



National Postal Mail Handlers  
Watchmen, Messengers, and Group Leaders  
**LOCAL #308 - AFL-CIO**

*DIVISION OF LABORERS' INTERNATIONAL UNION*

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**MINUTES**  
**NATIONAL POSTAL MAIL HANDLERS UNION**  
**LOCAL 308'S EXECUTIVE BOARD MEETING**  
**May 15, 2013**

The Executive Board meeting was held at Local 308 headquarters in Philadelphia, Pa.

**Executive Board Members Present:**

John Gibson	President
Steve Bahrle	Vice President
Mike Mohan	Treasurer
Nick Campellone	New Jersey State Rep.
Mike Rembelinsky	Pennsylvania State Rep.
Quentin Seth	Delaware State Rep.
Joe Zelenenki	Recording Secretary

-Meeting was called to order at 10:10; minutes from meeting on 5/1/13 were read by Brother Zelenenki. Minutes were modified with the following changes made to page two(2). Changes are in bold print.

-Brother Gibson suggested that target area for future Local headquarters needs to be defined. Board also discussed defining square footage needs for property. Conclusion was approximately 4,000 square foot should fit Local's

requirements. **Board then discussed the location of the future Union headquarters, it was determined that it should be within the state of Pennsylvania within close proximity to the city of Philadelphia where the charter was established.**

**-Motion to accept the minutes from the meeting on 5/1/13 with the changes suggested by Brother Campellone, seconded by Brother Seth. Motion passed unanimously.**

-Board then discussed properties that were still in the running from the 5/1/13 meeting. Brother Bahrle gave the Board an updated report on these aforementioned properties.

-# 88 was a property in Levittown on Green Lane. Additional research showed the warehouse area would not work for the Local's needs. Board eliminated this property as a potential headquarters.

-# 85 was a condo in Newtown. Brother Bahrle did not do a site visit. Condo fees are an issue. Board then held discussions on condo's and condo fees. Board then eliminated this property.

-# 84 was a property in Flourtown. Brother Bahrle visited this property. The location does create travel issues but the property is "move in ready". Condo fee based on the square footage of the property is \$1,300.00 per month. After discussions, Board eliminated property.

-Brother Bahrle then went into detail into his search parameters when researching potential properties. Based on these search parameters condo's are prevalent. At this point Board agreed to eliminate condo's as a potential future Local Headquarters.

-#76 was a condo in Yardley. Cost of property was prohibitive with cost escalated up to \$700,000 and a monthly condo fee of \$550.00. Property was eliminated because it was a condo.

-#73 is a property in Langhorne. Brother Bahrle did a site visit. Pluses to this property; nice offices, nice neighborhood, 40+ parking spaces and large basement with plenty of storage. Minuses are; property has tenants which could complicate purchase based on the existing leases,

oil heat with old furnace and property taxes per year of \$10,000. Board then held discussions on being potential landlords. Income from rent would have to be declared as income. Brother Mohan suggested getting copies of leases for existing tenants. Board needs disclosure statements for this property. Board has scheduled site visit for this property today.

-#72 is property on Hulmeville Road in Bensalem. This property is also scheduled for a site visit.

-Brother Gibson asked if any other properties were found. Board reviewed copies of printed listings. After Board review it was found that the selection process was down to three(3) properties.

-Tennis Ave which Board previously visited.

-Hulmeville Road which was scheduled for visit today.

-Bellevue Ave which was scheduled to be seen today.

-Board then adjourned the meeting to do site visits.

-Board reconvened at 1:30 p.m. Discussed pros and cons of each property. Board discussed whether they would eliminate any property at this point. Points to consider when determining elimination are the rehab needed for each property in addition to the office configuration. Board determined that no property would be eliminated at this point, simply paring down what property we believe best fits Local's needs.

-Brother Mohan stated that the initial budget was \$400,000 and down. Two(2) of the properties in discussion are over that number.

-Brother Gibson believes all three(3) places have good locations but believes Bellevue Ave property is cost prohibitive considering purchase price plus cost of renovation. Board then discussed the viability of this property. Brother Campellone asked if Local is financially stable enough to afford purchase of the property and then get a loan for the cost of the rehab needed. Brother Mohan states that the property purchase and the rehab loan can be combined into one(1) loan.

-Brother Seth liked the Hulmeville Road property based on its "ready to go". Rehab would be minimal. Resale value would be high. Only issue would be

current tenants. Brother Bahrle likes the idea of tenants and potential income. He will contact listing agent to see what the costs to heat the property would be.

-Brother Gibson stated that even if the rehab on any property is done in stages that the total cost of all the rehab needs to be considered. He further echoed that the time line is crucial based on expiration of current lease at Arsenal.

-Brother Campellone asked if Tennis Avenue property was still in consideration. Brother Bahrle has some concerns about the structural integrity of this property. Brother Gibson reminded the Board that the building would obviously be inspected and any real structural issues would be revealed and addressed before we committed to anything. The Board then discussed the Tennis property at length.

**-Brother Campellone made a motion to make an offer on the Tennis Avenue property. Motion seconded by Brother Zelenenki. Motion passed by a vote of five(5) in favor of motion and one(1) opposed.**

-Board then discussed what the Local would bid on the property which listed at \$379,000. When determining the bid the Board considered the age of the roof, the condition of the furnace and the air conditioning units and the potential rehab cost. Brother Mohan will contact realtor to make offer on Tennis Ave. property.

-Brother Gibson told Brother Bahrle that if he(Brother Bahrle) is contacted by any realtors on the other properties to let them know we are still considering.

-Brother Mohan believes we should go through the realtor that has been assisting the Local's property search for any other property discussions.

**Other items:**

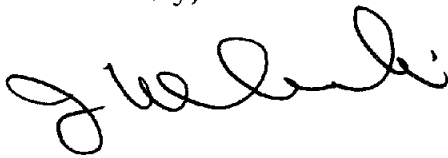
-Brother Gibson stated the Local is going to purchase new Local 308 t-shirts. Color will be dark gray with the logos from the blue long sleeve shirt used for the new shirt, front and back.

**-Brother Mohan made a motion to authorize expenditures to order new t-shirts. Motion seconded by Brother Rembelinsky. Motion passed unanimously.**

-Board discussed tentatively scheduling the Executive Council meetings. Early September will be investigated for scheduling of such meetings.

**-Brother Zelenenki made a motion to adjourn. Seconded by Brother Seth. Motion passed unanimously.**

Fraternally,

A handwritten signature in cursive script, appearing to read 'J. Zelenenki', written in black ink.

Joseph Zelenenki  
Recording Secretary  
NPMHU - Local 308