



**Friends of 40th Street**

26 September 2008

Friends of 40<sup>th</sup> Street  
Meeting Memo No. 38

Date/Place/Time: 26 September 2008/ Community Room – 3901 Market Street /8:00 a.m.

Attendance:	Marge Arndt	American Law Institute (ALI)
	Brenda Alexander	3901 Market Street
	Jessi Averill	The Partnership CDC (TPCDC)
	June Bey	TPCDC
	James Braxton	3901 Market Street
	Ethel Briscoe	3901 Market Street
	Shirley Carter	3901 Market Street
	Sang Mao Cho	3901 Market Street
	Ida Clark	3901 Market Street
	Michael Pensler Cohen	3901 Market Street
	Nicole Contosta	UC Review
	Ed Datz	U of Penn
	Catherine Dekle	3901 Market Street
	Marc Desir	3901 Market Street
	Nick Esposito	Portfolio Associates
	Gary Ginsberg	Presbyterian Hospital
	Mary Goldman	4107 Pine Street

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Lee V. Goode	3901 Market Street
Winnie Harris	UC Green
Eleanor Johnson	3901 Market Street
Kathryn Laws	3901 Market Street
Gabriel Mandujano	The Enterprise Center CDC
Roberta Manning	3901 Market Street
William McCollum	3901 Market Street
Nancy Mosley	3901 Market Street
Winnie Nafti	3901 Market Street
Mike Nagao	DP Dough
Pat Nowak	3901 Market Street
Megan Powers	The Metropolis Group
Sia Rah	3901 Committeewoman Tenant Council
Paul Robinson	3901 Market Street
Richard E. Rogers	3901 Market Street
Laura Sagues	
George Stevens	3856 Lancaster Avenue
Kira Strong	PEC CDC
Francis Talley	3901 Market Street
Elizabeth Waring	West Powelton
Imanni Wilkes	The Enterprise Center CDC
Geraldine Williams	3901 Market Street
James Wright	PEC CDC

**Items Discussed:**

1. Jessi Averill (JA) welcomed everyone to the meeting. Introductions were done followed by reviewing of June's meeting. JA apologized for cancelling July's meeting; unfortunately the scheduled presenters were unable to make the meeting.
2. Ed Datz, Director of Penn Real Estate, presented first on the Radian Building which is located on the 3900 block of Walnut Street. The Radian opened earlier this month and houses 500 students, though the retail space on the ground floor is still under construction. The stores are anticipated to move into the building this winter, and they will include a CVS (which will be larger than the one that used to be on the block), Jimmy Johns sandwiches, Capogiro ice cream, Chipotle burritos and tacos, and a bank that will likely be Bank of America. One question was asked regarding ownership. ED stated that Penn leases to Radian Inland America out of Chicago.
3. Next, James Wright (JW) from People's Emergency Center CDC presented about the upcoming Lancaster Avenue Jazz Festival called Jazz on the Avenue. The Jazz Festival will be held on Saturday, October 4<sup>th</sup> from noon until 5:00pm on 39<sup>th</sup> Street between Lancaster Avenue and Spring Garden Street. The event is primarily organized by local business owner and Friends member George Stephens. Music, vendors and activities will take place throughout the day. This event will be like an open house with businesses. It is free for anyone to set-up as a vendor, just bring your own table – call JW if you are interested at 215-382-7522, ext. 297. JW mentioned that they have done this event for three years now and will build on it this year and more so by next year.
4. JA followed by briefly announcing about an upcoming volunteer event scheduled for October 21<sup>st</sup>. More details are still being worked out, but for those that would be interested in distributing recycling bins to the community in the area; they can contact JA at (215) 662-1612.
5. Gary Ginsberg (GG) from Presbyterian Hospital announced another Community Planning Meeting regarding Saunders Park. The meeting is scheduled for Saturday, October 18<sup>th</sup> from 9:00am until 2:00pm. Next, he announced about an upcoming Blood Drive on Friday, October 3<sup>rd</sup>. Several questions came up from the audience relating to this announcement. Someone asked regarding how to prepare for giving blood. GG stated lightly eating and drinking is the best way. He went on to talk about how strong the need is for donations. Currently, the level of stored blood is low mostly because centers with blood have to ship blood to other regions that have closed blood centers. GG also alerted the audience that there are a variety of medical diseases that can prevent you from donating. Finally, someone asked whether there was a limitation on age for donating. GG said no. However, he was not sure what the minimum age cutoff may be.
6. JA took this time as an opportunity to quickly poll the audience on what topics they are most interested to hear about at Friends of 40<sup>th</sup> Street meetings. A

