

Board Meeting Minutes

Date: January 15, 2020	Location: QVNA Office, 417 South Street
------------------------	--

Attendance

Voting Officers	Name	Present	Absent	Voting Directors	Present	Absent
President	Eleanor Ingersoll	x		Caroline Allen	x	
Vice President	Inez Green		x	Joe Brin	x	
Treasurer	Tom Bonney	x		Anita Brook Dupree		x
Secretary	Meredith Piotrowski	x		Mark Grabarits	x	
Non-Voting Officer				Rosamond Howard	x	
Executive Director	Lucy Erdelac	x		Mike McPhilmy	x	
Guest				Mike Seidenberg	x	
QVNA Zoning Committee	Amy Rivera	x		Noah Swistak	x	

Meeting Agenda

I. Call to Order

The meeting was called to order at 7:03 pm. 10 voting Board Members were in attendance therefore a quorum existed, and Board action could be taken.

II. Zoning Update

Amy Rivera of the QVNA Zoning committee was invited to present on the request for a zoning variance for a nightclub/dance club at 514 South Street. The zoning overlay for SSHD prohibits nightclubs. Owners want a venue that people can rent out and dance and say his business plan would be more for weddings, conferences, bar mitzvahs, product launches and photo shoots. Neighbors are concerned about noise, trash, onsite management, accountability and responsibility of owner. Owner splits time between CT and Philadelphia, living above the venue. The Zoning Committee’s suggestion is a 2 year temporary zoning use and neighbor review at the time of renewal. Alternate concern: variances stay with building not the business; the building could be sold with the variance and the neighborhood could be presented with different issues. Food and alcohol would be provided by a caterer. Legally, caterers can provide alcohol for 5 consecutive hours. Current events at the space can only total 49 people, no music, no dancing. SSHD will provide QVNA with a copy of their ZBA letter. When deed restrictions were presented to the owner, he was reluctant.

There was discussion that the variance could set a precedent. There are other businesses who will be seeking a similar variance in the near future.

ZBA hearing is scheduled for February 5th.

RH suggests we write a “no unless” letter including a set of stipulations. MM and EI agree.

AR suggests only a 2 year variance, have a trash plan, bouncer/security agreement, limits of use including hours of operation. EI advised these stipulations are unenforceable for a zoning agreement but would be enforceable

Date:	January 15, 2020	Location:	QVNA Office, 417 South Street
-------	------------------	-----------	----------------------------------

with a liquor license. LE suggested better lighting requirements for Randolph St side since there are some safety issues directly affecting the residents of Randolph St.

III. Minutes

Minutes from the December 2019 Board meetings were provided to the Board in advance of the meeting by Mark Grabarits, Board Secretary for 2019.

Motion:	A motion for the Board to approve the minutes of the December 2019 Board meetings was made by MG and seconded by EI/MM .
Vote:	Unanimously approved.

IV. Financial Statements

The December 2019 financial statements were presented by Treasurer Tom Bonney.

Motion:	A motion for the Board to approve the November and December 2019 financial statements was made by MG and seconded by MM/JB.
Vote:	Unanimously approved.

V. Strategic Discussion

- The Parking Lot: a few residents contacted the office, concerned about the January rate increase for monthly parking. QVNA now charges \$125 (up from \$110) per month. Other neighborhood lots charge (at the very lowest) \$200/month and lots closer to Society Hill charge \$300/month. Subsequently, QVNA leases the lot from ILMC for \$42,500 annually. This rate is expected to increase to \$63,700 when the lease comes up in March, which will include 7 years worth of inflation. For every \$1 the parking lot brings in \$.80 stays with QVNA. QVNA is also required to cover repairs (i.e. broken entrance arm, broken intercom, underground sensor, plus upkeep such as surface repairs and line painting). 72% of QVNA’s budget comes from parking lot revenue, thus directly affecting programs and services.

Motion:	No motion.
Vote:	No vote.

- With board backing, EI wrote a letter to be submitted to the ZBA in support of Pennsport Civic Association and CDAG’s opposition to a Wawa gas fueling station proposed for East side of Columbus Boulevard. The overlay for the Central Delaware prohibits gas fueling stations along the eastside of Columbus Boulevard.

Motion:	EI moves to support and submit letter to ZBA. CA/TB seconded.
Vote:	None opposed. Motion passes unanimously.



Board Meeting Minutes

Date:	January 15, 2020	Location:	QVNA Office, 417 South Street
-------	------------------	-----------	----------------------------------

VI. Quick Updates

EI presented adjustments to the 2020 Community Meeting Calendar and discussed the upcoming Board Retreat.

VII. Other Business

MM discussed the updated Conflict of Interest policy and some language clarifications.

Discussion around changing the grant cycle from twice a year to once a year for bigger impact and larger projects.

VIII. Meeting Adjournment

There being no other business, the meeting was adjourned at 9:07 pm

Respectfully submitted by Secretary Meredith Piotrowski

February 11, 2020