



Board of Directors Meeting

Wednesday, October 30, 2013

Meeting Begin: 7:00 PM

Meeting End: 10:20 PM

Board Members Present: Jon Adler (Treasurer), Kristen Albee, Christopher Durham, Megan Gray, Jocelyn Hill (Corporate Secretary), Valerie Howard, Nia Fresnel, Matt Monroe, Jennifer Leupold (Vice-Chairperson), Greg Lugones, Michael Showell (Recording Secretary), Christopher Stromberg, Geoff Kees Thompson, Paul Toner (Chairperson), Lauren Vidas

Board Members Absent: n/a

Others Present: Stephen Bogh, Philip Cook, Tessa Cook, Andrew Dalzell, Jeff Goldman, Anne Kilmon, Leanne Magee, Joel Palmer, Rick Vanderslice, Kathy Voktko, Brian Westfield

Mr. Toner called the meeting to order at 7:00 PM.

Approval of September 25, 2013 Board Meeting Minutes

Mr. Durham made a motion to approve the September 25, 2013 Board of Directors Meeting minutes, as amended. Ms. Leupold seconded the motion. The motion was approved unanimously, with five abstentions; Ms. Hill, Ms. Howard, Ms. Fresnel, Mr. Monroe and Mr. Thompson abstained.

Treasurer's Report

Mr. Adler presented the Treasurer's Report, as written and enclosed in the SOSNA Board packet. The Board reviewed and discussed the Treasurer's report, presented by Mr. Adler.

Scioli Turco Presentation

Mr. Toner, chairperson, recognized Mr. Goldman, Mr. Palmer, and Mr. Vanderslice to present to the Board regarding the Act 135 conservatorship of properties; 814 & 816 South 19th Street.

Officer Roles and Responsibilities

Mr. Toner recognized Ms. Leupold and Ms. Hill, as Vice-Chair & Corporate Secretary respectively, to present the SOSNA Officer Roles and Responsibilities. The Board discussed the SOSNA Officer Duties as written and amended to the SOSNA Board packet.

Officer Elections**SOSNA Board of Directors Chairperson:**

Mr. Durham nominated Ms. Vidas, Ms. Hill seconded the nomination and Ms. Vidas accepted the nomination; Ms. Gray nominated Ms. Leupold, Mr. Toner seconded the nomination and Ms. Leupold accepted the nomination; Ms. Albee nominated Mr. Durham, Ms. Leupold seconded the nomination and Mr. Durham declined the nomination; Mr. Showell nominated Mr. Toner, Mr. Toner declined the nomination.

Elected Chairperson of SOSNA Board of Directors: Ms. Vidas

SOSNA Board of Directors Vice-Chairperson:

Mr. Lugones nominated Ms. Leupold, Ms. Vidas seconded the nomination and Ms. Leupold accepted the nomination; Mr. Toner nominated Mr. Durham, Ms. Leupold seconded the nomination and Mr. Durham accepted the nomination; Mr. Showell nominated Mr. Adler, Mr. Adler declined the nomination.

Elected Vice-Chairperson of SOSNA Board of Directors: Ms. Leupold

SOSNA Board of Directors Recording Secretary:

Ms. Hill nominated Mr. Showell, Ms. Albee seconded the motion and Mr. Showell accepted the nomination; Mr. Adler nominated Mr. Lugones, Mr. Lugones declined the nomination; Mr. Stromberg nominated Mr. Durham, Mr. Durham declined the nomination; Ms. Leupold nominated Ms. Albee, Ms. Albee declined the nomination.

Elected Recording Secretary of SOSNA Board of Directors: Mr. Showell

SOSNA Board of Directors Corporate Secretary:

Mr. Lugones nominated Mr. Durham. Mr. Monroe seconded the nomination and Mr. Durham accepted the nomination; Ms. Leupold nominated Ms. Hill, Ms. Albee seconded the nomination and Ms. Hill accepted the nomination.

Elected Corporate Secretary of SOSNA Board of Directors: Mr. Durham

SOSNA Board of Directors Treasurer:

Mr. Durham nominated Mr. Adler, Ms. Hill seconded the nomination, and Mr. Adler accepted the nomination.

