

QUEEN VILLAGE NEIGHBORS ASSOCIATION

BOARD MINUTES

June 6, 2013

Present: Jeff Hornstein, Amy Shelanski, Honey Pertnoy, Bill Landy, Kathy Dilonardo, Amy Grant, Lauren Leonard, Kim Maialetti, Maria Roberts and Cathy Conway (emeritus),

Not present: Leslie Patterson-Tyler and Peter Ross

1. **Minutes:** Additions/corrections to May 5th meeting minutes were provided by Jeff Hornstein. Kathy Dilonardo asked that the Zoning Committee report be appended to all subsequent minutes.

*** Honey Pertnoy moved that the minutes be accepted as corrected, Amy Grant seconded the motion and the motion was approved by unanimous voice vote.**

2. **Financials:** Bill Landy reported that there was \$16,300 income in May; \$9,400 was the total donations, mostly for restricted funds. Expenses were \$71,000. Maria Roberts suggested that we help Carla find a way to account for funds that are committed but not yet distributed – those don't currently show up on the balance sheet. Perhaps the accountant can help and/or run reports on a quarterly basis. Kathy Dilonardo suggested getting a bookkeeper. There followed a general discussion about whether Carla's time might be better spent focusing on activities other than bookkeeping. Kathy Dilonardo suggested we look at Carla's job description and decide whether there should be shifts. Maria suggested doing an annual audit and cost-benefit analysis to make best use of Carla's skills. Jeff suggested we take this up at the August retreat.

*** Maria Roberts moved that the financial reports be accepted, Amy Grant seconded the motion, and the motion was approved by unanimous voice vote.**

3. **New Business**

a. **ILMC Meeting.** Jeff reported that Marge Scherneck has worked a turn-around of the ILMC Board. Jeff reconvened CCIM, which has 2 seats on the ILMC Board. All twelve (12) Philadelphia civic associations have gotten together twice since last ILMC meeting and unanimously support QVNA in its bid to open a second parking lot. ILMC wants the lease to run longer than the current month-to-month lease. Jeff is thinking about agreeing to a two-year lease. ILMC will be more flexible on the financial terms if QVNA signs up for longer lease, with appropriate options for early termination. Jeff proposed that QVNA provide a five percent (5%) revenue share with ILMC if it gets above 170 spaces rented from the two lots combined. ILMC says there'll be fair a market value appraisal at the next ILMC meeting. If the appraisal comes in and meets QVNA's needs, we'll go with that. Jeff asked for approval to do the revenue sharing deal provided that it would yield QVNA at least \$100,000 per year. QVNA won't double revenues by opening the second lot, but Jeff wants a minimum increase in revenue of 50% from adding

the second lot. Bill Landy asked whether the new deal increases the amount QVNA pays to ILMC for the existing lot. Jeff said the amount would increase, as there'll be one deal for both lots. We need an out if we're taking a loss on deal. (The lot manager, Parkway, says there's still interest in more spaces; they get a call every day.) Bill said he is concerned about uncertainty in occupancy and payments due to ILMC during the time between agreeing to the new multi-lot arrangement and when the second lot is fully used. He would prefer that the multi-lot arrangement take effect when the second lot is full up to a certain, as yet undetermined, capacity. The ILMC Board is meeting on Monday. Appraisals are to be done in July and hopefully QVNA will have a deal in August. There was general agreement to Jeff's strategy.

b. Dog Waste Containers. The Streets Department has been unavailable to Honey Pertnoy and Brent Chavis. Councilman Squilla told Jeff that trying to go through the Streets Department will not likely yield any results and suggested that QVNA go ahead and install the cans as previously planned. Duncan Spencer put up signs at Weccacoe re: no dog waste in public trashcans. Can't just unilaterally post signs on Parks property. Brent Chavis reported that the Committee is meeting with QVK9 to plan implementation and get volunteers set. Brent will go back to the 17 businesses that agreed to be responsible for emptying the cans and inserting new liners. The Committee is planning to work with someone that has better plan for lighter-weight lids than those originally proposed. Honey reported that Old City will make the containers and that the Committee has already negotiated a price, but it will take some time for those containers to be fabricated. Jeff asked for a timetable and schedule for implementation. Brent noted that some containers will be located at sites that are different from the original proposal. Kim Maialetti noted that Queen Village has a big waste problem generally, not just dog waste. There ensued a general discussion of this separate issue.

