

CHCA BOARD OF DIRECTORS

Thursday, July 28, 2022, at 6:00. End of meeting 7:18pm.

In Person at SCHA, 500 W. Willow Grove Ave. – Haber Room & Via Zoom

Attendance:

In person: Kathi Clayton, Anne Standish, David Caulk, Susan Bray, Christina Reichert, Larry McEwen, Richard Bartholomew, Matt Rutt, Keith Kunz, Beth Wright, Laura Lucas, Cathy Brzozowski, Cynthia Fillmore

On Zoom: Alexander Burns, , Jeff Duncan, Ross Pilling, Joyce Lenhardt, Gregory Lattanzi, Jennifer McHugh, Tony Banks, Camille Peluso, Lucie Daigle, George Deming, Tim Breslin.

Guests: Darren Damone, Kate O'Neill, William Valerio, Teresa Ball, David Gest, Hillary O'Carroll

Staff: Celeste Hardester, Anne McNiff

1. President's Welcome (Approval of June minutes). Revision requests. Minutes approved.

2. Introduction of New Board Members: Christine Richardt, David Caulk and Matt Rutt

3. Physical Division – Larry McEwen

Recommendation from DRC re: - 9101 Germantown - Frances M. Maguire Hall: conversion of property to 2nd art museum use by Woodmere (note: presentation was submitted to board in advance of meeting, and Jeff Krieger made himself available to answer any questions in advance of the board meeting.)

Three variances: 1) re-zoning of existing building from residential to museum use. 2) creation of a secondary structure with auditorium. 3) creation of cantilevered new Café addition to the building.

Original DRC vote 3-2 with the proviso that museum meet with neighbors on a yearly basis to discuss any concerns. Hours of the Café will extend beyond hours of the museum, however parts of the museum will always remain open and staffed while the Café is open. DRC's final recommendation supports the three variances, and removes the request for annual neighbor oversight.

David Gest – Meeting with neighbors. Full agreement reached. While the restaurant is open to the public, evening seatings will only take place two nights a week, and the final of two seatings would be at 7:30pm. Jeff Kreiger, local architect on the project, confirmed a café seating capacity of up to 50 people.

Special thanks to Celeste Hardester for stewarding this project on behalf of CHCA.

4. The election of President, Officers, EC At Large

List of nominated individuals sent to Board on 7/21. The following candidates were voted into office.

Kathi Clayton, president

Tony Banks, VP of physical division

Lynne Schroeder, social division

Larry McEwen, physical division

Jason Pierce, treasurer

Alex Burns, secretary

Jeff Duncan, David Caulk, Cathy Brzozowski, at large executive committee members

5. Sixth Institutional Board Member

Clarification of emended bylaws. New bylaws state that the board can decide to have up to six institutional directors. Board has the option to vote to add an additional director currently. Goal of institutional directors is to better connect the CHCA to other institutions in the area, formally establishing outreach and inter organizational relationships and collaboration.

Current Institutional Directors: Chestnut Hill Hospital, Jenks, The Chestnut Hill Conservancy, Business Association and Parking Foundation and Woodmere Art Museum

The EC has put forward four organizations for consideration: Chestnut Hill College, The Philadelphia Cricket Club, The Chestnut Hill BID and Chestnut Hill Youth Sports Club (CHYSC).

Clarification of the function of The Chestnut Hill BID - The Business Improvement Direct – Representing the property owners. Assist with managing the street scape, lighting, to improve the business and the surrounding aspects of Chestnut Hill.

These are all institutions we want to work more closely with. The choice is do we want a six institution for the next ten months. Come next spring, the current slate of institutional director terms will come to an end, and the board will get to decide a new slate of institutions to be represented on the CHCA board for the following term.

100% vote to add sixth institutional director. Chestnut Hill BID voted as new institutional director.

6. Community Partner Updates

Woodmere – Annual invitational art exhibition. Anyone within 50 miles can apply to be considered. 80th Woodmere Annual. George Biddle Exhibition – September 24.

