



Meeting of the Board of Directors
Minutes
Jefferson University, Hamilton Hall 224-225
February 11, 2014

Attendees: G. Naylor, M. Berlin, J. Broh, R. Spitzborg, T. Sortman, J. Nathan Bazzel, J. McManaman, J. Applebaum, K. Adams, M. Williams, J. Haemmerli, E. Church

Absent: R. Lyons, J. Ron

Meeting called to order at 7:03 pm.

M. Berlin asked if there were any changes to the January 2014 minutes. No changes. G. Naylor motioned to approve January minutes; J. Applebaum seconded. January minutes approved unanimously, no abstentions.

Community Comments

M. Berlin welcomed guests from the community and asked if there were any comments from the community. No comments from the community.

Additions to the Agenda

J. Broh motioned to move the presentation from Dranoff properties to the start of the meeting in order to accommodate increased guests and presenters. Board approved.

Special Presentation- Dranoff Properties

Peter Kelsen, attorney for Dranoff Properties, gave a brief description of the construction project proposed for the corner of S. Broad and Spruce Streets, and then provided a detailed presentation on the project, which will comprise a 23,000 sq. ft, mixed use complex, combining condos, high-end hotel, as well as restaurants and multi-levels of parking. The building will be approximately 567 ft, or 47 stories from grade (423,000 sq. ft above grade). P. Kelsen acknowledged past comments and concerns from residents at Center City One, as well as other constituents, and explained how those concerns were folded into the new designs, which included a lower building, more green space, and greater security and lighting. P. Kelsen acknowledged that Cypress St will be turned into a private street to be enjoyed by the residents of Center City One, Watts St, and the residents of the new complex. The project, if approved, would start in the fall of 2014 with completion in approximately 2 years or early 2017. Jonah Hanson from KPF architectural firm shared a presentation about the project including schematics and layouts. After the presentation, several questions arose from Board members. M. Berlin opened up the floor to the community and acknowledged that the Board does not typically do this, but thought it was important to amend those typical procedures due to the interest.

Bill Leatherby from 1210 Spruce St. asked if there was an environmental impact study. P. Kelsen indicated that this has not been done, but there have been pedestrian studies and other analyses. J. Hanson indicated that there is a separate, off-street trash bay for trash pick-up.



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Susan Pinkus from Center City One asked about the green space and if there was a specific memorandum of understanding about use. S. Pinkus expressed concern about potential noise levels on that green space especially after a certain hour. P. Kelsen indicated that nothing has been set in stone as of yet and the building project has the same concerns and interests.

Chip Ellis from 311 S. Camac St. raised concerns about the flying area needing to be 3 blocks by 3 blocks and requested that his emails, which he reported sending to the Board, be included in the minutes. C. Ellis asked that the vote be delayed or put in a vote of opposition. J. Broh acknowledged that he works for the architectural firm and has recused himself from the discussion, but would answer this question since it was about zoning protocol. The flying conducted for this project meets the guidelines for the current and the new RCO flying requirements, which is 1 block and 200 ft. M. Berlin indicated that all of the meetings for zoning are in the ePost which he should have received. C. Ellis indicated that the Board has a fiduciary responsibility to listen to the concerns of these residents.

Dr. Tom McGrath at 306 S. Camac St. indicated that he was one of the community members who revised the WSWCA many years ago. T. McGrath indicated that the 300 Block of Camac St is a very stable block, but the residents of that street will be affected by this project. T. McGrath asked as a matter of courtesy to let the group weigh in on these projects, as there is a feeling that this has not been done. M. Berlin asked T. McGrath to contact her to discuss some of these issues as she is concerned about the feeling of Camac St residents not feeling connected in the process.

S. Pinkus indicated that this is not going before the Zoning Board for a variance, but rather before the rules committee of City Council. P. Kelsen indicated that this has been announced for 15 days and indicated that this is the 5th or 6th public meeting that has been conducted and noticed. C. Ellis asked if there was a height limit for the buildings in the zone; P. Kelsen indicated that there is not.

Adam Klein from Center City One read a brief statement from the Center City One Board which indicated that they do not oppose the building and that the Developers have been very receptive to their concerns and incorporated changes accordingly; emergency vehicle access could be granted.

A. Earling from the 300 Block of Butler St. asked about the gate that comes off the street that is now Cypress St and if a car would ever be coming out of that place. P. Kelsen indicated that there would not be any vehicle access from that point.

