

In Attendance:

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

I. Call to Order

The meeting was called to order at 7:02 p.m. Ten Voting Board members were in attendance therefore a quorum existed, and Board action could be taken.

II. Presidential Appointments

President Eleanor Ingersoll announced the appointment of three directors, each who will represent QVNA at respective organizations:

- Joe Brin: Friends of the South Street Mini Station
- Matt Atkins: Crosstown Coalition
- Noah Swistak: Community Coalition for Interstate Management (CCIM)

Next Step:	Presented for information only
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III. Minutes

In the absence of Secretary Meredith Piotrowski, Director Chris Mullen presented the September board meeting minutes for approval.

Motion:	EI motioned to approve the September board minutes as presented. MM seconded the motion.
Vote:	Motion passes. 9 approve. 1 abstain.

IV. Financials

Treasurer Mike McPhilly presents the August Financials for board approval. MM addressed a staff salary question posed by RH.

Motion:	JF motioned to approve the August financials as presented. MEG seconded the motion.
Vote:	Motion passes unanimously

MM reminded the board that at our February 2021 meeting, we discussed moving QVNA's operational funds to TD Bank from PNC Bank. An operational account has been opened at TD Bank. In order to finalize the transfer of all operational funds, Board approval is needed.

Motion:	Executive Director Lucy Erdelac motioned for Board approval to close the money market, certificate of deposit and checking accounts at PNC Bank in order to electronically transfer funds from these sources to QVNA's operational account at TD Bank. Motion seconded by JF and MEG.
Vote:	Motion passes unanimously

A new office for QVNA has been identified. Its location is 709 S. 5th Street. It can be rented for \$1,750/month (plus utilities) for 3 years, and the landlord will allow us to sublease space within it. Due to the need to act quickly to secure this space, the Executive Committee unanimously agreed to lease this space and the lease was subsequently signed so QVNA could move into it as soon as possible. Board ratification of signing this lease is needed.

Motion:	MM motioned for the board to ratify signing a 3-year lease to locate QVNA’s office at 709 S. 5 th Street. Motion seconded by MEG.
Vote:	Motion passes. 9 approve. 1 abstain.

The 2022 budget is being drafted and will be presented to the Board for input at the November meeting. MM highlighted topics that the board needs to consider for next year:

- An increase of the Grants budget above \$20,000/year. Although this has been the budget for several years, there is no reason it cannot be increased to invest more into the community when the association has the ability to do so.
- Parking lot lease extension. ILMC has requested a 73% increase for lot rental, suggesting that this is its fair market value. Discussion ensued. Board needs clarification on what fair market value is based on. Additionally, QVNA’s lease extension began July 1, 2021. ILMC advised QVNA of the rate increase in September. Currently it is unknown whether the rent increase begins in 2021 or in 2022. EI and NS will continue to work with ILMC to identify answers.
- Carpenter’s Walk needs sidewalk repairs. Who is responsible? ILMC wants QVNA to pay for the repairs. The contract with ILMC describes QVNA’s responsibility as being the easement, described in writing as the driveway between the two parcels (17 and 18). EI and NS will work with ILMC on this issue.
- MG suggested that the board establish a capital improvement budget, restricted to use for any major parking lot repairs necessitated by our rental lease with ILMC.
- Next ILMAC meeting will be in December.

V. Committee Updates

Zoning: Director Noah Swistak past and current month variance applications presented to QVNA.

Nominations: Director Michelle Grimley provided an update on Board Candidates and the election process.

Membership: Director Cait Allen discussed plans for Oct 30th Pumpkin Carving Contest under the Shambles.

Next Step:	Presented for information only
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VI. President Update

EI raised three important topics from City Council for board discussion:

1. A bill introduced by City Council President Clark regarding reforms to the Zoning Board of Appeals (ZBA). Board members were emailed a copy the bill prior to the board meeting. The Crosstown Coalition, of which QVNA is a member, has asked that QVNA support the Coalition in asking City Council to delay the public hearing so Recognized Community Organizations (RCO)s can weigh in on the bill.

MA discusses the ZBA proposal as discussed in the Crosstown Coalition Zoning Committee Meeting. QVNA will be asked to provide its vote at the next Crosstown Coalition meeting on October 21st.

Crosstown would like to delay until December vote:

1. Increase ZBA from 5 to 7 members
2. Members would require some sort of accreditation (Architect, Engineer, Zoning Attorney, etc.)
3. Community Group Representation of 2 seats
4. Council Member approval of members

MA makes a motion to vote on 2 matters for ZBA and EI seconds. Discussion ensued about the need for board members to become more familiar with the bill. JF asked that the board electronically on this topic. Agreed by consensus.

2. Re-districting of City Council boundaries based on population changes identified by the census. MA discusses the Crosstown Coalition’s desire for re-districting to be open and inclusive so that all neighborhoods have input on re-districting. It was unanimously agreed that a motion to this effect will be included on the board’s electronic vote.

Next Step:	The board will be asked to vote electronically on each motion. LE will prepare the voting survey.
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3. EI discusses Councilman Domb’s streeteries bill which removes RCO input from any decisions about streeteries. This may come to a vote by City Council as early as Oct 22nd. EI is creating a taskforce to understand this bill and it convene by the end of next week. Issues: Who will enforce the new rules? Streets? L&I?
4. Community safety. EI discussed preliminary thoughts regarding:
 - Town Watch. Discussion ensued. EI will reach out to the City’s Town Watch Liaison to obtain information and will bring back to the board.
 - Reminding neighbors to keep lights on at night, particularly outdoor.
 - Reminding neighbors with outside cameras to register them with the city for police availability.

Next Step:	Presented for information only. LE will add reminders on safety topics to eNews.
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VII. Executive Director Report

LE presents highlights QVNA’s office move, the election process and upcoming events from her submitted written report to the Board. Upcoming events:

- Nov 9th is Love your Park Day. Board members encouraged to come out for planting and sweeping.
- Nov 20th another electronic and shredding event Rep Isaacson’s office pays the tab on this
- 3700 magazines were bundled and most, if not all, will be delivered by Thursday Oct 7th

Next Step:	Presented for information only
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VIII. Other Business

Prior to the board meeting, EI circulated a letter drafted by the Center City Coalition (CCC) to Mayor Kenney, City Government Officials, City Council Members and Police Commissioner Outlaw. CCC asks that QVNA support its letter by allowing its name to be added to the letter. The letter is on “The Urgent Need for City Government to Improve Safety, Sanitation and Quality of Life in Center City to Support and Revitalize Our Hospitality, Tourism, Restaurant, Retail and Cultural Industries.”

Motion:	EI motions for the board to support the letter drafted by the Center City Coalition to city officials. MEG seconds the motion
Vote:	Motion passes unanimously.

IX. Meeting Adjournment

The meeting was adjourned at 8:51 p.m.

Respectfully submitted by Chris Mullen on October 6, 2021.