

QVNA Board Meeting Minutes September 14, 2010

Present: Don Ackerman, Ed Bell, Mike Hauptman, Bill Landy, Jeff Rush, Bill Stewart, Jeff Rush, Steve Schatz, Neville Vakharia, Ted Warren

Absent: Kathy DiLonardo, Walt Lowthian, Richard Wolk

June, 2010 Minutes. Kathy was not able to get the minutes to the Board (her father is quite ill and she is caring for him out-of-state).

Treasurer's Report for June, July and August. Reviewed, call for approval by Mike, seconded by Ted.

Executive Director's Report Re 501c(3) and parking lot income. The Board discussed the situation re the recent court ruling on a homeowners' association parking lot income considered to be Unrelated Business Income and therefore subject to the UBIT tax. Steve S. noted that there are in-kind services that can be valued and factored in because of the volunteer orientation of the organization. Bill Stewart thinks QVNA's situation is not comparable to the recent case and volunteered to look into it further so as to advise the Board. **Carla will be in contact with Bill to keep this on track in relation to filing deadlines. Bill will report at the October Board meeting.** A short discussion ensued on the way in which the parking lot is structured.

Forgotten Blocks: Ted reported that there is new construction on the entire north side of the 500 block of Carpenter, and that additional homes are also approved on South Fairhill St. The dispersal of the funds connected with the dissolution of Jefferson Square Dev. Corporation is still up in the air. Security cameras were discussed and Ted noted that they have made a big difference psychologically in his neighborhood.

PDAC meeting: Jeff stated that Capt McShea will retire on October 22 and there will be a new lieutenant at the South St. Mini Station. He noted that it's important to keep the South Street Detail. All present also agreed that the "line" that separates the consolidated Police Districts should be at Washington Avenue and not at Christian St. There is an important meeting coming up with the Managing Director. Jeff will attend and invites other Board members as well. Steve Schatz noted that the entire police force is down 400 officers, and two police academies were cancelled.

Liquor South Street Diner wants a liquor license (this would be a new license). Jeff stated that we will have a public meeting with the neighbors. **Carla will set that up.** Jeff Bill S., Ed, Honey, and Don will be the ad-hoc committee for the meeting. Discussion ensued. Don felt that we need to have a moratorium on new liquor licenses; stated that the concentration of liquor licenses is most intense on South Street, and noted the success of so many BYOB restaurants. Jeff felt it should be done on a case-by-case basis. Bill L. noted that the diner is 24-hours and that could become a magnet for late-night drinking. Board members also noted that the restaurant is very popular amongst teenagers, and one of the few places where they can hang out. How would a liquor license affect that? A public meeting will be held.

Sound Barriers Jeff reported that installation is almost complete—the new sound barriers go from Christian St all the way down to McKeen St. He noted that they do reduce the noise from the I-95.

Zoning. Mike reported that local zoning has been quiet. The action is with the new zoning code. The new commission has been feverishly working, and has periodically released “modules.” It has recently published a combined compilation with comments—438 pages (www.zoningmatters.org). It is easier to read, with good graphics, but there are changes for which it’s difficult to evaluate the possible impacts (EX: R10 zoning will now also allow “live-work”—you can run a small business with up to 3 employees).

Comment time deadline is currently set at October 12. Mike sits on the Neighborhood Crosstown Coalition,” a coalition of neighborhood groups that are monitoring and commenting on the new code. The coalition has expanded with more civic associations joining. The Coalition recently met and will meet with the Zoning Code Commission on Sept. 24th. They will request more time to review the code. In the meantime, each Coalition member is reading a section and reviewing it. **Mike will update the Board.** The Neighborhood Conservation District (NCD) is in the code exactly as it was written.

Mike read a letter that he had received from the Executive Director of Partners for Sacred Places regarding Emmanuel Lutheran Church on S. 4th. (The Partners for Sacred Places is a non-profit, non-sectarian group that helps preserve religious buildings. Partners administers grants, but they also tie the grant to educational workshops on preservation that grantees are required to take.) The letter states that a Buddhist Temple group has expressed interest in purchasing the building. There are serious problems with the roof, and it would cost \$35,000 to repair it in order to stabilize it. The letter asks if QVNA would be willing to provide \$10,000 to Partners for this repair. Mike put that request to the Board and a discussion ensued. (Mike suggested a figure of \$5000). Jeff suggested that this request should go through the Grants Committee. There were a variety of opinions expressed, including a concern about supporting a religious institution. After continued discussion, Jeff asked Ted if he could take this on and present this to the Grants Committee. **Ted agreed to do so.**

Jeff asked if the Board wanted to do a Candidates’ Forum before the November race. Don suggested that we do it in conjunction with neighboring civics. **Ed agreed to work on this; Jeff and Ed will work to set it up.**

New Business Carla and Ed noted that there is increased interest in “sustainability” by QV residents, and suggested the possibility of a new committee if that interest is sustained. **Carla and Ed will choose a date and Carla will send out an email blast inviting residents to attend a meeting on said topic.**

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by Carla Puppini, Executive Director