Marsha Bailey from Center City One asked how "green" the construction will be. J. Hanson indicated that energy-efficient materials will be used, but that there is no LEED certification.



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B. Leatherby quoted the Inquirer as saying that the Developer needed a tax abatement for 10-years in order to fund the project. P. Kelsen indicated that this project does qualify for the 10-year abatement and they would take advantage of that for this project, as well as many other funding options.

Bill from Camac St and Cypress indicated that he bought the house and moved here from California because of the view that he had, specifically of the Kimmel Center. J. Hanson indicated that this a high class, high end project and that the view will rival that of the Kimmel.

M. Berlin asked if there were any additional comments from the Public or if anyone else wanted to be heard. No one indicated as such so M. Berlin closed comments and asked the Zoning Committee to make recommendations to the Board as to how to move forward. J. Applebaum indicated that the Zoning Committee has had many meetings on this project and is recommending to provide a letter of non-opposition under the following provisos: *(Secretary's note: These provisos were read during the Board meeting and provided in full-text after the meeting by the Zoning Committee Chair).*

1. Outdoor activities and events are permitted to be held on the terrace area adjacent to the pool. Such outdoor activities and events which may occur on the terrace area adjacent to the pool shall be prohibited from generating noise levels in excess of those permitted by the Philadelphia Code as contained in Chapter 10-400 (Noise and Excessive Vibration). Specifically, any use or activity occurring on the terrace area shall not generate continuous noise levels exceeding five (5) decibels above background level as measured at the property boundary of the nearest occupied residential property. Hours and occupancy of the terrace for events to be limited to an amount which is mutually agreed upon by Washington Square West and the Developer.
2. Developer shall erect a landscaped buffer and separation (as well as appropriate railings) on the Watt Street side of the terrace space.
3. The project will include an approximately 6,000 square foot restaurant located on the first floor of the building. The restaurant will, at all times, maintain table seating for no less than 90 patrons and bar seating for no more than 60 patrons.
4. The loading bays will be operated during normal business hours (except in cases of emergency or extraordinary circumstances) and will be operated in accordance with the requirements of the Philadelphia Code. Reasonable efforts will be made to provide for control and management of loading operations and traffic flows onto Spruce Street. Best efforts will be made to restrict use of the loading bays during peak traffic periods.



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J. Applebaum motioned to send a letter of non-opposition. M. Williams seconded. Motion approved by a vote of 9 yea, 1 nay (J. Haemmerli), and 2 abstentions (J. Broh and G. Naylor).

President's Report (M. Berlin)

M. Berlin expressed concerns regarding current ePost and, in the interest of time, will discuss these during the marketing report.

Treasurers Report (M. Berlin)

M. Berlin noted the Treasurer's Report sent in by J. Ron earlier in the week (Appendix A). J. Applebaum motioned to approve the Treasurer's report. J. McManaman seconded. Treasurer's report approved unanimously, no abstentions.

Old Business

Bylaw Revision Discussion (E. Church). E. Church followed up on the discussion from last month, and highlighting what was in the most recent ePost, that the proposed ByLaw change, which needs 2/3 vote of Civic Association Members present, will allow Board Members to participate via teleconference. However, voting and participation from afar does not count towards quorum. R. Spitzborg asked if there was anything addressing participation via phone for the entire meeting or just for the vote. E. Church indicated that this was left open ended at this time. Vote conducted by Board Members and WSWCA members on the proposed changes to Section V of the ByLaws (see ballot in Appendix B). Proposed ByLaws changes pass; members can participate via teleconference as outlined in Appendix B.

(Concluding the approved change in ByLaws, J. Ron joined the Meeting via phone)

Board Goals & Priorities (M. Berlin). M. Berlin reminded the Board about the priorities discussed at the meeting and asked for G. Naylor to share the results of the survey sent out, which is attached in Appendix C. G. Naylor shared that he sent out the 7-items indicated as priorities via SurveyMonkey for Board Members to prioritize and rank. Ten (10) Board Members participated and results indicated that Board members consider safety, security, outreach, and advocacy as primary areas of importance. Brief discussion ensued; conversation tabled until next meeting.

