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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 1, 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.
Joe Zelenenki	Recording Secretary

-Meeting was called to order at 10:10; purpose of meeting was new property search discussion. Specific points discussed were;

- potential rehabbing of existing property including cost
- new construction, which would entail securing a commercial lot
- lease expiration upcoming so timing is crucial
- possible site visits for potential properties
- budget

-Brother Bahrle researched cost of new construction and possible lots
-Brother Bahrle gave a report which included the specifications for new facility. Doubletree gave an estimated cost of \$480,000 which would include everything from A to Z. These same specifications were given to other companies to provide quotes for new construction. These quotes should include work done by union labor.

-Brother Gibson offered the following motion; that the construction of any property purchased by the union be done by union labor, from A to Z. Motion seconded by Brother Mohan. Motion passed unanimously.

-Brother Bahrle then went over quotes from the other companies; quotes appear to not include slab. Heritage's proposal was lower than Olympia, both companies would only be supplying materials, they do not do the construction.

-Sperling's quote came in at \$52,000. Brother Bahrle will contact them to get a quote for them doing the install with Union labor.

-Board went through the pages of Brother Bahrle's report which included both potential lots if new construction was used and potential existing properties if one was found that met the Local's needs and wants.

-Brother Gibson suggested that target area needs to be defined. Board discussed and concluded that property should be in Philadelphia or within close proximity. 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.**

-Brother Mohan made a motion to stay within 10 miles of city limits for the target property. Seconded by Brother Rembelinsky. Motion passed unanimously.

-Board then discussed existing structures versus new construction. New construction issues; potential construction issues(permits, delays, costs),

obtaining potential lot is problematic, I.E. cost and location. Board held extensive discussions on this.

-Brother Campellone made a motion to look at existing structures for property search. Motion seconded by Brother Mohan. Motion passed unanimously.

-Board went through listings of existing properties to determine suitability of the listings, eliminating properties and determining properties worth further research. Board then further refined properties that were possibilities to determine what properties were worthy of site visits.

-Board then discussed financial parameters for property search.

-Brother Gibson made a motion that our monthly outlay for the new structure in terms of mortgage and down payment spread across the life of the mortgage cannot exceed \$4,500.00. Motion passed unanimously.

-Board then developed questions for realtor when discussing potential properties. Some of the general questions are as follows;

- any existing tenants and/or how long before they would have to move out so renovations could begin.

- does Local want to become landlords.

- storage space, is there additional costs for storage space

- condo/association fees, how much?

- parking?

- how long has property been on market

-Board will meet again in two(2) weeks to discuss property search.

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

Fraternally,

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

Joseph Zelenenki
Recording Secretary
NPMHU - Local 308