



Community Stewardship. Advocacy. Service.

Board Meeting Minutes

Date:	June 3, 2020	Location:	Videoconference via Zoom
-------	--------------	-----------	--------------------------

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		Mike Grabarits	X			
Ex Officio				Rosamond Howard	X			
Executive Director	Lucy Erdelac	X		Mike McPhilmy	X			
				Mike Seidenberg	X			
				Noah Swistak	X			

Meeting Agenda

I. Call to Order

The meeting was called to order at 7:05 p.m. 12 Voting Board members were in attendance therefore a quorum existed, and Board action could be taken.

II. Minutes

Secretary Meredith Piotrowski presents minutes from the May 6, 2020 Board meeting that were also provided to the members in advance of the meeting.

Motion:	MP motioned for the Board to approve the minutes of the May Board meeting and seconded by MS.
Vote:	Unanimously approved.

III. Financials

Treasurer Tom Bonney presents April financials. The statement is as expected.

Motion:	TB motions for the Board to approve the April financial statement. MM seconded.
Vote:	Unanimously approved.

TB presents on parking lot tax increase. Mayor Kenney has proposed a parking lot tax increase in his new draft budget. City Council has not yet approved it. If it passes, QVNA might have to consider an increase of our parking space rental fee. Currently, renters pay \$125/month per space (QVNA lot expenses not included). If the tax increase is approved, QVNA income is reduced by \$7.70/month. To maintain QVNA's budgeted annual lot income, a monthly rate increase to \$132.70 is needed; however, as of January 1, 2020, QVNA raised parking space rental by \$15 per month.

Motion:	Presentation only. No motion made.
Vote:	No vote taken.

TB informed the board that QVNA received a \$2,000 SBA grant.

Motion:	Presentation only. No motion made.
Vote:	No vote taken.



Board Meeting Minutes

Date:	June 3, 2020	Location:	Videoconference via Zoom
-------	--------------	-----------	--------------------------

Community Stewardship. Advocacy. Service.

TB and LE present on Mary Street Garden. There is discussion of reallocating the remaining balance of \$3,600 from a restricted fund for the planned Queen Village Community Center at Weccacoe Playground (which will not be built due to the burial ground beneath the existing building. A recommendation was made to reallocate the restricted fund for use by the Mary Street Garden Committee to provide needed start-up funding to create a new pocket park on a vacant City-owned parcel at the intersection of Washington Ave, Front St and League St. (For background, if a committee of volunteers creates and maintains a garden on vacant land for a minimum of 3 years, then the National Garden Trust (NGT) will consider purchasing the land for continued volunteer use as a garden under their guidelines. Mary Street Garden Committee Chair David O'Donnell has already met with Councilman Squilla and the Executive Director of the NGT to make them aware of the committee's intent. If NGT takes ownership of the garden's land, it will provide insurance and a water system.

Motion:	MS motions to table discussion until next meeting. There is no second. Motions dies.
Vote:	No vote.

Motion:	MM motions to reallocate the restricted funds to Mary Street Garden. ABD seconds.
Vote:	11 approved. 1 opposed.

IV. Board Conduct Policy Vote

Director Mike McPhilly presents proposed policy on Board member conduct. There is discussion on language revisions from an earlier draft to the proposal currently on the table. Both were provided in advance to Board members.

Motion:	MM motions to approve the conduct policy. ABD seconded.
Vote:	9 approved. 3 opposed

V. QVNA Business and Programs

- A. President Eleanor Ingersoll presents:
 - 1. Wine-expanded permit for Hungry Pigeon
 - a. HP would like to sell bottles of wine and growlers of beer to go. They are seeking a letter of support for this from QVNA. While in its five-year existence, there have been no complaints lodged against Hungry Pigeon, the Board achieved a consensus decision to not respond.
- B. Electronic Board Vote – Meredith School's Zoning Variance Application
 - 1. Current Board Policy prohibits virtual public zoning meetings until further notice. Therefore an electronic vote is required to allow one virtual public zoning meeting to review a proposal to build modular classrooms in Meredith School's parking lot for use in September 2020.
 - 2. On May 28, 2020 the Board unanimous approved two motions by electronic vote:
 - a. To allow an electronic vote on the topic of support for convening a virtual public Zoning Meeting to review one zoning variance application.
 - b. QVNA will convene a virtual Zoning Committee public meeting exclusively to review the variance application on a proposed project for mobile classrooms at Meredith Elementary School.



