



Board Meeting Minutes

Date:	February 3, 2021	Location:	Videoconference via Zoom
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Attendance

Voting Officers		Name	Present	Absent	Voting Directors		Present	Absent
President	Eleanor Ingersoll (EI)	X		Caitlyn Allen (CMA)	X			
Vice President	Justin Fishman (JF)	X		Caroline Allen (CA)				X
Secretary	Meredith Piotrowski (MP)	X		Matt Atkins (MA)	X			
				Joe Brin (JB)	X			
Ex Officio				Mark Grabarits (MG)	X			
Executive Director	Lucy Erdelac (LE)	X		Michelle Grimley (MEG)	X			
				Rosamond Howard (RH)	X			
				Mike McPhilly (MM)	X			
				Noah Swistak (NS)	X			

Meeting Agenda

I. Call to Order

The meeting was called to order at 7:03 p.m. 11 Voting Board members were in attendance therefore a quorum existed, and Board action could be taken. EI notified the Board that Treasurer Tom Bonney resigned effective immediately.

II. Minutes

Secretary Meredith Piotrowski presents the January minutes.

Motion:	MM motions to approve. MEG seconds.
Vote:	Motion passes unanimously.

III. Financials

Executive Director Lucy Erdelac presents QVNA's year-end financials.

- A. Key findings: Despite the pandemic, FY2020 ended \$26k over budget primarily due to our management of expenses.
- B. Compared to FY2019:
 1. While total income was below budget, membership income significantly increased.
- C. COVID-related issues negatively impacted two income line items:
 1. Magazine advertising (due to advertisers' budget cuts; and 3, not 4 issues were produced)
 2. Summer at Courtyard was cancelled (eliminating all possible donor income).

Motion:	MEG motions to approve the December financials. JB seconds.
Vote:	Unanimously passes.

IV. Zoning Committee Update

Director Noah Swistak presents an update on:

- A. Recent activity regarding 615 S. 3rd St. mixed-use building.
- B. 1032 S. Randolph variance applicant will present at next Wednesday's Zoning Committee meeting.

Motion:	Presentation only.
Vote:	No vote taken.

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V. Zoning On-Line

LE presents that two additional webpages have been added to the Zoning section at QVNA.org/zoning-mtg-outcomes and QVNA.org/zba-hearings (how to attend a ZBA hearing on Zoom).

Motion:	Presentation only.
Vote:	No vote taken.

VI. Crosstown Coalition

MP presents on Crosstown Coalition's position on the Office of Property Management's (OPA) removal of the owner name search function from its website property.phila.gov.

Motion:	MP motions to support CC's efforts to get OPA to restore its owner name search function and be listed individually as an RCO on CC correspondence to OPA and councilmembers. RH seconds.
Vote:	10 approve 1 abstains.

VII. Zoning Policy

EI and NS present on need for a policy and the proposed policy for QVNA zoning (attached to the end of these minutes). Discussion ensued.

Motion:	EI moved to approve the zoning policy. MEG seconds.
Vote:	6 approve, 5 oppose. Motion passes.

There is a proviso added that the policy is being passed where the Board will routinely check in and assess the policy's efficaciousness.

VIII. Other Business

There was no other business to discuss.

IX. Meeting Adjournment

There being no other business, the meeting was adjourned at 9:07 p.m.

Respectfully submitted by Secretary Meredith Piotrowski on February 5, 2021.

Attachment: Proposed Zoning Policy for QVNA.pdf

PROPOSED ZONING POLICY FOR QVNA

- Agreed that a policy needed to guide the BoD and Zoning Committee dynamic
- The more streamlined the policy, the more likely to be enforced
- The policy is formed generationally; not as a reaction to current events or personalities, rather for future volunteer members of the Board & the Zoning Committee

POLICY:

The Zoning Committee shall represent the QVNA Registered Community Organization (RCO) on zoning matters; reviewing, deciding and sending its decisions to the Zoning Board of Adjustment (ZBA). For projects mutually agreed upon with the Board of Directors, the Zoning Committee will send a recommendation to the Board for consideration in the Board's final position and letter to the ZBA. These projects may include but are not limited to: applications for projects involving at least twenty residential units, properties seeking a Special Assembly Occupancy License and other cases deemed to be of exceptionally high impact to the neighborhood. For these, the QVNA Board will make best efforts for 25% of sitting Board Directors to attend the QV Zoning Committee meeting.

BEST PRACTICES:

A Board member serving simultaneously on the Zoning Committee will be expected to regularly keep the Board apprised of Zoning Committee business. If no individual concomitantly serves on both bodies, a Zoning Committee representative may at any time be asked to report to the Board regarding any projects the Committee has recently reviewed or plans to review.

Board members may attend Zoning Committee meetings at will and provide their input to the Zoning Committee.