dougherty, Co-Chairs. LSNA Block Party will be held on October 4, 2015.

IV. Presentations

- a) Jack Groarke & Cheryl Bullock. Legislative Assistant, Senior Advisor to US Senator Robert P. Casey (PA), Provided an overview on Senator Casey's position on rail trains, in particular those traveling through center city Philadelphia carrying cargos of oil. A key issue is the present regulation which will phase out older rail cars, these type of trains which are passing through our community. The Department of Transportation has pushed through a rule to put in stronger, better built cars; ones that wont explode if a derailment takes place. Senator Casey has tried to make this rule as strong as possible. DOT 1-11 type cars are being phased out, new cars with better brake systems are replacing them. Additionally Senator Casey is addressing the concern that first responders in Philadelphia be properly equipped and trained to handle such an emergencies. Senator Casey is proposing a Bill which through which a tax incentive will promote the switch over to the newer (stronger) oil tanker rail cars. The goal is to incentivize companies to beef up safety. Older cars and bad track are at root of issue, maintenance needs to be kept up, upgraded and in repair. The Bill will push for lower speeds. Senator Casey will do all he can to prevent accidents through improved railcars, maintenance and safety procedures.
- b) State Senator Larry Farnese (PA1). Provided an overview on the current Pennsylvania stat budget stalemate. \$30.1 Bn budget was proposed on June 30 and has been voted against on party lines. Pennsylvania needs to fill a \$3.0Bn budget deficit while at the same time increasing public education funding, One proposal to meet these needs is to tax Marcellus Shale revenue which at present not taxed in Pennsylvania. The tax proposal would consist of a sliding scale fee to producers; it is modest at 5% and this revenue would be used to fill education fund need. Another proposal is to decrease property and wage taxes, back to 1976 levels. Basic education is one of largest cost drivers in Pennsylvania; polling data shows a need for the shale tax and increased education funding.

V. RCO Presentations

- a) **Cret zoning change.** Presented by Paul Levy, President and CEO, Center City District (CCD) of Philadelphia. The request is for a zoning change for the Cret Cafe, located on the 1600 block of the Benjamin Franklin Parkway. The Cafe opened in 2008 and the CCD is looking at ways to build evening business and is requesting a getting variance for a liquor license. Zoning hearing will be on August 3, 2015. There has been no opposition to this request by near neighbor entities such as Friends Selects School and the Phoenix Condominiums. This is

part of a plan to continue to upgrade the Cafe and provide more amenities for the public. Seeking a letter of non opposition, this is an RCO meeting,

- b) **Sign for Park Towne Place Apartment Homes.** Joanne Phillips from Ballard Spahr LLP, presented for Aimco, owners of the Park Towne Place Apartment Homes, 2200 Benjamin Franklin Parkway. Barton Partners architects were also present, Aimco needs a variance for renovations for the Park Towne Place Apartment Homes (and the Sterling which they also own), for signage. In the case of the Park Towne Apartment Homes, the request is minimal to replace the three exiting signs for the complex with three new signs. The new signs will feature a new logo and color scheme and will be backlit; this variance is needed because the signs will be located in the setback. This proposal has been approved by the Art Commission and Fairmount Parks and Recreation; meetings with near neighbors seeking their feedback have been conducted. A letter of non-opposition from LSNA would be a welcome. Additionally there were some questions from this present about issues related to relations between the buildings management and residents regarding communication about construction updates. Ms. Phillips noted that a hotline was being established to facilitate improved communications at Park Towne Place Apartment Homes.
- c) **142 North Broad Street redevelopment.** Michael Berman, property owner presented. This property is presently a garage between Cherry and Race Streets, next to the Samuel M.V. Hamilton building of the Pennsylvania Academy of Fine Arts (PAFA) and another garage. Berman has owned this property for 25 years and proposes to redevelop (convert) this garage into apartments. There is abundant parking next door. PAFA needs covered and secure fine art loading area, and the 142 N. Broad redevelopment has incorporated access to such a facility (from the adjoining N. Carlisle Street). PAFA will be provided this access at no cost. Berman proposes that the reconverted garage could be used student residences. Michael Ytterberg AIA, Brower Lewis Thrower Architects (BLTa) are designers for the project. The proposal is to take an existing CMX 4, 500 FAR building, cut a hole and add 4 floors (first variance request), converting it into a FAR 8.5, instead of allowable 5. The building step back will need a variance (second variance request). The new building does not need parking (third variance request). There will be "a non accessory sign" on property (fourth variance request). This is a 1920s building and has always been a garage. Plans and elevations for the proposed design were shown; with details of the retail location facing broad street, loading dock, existing building and 4 floors to be added. The proposed building elevation was shown as contextually appropriate. The new addition will be a glass cube on top of existing building, digital sign display will be like that which exists on East Market Street. The materials used will be: metal and glass; synthetic stucco colored to match the Broad Street side. Questions: the sign will be like the billboards on East Market Street? Answer: the proposed accessory sign will be 3' tall and run the width of property, it will display advertisements and the funds are needed to offset the reduction in revenue due to the loss of retail space to accommodate the PAFA loading dock. The sign is economically needed and is a deal killer.