Community Stewardship. Advocacy. Service.

Board Meeting Minutes

Date:	June 3, 2020	Location:	Videoconference via Zoom
-------	--------------	-----------	--------------------------

- C. Executive Director Lucy Erdelac presents:
 1. Move out of Joynture and search for a new office.
 - a. The owner of the building that houses Joynture terminated its contract with Joynture, forcing QVNA and the other businesses contracted with Joynture to vacate the premises with less than one month’s notice. LE is researching new potential office spaces.
 2. Meredith Zoning meeting update.
 - a. The virtual public zoning meeting on the Meredith Zoning Variance Application is scheduled for June 24, 2020 at 7:30 p.m. via Zoom.
 3. Parking lot painting.
 - a. QVNA has hired an experienced parking lot painter who has extensive experience in and knowledge of maintaining ADA-compliant spaces.
 4. Grant Committee applications are currently in review. An update will be provided at a later meeting.

VI. Washington Avenue Repaving Project

Director Mike Seidenberg presents on the Washington Avenue Repaving Project. MS, JB, and NS will convene to discuss and report back possible action items. MS advises the Board that if anyone else would like to take part, to please email him.

Motion:	Presentation and update only. No motion made.
Vote:	No vote taken.

VII. The Palms (431-35 South Street) Update

Director Rosamond Howard presents an update that The Palms is no longer leasing the space. The Zoning Variance Applicant’s attorney has no knowledge of the current situation. RH expressed a concern that the Applicant could possibly continue pursuing a variance when ZBA reopens. EI stated that the public zoning meeting process with QVNA and SSHD is incomplete. EI added that the application cannot be pulled until the ZBA is officially open after June 19th.

RH presents the following motion:

- “We table discussion of the variance currently being sought for 431-35 South St.”
- “If the ZBA schedules a hearing for that variance for a date that is prior to, or less than two weeks after, our next regularly scheduled meeting, that we convene a special meeting of the Board, to be held at least two weeks before the ZBA hearing date, to determine QVNA’s position on the variance.”

Motion:	RH motions to approve. MP seconds.
Vote:	Unanimously passed.

VIII. Extending Board Meetings Through July and August

Director Mike Seidenberg presents a motion to schedule additional Board meetings in July and August.

Motion:	MS motions to schedule extra Board meetings for July and August. TB seconds.
Vote:	3 approve. 9 opposed. Motion fails.



Community Stewardship. Advocacy. Service.

Board Meeting Minutes

Date:	June 3, 2020	Location:	Videoconference via Zoom
-------	--------------	-----------	--------------------------

IX. New Business

- A. Vice President Inez Green presents that Jake Peterson, QVNA Office Manager, has been coordinating with PhillyFeed to provide hot meals to Courtyard residents, and expressed her gratitude.

Motion:	Update only. No motion.
Vote:	No vote taken.

- B. EI presents that QVNA has renewed its membership in the Crosstown Coalition and MP will be QVNA’s delegate to the Crosstown Coalition.
- C. EI presents update on neighborhood businesses affected by the recent civil unrest and also a list of neighborhood businesses that have permanently closed due to the economic ramifications of Covid-19 quarantine.

X. Meeting Adjournment

There being no other business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted by Secretary Meredith Piotrowski
June 10, 2020

Attachment: QV Board Expectations Final.pdf

EXPECTATIONS FOR BOARD MEMBER CONDUCT

All Board Members serve as volunteers and bring a wide range of experience, background and opinion to the Association and it is expected that this diversity will produce a more comprehensive service to the Community. Diversity also brings with it differences of opinion which have the potential to spiral downward into unproductive Board communications and dynamics.

It is the expectation of the Board that Board Members will act professionally to one another and respect each other's time and commitment to the Association. Unruly conduct or actions can be detrimental to the Association and Queen Village. Detrimental behaviors include but are not limited to:

Publically abusing, disparaging or personally attacking a Board member, Committee member, community member or representative of a city sponsored organization.

Disruptive behavior that limits the ability of members to conduct board business by not allowing for debate by continuously interrupting, talking over or in any fashion not allowing for civil debate.

In the event that a Member's conduct becomes so disruptive that they impede the ability of the Board to conduct its business or negatively reflects on the professionalism of the Association, the President may ask that Member to leave the meeting.

In the future, if that Member again exhibits disruptive behavior or behavior deemed detrimental to the Association, they may be removed from office, as stipulated in Section XVII B of the Bylaws.