c. Schools and Youth Activities. The Courtyard at Riverview will do a literacy/summer enrichment program with help from Temple University. There are 400-500 kids that live in the area. David Cooper Moore runs literacy programs throughout the city. He'll donate his time and has 2 experienced undergraduates from Temple to teach 4 hours/week for 6 weeks at a cost of \$1500. Moore will explore offering the program to senior citizens living at the Courtyard this fall. Michaels Organization manages public housing project and has social services program, Better Tomorrows, that will give \$500 for the summer program. Mother Bethel may be giving \$500, but it also has the summer school/Nebinger program. Jeff asks that the Board approve up to \$1000 for the Courtyard program, but also asks whether some of the funds could come out of restricted Schools and Youth Committee funds. Joining by phone, Leslie Patterson-Tyler noted that the Schools and Youth Committee funds are for Nebinger and Meredith Schools, while the Courtyard project would serve Nebinger and Washington Schools' students. Leslie talked about the summer program at Mother Bethel that Dr. Ralph Burnley, Principal of Nebinger, recently requested for up to 100 students (most likely 50), which would run about \$15,000. Summer school would start after 4th of July – might do 6 weeks/4 days or 4 weeks/5 days.

She noted that they are looking into various options for other funding, like a mentoring program. Kim asked if we have any idea how the students who participated in last year's summer program faired during the last school year and wondered whether the same students would be repeating the program this year. Leslie said she would try to get answers to Kim's questions. Jeff suggested that QVNA might

do a specific fund-raising effort for the summer school program and noted that there may be \$2000 yet to come from Bridget Foy's most recent fund raiser. Jeff asked Leslie whether Meredith object to use of Schools and Youth Committee funds for the Courtyard program. Leslie said she would with Dr. Cindy Farlino, Principal of Meredith. Jeff suggested that QVNA could offer \$2000 for these 2 projects combined.

d. AVI Update. City Council set a tax rate of 1.34%, with a \$35,000 Homestead exemption, and gentrification relief for those in their homes 10+ years in certain areas.

e. Fire Relief – The total amount raised in connection with the 4th Street fire was \$20,000. Sugar House Casino gave \$5000 for the business relief fund. Moon and Arrow, and Urban Princess, received \$2500 each and each affected renter received \$1000 as of the date of these Minutes.

4. **Executive Director's Report:** Executive Director Carla Puppini reported that there were 98 paid tour goers for the May 4th Open House Tour, up from 70 last year. The gross receipts were \$2400. Materials, refreshments and volunteer-related expenses totaled \$365.18, for a net of \$1764.82.

There are a number of Board positions up for re-election in November, 2013 for the 2014-2015 term: President, Executive Vice President, Vice President, Treasurer, Secretary, Board Position #1, Board Position #2, Board Position #3 and Board Position #4. Of these, only the current Treasurer may not run again. Because the Board has staggered terms, four Board Positions will continue through 2014. The Nominating Committee will make a report at the September meeting. The September and October issues of The Crier will contain voting eligibility requirements, and the November issue will contain biographies of all candidates. Elections will be held November 21st.

5. **Zoning Report:** A single-family house design, which meets neighborhood conservation guidelines, has been approved for the northeast corner of 5th and Catharine. The new plan for Tory's Brickhouse on Front Street also looks good.

6. **Committee Reports**

a. Public Safety: Kim Maialetti reported that the "Light Up The Block" campaign was successful. Sixty people went to Cohen's Hardware to get photovoltaic lights. Cohen's has ordered more lights. The Committee met with Councilman Mark Squilla and Fire Department Captain Gilliam on Monday to discuss fire code violations on Fabric Row. The Fire Department will do a walk-through and assessment of area businesses and give them pointers about what they need to do before the Department of Licenses & Inspections comes in. The Committee has contacted the South Street/Head House Civic association (SSHH) to convene a meeting with business owners, but hasn't gotten a response yet. Lauren Leonard suggested that Kim contact Crystal at SSHH, who will help Kim get in contact with Mike Harris.

Kim reported that Jim McMillan, who founded guncrisis.org to talk with communities about what can be done to combat gun violence, is willing to come and speak at a general meeting. There was a general

consensus that we should do a special meeting for the topic. Jeff is arranging for a criminologist from Temple to help the committee plan effective programs.

b. Young Friends. Lauren Leonard reported that 12 people came to the special cocktail hour at Bridget Foy's. All attending have been added to the QVNA listserv, with the goal of keeping them engaged and on committees.

The meeting was adjourned.

Respectfully submitted,

Cindy A. Elliott
Recording Secretary