

Washington Square West Civic Association

Regular Meeting of the Board of Directors

September 13, 2022

A regular meeting of the Board of Directors (the “Board”) of the Washington Square West Civic Association (the “Corporation”, “Association” or “WWCA”) was held via *Zoom* at 7:00pm Eastern Time on September 13, 2022, pursuant to notice duly provided to the membership and each of the Directors. The following Directors were present:

Tami Sortman, <i>President</i>	Jonathan Broh	
Casey Kuklick	Katie Low	Deb Sweeney
Patrick Coue	Robert Sher	Richard Le
Marisa Shaaban, <i>Vice President</i>	Drew Moyer, <i>Secretary</i>	

Leigh Ann Campbell and Joe Pappalardo did not attend. Ms. Sortman called the meeting to order, introduced herself and welcomed the Board, community members and guests to the meeting. The minutes of the meetings held on July 12, 2022, and August 9, 2022, were approved as written.

Mr. Sher introduced a special guest, Mr. David Brigham of the Historical Society of Pennsylvania (the “HSP” or “Society”). Mr. Brigham was joined by Erin Paulson of the HSP preservation team. Mr. Brigham explained that historical records of the Association were recently donated by the Board to the HSP. The Society is approaching its 200-year anniversary in 2024. It is located at 1300 Locust Street and houses significant resources and development records of the community. These include the first map of Philadelphia by Thomas Holme from 1683, resources for genealogy, and multiple specialized collections including one of the Underground Railroad. Mr. Brigham extended an invitation for member to attend a September 17 walking tour entitled, “Philadelphia: The Black Metropolis.” Members

and the Board engaged in conversation with Mr. Brigham regarding the Society and community history.

Mr. Sher reported for the Finance Committee and delivered the Treasurer's report on behalf of Mr. Pappalardo. He shared financial statements prepared by the Association's accountants, noting \$57k in cash including \$14k held and restricted for the Historic District application process and \$9k for community garden funds. It was suggested that an inactive investment account be closed with the proceeds transferred to the operating cash account. The Association does not have any significant liabilities. The interim financial statements are prepared on a cash basis.

Discussion then turned to the year-to-date P&L. Dues collected through July 31 approximate \$11K. There has been approximately \$10k spent on street cleaning through July. Excluding net income from the gardens and historic district project, there is a net loss of approximately \$5k on a year-to-date basis. A recommendation was made for further efforts to increase memberships and to initiate a fundraising drive as was done each year before the pandemic. There was also discussion about membership renewals coming up in later months of the year and efforts to distribute reminder notices. The interim income statement through July, as adjusted for garden activity and restricted funds, is attached to these minutes as shared at the meeting.

Katie Low and Deb Sweeney discussed reaching out to new homeowners using information on recent transactions from real estate sources.

Mr. Kuklick reported on a pilot program approved by the Streets Department to address dog waste. Initial dispensers were donated by Seger Dog Park. These five dispensers are now being installed. A request for help and volunteers was made for this program.

Mr. Broh reported for the Zoning Committee and provided an update on projects

under review:

1. 519 S. 9th St – A presentation was made with the South Street Headhouse District serving as coordinating RCO. Mr. Bro and Mr. Sher participated. The project relates to a visitor accommodation (Airbnb). The unique layout of the unit makes it difficult to convert into a residence. It appears to be well maintained; will not reduce housing inventory in the community; and is professionally managed. Mr. Broh recommended non-opposition and made a motion accordingly which was seconded by Mr. Moyer and unanimously approved upon the condition of a 2-year sunset provision.
2. 1101-1153 Chestnut St. – This is the new Jefferson building roof deck on the 15th floor proposed for non-residential use. A letter from Jefferson was received explaining that it will be used for persons receiving treatment with their families and staff. No commercial use is planned. The Committee recommended non-opposition. Jonathan Broh made this motion, Katie Low seconded and it was unanimously approved.
3. 1326-1328 Chestnut Street – This is a sit-down restaurant and bar proposed by Barcade for a combination of classic video games and food. No live entertainment is planned. Barcade uses sustainable products and suppliers. There was discussion about a similar location in Fishtown for which no known problems or complaints exist. Upon motion in favor of this use made by Mr. Sher and seconded by Ms. Low, the motion was unanimously approved. Jonathan Broh abstained from voting.
4. The applicant representing 303 Quince Street requested the opportunity to re-present at the Sept. 27 Zoning Committee meeting.
5. 704 Pine Street – This large residential renovation and addition were approved by the Association subject to provisos for PHC approval and deed restriction on the accessory structure. There are continuing discussions with

the Society Hill Civic Association regarding the deed restriction.

6. Referring to concerns expressed previously on helipad usage at Jefferson and its potential private use, Mr. Broh explained that representatives from Jefferson will speak at a future meeting which will also be attended by Councilmember Squilla.

Membership Committee comments were provided with Mr. Coue requesting contacts at high rise residential buildings and their management companies. A December holiday house tour is being planned. Katie Low reported that Cliff and Lynn Landes will lead a walking tour of the little streets part of the Community.

Mr. Casey reported on the dog waste pilot project and a planned meeting with Ben Waxman who won the Democratic primary for State Representative in the 182nd District. Mr. Casey also noted an approval received for four street trees which is generally consistent with the past although there is a desire to plant many more. The Tree Tenders planting date is Nov. 19.

Richard Le reported for the Safety Committee and the police community meeting which preceded the Board meeting. Ms. Sortman noted shootings and increasing problems on the 13th St. corridor.

Upon motion duly made and seconded, the meeting was adjourned at 8:14pm.

Respectively submitted,

Drew A. Moyer
Secretary