Elected Treasurer of SOSNA Board of Directors: Mr. Adler

SOSNA Board of Directors Controller:

Mr. Durham nominated Ms. Albee, Mr. Toner seconded the nomination and Ms. Albee accepted the nomination; Ms. Leupold nominated Ms. Hill, Ms. Hill declined the nomination; Ms. Leupold nominated Mr. Lugones, Mr. Durham seconded the nomination and Mr. Lugones accepted the nomination.

Elected Controller of SOSNA Board of Directors: Ms. Albee

Scioli Turco Discussion

In light of Ms. Vidas' departure, Ms. Leupold, as acting chairperson, presented the Scioli Turco discussion of the Scioli Turco presentation regarding the Act 135 conservatorship of 814 & 816 South 19th Street. The Board discussed the update.

Mr. Monroe made the motion resolution #2013-71 to approve the position of the SOSNA Zoning Committee to defer to the ZBA with respect to the zoning application for 816 South 19th Street. Mr. Durham seconded the motion. The motion was approved, with no abstentions.

Mr. Monroe made the motion resolution #2013-72 to approve that the letter to the ZBA regarding the zoning application for 816 South 19th Street shall read in the form attached to this resolution. Mr. Thompson seconded the motion. The motion was approved, with three abstentions, and two objections. Mr. Lugones, Mr. Adler and Ms. Fresnel abstained. Mr. Toner and Mrs. Gray objected.

Fundraising Coordinator/ Fall Fundraiser

Ms. Gray presented the Fundraising Coordinator Report as written and enclosed in the SOSNA Board packet. The Board discussed the update.

Program Coordinator's Report

Mr. Dalzell presented the Program Coordinator's Report, as written and enclosed in the SOSNA Board packet. Board members reviewed and discussed the update.

Initiative Reports

Clean & Green

In light of Ms. Vidas' absence, Mr. Dalzell presented the Clean & Green Initiative update, as written and enclosed in the SOSNA Board packet. Board members reviewed and discussed the update.

Ms. Albee made the motion resolution #2013-73 to allocate \$100.00 for "no plastic bag" stickers for recycling bins. Mr. Showell seconded the motion. The motion was approved, with no abstentions.

Ms. Hill made the motion resolution #2013-74 to allocate \$200.00 for an awards ceremony and party for 2013 Streetscape Competition participants and winners. Mr. Lungones seconded the motion. The motion was approved, with no abstentions.

Community Impact

In light of Ms. Seymour's end of tenure, Mr. Showell presented the Community Impact Initiative update, as written and enclosed in the SOSNA Board packet. Board members reviewed and discussed the update.

Economic Development

Mr. Durham presented the Economic Development Committee Initiative update, as written and enclosed in the SOSNA Board packet. Board members reviewed and discussed the update.

Next Event: SOSNA Eats Out - 11/13/13

Safety

Ms. Albee presented the Safety Initiative update, as written and enclosed in the SOSNA Board packet. Board members reviewed and discussed the update.

Next Event: Neighborhood Bike Registration - 11/9/13

Zoning

Mr. Lugones presented the Zoning Initiative update, as written and enclosed in the SOSNA Board packet. Board members reviewed and discussed the Zoning initiative update.

Mr. Lugones made the motion to approve resolution #2013-75 to discuss SOSNA policies regarding Act 135 filings regarding properties that may be owner occupied. Ms. Hill made the motion to table resolution #2013-75 to be discussed and resolved at the November 2013 SOSNA Board of Director meeting. Ms. Albee seconded the motion. The motion was approved with no abstentions.

Executive Committee

Ms. Leupold presented the Executive Committee update. Board members reviewed and discussed the update.

Board members reviewed and discussed the SOSNA 2013 Election Committee report as written and enclosed in the Board packet.

Triangles Group

Mr. Dalzell presented the Triangles Group update. Board members discussed the update.

Strategic Planning

Ms. Gray presented the Strategic Planning Initiative update, as written and enclosed in the SOSNA Board packet. The Board discussed the Strategic Planning Initiative. Ms. Gray introduced SOSNA's partnership with Drexel University LeBow College of Business, for Organizational Strategic Planning. The Board discussed the creation of the SOSNA Strategic Planning Committee, inclusive of all stakeholders in the neighborhood.

