

Washington Square West Civic Association

Regular Meeting of the Board of Directors

December 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 December 13, 2022, pursuant to notice duly provided to the each of the Directors. The following Directors were present:

Jonathan Broh	Adam Kesselman	Marisa Shaaban, <i>Vice President</i>
Leigh Ann Campbell	Casey Kuklick	Robert Sher
Patrick Coue	Richard Le	Tami Sortman, <i>President</i>
Sukrit Goswami	Katie Low	
Julia Hutnik	Drew Moyer, <i>Secretary</i>	

Mr. Pappalardo and Ms. Sweeney were unable to attend. Ms. Sortman called the meeting to order and Mr. Moyer recorded the minutes.

Ms. Sortman asked Mr. Moyer to present the Board nominations for officers. Mr. Moyer explained that the Association’s By-laws define the first monthly board meeting following the annual election of directors as an organizational meeting of the Board of Directors. The following directors were nominated:

President – Tami Sortman

Vice-President – Marisa Shaaban

Secretary – Drew Moyer

Treasurer – Robert Sher

Mr. Moyer asked for additional nominations from the floor including self-nominations. None were made. Upon motion duly made and seconded, the officers noted above were elected unanimously by the Board. Ms. Sortman reminded members that many opportunities for volunteer service were available. Member volunteers are needed to staff committees of the Association.

Ms. Sortman reported for Ms. Sweeney on the Annual Clean-up Day. The Board expressed its thanks to the City, sponsors and volunteers. Despite the rain, the event was still a great success.

Mr. Broh reported on Zoning Committee projects. A discussion regarding the Jefferson University Hospital helipad will be held on February 14, 2022. Councilmember Squilla and representatives from Jefferson will be in attendance. Members and residents are invited to submit questions in advance. The discussion is expected to cover a wide range of topics including noise, approved uses and unapproved uses of the helipad.

A remapping project was restarted with the City Planning Commission. The objectives of the project include protection for the fabric of the community; encouragement of appropriate development, corrections to zoning to reduce non-conforming usage, and restricting inappropriate development. The remapping project will be covered at the Board and Zoning Committee meetings in January. The plan is to present the new map in person at a Zoning Committee meeting. These will not be the only meetings regarding the remapping but are intended to be the first of multiple meetings. The Board and Councilmember want to ensure that the neighborhood is fully engaged on this project.

Questions were raised regarding the difference between the historic district designation project and this remapping project. Mr. Broh explained that the Planning Commission and the Philadelphia Historical Commission are separate

organizations and these are independent projects. Questions were raised and further discussion occurred surrounding various sources and levels of restriction that apply to community development. Ms. Low noted the consistency of the remapping objectives with the intent of historical preservation.

Two additional zoning applications have been received but hearings are not yet scheduled. These are:

1. 1134 Waverly apt. 2R - a visitor accommodation – This is expected to result in a presentation. Mr. Broh spoke with the owners. It is in a courtyard community.
2. 1036 Waverly St. – a visitor accommodation (same owner as 316 Butler St, which had been proposed and opposed by the Association) – Rescinded their request for a variance.

Mr. Broh reported that there have also been unofficial inquiries regarding Airbnb requests. A Zoning meeting is not scheduled for December.

Upon motion made by Ms. Sortman and seconded by Ms. Low, the minutes of the meetings held on October 11, 2022, and November 9, 2022 were unanimously approved.

The Directors are discussing Association fundraising efforts and membership with reference to a preliminary draft of a strategic plan from 2018. The Board is focused on being relevant and informative to community. It was noted that the Association ePost is consistently distributed on Tuesday mornings. Suggestions for improvement from members are welcomed.

Ms. Low provided an update on the holiday decorating contest. Residents are invited to submit up to 3 pictures of home decorations. Prizes will be awarded on

December 30.

Mr. Kuklick reported on the Philadelphia 2023 mayoral campaign. The Crosstown Coalition will organize a forum for the candidates and residents will be invited to submit questions to the candidates in advance. The event will be held on Wednesday, April 12 at 7pm at the Prince Theater and it is hoped to have all mayoral candidates attending. Residents should contact Steve Huntington to submit questions at shuntington@hhflaw.com. Mr. Kuklick also reported on a recent meeting with Ben Waxman, State Representative, and the elevation of a security and safety issue with Walgreens.

Four new trees were planted in November near the corner of 13th Street and Chancellor Street, by the Cockatoo restaurant. An update on the dog waste disposal project was provided.

Ms. Sortman led a discussion on final clean-up dates for the community gardens. A Member raised a question about garden plots being used for storing gardening materials, trash buckets, etc.

Mr. Sher reported on the interim financial statements for 2022 compared to 2021, noting the year-over-year consistency of membership and revenue. Restricted contributions to the historic district nomination project were received. The Association is running at a deficit of approximately \$7k through November both this year and last year. A discussion ensued on whether and how to reduce expenses and increase revenue. There are a very limited number of discretionary or variable expenses although street cleaning falls in this category and could be reduced. There is a cash balance of approximately \$51k including \$14k which is reserved for the Historical District application.

Noting comments posted in the Zoom chat function during the meeting, the Board asked for additional context on the desire for more communication. Maria Aretz

introduced herself as a community resident and expressed her belief that the group of members attending Board meetings is the same each month, not sufficiently diverse and may not adequately represent the community. There were further comments and discussion about resident representation, the concept of block captains, other ideas and opinions.

Ms. Sortman opened the floor for additional community comments. The remapping and rezoning project was raised again with a request for more information. Mr. Broh provided more information on the project and described work which had been initiated with the Planning Commission in 2019.

There being no further business, the meeting of the Board Membership was duly adjourned at 8:05 pm.

Respectively submitted,

Drew A. Moyer
Secretary