NID Discussion (R. Spitzborg/J. Applebaum). J. Applebaum reminded the Board and Community Members that a NID is a Neighborhood Improvement District which is not a part of the Civic, but rather a separate entity, approved by City Council, that would assign a surcharge of taxes solely for the use in the NID. The NID would be concerned with 5 specific areas: Greening, Safety, Cleaning, Educational and Cultural Enrichment, and Promotion of Local Businesses. The NID would have the authority to assess a certain percentage of property taxes, above and beyond current taxes, to be used solely in the NID. J. Applebaum indicated that this would be a



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fairer way to administer the services so that everyone in the neighborhood would be paying for the services being offered. J. Applebaum also indicated that there were representatives from Kahn Park and Washington Square Trust who have endorsed the NID project moving forward. R. Spitzborg is asking the Board to vote on 5 motions, which have been developed by the working group, which includes 4 members from the WSW Board, including other constituents. These five (5) motions, which were shared at the January special meeting, are as follows:

1. Endorsement to move ahead into the legislative phase;
2. Convene community meetings to educate and inform community members about the NID and the process. These meetings would need to include Councilman Squilla;
3. Concur with the management construct, which would include 2 members of the newly formed NID Board identified by the Civic Association;
4. Budget a reserve of \$2,000 for each of the first 2 years in case there are unforeseen costs;
5. To avoid cost of office space, allow the sharing of current WSWCA office space the administration for the new NID.

J. Broh seconded. M. Berlin opened questions to the Board. J. Bazzel asked about Seger Park's participation. J. Applebaum indicated that while money has been built into the budget for Seger Park, they have not been responsive to invitations to engage in the process. R. Spitzborg indicated that at an earlier meeting by the Board, there were concerns raised about certain aspects of the plan. The working group made revisions and added that increases would be limited to the Consumer Price Index for the City of Philadelphia. R. Spitzborg also indicated that there would be about 10-15 contracts that would need to be managed and collections made from nearly 3000 properties within the NID, along with the need for a public face. The Board of the NID can best figure out how to handle these tasks, which will not require a full-time position, but can be managed by the Board of the NID. J. Bazzel asked if the Board would be asked to vote on all 5-items together or each item one at a time. Discussion ensued about the motions.

R. Taylor asked about the process and how moving forward with the legislative process and convening public meetings may work. R. Spitzborg indicated that the Councilman [Squilla] cannot introduce legislation until certain pieces, such as ByLaw are created. However, these processes may be able to be conducted simultaneously. J. Broh indicated that the entire NID boundary would need to be flyered in order to ensure that all potentially affected neighbors are informed. J. Bazzel indicated that he is not opposed to the NID, but has a hard time wrapping his head around the process and how it may affect renters. J. Applebaum indicated that the importance of having these public meetings is to find out how people feel about this project.

J. Bazzel indicated that he would feel more comfortable about surveying members first. Discussion from Board members ensued about this project and the timeline. E. Church



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suggested that perhaps it is not moving forward with the legislative process, but preparing for the process. J. Applebaum indicated that she agreed and could amend motion 1 to be more indicative of preparing for the process, but not actually moving forward with the legislative process. M. Williams seconded the motion. M. Berlin asked to hold on the motions until all comments were made. With that, the floor was opened to community members to discuss their thoughts regarding the NID.

Larry Besnoff, South Hutchinson St, former WSWCA Board Member. Also a member of the WSW Trust. L. Besnoff indicated that he was there as an individual and as a member of the Trust. L. Besnoff is very supportive of this proposal and to really improve the neighborhood, but that, if the NID is formed, letting the City do the billing is the best way to move forward.

Joe Baker, 200 Block of Quince St, had a question about the 5 parts of the motion, specifically wondering when these proposed meetings would occur. R. Spitzborg indicated that these meetings could begin as soon as possible, once and if the Board votes to proceed. J. Baker indicated that he looks to the WSWCA as the leadership of the neighborhood and that the proposal would not be looked fully formed without the support of the Civic. Additionally, J. Baker is a Board member of Kahn Park, and the KP Board sees this as beneficial to the neighborhood and Kahn Park- making them viable for years to come.

Adam Klein, Center City One, asked about the 3rd motion, and perhaps modifying the language so that it does not appear definitive about the process.

