

QUEEN VILLAGE NEIGHBORS ASSOCIATION

BOARD MEETING MINUTES

May 1, 2014

Present: Jeff Hornstein, Ben Schindler, Cindy Elliott, Kathy Dilonardo, Eleanor Ingersoll, Maria Roberts, Peter Ross Jonathan Rubin, Duncan Spencer, Carla Puppini, Cathy Conway (emeritus),

Absent: Amy Shelanski, Amy Grant, Lauren Leonard, Sean Edwards, Leslie Patterson-Tyler

Guests: Jim Minacci (Old Swedes' Church), Betty Borodiak (Front Street Greenways)

1. April Minutes

***A motion that the April minutes be approved as revised was made, seconded and approved by unanimous voice vote.**

2. Financial Report

The Board discussed Parkway's charge for snow removal, which was nearly \$5000 and significantly lowered the receipts from the parking lot during this period. Ben also noted some other unusual expenses, including the cost of creating the QVNA App of \$500 and QVNA's contribution to the Crosstown Coalition of \$1000. It was proposed that we use LRC, the company we use for sidewalk cleaning, instead. All charges in connection with running the lot are being passed through from Parkway to us. It was agreed that we would put in writing that QVNA does not want Parkway to provide snow removal under the parking lot management agreement.

***Duncan Spencer moved that the Financial Report be approved, Maria Roberts seconded the motion, and the motion was approved by unanimous voice vote.**

3. President's Report

a. Parkway Negotiations. Jeff reported that we reduced start-up costs by making one lot instead of two. We will take Parkway's \$4000 offer to start with one lot and go to its \$13,000 proposal if necessary. We wouldn't do the \$40,000 option that would open entrance on Washington Ave. We told Parkway that we don't want their maintenance and snow removal; we'll use LRC. Parkway said that their lot manager, Taye, would spend twice as much time with the double lot, but we asked for documentation of that estimate and discovered that he won't be spending very much more time than he does for the one lot. We pay 2% of Taye's time, insurance, etc., since he manages a number of Parkway lots. Parkway says the "management fee" is their overhead. Insurance will be \$16,000/year for both lots, based on number of spaces. Jeff doesn't think we're going to save any money by going to someone else to manage the lot; no one has responded to Carla's inquiries. Maria brought up the possibility of self-management, but that may raise an issue with our 501(c)(3) status. Carla thinks there may be something in the ILMC Agreement that prohibits us from managing the lot ourselves, too. With two lots, we'd be paying Parkway \$44,000/year. The maintenance and repair budget is a large cost for

us, too. Jeff believes that as long as we're above 80% full for the combined lot, we'll see a significant increase in receipts. The new townhomes being built on Delaware have taken away 30-40 spots and we may offer to lease space on temporary basis until the construction is completed.

Ben Schindler's impression is that Parkway doesn't consider the QVNA lot to be a big deal to them, so they're not inclined to do us any favors. They don't think we'll find a better deal. Jeff says he talked with another company that wanted to charge way more than Parkway. Parkway does most of the civic lots in city. Maria noted that, looking at all expenditures, we pay for everything, so what is Parkway managing or doing? We may not be a big deal, but they aren't losing money on us.

ILMC is pressing to finalize the agreement. PennDOT has already signed off on deal. On July 1st, our rent on property goes up regardless of whether the second lot is open, based on fair-market-value increases implemented by ILMC. We will have to vote on terms with Parkway at the next Board meeting.

b. Crosstown Coalition. There was a summit over weekend and Jeff senses that this is a very strong group. It is still working to get a few more areas of the city involved. The summit group did goal setting exercise and formed 3 committees: zoning and land use, public education, taxes and finance. The founding Board Meeting will take place on May 12th at 6:00 pm (place TBD), when the group will elect officers and adopt by-laws.

5. New Business

a. Friends of Front Street Greenway ("FFSG"). Maria reported that for 7-8 years, she has worked with the Pennsylvania Horticultural Society to plant trees, rose bushes, flowers along Front and Christian Streets. In the last year or so, ILMC has changed and won't support this effort as much as it has in the past. There is a need for a more formal group to turn area into a park/gateway into Queen Village; Eduardo Robreno, Betty Borodiak and Maria have been spearheading the effort to date. Maria is looking for QVNA buy-in and support of a plan to expand the landscaping on Front between Christian and Washington Streets. FFSG has supported QVNA in expanding the parking lot and wants QVNA's support in return, asking for \$15,000 based on an assessment of the cost of the landscaping prepared by the Pennsylvania Horticultural Society (although Maria thinks cost may have been underestimated), \$10,000 up front and \$5,000/year for next 3 years. FFSG would also want ILMC to maintain the Greenway as part of the parking lot deal. Neighbors have raised \$2000 from neighbors and ILMC is to give \$6,000.

