

## 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 (CA)	x		Dan Doyle (DD)	x		
Secretary	Chris Mullen (CM)	x		Don Finley (DF)	x		
Ex Officio Officer				Philip Holzhauer (PH)	x		
Executive Director	Lucy Erdelac (LE)	x		Mike McPhilmy (MM)	x		
Guests				Noah Swistak (NS)	x		

## Meeting Agenda

### I. Call to Order

The meeting was called to order at 5:40 p.m. Ten voting Board members were in attendance therefore a quorum existed, and Board action could be taken.

### II. Opening Statements, Officer Resignation, Officer Appointments

President Eleanor Ingersoll She then reviewed the agenda and announced that board member transitions are occurring.

- Vice President Justin Fishman announced his resignation from the board as a director and officer in order to focus his time and energy on the Courtyard Mentorship Program, a QVNA fiscally sponsored group, which he founded and leads. JF gave an overview of the recent accomplishments of CMN and his vision for its growth, including initiating a program for girls.

Members of the Board thanked Justin for his leadership on the QVNA board, and expressed their appreciation for having founded the Courtyard Mentor Network, a program that has a profound and positive impact on the lives of underserved middle and high school boys at the Courtyard development in Queen Village. At 6:10pm, JF left the meeting.

- With the position of VP vacated, EI appointed Treasurer Cait Allen to the position to ensure the work and leadership of the Executive Committee .

Motion:	EI motioned for Board approval of the presidential appointment of Cait Allen to the position of Vice President to complete the vacated term, ending December 31, 2022. DD seconded.
Vote:	Motion passes unanimously. 8 voting members. CA recused.

- The Board Treasurer position having been vacated, EI appointed Director Phil Holzhauer to the position of Treasurer.

Motion:	Board approval of the presidential appointment of Phil Holzhauer to the position of Treasurer to complete the vacated term, ending December 31, 2023. DF seconded.
Vote:	Motion passes unanimously. 8 voting members. PH recused.

### III. Meeting Minutes

Secretary Chris Mullen presented the minutes from the June and September board meetings for approval. No updates were requested.

Motion:	CM motioned for the Board to approve the June and September minutes as presented. CA seconded.
Vote:	Motion passes unanimously.

### IV. Financials

CA presented the August 2022 financials. We are in a good financial position. We are on track on YTD income and expenses. Discussion ensued on increasing the money back into the neighborhood. The Finance Committee will be meeting to begin work on a draft 2023 budget which will be reviewed at the November board meeting.

Motion:	Cait moves to approve financials as presented. DD seconds the motion.
Vote:	Motion passes unanimously.

### V. Updates

- Zoning Committee: Director Noah Swistak discussed his written board report:
  - 504 S 4th apartments were discovered to be too small (less than 360 sq. ft.) when the owner sought to make apartment upgrades. Apartment sizes are original to the building but do not comply with current zoning code.
  - 3rd and South (former Jon’s) plans for an immersive Art experience and artist space rentals. Seeking an assembly and entertainment permit. The committee requested additional information.
  - On Oct. 12, 412 Bainbridge Street seeks a variance for visitor accommodation use (AirBnB).
  - On Oct. 12, 705 S 2nd seeks a variance for maximum occupied area (75% allowed, 80.7% proposed).

No Action	For information only.
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- At 6:45pm, CA excused herself from the meeting for a previously scheduled commitment.
- Crosstown Coalition: Director Matt Atkins, not in attendance, submitted a brief overview. Brief discussion ensued around Political Action Committees and how they interface with 501c3’s, like QVNA.

Next Step:	Report presented for information only. A separate meeting will be convened to discuss the topic of RCO-PAC activities.
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### VI. Executive Director Report

Executive Director Lucy provided updates from her written report:

- Parking Lot transition:
  - Parking lot customers were advised of operations transition to LAZ by email under EI’s signature. At that time, LAZ was planning to email those parkers with a link to set up their accounts with LAZ.

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- Because this did not occur, LE will send another email to parkers resetting expectations. No current parker will have their access card turned off while we are making this transition.
- Executed management agreement has been circulated by email to the Board. The Agreement, as edited by QVNA legal counsel, was accepted by LAZ.
  - A zoning variance applicant who was turned down by the Zoning Board of Appeals, has made unsupported allegations against QVNA and volunteers. QVNA did not support the applicant's request for a variance. LE distributed a copy of the initial email received from the applicant. Discussion ensued.
    - EI added that she has consulted with an attorney specialized in zoning issues for legal insight, advice and a potential course of association action.
  - Board election process:
    - Nominations deadline: Oct 20th.
    - Board will be presented with the ballot at the November board meeting.
    - eNews promotion begins Thursday, Nov 4th
    - Voting:
      - In-office from Fri, Nov 5 through Wed, Nov 16th at 4pm
      - At Nov 16th Community Meeting (St. Philip Neri) from 5:30-7pm
  - A Google Drive folder has been created to collect and provide to incoming and current board members easily accessible information that is useful in support of association governance. The folder will be circulated to the board in coming weeks.

Next Step: Presented for information only
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## VII. President's Report

EI provided the following updates:

- Philadelphia Peace Plaza (Statue of Peace)
  - Highlights of in-person community meeting
  - Next public Art Commission meeting will be held Oct 12 on Zoom.
- For the October 20th Community Meeting (in-person), we have invited city, state and federal elected officials. EI asked board members to share ideas and recommendations for questions/topics that should be addressed. Neighbors will be encouraged to bring questions for this direct dialogue. The meeting will be videotaped and posted to YouTube.
- Based on the work of the South Street NightLife Task Force and the collaboration between QVNA, SSHD, and SHCA, EI shared a draft letter to city leaders regarding the need for L&I enforcement of city codes related to South Street smoking lounges.

Discussion ensued about establishments on South St having little or no licensing, yet operating illegally or assembly and alcohol consumption.

- In addition, EI led board discussion about:
  - The November Board election
  - A draft 2023 strategic plan. Key concepts:
    - Increase neighbor engagement in the work focus of QVNA, in community meetings, etc.
    - QVNA as an advocate between businesses and residents.
    - Focus on zoning variances and whistle-blowing nuisance businesses with enforcers.
    - Increased board involvement; less reliance on staff.

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After review, discussion ensued and suggestions were made for inclusion. The draft will be updated and represented at the November meeting.

- EI stated that upcoming appointments to include:
  - Zoning and Grants Committees
  - Friends of the MiniStation; Crosstown Coalition; CDAG and CCIM.

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

None

### IX. Meeting Adjournment

There being no other business, the meeting was adjourned at 7:29

Respectfully submitted by Chris Mullen on Oct 6, 2022