

Attendance

Voting Officers		Present	Absent	Voting Directors		Present	Absent
President	Eleanor Ingersoll (EI)	x		Matt Atkins (MA)	x		
Vice President	Justin Fishman (JF)	x		Joe Brin (JB)	x		
Treasurer	Cait Allen (CMA)	x		Dan Doyle (DD)	x		
Secretary	Chris Mullen (CM)	x		Don Finley (DF)	x		
Ex Officio Officer				Michelle Grimley (MEG)	x		
Executive Director	Lucy Erdelac (LE)	x		Philip Holzhauser (PH)	x		
Guests				Mike McPhilmly (MM)	x		
				Noah Swistak (NS)	x		

Meeting Agenda

I. Call to Order

The meeting was called to order at 7:03 p.m. 13 voting Board members were in attendance therefore a quorum existed, and Board action could be taken. Eleanor started a brief introduction of new board members and old.

II. Meeting Minutes

Secretary Chris Mullen presented the December 1, 2021 board meeting minutes for approval.

Motion:	CM motioned to approve the December board minutes as presented. MG seconded the motion.
Vote:	Motion passes: 9 approve 3 abstentions

III. Financials

Treasurer Cait Allen presented the November 2021 financials. Mike McPhilmly assisted. The association is financially healthy. Year-to-date income exceeds FY2021's budget. Expenses are lower than budgeted.

Motion:	CA motioned to approve the December financials as presented. MM seconded the motion.
Vote:	Motion passes: 13 approve unanimous

IV. Zoning Committee Update

Director Noah Swistak recapped activities:

- Upcoming: On January 9th, the committee will review the 419 Bainbridge development, a 7-story, 157 apartment building being built by right. Due to the number of apartments, a Civic Design Review Committee will be held (not yet scheduled). As part of the CDR process, a public input meeting is required. QVNA is designated Coordinating RCO. SSHD will also review the project at the same meeting. Afterwards, both QVNA and SSHD must submit its RCO recommendation to the CDR Committee.
- Reminder from December board meeting: Downey's property NW corner of South and Front 526 S Front St: On behalf of QVNA, the Zoning Committee sent a letter of opposition to the project as presented to the ZBA. The committee cited the proposal's inappropriate height and massing for its context and no explanation of hardship. Despite QVNA's and SHCA's opposition, the ZBA approved the project. SHCA's board wants to appeal the zoning variance granted by the ZBA if QVNA joins the appeal.

V. President's Update

The President's update focused on 524 S. Front Street (formerly Downey's). President Eleanor Ingersoll's discussion with Society Hill Civic Association's president and zoning committee chair.

- To follow up the December decision by the Board, QVNA obtained SHCA's zoning committee presentations (from the neighborhood zoning meeting as well as the zoning committee's recommendation to the SHCA board to appeal the ZBA's decision).
- The presentations were discussed as well as the pros and cons of appealing the ZBA's decision:
 - Do nearby neighbors want the variance appealed? If we appeal it should be based on nearby neighbor input and a meeting should be scheduled to get input.
 - An appeal will prolong the property's blight on the 100 block of South St. Is this in the community's best interest?
 - If QVNA invests time and money in appealing a ZBA decision, is it best done for a project on the commercial corridor that affects a small proportion of neighbors, or for a project located within the residential community?
 - Board discussion ensued, followed by a motion for board action.

Motion:	NS motioned to approve the joining with SHCA to file an appeal of the ZBA decision to provide a zoning variance to the 526 S Front as presented. DD seconded the motion.
Vote:	Motion passes: opposed 13
Next Step:	EI suggested that QVNA reach out to SHCA to explore the creation of a working group to brainstorm how to proactively interact with developers to mitigate issues long before they come to the public arena of the civic zoning committee.

VI. Executive Director's Update

Executive Director Lucy Erdelac updated the board on the status of parking lot lighting and entrance gate technology; and office security.

Next Step:	Presented for information only
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VII. Other Business

No other topics were raised.

VIII. Meeting Adjournment

There being no other business, the meeting was adjourned at 8:40 p.m.

Respectfully submitted by Chris Mullen on Jan 7, 2022 .