

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	

Meeting Agenda

I. Call to Order

Vice President Justin Fishman called the meeting to order at 7:15 p.m. Ten voting Board members were in attendance therefore a quorum existed, and Board action could be taken.

JF read into the minutes 4 board votes. At the October board meeting it was agreed to conduct an electronic vote on four motions. In accordance with QVNA bylaws, the board may vote electronically outside of a board meeting if all eligible-to-vote board members agree that the electronic vote may be taken. Our board has 12 eligible members. All members voted electronically on October 8th

1. Motion: To ALLOW an electronic vote. Results: Approved by unanimous vote.
2. Motion: QVNA Board supports asking for a delay in the public hearing so QVNA & other Crosstown Coalition civics can weigh in on the bill. Results: Motion approved. Vote: 10 approved. 2 opposed.
3. Motion: QVNA Board supports the new language in City Council's bill 21067 to provide advance building demolition notification to nearby neighbors and the RCO, and the councilmember. Results: Results: Approved by unanimous vote.
4. Motion: QVNA Board supports the Committee of Seventy's redistricting roadmap initiative. Results: Motion approved. Vote: 10 approved. 1 opposed. 1 abstained.

Next Step:	Include motions and results of each vote in meeting minutes.
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II. Minutes

In the absence of Secretary Meredith Piotrowski, Director Chris Mullen presented the October meeting minutes for approval. Director Rosamond Howard requested amendments to minutes before board approval.

Next Step:	October minutes will be amended for representation at the December meeting.
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III. Financials

Treasurer Mike McPhilmy presented the September financials for board approval. He noted that the association's financial health is in good shape.

Motion:	JF motioned to approve the September financials as presented. Director Mark Grabarits seconded the motion.
Vote:	Motion passed unanimously.

IV. Grant Committee Report

Four applications were submitted. Available funding is 19,870. All four projects contribute to the quality of life in wide-ranging sectors of our community. The committee recommended full funding of all 4 projects. To do so requires additional funding of \$472.

Organization	\$ Request	Purpose
Friends of Mario Lanza Park	\$10,472	Arborist fees: Removal of dead limbs for safety; structural and shaping pruning as needed; Treatments: parasites, blight, and fertilization
QVK9 for Mario Lanza Dog Park	\$3,000	Resurfacing dog park with safe gravel to retain its firm surface (2 vendor bids still needed)
Nebinger Elementary School PTA / Friends of Nebinger	\$2,350	Purchase of a collection of 275 age-appropriate books that reflect the diversity of approximately 180 K-2 students.
Courtyard Mentor Network	\$4,500	Send 15 (11-15 year old) boys to mentoring camp in August as the culmination of a weekly school year program that helps them develop long-term life goals & provides mentoring support.

Discussion ensued about QVK9. Key points raised: Very recent change in leadership (all new in their roles); timing of application deadline prohibited their ability to obtain 2 vendor bids on time; need to resurface dog park is immediate. Committee will require 2 vendor bids for full grant funding.

MM noted that \$500 is available in the 2021 budget's Board Discretionary line item. The Board's restriction of \$472 for grants would make full funding of all 4 grants possible.

Motion 1:	MM motioned to approve and fully fund all 4 grant projects. MG seconded.
Vote:	Motion approved: 7; 1 opposed; 2 abstained.

Motion 2:	MM motioned to restrict \$472 of Board Discretionary funds for Fall 2021 Grant funding, pending submission of 2 vendor bids by QVK9. CM seconded.
Vote:	Motion approved: 7; 1 opposed; 2 abstained.

V. Zoning Committee Update

Director Noah Swistak highlighted:

- 524-26 S. Front St. (Downey’s bldg) - presented at October meeting:
 - QVNA opposed project as presented, encouraging developer to revise design/ represent to committee
 - SHCA opposed project
 - SSHD approved project
 - ZBA approved project
- 2nd and Christian streets strip mall to be demolished and replaced by 42 residential units, no parking, built by right, therefore no zoning variance is required.

VI. Nominating Committee Update

Director Michelle Grimly presented the board election ballot, promotion and voting schedule at the office.

VII. Updates

- Friends of South Street Police Mini-Station (FPMS): Director Joe Brin highlighted the October meeting. QVNA website to cross promote FPMS' website and have personal safety tips.
- Phila Crosstown Coalition of Civics: Director Matt Atkins reported that SEPTA has started a 3-year project to create a “more efficient, effective and accessible bus network” and is fielding a public survey (<https://www.surveymonkey.com/r/268759M>).
- Courtyard Mentor Network: JF discussed Tuesday’s field trip to Wills Eye Hospital. Each boy received scrubs with his name on it. They had an interactive experience in a lab, performing surgery on a pig’s eye. Several TV stations were there - NBC10 already aired a story; others are forthcoming. CMN needs more funding.

Next Step:	Presented for information only
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President Eleanor Ingersoll joined the meeting at 8:03 p.m.

VIII. 2022 Draft Budget

MM reviewed a draft of the 2022 budget. Key topics for board board discussion:

- ILMC proposed a parking lot rental increase (from \$45k to 73k). Unknown is whether this is retroactive to July. This may be negotiable. EI leads ILMC negotiations.
- Parking lot rate increase (from \$125 to \$150/month).
 - No increase in rate may result in a significant budget deficit. Note: QVNA did not raise rental rates when the city imposed the 2020 parking lot tax increase.
 - Need to improve lighting for safety.
 - Need to upgrade gate technology to wifi.
 - Other parking lot rates range: \$300 - \$500/month.
- Increase investment in community grants.
- Should QVNA membership be required of parking lot renters? (Grows income diversification)

EI asked that a budget task force be created to continue budget work. In addition, the grants committee should be consulted on grants process restructuring and coordinate it with the office.

Discussion ensued. Key points:

- Communication of any changes to the QV community.
- Moving away from merely maintenance projects



Community Stewardship. Advocacy. Service.

Board Meeting Minutes

Date: Nov 3, 2021 Location: Zoom Meeting

- Need to look at income generation before looking at expenses.
- If membership is required to rent a parking space, is the membership still tax deductible?
- Allocation of more \$ to:
 - legal services for advocating for the neighborhood (with pro bono representation?)
 - community grants (accommodating larger grants and/or matching fund programs)
- Do we need a Capital Improvement Account?
- More discussions are needed, especially on increasing income. The task force will do this.
- Does the 2022 budget need to be voted on at the December board meeting? (Yes.)

Next Step: Task force members: MM, CM, Director Cait Allen, and possibly a board candidate who is a CPA.

IX. Other Business

EI reported that a Good Neighbor Agreement was signed in October with Mirage Lounge (South St) and is filed with the 3rd District Police. Conversations are underway regarding Good Neighbor Agreements with Fez Moroccan Restaurant (2nd St) and Royal Izakaya (2nd St). Discussions with Royal Izakaya have included their take-out window.

RH requested a Nuisance Reporting Tool complaint update.

The next community meeting is November 17th with a focus on COVID vaccines (shots for children 5-11 and boosters)

X. Meeting Adjournment

There being no other business, the meeting was adjourned at 8:52 p.m.

Respectfully submitted by Chris Mullen on Nov 27, 2021 .