Brendall Barren, recent purchaser of a condo in Center City One, and has lived in Washington West for 30 years. B. Barren indicated that having a process where people may be taxed without a democratic process is "frightening". B. Barren is concerned that this vote is a formal commitment to the process, and how this affects Center City One's many residents. J. Applebaum indicated that it is not an undemocratic process as everyone has a chance to voice their opinion and that there will be numerous open forums. R. Spitzborg indicated that the tax, based on an average household tax of \$4000, works out to about \$77 per household.

Annette Earling, 300 Block of Butler, asked if there was a separate levy for business owners or was it just for residential. R. Spitzborg indicated that the same levy would be applied equally to all property types.

Susan Pinkus, Center City One, asked about whether non-profit property owners would be exempt from the NID. J. Applebaum indicated that they would have to be exempt by law, but that does not preclude the NID Board from approaching these entities from donating. S. Pinkus is concerned about paying twice, once as a resident of Center City One and again as a resident within the NID.



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Jim Walsh, Center City One, asked how the idea of the NID came about. J. Applebaum indicated that there are NIDs, Business Improvement Districts, etc throughout the city. This was not the first time this idea has come around as a means to get permanent funding to accommodate what the City is not doing in this neighborhood. J. Applebaum also indicated that the NID is enacted for 5 years, where at that time it can either be renewed or cancelled. R. Spitzborg indicated that there are already 14 NIDs that already exist, but like Center City District they are all a Business Improvement District.

Andrew Freeman, 8th and Lombard, asked about how much money the NID hopes to raise for this project. R. Spitzborg indicated that the proposed levy would raise approximately \$250,000.

Yvonne Novak, 7th and Pine, not within the NID zone, but serves on the Board of Seger Park, wondered if this document existed. Y. Novak indicated that Seger Park is interested in participating. Y. Novak asked if the feasibility study centered on the demographics and indicated that the concerns from the Board about getting community input upfront is key.

Roger Berlin, South 11 St, asked the Board to take into consideration 2 concerns: 1) whether it is truly a democratic process or not; and 2) is doing this in a sequential manner in the community member's interests before moving forward. R. Berlin indicated that it may be a better way to move forward to have all of the conversations first, as opposed to an appearance that this is not democratic/transparent.

No further comments from the Community.

R. Spitzborg re-stated the 5-parts of the motion as indicated earlier, with an amendment to the first point to read as to "prepare" for the legislative process, as opposed to "begin". The 3rd, 4th and 5th motions were also amended, to add the preface "if the NID is approved." M. Williams seconded the motion. M. Berlin asked if we are going to survey the community members first. G. Naylor indicated that that was not part of the plan from the last meeting. After conferring with the minutes, it showed that surveying the community WAS indicated, but no order was established. J. Haemmerli asked about the public meetings and if their purpose was to describe the NID. A vote was conducted on the motion, which was approved by a vote of 11 yea, 1 nay (M. Berlin), 2 abstentions (J. Bazzel, J. Haemmerli).

Committee Items Requiring Vote/Policy Adoption

Zoning (J. Broh). J. Broh shared the following:

Item 1. 521 S. Juniper St. Single Family residence wants to put in a parking space. Approved by the historical association. J. Broh motioned to vote non-opposition, M. Berlin seconded. Motion unanimously approved, no abstentions.



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Item 2. Mission statement for the RCO. J. Broh drafted a mission statement for the Zoning Board. The mission statement reads as follows:

To promote commercial, residential and institutional development which complements the existing contextual fabric of the neighborhood and fosters smart, sustainable growth while recognizing the evolution of Washington Square West.

Mission approved by the Board.

Committee Reports

Intergovernmental Affairs Committee(J. Applebaum). J. Applebaum motioned the Board to approve becoming an official member of the cross-town coalition of Philadelphia (name still pending), which would result in a cost of \$250, based on our current operating budget. The goal is for the coalition to ultimately have a staff member at another point down the line, as the new coalition will come together to address issues that may affect all of the organizations and residents in the City. J. Applebaum indicated that this is a group of 22 civic associations across the city meeting to decide on actual issues. T. Sortman asked about for what the money would be used. J. Applebaum indicated that the costs are for administrative tasks. R. Spitzborg seconded. Motion passed unanimously, no abstentions.

J. Applebaum also indicated that the Lincoln's new owners are interviewing demolition companies and are expected to close on financing and commencing work in the next 30 days.

Membership Committee(J. Nathan Bazzel). J. Nathan Bazzel shared that Annette Earling will be ordering materials and sending renewal mailings shortly.

