

CHCA BOARD OF DIRECTORS MINUTES
Thursday, January 27, 2022, at 5:00 p.m
Via Zoom

Board Members Attending: George Deming, Joyce Lenhardt, Lawrence McEwen, Tim Breslin, Janel Baselice, Cynthia Fillmore, Jeffrey Duncan, Catherine Brzozowski, Keith Kunz, Kathi Clayton, Laura Lucas, Tony Banks, Lindsey Toconita, Lynn Schroeder, Ross Pilling, Beth Wright, Karl Martin, Alexander Burns, Gregory Lattanzi, Richard Bartholomew, Lucie Daigle, Camille Peluso

Board Members Absent: Anne Standish, Jenny McHugh, Jason Bissonette, Susan Bray

Guests: Anne McNiff, Executive Director, Lori Salganicoff, Melissa Degenhardt, Douglas Martenson, Karen Pilling, Matt Millan, Tom Beck, Samantha Shasanya, Joshua Horvitz

1. Approval of November 2021 Minutes – Keith Kunz made a motion to approve the minutes, Beth Wright seconded the motion. The vote was unanimous to approve.

2. Finance Report – Karl Martin reported on financials as of 11/2021. We continue to have reduced revenue because of inability to hold large fundraising events.

3. Executive Director report – Anne McNiff reported that Therese Tiger, Member Relations Coordinator has resigned. Her last day will be mid-February. Therese will be greatly missed. Anne asked board members who may know someone who would be interested in the position to let her know. Anne also reported that we will be launching two new pages on the website – Organization Information and Community Toolbox. Community Toolbox will contain information about zoning, development and other issues of interest to the community. Ross Pilling asked about the status of the ideas that had been compiled at the working group meeting about educating the community regarding the rezoning recommendations that will be brought to the community in the fall of 2022 at the earliest. Anne reported to the board the top suggestions by the group to engage the community in the remapping process. Anne will be meeting with the executive directors of the CH Conservancy and Business Association to develop a draft plan and will bring it back to the working group for review.

4. Physical Division – Joyce Lenhardt reported on the following:

- 8430 Ardleigh Street (Highland Avenue and Gravers Lane.) Supported by LUPZ and HDAC. A new dwelling space on back of property. Existing garage. Three spaces. Currently used as an architect office. Not permitted for that use, but owner made good case about converting current house vs. creating new structure. Space for off street parking. No change in footprint or massing. Already new roof. No external aesthetic changes. No landscape changes. No short-term rentals. Joyce asked for a vote in support of the variance. Laura seconded the motion. 19 votes. All approve recommending the variance.
- The Land Use, Planning, and Zoning Committee has made a recommendation to approve Christopher Linn as co-chair of the LUPZ Committee. Mr. Linn works for the Delaware Valley Planning Commission. Staggered co-chair. Jean McCoubrey is rolling off. Larry McEwen seconded the motion. The board voted and approved the recommendation 18 to 1.
- 10 Bethlehem Pike Update - Submission of appeal. Now waiting on a response. Recommends that the neighbors gather and decide what is acceptable to them, so that with CHCA they can go to developer and make demands. Offer to rescind legal action upon acceptance of demands.

- 8410 Prospect Ave. – Variance request. Postponed. Discussion continues between applicant and the conservancy. Will return next month.
- Sugarloaf project/entrance – Construction started. Part of master plan approved by the city. Also approved by State. Ten years since the plan was developed and shared with community. As a group (CHCA, Conservancy, Friends of the Wissahickon and Woodmere) requested community meeting with Chestnut Hill College. Community Zoom meeting - Tuesday, February 1. Panel will accept questions.

3. Social Division – Lynn Schroeder

- Twilight Toast to the Holidays – Small but successful endeavor. Appreciated Norwood Fontbonne hospitality. Sold roughly 110 tickets. Small profit of \$2,000.
- Holiday Parade – 2nd cancelation of the parade. Possibility of connecting with Brian Tilly re: a rain date for 2022, pending costs. Spectacular annual event for Germantown Avenue and major disappointment when it is canceled.

4. Finance Report – Karl Martin

\$43,000 in the red without the fundraising efforts in 2022. Shout out to Anne McNiff for securing a \$20,000 grant. Request that board members dig deep in their annual giving.

5. Executive Director Report – Anne McNiff

Therese Tiger has resigned as membership coordinator. Now looking for a Membership and Events Co-Ordinator. 20 hours a week part time job.

Two new pages on CHCA website launched January 28, 2022. One with board information re: committees and organizations information. A second community info page. Will include education materials (zoning, 2035 plan, Germantown Avenue Guidelines.)

Spoke with planning commission. Fall 2022 is first time they will consider Chestnut Hill. This creates more time for new subcommittee to come up with an education plan for the community at large. Working on date for first meeting to develop syllabus and calendar.

Action committee group set up at the board's request to consider public survey and other ways to prepare the community for planning commission. Timeline and activities to be established. CHDPG (Chestnut Hill Development Planning Group) advisory group of executive directors and board chairs from different organizations involved in 2035. Group not involved in remapping.

