

SPRUCE HILL COMMUNITY ASSOCIATION (SHCA) ANNUAL MEETING

November 9, 2021 - 7:30 pm

Board Attendance via Zoom and Teleconference

Present: Richard Moore; Evan Johnstone; Julie Bush; Al Suh; Rebecca Geller-Puchalsky; Monica Calkins; Libby Rosof; Chris Bole; Eric Santoro; Alexa Bosse; Laura Line; Jon Potter; Richard Guffanti; Andrew Richman; Vicki Lewis-McGarvey; Barry Grossbach; Craig Santoro; Sylvia Hamerman-Brown; Abigail Su; Emily Dowdell

Absent: Surgirtha Stathis; Veronica Alvarez

Guests: Terry Mond, Jenine Sanzari, David Vann, Jamie Vann, Diane Adler, Frank Chance, Nicole McCoy, Douglas Alvert Butari

November 2021 Annual Meeting Minutes

October 2021 Minutes Approved

Welcome and Background

- Richard Moore opened the meeting with a welcome, and provided background on the Spruce Hill Community Association including a review of the mission, SHCA boundaries, and the board's committee structure: Zoning, Education, Safe Streets, Neighborhood Beautification, May Fair, Operations, and Community Engagement.

Introduction of Rick Krajewski, PA House of Representatives, 188th District (Philadelphia County)

- Rep. Krajewski's outlined his areas of focus which include: judges and criminal justice, raising minimum wage, food deserts, education inequities, protection for renters and homeowners, eviction diversion, home repair program with weatherizing and modernizing, spending rescue plan funds on public school, housing rights.
- Rep. Krajewski noted that the best way for constituents to help him achieve is to increase public pressure on the state legislature to act is by going to Harrisburg.
- Rep. Krejewski noted that legislators are typically overwhelmed by the deciding which bills to support and work on and emphasized that the real work comes after Representatives put their names on a bill and work on pushing the piece of legislation through
- Asked whether liquor store sales can help fund public education, Rep. Krajewski replied that there is a false narrative that we don't have the funds because in fact the state has \$5 billion from the American Rescue Plan to spend on education. This is when it is most important for the constituency to turn up the heat of public pressure

Committee Presentations

Executive Committee (Richard Moore)

- The SHCA has supported local initiatives and events in 2021, including the UC Arts League, Friends of Clark Park (FOCP) Parktoberfest.
- SHCA also support new ideas on urban planning. Ken Steif, a board member who passed away in 2021 conducted a valuable study of housing preferences, historic or affordable. With partial funding from the Spruce Hill Trust he developed "OurPlan," a free, open-source, web-based technology that uses videos and surveys to teach and engage communities around their neighborhood's land use issues. OurPlan combines community engagement and technology to help neighborhoods plan for equity and preservation. Ken Steif will be missed but his work will continue under the leadership of his colleague, Akira Drake Rodriguez, an Assistant Professor of City Planning at the University of Pennsylvania.
- SHCA events in 2021 included an online May Fair set in a virtual version of Clark Park with booths for various vendors and organizations. For 2022, the SHCA plans to return to an in-person May Fair on May 7, 2022.

- The Halloween celebration in 2020 was a scavenger hunt, and in 2021 SHCA organized a Halloween parade in 2021. For 2022, the SHCA hopes to return to the full celebration with a parade and block party on Little Osage.

Treasurer's Report (Andrew Richman)

- There was a decrease in revenue from 2020 to 2021, from \$31,993 to \$16,663
- The account balance is approximately \$29,000
- Plans for 2022 include a transition to a new Treasurer, property upgrades, and budgeting for new SHCA committees like the new cleanup efforts

Committee Reports

Education Committee (Rebecca Geller-Puchalsky): The plan for 2022 is to expand reach into the SAC at PAS. The committee has attended four Lea School meetings and one PAS SAC meeting. The goal is also to make the streets safer for walking to school by working with the city on traffic calming efforts. Other goals for 2022 include developing committee membership and providing resources for high school students.

Beautification Committee (Al Suh): The committee plans to focus on keeping the streets clean through community cleanups, and will focus on the findings of the committee survey of streets. SHCA funds will be used to purchase trash bags and grabbers to assist with cleanups. Some of these supplies are still available.

Zoning (Barry Grossbach): Review of new properties which will bring over 1,000 new units to Chestnut Street alone.

- 4519 Chestnut Street: this building has some affordable housing, which is the only building that does. A by right project means there is no requirement to follow Spruce Hill zoning recommendation.
- 4145 Chestnut Street: All storefronts will come down, to be replaced by one of the more aesthetically pleasing building. This one is designed for faculty and staff of the Science Center.
- 4240 Chestnut Street: This property will replace replacing the current Intercultural Family Center with a new and expanded center as part of a residential complex with an entrance on Sansom Street, and will have 40 underground parking spaces.
- 4301 Chestnut Street: Replacing strip mall with a big building that will have 275 units (mostly 1-bedroom) and 75 underground parking spaces.
- 4233 Chestnut Street: This is one of the less attractive building. It will have a state store on the ground floor. So much of Walnut and Chestnut Streets are zoned as CMX. To change by right, it is necessary to change the zoning.
- There has been a spike in rental vacancies, due in part to Penn's new requirement that sophomores live on campus. Another factor is a change in patterns of living configuration. Preferences are changing for students who don't want to live in large roommate situations.
- It was suggested that SHCA invite someone from Campus Apartments, which owns a big chunk of Spruce Hill, to speak at a SHCA 2022 meeting.

Election of Officers and Directors

- Directors in mid-term: Emily Dowdell, Rebecca Geller-Puchalsky, Surgirtha Stathis, Abigail Su, Julie Bush, Al Suh, Barry Grossbach, Laura Line, Libby Rosof
- Election of Officers: Richard Moore will continue as President, Leslie Medley will assume position of Executive Vice President, Andrew Richman will continue as Treasurer, Monica Calkins will assume position of Secretary, and Chris Bole will assume position of VP of Operations

- Incumbents: Veronica Alvarez, Rich Guffanti, Sylvia Hamerman-Brown, Evan Johnstone, Vick Lewis-McGarvey, Craig Santoro, Eric Santoro
- New Members: Terry Mond, Jenine Sanzari, Anne Tomford

All directors approved by unanimous vote and officially installed.