

QVNA Board Meeting Minutes

December 6, 2012

Board Members Present: Jeff Hornstein, Amy Shelanski, Bill Landy, Cindy Elliott, Brent Chavis, Kathy Dilonardo, Michael Hauptman, Kim Maialetti, Leslie Patterson-Tyler, Honey Pertnoy, Carla Puppini and Cathy Conway (Emeritus)

Board Members Not Present: Rich Miller

1. Approval of November Board Meeting Minutes

***A motion to approve the draft minutes, as amended, was made by Kathy Dilonardo, seconded by Amy Shelanski, and approved by unanimous voice vote, except that Kim Maialetti abstained (as she was not present at the November meeting). Bill Landy was not present at the time of this vote.**

2. Parking Lot Resolution

a. Public Comments: Jeff explained the protocol for public comments at Board Meetings, then opened the floor for public comments.

i. Judy Pestrak asked how the parking lot improves the neighborhood, as set forth in the QVNA by-laws.

Jeff noted that the purpose of the public comment was to share opinions, and was not designed to be a question and answer session; public questions are answered during General Meetings.

ii. Mary Ann Richetti stated that she thought an ugly parking lot would downgrade the neighborhood and take away from the area. She believes it would create noise, pollution and dirt.

iii. Jeannette Keilyk said she has been a neighbor for 40 years and believes it would be hard to keep up the property and create too much traffic.

iv. Joy Segal, Pastor of Gloria Dei, said she was disappointed and felt the Board had not acted transparently. She stated that she had not committed to the initial proposal that Jeff and Amy had made and that the Board was to have communicated the proposal to the neighbors. She also stated that she sent the counterproposal to the Board expanding the lot's availability to Gloria Dei because of Gloria Dei's future plans to engage in new fund raising activities and that Gloria Dei would have to close it if can't raise funds.

v. David Hammond said that he does not think the Board has been open and transparent. He looked at the Board Meeting minutes posted on the website and found the most recent were for the August meeting. He believe the Board's decision to open a second lot was made in advance. The by-laws state that QVNA will operate "according to the wishes of the membership" and says this can't be done without minutes to refer to.

Carla Puppin noted that the Board Meeting Minutes are always posted a month behind, as protocol requires approval of the minutes at the subsequent meeting before posting on the website. She will also double-check the accuracy of the current postings and correct any errors.

vi. Juliet Wallan, an architect in the neighborhood, says there is a huge outcry for more parking from all clients in the area. She thinks the new lot would be good for the neighborhood as a whole, although it may create issues for neighbors immediately adjacent to the lot.

vii. Maria Roberts asked if open Board Meetings means come and listen, or have a dialogue. She stated that the north lot was opened five or six years ago without notice, but that the neighbors were told that everything would be taken care of. She noted, however, that there was no security or beautification plan. Maria worked with the Horticultural Society to beautify the north lot area. She wants guarantees that the whole area (north and south lots) will be landscaped or she will picket the new lot.

Jeff noted that there have been conversations since July about the south lot; there was a meeting at Shot Tower in October, meetings in November and meetings with Betty Borodiak and Joy Segal, the police and ILMC about security and a fence proposal. Provisos are in place to address most concerns that were raised at these meetings. Jeff stated that QVNA was willing to work on any sensible arrangements and will talk more about accommodations for Gloria Dei. Snow removal along the east side of Front Street has been added, which has never before been addressed. Point number 5 of the resolution addresses landscaping; Jeff has talked with a couple of firms about the possibility of providing landscaping on a pro bono basis. He believes the process has been transparent. He also explained the QVNA grant process, which is set forth on the QVNA website, and invited neighbors with any concerns to organize and take advantage of the grant program.

Kathy Dilonardo thanked Maria for taking the initiative to work on beautifying the north lot area. She noted that all Board members are volunteers and that QVNA cannot undertake all neighborhood activities on its own; the neighbors have to pitch in and take responsibility.

viii. Richard Keilyk stated that he believes the lot is about dollars and cents. How does the Board know what everything will cost, and how can it vote on the resolution if it doesn't know?

Jeff noted that the parking lot is not a money-making venture; QVNA is a non-profit organization and all Board members volunteer their time.

ix. Eduardo Robreno stated that he believes the real question is whether the hardship on Front Street neighbors is offset by benefits to the larger neighborhood. There is already traffic from Shot Tower in the area. There is no sound barrier, no park when he first moved into the neighborhood in 2003.

Amy Shelanski noted that she lives in the area and feels the brunt of the Shot Tower traffic, but knew the situation when she chose to move in.

x. Maria Roberts stated that a cost-benefit and impact analysis needs to be undertaken. The issue is how we minimize any negative impact on immediate neighbors of the south lot. She wants some things guaranteed and wants to know how we can ensure that future Boards will honor the agreements that the current Board makes.

Jeff noted that he can commit to everything in writing while he's president. He encouraged people to be involved – come to meetings and run for the Board.

Cathy Conway noted that a friend on ILMC's Board told her that Bart Blatstein, a Philadelphia real estate developer, wanted the south lot area if QVNA didn't do something with it and that others without neighborhood connections are willing to pay 10 times what QVNA will in order to take over the area.

xi. Richard Keilyk asked about valet use of the lot.

Jeff noted that there is no current proposal before the Board for valet use and that QVNA will have hearings if any such proposal is made.

Bill Landy talked about the funds raised through opening of the south lot and how these funds can be used to benefit the entire neighborhood.

Kim Maialetti noted that QVNA's Public Safety Committee has been revived and invited neighbors concerned about security/safety issues to become involved.

b. Proposed South Parking Lot Resolution.