Marketing Committee(M. Berlin). M. Berlin (filling in for T. Sortman who had to leave early) asked about having one sponsor of the ePost per issue with the Sponsor's message coming right by the main message bar, and pay the Board \$50 to do so. The Board approved.

Greening Committee(R. Spitzborg). R. Spitzborg announced that renewal of Community Gardens will be going out shortly.

Announcements

M. Berlin indicated that one of her neighbors, Shirley Mountie, read about the need for a new events chair in the ePost and agreed to take on the new role. The Board welcomes S. Mountie in her new role.



WASHINGTON SQUARE WEST CIVIC ASSOCIATION

Meeting of the Board of Directors

Minutes

Jefferson University, Hamilton Hall 224-225

February 11, 2014

M. Berlin announced that after many years, tonight is Ezra Church's last meeting. The Board thanks E. Church for everything; he will be missed.

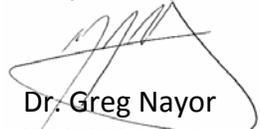
J. Ron indicated, via phone, that she is dealing with some medical issues, but is hoping for a speedy recovery. (Get well soon, Judy)!

J. Ron nominated Adam Klein for membership on the Board and to fill the spot currently being vacated by E. Church. A. Klein's resume was sent out earlier to the Board and he has already stepped up tremendously with the formation of the budget. M. Williams seconded motion. Adam Klein unanimously approved for the Board, no abstentions.

Next, J. Ron nominated A. Klein for the role of Treasurer. J. Applebaum seconded. Adam Klein unanimously approved as Treasurer.

J. Applebaum motioned to adjourn the meeting. M. Williams seconded. Meeting adjourned at 9:52pm.

Respectfully submitted,


Dr. Greg Naylor
WSWCA Secretary

Washington Square West Civic Association Balance Sheet

As of January 31, 2014

	Total
ASSETS	
Current Assets	
Bank Accounts	
Business Savings	A-2 35,101.02 ✓
Checking	A-1 24,509.03 ✓
PayPal	A-3 724.11 ✓
Total Bank Accounts	\$60,334.16
Total Current Assets	\$60,334.16
TOTAL ASSETS	\$60,334.16
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Net Assets-Unrestricted	41,850.59
Temporarily Restricted Net Assets	0.00
Board Designated Matching Funds	3,409.06
Donor Designated Street Cleaning	12,906.06
Garden - Restricted	
Sartain	527.00
South Street	842.58
Waverly	-938.00
Total Garden - Restricted	431.58
Total Temporarily Restricted Net Assets	16,746.70
Net Income	1,736.87
Total Equity	\$60,334.16
TOTAL LIABILITIES AND EQUITY	\$60,334.16

Friday, Feb 07, 2014 05:05:10 PMPST GMT-5 - Cash Basis

APPROVED

By Justen at 5:06 pm, Feb 07, 2014

Washington Square West Civic Association

Reconciliation Report

Checking, Period Ending 01/31/2014

Reconciled on: 02/07/2014 (any changes to transactions after this date aren't reflected on this report)

Reconciled by: wsquare187

Summary

Statement Beginning Balance	23,936.15
Checks and Payments cleared	-3,695.15
Deposits and Other Credits cleared	+4,268.03
Statement Ending Balance	24,509.03
Register Balance as of 01/31/2014	24,509.03
Uncleared transactions after 01/31/2014	9,907.87
Register Balance as of 02/07/2014	34,416.90

Details

Checks and Payments cleared

<u>Date</u>	<u>Type</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
12/03/2013	Bill Payment	eft	VIA	-350.00
01/06/2014	Check	eft	Constant Contact	-37.80
01/08/2014	Bill Payment	eft	VIA	-350.00
01/08/2014	Bill Payment	eft	VIA	-350.00
01/08/2014	Bill Payment	eft	A&W Flagpole LLC	-400.00
01/10/2014	Bill Payment	eft	Za Za Design -- Annette Earling	-412.50
01/10/2014	Bill Payment	eft	Rick Spitzborg	-114.05
01/10/2014	Check	eft	Intuit	-29.11
01/10/2014	Check	eft	Wells Fargo	-31.00
01/24/2014	Bill Payment	eft	Humphrys Flag Company Inc	-108.00
01/24/2014	Bill Payment	eft	Graffiti Removal Experts, LLC	-400.00
01/27/2014	Bill Payment	eft	City of Philadelphia	-512.94
01/27/2014	Check	eft	USPS	-599.75
Total				-3,695.15

