

### Attendance

Voting Officers	Name	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	
<b>Ex Officio Officer</b>				Michelle Grimley (MEG)	x	
Executive Director	Lucy Erdelac (LE)	x		Philip Holzhauser (PH)	x	
<b>Guests</b>				Mike McPhilmy (MM)	x	
				Noah Swistak (NS)	x	

### Meeting Agenda

#### I. Call to Order

The meeting was called to order at 7:03 p.m. 12 voting Board members were in attendance therefore a quorum existed, and Board action could be taken. Eleanor started a brief introduction of the agenda and reminded board members about QVNA’s Conflict of Interest Policy that all board members and staff are required to sign. A copy is in the online board folder.

#### II. Meeting Minutes

Secretary Chris Mullen will present the January 5, 2022 board meeting minutes for approval at the March meeting. Executive Director Lucy Erdelac indicated that the correct copy of the minutes were not placed in the online board folder.

No action taken.
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#### III. Financials

Treasurer Cait Allen presented the December 2021 financials, noting that QVNA’s income for FY2021 exceeded budget and expenses were under budget. The financial health of the association is strong.

She informed the board that as of January 31, all of QVNA operational funds are deposited with TD Bank. Per the board’s unanimous vote in November 2021, all accounts with PNC bank were closed.

Motion:	Cait motioned for the board to approve the December financials. DD seconds
Vote:	Motion passes: 12-0

### IV. Zoning Committee Update

Director Noah Swistak recapped activities:

- No committee meeting in February
- 335 Pemberton: The ZBA opposed the applicant’s request for a variance. On QVNA’s behalf, the Zoning Committee sent a letter to the ZBA opposing this project.
- 419 Bainbridge: The proposed 7-story project was presented at the January Zoning Committee meeting. Neighbors voiced their opinion. The Zoning Committee drafted a letter for board review in google drive

Motion:	President motions to send a letter to CDR re:loading zone and traffic study in letter.JB seconds
Vote:	Motion passes: 11-1

### V. President’s Update

President Eleanor Ingersoll updated the board on:

- 419 Bainbridge: She has scheduled a meeting with the developer and Councilman Squilla on February 11th to discuss the project’s plans as presented. She will request that a traffic study be done for this project. Egress is going to be difficult if not impossible when South St is closed. In addition, she plans to discuss the old community benefits agreement that was executed in 2018.
- Statue of Peace: President provided background on the project:
  - In 2017, a proposal for the Statue of Peace was brought to QVNA. This public arts project is proposed for 800 S. Front Street. Subsequently, neighbor input was obtained by QVNA through community meetings and a public comment form on QVNA.org, with links from eNews.
  - In 2018, QVNA sent the City a letter of non-opposition to the proposed project which allowed it to be considered as a public arts project by the City in its two-year process. In 2021, the City received several letters of opposition to the project from the Japanese Association of Greater Philadelphia. Copies of these letters were shared with the Board.
  - On Wednesday, February 9th at 5:30pm, the City is sponsoring a public Town Hall Meeting to review the project’s plans. She encouraged board members to attend. EI emphasized that QVNA will be involved in this project throughout the year after the City’s review process has been completed.

### VI. Updates

- **Friends of South St. Ministation:** Director Joe Brin highlighted the January 13th meeting. Catalytic convertor theft is on the rise. Toy drive was a success. Sharp increase in bump and rob thefts. Joe will provide police tips to help deal with this issue.
- **PSA 1 Meeting:** CA highlighted the Police Service Area 1 (PSA1) public meeting that occurred today at 4pm. Crime stats in QV are lower than many other neighborhoods. Robberies most often occur to unlocked homes and vehicles.
- **Phila Crosstown Coalition:** Director Matt Atkins discussed highlighted the Coalition’s Affordable Housing Committee Meeting meeting on December 7th, noting:
  - Area median income calculation was utilized to define low income housing as a compromise.

- He will follow up on how we can structure this type of deal with developers.
- **Grants Committee** matching funds process recommendation will be tabled for a future Board meeting.

### VII. Executive Director's Update

Executive Director Lucy Erdelac's written report provided the following highlights. As such, a verbal update/discussion was not made:

- QVNA's Parking lot rate increase will go into effect on March 1, 2022. Customers were notified by Parkway of the increase on January 27th.
- New entrance/gate technology will be installed by mid-March. When new technology is installed, customer access cards will work with the new technology. They do not need to be replaced.
- QVNA's online engagement with neighbors grew substantially in 2021 based on a recent analysis of Zoom meeting participation, eNews open rates, and the online version of the QV Quarterly Crier. Of significance: eNews open rate is 40-45%, meaning that a typical email is opened by 40-45% of all recipients. This is almost double the open rate for nonprofits as an industry.
- Cost of paper has increased significantly in the past 3 months based on supply chain problems.
- On Saturday, April 23rd, QVNA will host its 3rd eCycling and shredding event sponsored by State Rep. Mary Isaacson.

Next Step:	Presented for information only
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### VIII. Other Business

No other topics were raised.

### IX. Meeting Adjournment

There being no other business, the meeting was adjourned at 8:31 p.m.

Respectfully submitted by Chris Mullen on Feb 3, 2022 .