- suggestion was made that whenever initiatives and projects are presented, it would be appreciated if the funders could be described more thoroughly. Another suggestion was made specifically relating to developments/construction affecting sidewalk and street usage. JA stated that more presenters perhaps from various city or state departments can be invited to discuss proper policies and procedures related to this type of topic. Lastly, a suggestion was made requesting for more volunteer opportunities, particularly in the community, to be announced about to continue keeping the members of Friends of 40<sup>th</sup> Street engaged.
7. Mike Nagao (MN) presented next as a follow-up to his previous presentation a few months back. He stated that DP Dough is still scheduled to open at 40<sup>th</sup> and Ludlow Streets, but at this time it is held up by zoning. MN explained that he has a zoning hearing scheduled for November 12<sup>th</sup> where he can show a petition with signatures of community members in support of this business. MN passed around the petition for the audience to sign if anyone was interested. A question was asked why DP Dough is held up by zoning. MN replied that his business is required to have a license to serve hot take-out food.
  8. Marc Desir made a quick announcement two activities coming up. On October 26<sup>th</sup> the Eastern Pennsylvania Chapter is hosting a walk to cure juvenile diabetes. Also, University Square will be hosting flu shots for people over the age of 62 years.
  9. The meeting's last presentation was by Captain Fischer (CF). He got right into the new developments with Penn and Philadelphia Police working with the University Townhomes management and owners to address the recent crimes that have taken place there. Since the beginning of the summer, the owners have taken action to clear back tree overgrowth, install new lighting and also have a police car from the 18<sup>th</sup> District parked on the property 8 hours a day. Also, cars identified as abandoned have been moved. Penn Police have access to view the cameras which have been installed along the property as a measure to monitor better. CF stated that because the homes there are funded through HUD (Office of Housing and Urban Development), those living in the properties signed off on leases that follow HUD rental policies and regulations. For example, if illegal activities take place in one of the properties, whether it is by the person renting or someone visiting, the same policies apply: notice of eviction. CF noted through investigations it appears only three properties seem to be at risk for eviction and starting court procedures.
  10. CF moved on to discussing the South Street Bridge. It will officially close before Thanksgiving as it will not be able to handle another winter. Then he went on to share that violent crime and robberies are down. Around the International House near on Chestnut Street near UPenn's campus has been seen as a problem area with loitering and car break-ins. A question was asked if CF and other police officers wear bulletproof vests. CF said yes though only until a certain caliber. Finally, someone else asked whether Penn plans to purchase the University

Townhomes. CF said he does not know anything about this and says it sounds more like a rumor at this time.

11. To end, Winnie Harris with UC Green made a quick announcement about the tree planting taking place in Saunders Park (38<sup>th</sup> and Baring Streets) on October 18 from 9:00am – 2:00pm. All are welcome to come and help. She said that UC Green has had overwhelming success this past year, and is excited to keep working in various West Philadelphia neighborhoods. UC Green will be planting 217 trees on its two service days of November 15 and November 22, and she already has 208 tree requests for spring 2009. It looks to be another busy upcoming year.

*Submitted by:*

Jessi Averill  
The Partnership CDC

Cc: Those in Attendance  
Friends of 40<sup>th</sup> Street