

Washington Square West Civic Association

Special Meeting of the Board of Directors

November 9, 2022

A special 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 November 9, 2022, pursuant to notice duly provided to the membership and each of the Directors. The following Directors were present:

Jonathan Broh	Leigh Ann Campbell	Katie Low
Drew Moyer, <i>Secretary</i>	Tami Sortman, <i>President</i>	Deb Sweeney
Robert Sher		

Mr. Broh called the meeting to order, introduced himself and welcomed the Board, community members and guests to the meeting. He noted that a quorum was present.

The purpose of the meeting was to hear from the developers of 801 Locust Street, a low-income senior housing project. The owners are required to make a presentation to the community for the purpose of obtaining assistance with funding from the City of Philadelphia, the Commonwealth of Pennsylvania and/or other public financing sources. Mr. Broh introduced Justin Marshall of Diamond & Associates, a representative of the owners. Mr. Marshall described the project and then turned it over to Mr. Andrew Cavaluzzi who introduced himself as a co-founder and partner of Hudson Valley Property Group, the developer of the property. Mr. James Chang, Hudson Valley Property Group Project Manager, also reported on the project.

The developer and its representatives provided information regarding the

requirements of tax credits and public financing, the planned stages of the project and other matters. The Board, community members and residents of the property asked questions regarding the project, accommodations for residents during the renovations, and other matters. The developer confirmed that no short-term rentals were possible in the property. Jim Lee, Director of Design, also responded to questions and noted that renovation priority was being given to the common areas such as corridors, the community room, and second floor terrace.

Kim Stanley raised a question about mold remediation, pest control and current resident issues. Mr. Cavaluzzi committed to addressing resident issues and scheduling meetings for communication with the residents.

Mr. Broh made a motion to write a letter of recommendation in support of the project. Mr. Sher seconded the motion, and it was unanimously approved by the board members present.

It was noted that the meeting was recorded so that other residents or other interested community members could access the information shared at the meeting.

There being no further business, the meeting was duly adjourned at 7:56pm.

Respectively submitted,

Drew A. Moyer
Secretary