Deposits and Other Credits cleared

<u>Date</u>	<u>Type</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
01/06/2014	Deposit			1,045.00
01/10/2014	Transfer			1,201.53
01/20/2014	Deposit			2,021.50
Total				4,268.03

Additional Information

Uncleared Checks and Payments after 01/31/2014

<u>Date</u>	<u>Type</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
02/07/2014	Bill Payment	eft	Creative Characters	-1,398.63
Total				-1,398.63

Uncleared Deposits and Other Credits after 01/31/2014

<u>Date</u>	<u>Type</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
02/07/2014	Deposit			11,306.50
Total				11,306.50



WASHINGTON SQUARE WEST CIVIC ASSOCIATION

**Meeting of the Board of Directors
BYLAWS CHANGE BALLOT
February 11, 2014**

*Please indicate whether you approve of the proposed changes to Article V of the ByLaws.
Changes are highlighted in red:*

Article V- Board of Directors

Section 5. At any regular or Special Meeting of the Board of Directors, a majority of the Directors then serving **and physically present at the meeting** shall constitute a quorum to transact business, and any proposal on which the Board of Directors has the authority to act shall be adopted by a simple majority of those present **and participating remotely by teleconference or videoconference.**

I approve of this change to the ByLaws

- Yes
- No

Approved 20 yea, 1 nay

Section 10. The Board of Directors may, by a two-thirds (2/3) majority vote at a Special Meeting of the Board of Directors called for this purpose, terminate the term of any Director for cause. Cause for termination shall include, but is not limited to, the failure of a Director to be **physically** present without valid reason, as determined by the Board, at three (3) or more meetings of the Board of Directors held since the immediately preceding Annual Meeting

I approve of this change to the ByLaws

- Yes
- No

Approved 21 yea, 0 nay

1. Please rank the following items in order of importance for the Board to accomplish in 2014 with 1 being most important and 7 being least important

	1	2	3	4	5	6	7	Rating Average	Rating Count
Advocacy for Pressing Community Needs	40.0% (4)	0.0% (0)	20.0% (2)	10.0% (1)	0.0% (0)	20.0% (2)	10.0% (1)	3.30	10
Events (Social)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	10.0% (1)	60.0% (6)	30.0% (3)	6.20	10
Large Scale Event w/ Combined Fundraiser	0.0% (0)	0.0% (0)	11.1% (1)	0.0% (0)	11.1% (1)	22.2% (2)	55.6% (5)	6.11	9
Opportunities for Community Engagement (i.e. Public forums w/ police other than PSA meetings, volunteer opportunities, etc)	10.0% (1)	10.0% (1)	10.0% (1)	30.0% (3)	30.0% (3)	0.0% (0)	10.0% (1)	4.00	10
Safety (Town watch, meeting(s) with PPD, etc)	30.0% (3)	30.0% (3)	10.0% (1)	20.0% (2)	10.0% (1)	0.0% (0)	0.0% (0)	2.50	10
Sidewalk Cleaning	10.0% (1)	30.0% (3)	20.0% (2)	20.0% (2)	20.0% (2)	0.0% (0)	0.0% (0)	3.10	10
Zoning/Development issues	10.0% (1)	20.0% (2)	30.0% (3)	20.0% (2)	20.0% (2)	0.0% (0)	0.0% (0)	3.20	10
answered question									10
skipped question									0

2. Other suggestions/priorities in which you think the Board should focus this year?

	Response Count
	3
answered question	3
skipped question	7

Q2. Other suggestions/priorities in which you think the Board should focus this year?

1	graffiti abatement (unless that is subsumed under sidewalk cleaning)	Jan 29, 2014 7:40 AM
2	Reaching out to non-member residents and capturing their attention	Jan 27, 2014 12:13 PM
3	While I think zoning issues & sidewalk cleaning are of the utmost importance, I ranked them lower because my sense is that we already have systems for bringing these to fruition; I feel we should focus the board's energies in areas where we do not have successful systems already, namely in increasing community involvement in events/planning events that are meaningful to our constituency.	Jan 26, 2014 6:42 PM

Please rank the following items in order of importance for the Board to accomplish in 2014 with 1 being most important and 7 being least important