Jeff asked for the actual cost of project. Maria says the \$15,000 estimate wasn't for all the way to Washington from Christian; that expansion would double cost to \$30,000. Jeff recalls from previous discussions that the cost was half labor cost and half capital. He suggested that maybe QVNA could be gap funding for the difference between what ILMC, neighbors, and others might contribute and what is needed, but we need to look at our financial situation first. Ben Schindler, Treasurer, noted that we're getting very close to the minimum reserve level at this time and we don't know what the numbers for the entire year will be. While he thinks the sponsorship drive and second lot will add to the amount QVNA has available for neighborhood projects, we don't know yet and doesn't think we can commit to \$10,000 for a year at this time. Maria asked what FFSG might up front and what it could get in the

future (next 18 months). The goal is to make a detailed, strategic plan, rather than the vaguer idea of what the project will look like, showing what will be done at various stages and how much each stage will cost. Eleanor Ingersoll asked whether the project is a candidate for a Community Development program, which might provide some amount up front for creating the full plan.

Maria asks for QVNA commitment to some amount of funding over next 18-24 months. Kathy Dilonardo supports the program, but given financial standing, is reluctant to commit to a specific amount when we don't know what future revenues will be. Cindy Elliott asked whether this project would ordinarily come before the Grant Committee. Maria said that it ordinarily would, but FFSG agreed not to object to opening of second lot in exchange for QVNA commitment to improving green space. Ben would like to tie our commitment to additional amounts received from second lot. The more we get, the more we can give. If we don't get as much, we can't give as much. Eduardo agreed that any long-term contribution could come from second lot receipts, but FFSG needs a down payment now. He would like \$5,000-\$7500 now to get off the ground, and we can talk about more later. Ben noted that we need to consider alternatives if QVNA just doesn't have the money. Jeff asked FFSG to provide some kind of sketch plan or anything else so that we see what our grant would go to. Maria said she just wants the Board's commitment to support the project to the extent it's able. Kathy emphasized that we need to know how the money is going to be spent. There are certain requirements the Grants Committee imposes on groups to which we give grants. Eduardo asks for a commitment to support FFSG and a financial contribution when satisfactory plans are presented.

Jeff proposed the following commitment:

Whereas the QVNA Board appreciates the sacrifice made by the Front Street neighbors in tolerating the impact of I-95 and the QVNA Parking Lot for many years; and

Whereas, the QVNA Board strongly supports the proposal of the Friends of Front Street Greenways to beautify the ILMC-owned lands along South Front Street;

Be it resolved the Board commits to earmark up to \$5,000 to help launch the Gateway project, subject to plans to be approved by the Grant Committee and the Finance Committee, and contingent upon Board-approved organizational reserves. It is the sense of the Board that Friends of Front Street Greenways is first in line for money in the next grant cycle.

***Jeff moved that the Board adopt the above statement of commitment, Duncan Spencer seconded, and the motion/statement of commitment was approved via unanimous voice vote.**

b. Gloria Dei. Gloria Dei Sexton Jim Minacci asked QVNA to sponsor its Memorial Day (May 26th) program in the amount of \$500. Gloria Dei has received \$750 already and has \$750 pledged by others to cover costs of running/publicizing program. Expenses are budgeted to be \$3,000. Jim gave the Board a breakdown of the program's costs. Sponsors are listed on promotional materials. Carla asked that he provide press release information for inclusion in The Crier and on the QVNA website.

The Board discussed whether we can respond. Ben said he's uncomfortable committing to more than \$100. We could buy a \$100 table and distribute QVNA information; we could buy \$100 in tickets for people that couldn't otherwise afford to go. Jeff thinks we should contribute \$500: \$100 in QVNA money and \$400 personal contributions. Sexton says for \$550 we would get a performance stage sponsorship, which would be billed as the QVNA Stage, in front of which we could put our table. The \$450 was raised by various Board members, who will give checks made out to Old Swedes to Carla, and Carla will give them to Old Swedes.

Kathy is concerned about us giving a \$100 here and a \$100 there without asking for much back-up, because at the end of the year, it adds up to a lot of money disbursed. She feels we need to have a better protocol for these small requests. Maria agrees and the Finance Committee has recommended advance notice. Jeff suggested that the Grants and Finance Committees confer and establish a lead-time for these small requests.

*Maria moved that \$100 be given to Old Swedes for the Memorial Day program, Peter seconded, and the motion was approved by a unanimous voice vote.

c. Board Appointment. Jeff advised that Leslie Patterson-Tyler has to resign from the Board; Mother Bethel moved the rectory out of the City and that has made her continued involvement on Board untenable.

*** Jeff moved that Eleanor Ingersoll be approved to fill Leslie's spot, Jonathan Rubin seconded the motion, and the motion was approved by a unanimous voice vote.**

d. June General Meeting. Jeff proposed that we have the June General Meeting be a party in Mario Lonza Park on June 19th. Carla suggested that we consider a rain date, also.

e. Ben Schindler advised the Board of the ArtSpiration program to be held by Fleischer on June 14th from 10:00am-4:00pm.. We can do a table at the program, but we will need to do a hands-on activity or a give-away.

f. The Communications Committee reported that is has created a new slogan "Serving Residents. Building Community." and a new Mission Statement. There was a general consensus of the Board that we should adopt the new slogan and Mission Statement.

g. Duncan Spencer advised that there will be a Weccacoe meeting on May 5th in support of the playground renovations. Deputy Mayor Gillison is supposed to be present to clarify the City's support of the project.

There being no other business, the meeting was adjourned.

Respectfully submitted,
Cindy A. Elliott, Esq.
Recording Secretary