Green Space Committee – Serious heatwave and trees need watering. Working to get the word out the community at large.

Conservancy – Operations Director of Conservancy resigned. Looking to fulfil multiple staff positions. No ‘Night of Lights’ this fall due to staffing changes

CHCA – New head of school – Dr. Delvin Dinkins. Will be introduced to the CHCA board in the fall.

Business Association/Parking Foundation – Royal Rummage Sale restarted after a ten-year hiatus. A wonderful sidewalk sale July 28 – 30. Second Saturday, August 13 and September 10. Warehouse Sale coming up in September. Fall for the Arts – September 25. Rain date October 2.

Water Tower – Summer camp at full capacity. Gymnastics and Legacy tennis also taking place. Losing Gymnastics department as the head of the program is stepping down. 140 families.

7. Chestnut Hill Local - Recommendation for new board member.

Erica Bailey Paul (note – if approved by CHCA board, the Local's board intends to nominate her as Treasurer) Erica Bailey Paul was born and raised in Philadelphia. She attended Central High School and during her last year of high school she enlisted in the United States Army. Upon graduation she went to basic training at Fort Jackson in SC where she also completed JAG (Judge Advocates General School) and became a paralegal. She served 8 year in the Army Reserves Judge Advocates Corp in the 153rd Legal Support Organization; traveling both statewide and abroad handling criminal and civil military proceedings, some of those requiring her to have a top secret security clearance. At the age of 21 she was promoted to the rank of Sergeant (E-5). In 2006 Erica graduated from Temple University with a Degree in Criminal Justice. Erica has been in banking for 14 years working several financial institutions. Erica has been at TruMark Financial Credit Union for 5 years and is currently an Assistant Vice President, Branch Manager at the Chestnut Hill Branch. She is very active in her church and community and currently serves as the President of the Scholarship Ministry, is a Board Member/Secretary Treasurer of FELLOWS Non-Profit introducing children to Historically Black Colleges/Universities, and a Membership Committee Member/Treasurer of BNI Fort Washington. She also works as a business consultant for startup businesses. Erica currently resides in Glenside with her husband of 10 years Matthew Paul and their 3 children.

Unanimous vote to approve Erica Bailey Paul as Local Board Member

8. CHCA President Update

Kathi Clayton – We accomplished a great deal internally as an institution this past year. Now we must look outward. CHCA is on firm financial footing. Must strengthen financial reserves in order to continue to fulfill its mission of serving the community. Three primary goals:

- Make the Fall Frolic a success! Need to get friends, family and community members involved to make it a large community social event.
- More engaged and robust board of directors. What does it mean to enrich the quality of life for all Chestnut Hill residents today. New strategic plan to build clear vision for the Chestnut Hill of tomorrow. Through this process CHCA will clarify what we are and what we are not.
- Develop a full staff to support our Executive Director.

9. Social Division

The Fall Frolic. Need to find excellent auction items. The Black and White Gala was a big success because all of the expenses were covered by sponsorships. If anyone knows of an institution or business that could sponsor the event, please send recommendations. All sponsors named and honored in the Chestnut Hill Local.

Final Pastorious Park Concert of the summer last night (July 27). All concerts this year were outside. All musicians and bands were well received. Very hot every concert, but large turnout. Special thanks to SCH for rain location. And to all of the board volunteers who made the concerts possible. Pastorious Park Committee used to be one of the strongest committees, now there are only three members. As Kathi Clayton said, committees need to be reactivated.

Chestnut Hill movie nights. Next Friday, August 5, start of movie nights. Looking for board volunteers.
August 5 – Encanto. August 12 – Knives Out. August 26 – The Goonies.

Reminder. New policy regarding Board Member absences: “Any Director who has four absences not excused by the President or Executive Director in the year commencing with the Board’s Annual Organizational Meeting is automatically removed from the Board.”