Calendar - General Meetings, Retreat, November/December 2013 Meetings

The Board reviewed and discussed the November and December Board of Directors Meeting date(s) and the annual SOSNA Board of Directors Retreat date.

New Business

Mr. Adler informed the board of the 2012 SOSNA tax return update.

Mr. Adler made the motion to approve resolution #2013-76 to allocate \$2,200.00 to pay Goldner & Associates for the final payment for preparation of the SOSNA 2012 tax returns. Ms. Hill seconded the motion. The motion was approved, with no abstentions.

The Board formally thanked and acknowledged Mr. Toner for his invaluable role and dedication to the SOSNA Chairperson position.

Adjournment

Mr. Toner made the motion to adjourn at 10:20 PM. Ms. Hill seconded the motion. The motion passed unanimously, with no abstentions.

RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

NOW, this _____ day of October, 2013, being the members of the Board of Directors of the South of South Neighborhood Association, Inc., do hereby adopt the following Resolution:

WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

to allocate up to 500.00 for the purchase of pretzels & water to be sold at Blockbuster. 12/2013.

_____ ; WHEREAS, upon vote, _____ member(s) voted in favor and _____ member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$ 500.00 is allocated in furtherance of this resolution, which shall expire within 90 days.

FURTHER RESOLVED

that _____

FURTHER RESOLVED that the following person(s) is/are authorized to take such actions as he/she/they deem necessary to implement the above resolution:

1. Tom Adler
2. Andrew Dalzell
3. Paul Toner

FURTHER RESOLVED, that the efforts of the staff, employees and volunteers of the South of South Neighborhood Association to implement the actions authorized herein are hereby ratified, approved, and confirmed.

SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

I hereby certify that this is a true and correct copy of the Resolution adopted by the South of South Neighborhood Association at its meeting held on _____, 2013.

Corporate Secretary

RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

NOW, this 30th day of October, 2013, being the members of the Board of Directors of the South of South Neighborhood Association, Inc., do hereby adopt the following Resolution:

WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

to approve the position of the SSONA Zoning Committee
to defer to the ZSA with respect to the zoning
application for 8116 South 19th Street

upon vote, 8 member(s) voted in favor and 4 member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$ 0.00 is allocated in furtherance of this resolution, which shall expire within _____ days.

FURTHER RESOLVED

that _____

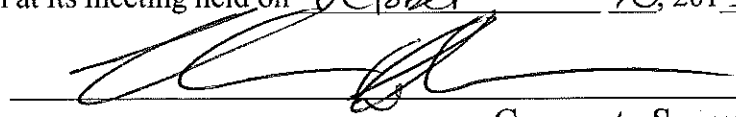
FURTHER RESOLVED that the following person(s) is/are authorized to take such actions as he/she/they deem necessary to implement the above resolution:

1. Greg Lugones
2. Lauren Vidas
3. _____

FURTHER RESOLVED, that the efforts of the staff, employees and volunteers of the South of South Neighborhood Association to implement the actions authorized herein are hereby ratified, approved, and confirmed.

SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

I hereby certify that this is a true and correct copy of the Resolution adopted by the South of South Neighborhood Association at its meeting held on October 30, 2013.


Corporate Secretary

2013 - 67
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RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

NOW, this 30 day of October, 2013, being the members of the Board of Directors of the South of South Neighborhood Association, Inc., do hereby adopt the following Resolution:

WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

that the letter to the ZBA regarding the zoning applcate for 810 South 1972 Street shall not reference the exhibit next in the form attached to this resolution

upon vote, 8 member(s) voted in favor and 2 member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$ 0.00 is allocated in furtherance of this resolution, which shall expire within _____ days.

FURTHER RESOLVED that _____

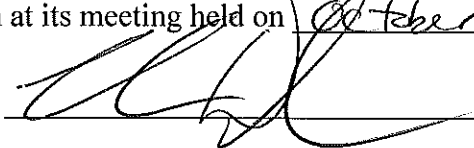
FURTHER RESOLVED that the following person(s) is/are authorized to take such actions as he/she/they deem necessary to implement the above resolution:

1. Greg Lugones
2. Lauren Vidas
3. Jennifer Leopold

FURTHER RESOLVED, that the efforts of the staff, employees and volunteers of the South of South Neighborhood Association to implement the actions authorized herein are hereby ratified, approved, and confirmed.

SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

I hereby certify that this is a true and correct copy of the Resolution adopted by the South of South Neighborhood Association at its meeting held on October 30, 2013.



Corporate Secretary



South of South Neighborhood Association

Zoning Board of Adjustment
Concourse, Municipal Services Building
15th and JFK Boulevard
Philadelphia, PA 19102

October 15, 2013

RE: 816 South 19th Street, Calendar # 21365

Dear Zoning Board Members:

The South of South Neighborhood Association, Inc (SOSNA), respectfully *defers* to the ZBA on this application.

Please note that the basis for our deferral lies solely in the manner in which the subject property was taken by the applicant, and not on the basis of any aspect of the proposed building's design, use or dimensional compliance with the Zoning Code.

By way of background, the applicant, Scioli Turco, Inc., acquired the subject property—816 South 19th Street (the "Subject Property")—through the provisions of Pennsylvania's *Blighted Property Conservatorship Act* (a.k.a, Act 135).

Before the applicant acquired the Subject Property, SOSNA took the formal position that it would not collaborate with or support applicant's proposal to utilize Act 135 to take the Subject Property. A copy of SOSNA's letter to applicant dated April 25, 2013 is enclosed herein. Fundamentally, SOSNA was and is opposed to any use of Act 135 that results in the eviction of a neighbor from his or her home. ~~That is precisely what occurred with the Subject Property and its owner. For the ZBA's background and general review, enclosed please find a copy of the transcript of the record hearing through which applicant was ultimately granted conservatorship of the Subject Property.~~

~~Regardless of whatever conclusion(s) the ZBA may draw from the court transcript, SOSNA is opposed to any process that results in a neighbor being evicted from her home and left on the sidewalk, with her meager possessions, for multiple evenings. That is undeniably what occurred when applicant took possession of the Subject Property.~~

While SOSNA takes objection to the manner in which applicant acquired the Subject Property, the above-referenced application was accorded full RCO review by SOSNA's zoning committee at its regularly scheduled meeting held on September 18, 2013. The following is a summary of the zoning review conducted by our Zoning Committee, without consideration of the procedure in which the applicant took the Subject Property.

Though the subject application only concerns 816 South 19th Street, it is part of a larger plan to demolish both 814 and 816 South 19th Street and build two single-family homes in their place. 814 South 19th Street is being erect as a matter of right.

The South of South Neighborhood Association (SOSNA)
1901 Christian Street - Philadelphia, PA - 19146
phone: 215-732-8446 - fax: 215-732-2016
www.southofsouth.org

The proposed home at 816 South 19th Street will be nearly identical in form to 814 South 19th Street. The latter being a corner property, it only requires 20% open space while the former requires 30%. The new homes would have a smaller footprint than the existing structures.

The SOSNA Zoning Committee lauded the concept and design of these homes, and thanked the applicants for working closely with the SOSNA Architectural Review Committee (ARC) to make significant improvements to the plans. The applicants were asked to preserve the existing street trees on South 19th Street, which they had already planned on doing, and to plant 2-3 more street trees on Webster Street, a street largely bereft of trees. Lastly, the applicants were asked to install pedestrian-scale lighting sconces on Webster Street as well. Near-neighbors testified in support of the project as well because it is leading to the demolition of two blighted buildings.

The SOSNA Zoning Committee, applicant and neighbors agreed to vote on the project with the following proviso:

1. Applicant to plant 2-3 street trees on Webster Street.
2. Applicant to preserve existing street trees on 19th Street.
3. Applicant to install sconce lighting on Webster Street.

Members of the SOSNA Zoning Committee voted 7-0 in favor with provisos. Neighbors voted 9-0 in favor, with near-neighbors 2-0 in support, with provisos.

As previously discussed, SOSNA respectfully *defers* to the ZBA on this application. The basis for our deferral position derives from the manner in which the Subject Property was acquired. The result of our Zoning Committee's review, as well as the public vote, is noted herein for the independent consideration of the ZBA.

I, and the entire SOSNA Zoning Committee, thank the Board for its attention to this project.

