

SPRUCE HILL COMMUNITY ASSOCIATION

MINUTES OF MEETING

Tuesday, September 8, 2009 – 257 South 45th Street

DIRECTORS IN ATTENDANCE: Bob Behr, Pauline Borkon, Bill Burrison, Ben Chesluk, Brett Feldman, Barry Grossbach, Justin Kaplan, Richard King, All Madrid, Steve McCoubrey, Elaine Nelson, Jackie Waiters, Mark Young

DIRECTORS ABSENT WITH NOTICE – EXCUSED: Janet Finin, Leo Korein, Marie McCullough

DIRECTORS ABSENT WITHOUT NOTICE: Marty Cabry, Matt Wolfe

OFFICERS IN ATTENDANCE: Ed Halligan, President, Monica Ferguson, Executive Vice President, Judy Powers, Treasurer, Mark Wagenveld, Vice President For Operations.

OFFICER ABSENT WITH NOTICE- EXCUSED: Kathleen White, Secretary

GUESTS: Matt Bergheiser, Executive Director, University City District; Ted Weerts, Ph.D, Executive Director, Travelers Aid Society Of Philadelphia; Tracey Waller, MSW, Director of Programs, Travelers Aid Society; Dan Morton, 4442 Sansom Street; Rob Hopkins, 4432 Chestnut Street; Bill McGill, 3900 Chestnut Street (Business Address); Mary Daniels, 500 Block of Woodland Terrace; Officer James Kearnes, University Of Penn Public Safety

The motion was passed to approve the Minutes of the meeting of June 9th 2009.

One correction was made to the minutes after the motion was passed to approve. Elaine Nelson was excused from the June 9th meeting. Call and spoke with B. Grossbach.

Matt Bergheiser – Executive Director of UCD introduced himself as the new Executive Director of UCD and presented his resume. Matt has been with the UCD for the past 2 months. He asks for input from the community to help develop the community further. Halloween Tot Parade was suggested as a place for assistance. Small business input is one of their focal points. UCD is aware of small time robbery of home on the 4500 Block of Locust, which Officer James Kearnes, University Of Penn Public Safety shed light on the development of this occurrence.

Ted Weerts – Travelers Aid Society of Philadelphia came to discuss their plan to purchase certain properties on the 4400 block of Sansom Street, based on a grant applied for under Federal stimulus funding. The goal is to provide long term leases for some of their clientele. Extreme concern about the proposal was expressed by Dan Morton of 4442 Sansom Street and Rob Hopkins of 4432 Chestnut Street. Dan Morton displayed photographs showing deficient maintenance of the properties and improper trash disposal from the properties in questions. Both Dan and Rob said these were chronic problems to nearby neighbors. Mr. Weerts and his Assistant, Tracy Waller , said they were aware of these issues and gave assurances that these matters are being addressed and will be corrected. They gave assurances they would continue a dialogue with neighbors on the block and adjacent blocks, to stay on top of these matters as they await approval for funding and initiation of the project.

Leo Korein has tendered his resignation.

Committee Reports:

Block Improvement Grants – Steve McCoubrey is working on an improvement plan to clean up the lot at 4200 Samson street. Also brick work, concrete work on the 4300 block of Baltimore. Deadline for Applications January 2010.

Membership/Outreach – Mark Young and Justin Kaplan are working on new SHCA brochure. Brochure will contain mission/activity work from each department. Imani Wilks at the enterprise center is available to assist in layout and design of new brochure. Also, working on a comprehensive mailing list of all property owners in Spruce Hill, brochure will be sent to all property owners requesting them to join SHCA.

Education, Schools & Youth – Mary Goldberg was absent.

Operations – Mark Wagenveld has nothing to report.

Zoning

- Barry Grossbach reported on 4203 Walnut (SPCA will not oppose the project), received notice that city planning is approving the International Food apartment construction project.
- A proposal for the vacant Rite Aid site at 43rd and Walnut Street - Bravo Health Systems would like to convert into a Medicaid patient and seniors medical facility.
- There was a nice turnout of support for the project; attorney representing both tenant and landlord - waiting to hear back from attorney.
- Briefing on the proposed 4100 block of Walnut, proposed extended stay hotel (the old 40th Pine site) - they are preparing this site for the hotel.

- Proposal for mansion (the old 40th Pine site) – current zoning is 2 units, asking for it to be zoned for 3 units. Building is currently owned by UOP and will be leased and developed by Campus Apartments. Plans for the corner of 45th and Walnut – zoning asked for plans and meeting with the owner, he agreed but was a no show.

Old Business:

At the Annual Membership Meeting of November 2008, a motion was carried for a committee to review the association's by-laws with the goal to recommend revisions that might simplify some procedures and amendments. A committee consisting of Mary Goldman, Matt Wolfe, and Mary Daniels, with the assistance of Bob Behr, created a draft of some suggested revisions. Bob Behr submitted copies of the suggested revisions and asked all to review them against the existing by-laws for consideration.

New Business:

Milk and Honey Market at 44th and Baltimore is now open. Marigold Kitchen is open with a new owner and Executive Chef.

Ben Chesluk asked for suggestion on making the intersection of Melville and Locust safer by installing a stop sign. Many cars speed down this street and there are many children who live in this intersection, this is an accident waiting to happen. He will speak to Marty Cabry from Councilwoman Jannie Blackwell's office about getting this addressed.

Ed Halligan announced that Al Madrid has accepted the assignment to coordinate all activity regarding the children's Halloween parade.

A Nominating Committee consisting of Judy Powers, Mark Wagenveld, and Mary Daniels, was also announced, and the board unanimously approved the motion.

There being no further business, the meeting was adjourned.

NEXT REGULAR MEETING: October 13, 2009