A number of board members requested that CHCA takes a proactive role in this process. Timeline for complete process to be clarified.

6. Community Partner Update

Water Tower – Keith Kunz – Need better exterior lighting. Meeting with CHBD (correction) re: Cliff Park. Has reached out to Night Fall lighting for estimate and rendering of work. Continued issue with heat. First fundraising event to be 100th Anniversary Event. May 12, 2022. Philadelphia Cricket Club. New

district manager from Philadelphia Department of Recreation will take an office space at the Water Tower. CHYC funded new glass backboards and scoring system. New Masterplan and Fundraising Committee working diligently.

Jenks - Janel Baselice – Greentree Community Foundation - \$5,000 for playgrounds. Jenks will hold a career day in March via zoom. Funfest – Spring Fundraising event – in conjunction with the Chestnut Hill Spring Festival. Playground will become a KidZone. Theatre is back at Jenks the students will be presenting Willy Wonka this spring.

CHBA - Cynthia Fillmore – Businesses along the Avenue have reported a strong holiday season. Sales up from the year prior. The office has hired a new marketing and events manager – Hillary O’Carol. Chestnut Hill on Ice festival starting January 28 (tomorrow) visit ChestnutHill.pa for updates. Anne Nevill is back and actively recruiting business to the Avenue. The Paperia is finally retiring, and looking for someone to fill his space. 8 boutiques holding warehouse sale at 8532 Germantown Avenue. Home and Garden Festival is happening May 1.

Parking Foundation. Preparing for snow removal. Three lots will have charging stations put in place.

Chestnut Hill Hospital – Catherine Brzozowski – Hospital pleased to partner with Jenks this holiday season to present children with gifts. Trinity is now out as a buyer / business partner. Hopeful that another partner will show itself within the next year. Hospital strong. COVID is still here.

Conservancy – Lori Salganicoff – Archive, Land Trust and Preservation. Archive donations have increased fourfold over the last year. Conservancy getting re-accredited as a land trust. This Green Old House, project to update residence and to help community think about making their homes more green. Upcoming speaker events. Check website.

Quintessence Theatre – Alex Burns – Opening Seamus Heaney’s *The Cure At Troy* live and in person on Saturday, January 29 at the Sedgwick.

7. Green Space Initiative – Laura Lucas

2021 great year. \$100,000 invested in community through matching grants. Pastorious Park, West Highland Train station, Mermaid Park. The December 4 2021 Greenfest at Mermaid Park created many new friends and community building. Raised \$400 at festival. \$350 raised through year end. Chestnut Hill Tree Tenders – new leadership Leslie Surf, Christopher Olney ... 225 residential trees planted in the neighborhood. 2022 – Looking for legacy focused projects. Winston Park. Water Tower grounds work/light up the tower. April 29, Arbor Day, as a potential fundraiser at Home and Garden Festival. March 2022 - New pedestrian lighting will start. New plant baskets. Pansies will be planted.

8. Governance Committee Report – Laura Lucas

January 31 next meeting. No meeting since last update. Focus remains on new Conflict of interest policy, term limits, interlinking organizational leadership, governance charters.

9. Annual Appeal Report – Kathi Clayton

Request to board for more assistance in outreach. Schedule a short video session with Heather in which each board member explains why the CHCA is valued, what it brings to Chestnut Hill, and why a board member. Or a short blurb. Banner will be put up re: annual appeal. Potential sponsor, but not finalized. \$50,000 raised to date. Aiming to raise another \$60,000.

10. Membership Committee Report – Lindsey Toconita

Notably increased membership numbers. Working equally hard on retention of old members, as bringing on new members. Member events: Nature Walk. Birding. Online Cooking Demonstration with Amy from The Night Kitchen (February 9.) Clarification: a new member is brand new to CHCA, or someone who has been gone for more than a year.

11. CH Community Fund Update – Kathi Clayton

Audit of the fund is nearing completion after many months. Lead auditor meeting with fund trustees the first week of February. Much re-categorizing. Finally report in March.

13. Member comments/questions

Would a garden party fundraising event be possible in the spring? Or possibly a fall frolic?

CHDPG – Are minutes available to the public? Answer: Not a public meeting. More of a workshop with a running list of projects. Requests taken back to the group.

14. Amendment to the Minutes of the September 23, 2021 Meeting of the CHCA Board

Current text, bullet 8, second paragraph:

Tim Breslin presented his ideas for a Technology Enhancement Committee. The board is required to vote on new committees. After much discussion it was decided to postpone voting on this committee until Tim and Beth had a chance to meet with Anne and her staff, and to develop a charter.

Amendment:

Tim Breslin presented his ideas for a new Technology Enablement Committee. Beth Wright presented her ideas for reviving the CHCA's dormant Education Committee and renaming it the Education and Engagement Committee. After much discussion, they were asked to make motions for the committees. The Technology Enablement Committee was approved unanimously. The Education and Engagement Committee was also approved (13 yes; 1 abstention). Both committees will refine their draft charters as part of the Governance Committee's charter development and review process

Motion to approve Jeff Duncan. Seconded by Laura Lucas. 100% approved.

6:43pm – End of meeting.