Very truly yours,

Greg Lugones
Chairman, SOSNA Zoning Committee

Paul J. Toner
Chairman, SOSNA Board of Directors

cc: Hon. Kenyatta Johnson, City Council, 2nd District
SOSNA Board of Directors
Scioli Turco, applicants

2013 - ~~68~~
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RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

NOW, this 30 day of October, 2013 being the members of the Board of Directors of the South of South Neighborhood Association, Inc., do hereby adopt the following Resolution:

WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

to allocate \$100.00 for "no plastic bag" stickers for recycling bins

upon vote, 13 member(s) voted in favor and 0 member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$ 100.00 is allocated in furtherance of this resolution, which shall expire within _____ days.

FURTHER RESOLVED that _____


FURTHER RESOLVED that the following person(s) is/are authorized to take such actions as he/she/they deem necessary to implement the above resolution:

1. Andrew Datzell
2. _____
3. _____

FURTHER RESOLVED, that the efforts of the staff, employees and volunteers of the South of South Neighborhood Association to implement the actions authorized herein are hereby ratified, approved, and confirmed.

SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

I hereby certify that this is a true and correct copy of the Resolution adopted by the South of South Neighborhood Association at its meeting held on October 30, 2013.


Corporate Secretary

RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

NOW, this _____ day of _____, 201__, being the members of the Board of Directors of the South of South Neighborhood Association, Inc., do hereby adopt the following Resolution:

WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

to allocate \$200.00 for an awards ceremony
and party for 2013 Streetscape Competition
participants and winners

_____ ; WHEREAS, upon vote, 13 member(s) voted in favor and 0 member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$ 200 .00 is allocated in furtherance of this resolution, which shall expire within _____ days.

FURTHER RESOLVED that _____

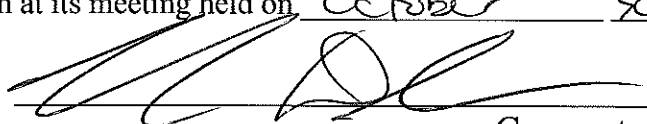
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3. _____

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SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

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Corporate Secretary

2013-75

RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

NOW, this _____ day of _____, 201__, being the members of the Board of Directors of the South of South Neighborhood Association, Inc., do hereby adopt the following Resolution:

WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

It will be the general policy of

that will result in the expiration of any

that SOSNA resolve to oppose any Act 135 filings for which any owner/occupant/neighbor resides on the property
subject

_____ ; WHEREAS, upon vote, _____ member(s) voted in favor and _____ member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$_____.00 is allocated in furtherance of this resolution, which shall expire within _____ days.

FURTHER RESOLVED that _____

FURTHER RESOLVED that the following person(s) is/are authorized to take such actions as he/she/they deem necessary to implement the above resolution:

1. _____.
2. _____.
3. _____.

FURTHER RESOLVED, that the efforts of the staff, employees and volunteers of the South of South Neighborhood Association to implement the actions authorized herein are hereby ratified, approved, and confirmed.

SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

I hereby certify that this is a true and correct copy of the Resolution adopted by the South of South Neighborhood Association at its meeting held on _____, 201__.

Corporate Secretary

RESOLUTION OF BOARD OF DIRECTORS OF THE SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

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WHEREAS, a quorum was present at a duly noticed meeting of the Board of Directors on the date provided above;

WHEREAS, a Motion was made, and seconded, as follows:

to allocate \$2,200.00 to pay Goldner + Associates
for the final payment for preparation of
SOSNA's 2012 tax returns

_____ ; WHEREAS, upon vote, 13 member(s) voted in favor and 0 member(s) were opposed.

NOW THEREFORE, be it resolved as follows:

RESOLVED, that the Board of Directors approves the Motion as written above.

FURTHER RESOLVED that \$ 2,200.00 is allocated in furtherance of this resolution, which shall expire within _____ days.

FURTHER RESOLVED that _____

FURTHER RESOLVED that the following person(s) is/are authorized to take such actions as he/she/they deem necessary to implement the above resolution:

1. _____.
2. _____.
3. _____.

FURTHER RESOLVED, that the efforts of the staff, employees and volunteers of the South of South Neighborhood Association to implement the actions authorized herein are hereby ratified, approved, and confirmed.

SOUTH OF SOUTH NEIGHBORHOOD ASSOCIATION, INC.

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Corporate Secretary