VI. Zoning Report, Ed Panek, Chair.

Ed Panek noted one new significant item: the Schuylkill River Development project (23rd & Arch) was sold by NP International to PMC Property Group (Philadelphia Management Corporation) on July 10, 2015.

RCO related motions:

Cafe Cret zoning change

Motion to issue a letter of non-opposition for the request change for a liquor license variance. Seconded. Approved.

Signage for Park Towne Place Apartment Homes

Motion to issue a letter of non-opposition for ZBA compliant proposed signage, provided that Aimco (the property owner) will improve communications with the residents. Seconded. Approved.

142 N. Broad Street Redevelopment

There was concern and discussion regarding the request for a digital sign on the front of this proposed project, that this would lead to "sign creep" along North Broad Street. Therefore, after discussion the following motion was proposed:

Motion: to issue a letter of non-opposition for three of the four proposed variance requests but to oppose the request for a variance for the digital "non accessory" signage. Seconded. Approved.

VII. Old Business

There was no old business.

VIII. New Business

There was no new business.

There being no further business, there was a motion to adjourn. Meeting ended at 9:20 p.m.



FY 2015-16 Committee Budget Allocation

Committee:	Budget for FY 2015-16	
	Subtotal:	Total:
By Laws Committee		\$500
Printing costs, etc.	\$500	
Finance Committee		\$3,050
Printing costs, etc.	\$50	
501(c)3	\$3,000	
Health and Safety Committee		\$250
Printing costs, etc.	\$250	
Membership Committee		\$1,200
Printing costs, etc.	\$1,200	
Planning and Design Committee		\$200
Printing costs, etc.	\$200	
Communications Committee		\$1,600
Newsletter	\$1,200	
Constant Contact	\$350	
Website	\$50	
Nominations Committee		\$200
Printing costs, etc.	\$200	
Education Committee		\$400
Printing costs, etc.	\$400	
Events and Activities Committee		\$3,300
Printing costs, etc.	\$200	
September Block Party	\$1,500	
Block Party sponsorship	\$300	
Honorariums	\$300	
Halloween Party	\$300	
Holiday Party	\$700	
Zoning Committee		\$500
Printing costs, etc.	\$500	
Beautification & Maintenance Committee		\$300
Miscellaneous Supplies	\$300	
Executive Committee		\$5,510
Printing costs, etc.	\$100	
Mailbox Service	\$400	
Annual Meeting Food (2 meetings)	\$1,000	
Annual Meeting AV (2 meetings)	\$200	
General Liability Insurance	\$1,765	
Director & Officer Liability Insurance	\$1,545	
Miscellaneous Discretionary (plaques, framing, etc.)	\$500	
Total:		\$17,010

LSNA Membership Report
July 14, 2015 Board Meeting

FY14-15 Membership Summary

Total Members - **309**

Residential - 278

Commercial - 31

Total Income - **\$16,365**

Households/Individuals \$9,445

Residential Buildings \$3,700

Commercial Members \$3,220

FY15-16 Members - 38 (33 carried over - Paid dues Jan thru June 2015)

Residential - 34 (17 Renewals; 17 NEW) 246 due for Renewal

Commercial - 4 (1 Renewal; 3 NEW)

- 2 Bldg/Condo Associations (1 Renewal; 1 NEW) 15 due for Renewal

- 2 Businesses or Institutes (- Renewals; 2 NEW) 19 due for Renewal

FY15-16 Membership Income - Total \$395 (New Income since June 8 Board meeting)

Residential - \$295

Commercial - \$100

- Bldg/Condo Associations - \$100

- Businesses or Institutions - \$0

Submitted by Pat Toy
Co-Chairs, Membership Committee