***Honey Pertnoy moved that the Resolution be voted on in two parts: one round of voting for numbered paragraphs 1 through 4 and one round of voting for numbered paragraphs 5 and 6. Amy Shelanski seconded the motion, which was approved by unanimous voice vote.**

The reason for bifurcating the Resolution was that numbered paragraphs 1 and 2 pertain to arrangements with Gloria Dei, but Gloria Dei rejected QVNA's proposal and made a counterproposal on December 5th. The Board, via email voting, rejected the counterproposal on December 5th.

i. Jeff read the first four paragraphs of the Resolution:

WHEREAS, for more than 8 years the Queen Village Neighbors Association ("QVNA") has contracted with the Parkway Corporation to operate a Community Parking Lot ("North Lot") on the northern end of the

900 block of South Front Street on land under I-95 controlled by the Interstate Land Management Corporation (“ILMC”); and

WHEREAS, the North Lot has served QVNA’s mission of improving the quality of life in the neighborhood by both addressing chronic parking shortages and providing a dedicated source of revenue for mission-related programs and projects such as street cleaning, neighborhood public schools, community gardens, and parks, and many others; and

WHEREAS, after consultation with the community through several public meetings, the QVNA Board of Directors believes that there is still a chronic parking problem in the neighborhood and that there is strong demand for expanding the scope of this community service; therefore

BE IT RESOLVED THAT, the Board of Directors of QVNA intends to exercise its right in the very near future to utilize a parcel of land under I-95 on the southern end of the 900 block of Front Street, ILMC Parcel #17, as a second community parking lot (“South Lot”).

***Amy Shelanski moved that this portion of the Proposal be approved, Honey Pertnoy seconded the motion, and the motion was approved unanimously.**

***Honey Pertnoy moved to further split the voting, separating the numbered clauses 1 and 2 from the numbered clauses 3 through 6. Brent Chavis seconded the motion, and the motion was approved unanimously.**

ii. Numbered paragraphs 1 and 2 of the Resolution were read:

BE IT FURTHER RESOLVED THAT, in order to address the legitimate concerns expressed by the neighbors residing on the 900 block of South Street and of historic Gloria Dei Church, and in the spirit of neighborliness and cooperation, the Board of Directors of QVNA agrees to the following provisos:

- 1) To ensure that Gloria Dei Church has use of the South Lot for their currently held special events by adding the appropriate proviso to the parking contracts. The events are: one flea market in the fall, one flea market in the spring, and three evenings in December for Lucia Fest. QVNA and Gloria Dei will review the situation from time to time, as needed.
- 2) To provide five free parking spots in the South Lot for Gloria Dei on weekdays between 8am and 5pm. The number of daytime spots will be reviewed as needed.

***It was moved that numbered paragraphs 1 and 2 be approved, Brent Chavis seconded the motion, and the motion was approved, with the Board voting as follows:**

Aye: Brent Chavis, Cindy Elliott, Michael Hauptman, Jeff Hornstein, Leslie Patterson-Tyler and Amy Shelanski.

Nay: Kim Maialetti, Honey Pertnoy, Bill Landy

Abstain: Kathy Dilondardo

iii. Numbered paragraphs 3 through 6 of the Resolution were read:

- 3) To work with Parkway Corporation, ILMC, and the Philadelphia Police to help ensure a clean, well-lit, safe parking area.
- 4) To assume the responsibility for snow removal on the east side of Front Street, from Lombard Street to Washington Avenue, and along the west side of Water Street between Christian Street and Washington Avenue.
- 5) To convene a community-driven process in collaboration with ILMC, the Pennsylvania Horticultural Society, and the Community Design Collaborative or other landscape architect(s) to devise a plan for a “Front Street Greenway” between Christian Street and Washington Avenue. QVNA will work with any “Friends” group that might emerge to support the construction and maintenance of the Greenway.
- 6) To maintain regular communications with Gloria Dei and representatives of the Front Street Neighbors to monitor progress in all of these areas.

***Kim Maialetti moved that numbered paragraphs 3 through 6 be approved, Michael Hauptman seconded the motion, and the motion was approved unanimously.**

c. Post-Voting Discussion.

Maria Roberts asked for the date on which commencing work on the south lot would start. Jeff noted that a timeline would be set at the January Board Meeting and a special community meeting would be scheduled for the end of January. David Hammond asked why Gloria Dei might be limited to 5 spaces during the day, if the lot is empty most of the day. Jeff noted that nothing is set in stone with respect to Gloria Dei and that QVNA is open to an ongoing dialogue.

3. ILMC Proposal. Jeff noted that the \$26,520 in annual payments to ILMC for both north and south lots consists of a doubling of the rate currently paid for the north lot, plus an increase of 2%, because ILMC said it wouldn't take a straight doubling of the north lot rate, which was set 8 years ago. Other items of the proposal were reviewed by the Board. Parkway Corporation would handle all operational issues, such as installing a card reader, security, cleaning and lighting.

***Honey Pertnoy moved that the ILMC Proposal be approved by the Board, Bill Landy seconded the motion, and the motion was approved unanimously.**

4. 2013 Budget Proposal. Jeff and Bill discussed the three budget scenarios presented – best case, middle case and worst case. Jeff raised the possibility of QVNA obtaining a mortgage to raise the additional \$250,000 in funds needed by July to build the community center at the same time the playground is renovated, if other fund-raising efforts are unsuccessful. Bill Landy asked about QVNA's authority to obtain a mortgage. Jeff noted that this is a legal issue that Councilman Squilla will help with, adding that other non-profits like Northern Liberties have obtained mortgages. It was agreed that the issue will be discussed in more details at future meetings.

The meeting was adjourned.

Respectfully submitted,
Cindy Elliott
Recording Secretary