

CHCA BOARD OF DIRECTORS AGENDA
Thursday, August 25, 2022, at 7:00pm
In Person at SCHA
500 W. Willow Grove Ave. – Haber Room & Via Zoom

In Person: Lawrence McEwen, Kathi Clayton, Matt Rutt, Lindsey Toconita, David Caulk, Alexander Burns, Christina Reichert, Beth Wright, Ron Pete (new Institutional Board Member)

On Zoom: Gregory Lattanzi, Jason Pierce, Jeff Duncan, Joyce Lendhardt, Jeff Duncan, Janel Baselice, Tony Banks, Tim Breslin, Camille Peluso, Cynthia Fillmore, Henry Clinton, Olayinka Fagbayi, Thomas Beck.

Guest: Richard Snowden.

On Zoom:

1. **President's Welcome** (Approval of July minutes) Joyce Lendhardt correction to minutes. David Caulk motion to approve minutes. Lawrence McEwen second. All in favor.

2. Approval of BID institutional member – Kathi Clayton

Candidate from BID - Ron Pete. Chestnut Hill Hotel and Market at Fairway. Bio presented to board in advance. In person: 9 vote Yes, Online 8 vote Yes, 100 vote approval.

3. Physical Division – Larry McEwen

A. Bowman Properties – Variance requests

Bowman Properties requests a variance for nine of its properties (as a package deal), allowing for apartment units to be infilled at the rear of retail/commercially zone properties. Five properties were approved for variance request: 18 Hilltop, 7928 Germantown Avenue, 8137 Germantown Avenue, 8622 Germantown Avenue, 8624-8626 Germantown Avenue.

Four others were not supported at this time. Impact of the significant reduction of commercial space and marketability/functionality post renovation questioned, and a cause for concern:

- 8042 Germantown Avenue – Former Blue Moon restaurant venue – committee believes renovation would prevent a viable commercial restaurant from renting the space, which has been vacant for over 25 years. Kitchen limited and private party and event space would be lost with the addition of the apartment space.
- 101 and 105 Bethlehem Pike. (only 320 and 460 square feet of retail will remain post renovation.) Property owners nearby (antique store) are concerned about losing a critical mass of commercial activity for a retail corridor on Bethlehem Pike.
- 8532 Germantown Avenue (southwest corner of West Evergreen.) Concern over width and stature of building functioning as both apartment and retail at primary avenue corner.

Cynthia Diamico – Salon 90 (90 Bethlehem Pike) owner is supportive of variances on Bethlehem Pike properties.

Richard Snowden comments: 42 year investment in community and business district. Conservancy Historic Committee supports variance 100%. Modest proposal. Seven additional apartments over ten

blocks. Portfolio largely small mom and pop shops, with challenging tenants. With next day delivery, no real back inventory in retail, small is beautiful. Best solution. Bethlehem Pike corridor has struggled for 20 years. Seven non-performing pieces of real estate. None of the storefront properties compromised. And the rear apartments will be beautiful. Currently Bowman Properties is seeing 99% occupancy of its apartments. 8042 Germantown Avenue is zoned for CMX1, not as a restaurant. Still ample space, post addition of apartment, for it to become whatever the new tenant desires (currently 4000 sq feet, will become 2500 sq feet). When the apartments can be, they will be ADA compliant. Older residents desire first floor apartments. Bowman Properties has agreed to the re-painting and restoration of the historic facades of all the buildings being repurposed.

CHCA board is not concerned with the addition of the apartments, but with the feasibility of the remaining commercial/retail space. Will this actually help to decrease storefront vacancies on the Avenue? The CH Business Corridor must be considered. Must maintain the historic quality of Chestnut Hill.

DRC proposes a motion to create a Sub Committee to meet with Bowman Properties to further discuss four properties not recommended for variance. This subcommittee meeting will happen, and a subsequent special meeting of the board will take place before the Philadelphia ZBA meeting September 20.

Sub Committee – Steve Gendler, Jason Freedland (Ironstone), Patricia Cove (HDAC rep), Camille Peluso (LUPZ), Tony Banks (Real Estate Committee.)

Kathi Clayton calls for a vote on the motion. Lindsey Toconita seconds the motion. Gregory Lattanzi – Abstain. 17 – Approved.

B. Chestnut Hill Re-mapping Work - Anne McNiff Recommendation for working group to explore neighborhood overlays

Update. Re-mapping work ongoing. No schedule for this year. Possibly 2023. Everyone is in agreement the work should start. CHDPG – Planning advisory group for business association. Exploration of possible overlays. Each RCO has been asked to consider three people. (Conservancy, Business Association.) Camille Peluso has volunteered. Tony Banks is also interested. Not a decision making group.

4. Review of Committee Structure – Anne McNiff

Shared working chart of committees. Will be sent to the board for review.

5. Financial Report – Jason Pierce

Presentation of comparison of this year vs. previous year.

330,000, vs 250,000. Fundraising revenue down, due to lack of social events resulting from ongoing COVID. CHCA has a small investment account (primarily bonds) which took a loss (-\$20,000.) Last year there was a net loss of 22,000. This year a 54,000 PPP loan is not being recognized (just forgiven for 33,000.) Currently running at a breakeven point.

Treasurer is going to look back through previous years to see when CHCA was most profitable. Will establish a business plan and a current year budget (with Executive Director.)

Two investment funds. Tree Fund – small interest. Community Fund – Quarterly review to watch investments.

Question over high amount of legal expenses in the previous year. Kathi Clayton clarified that CHCA is currently suing the city over variance for 10 Bethlehem Pike. Legal expenses largely offset by donations from the Summit Street neighbors. Case went before the judge a month ago, have not heard a determination yet. Other noticeable increase in member costs (largely due to mailing.)

6. Social Division – Anne McNiff for Lynn Schroeder

Fall Frolic – Community Event – Fundraiser – September 15. Renaissance Orchestra. Get your tickets. Currently 55 tickets sold. Great silent auction prizes to be announced soon.

Pastorious Park – One of the most successful seasons. No rain. Pastorious Park concerts cost money. Will have final numbers of expense vs. income (sponsors/donations) next month.

Final movie night – Goonies. Currently no staff. Need volunteers – 7pm. Movie starts at 8pm. Walk around with a fishbowl.

7. Membership – Lindsey Toconita

1,256 active members. 147 new this year. 3% growth. 2% growth in renewals. Still looking for a membership coordinator (interview next Monday.)

8. Community Partner Updates

Cynthia Fillmore – September is going to be a fun month. September 9 – 11. Warehouse sale. Friday night preview party. Fall for the Arts – Sunday September 25. October 2 follow up date.

Laura Lucas – Special thanks to Cynthia Fillmore and Ron Pete – Thank you to the incredible support and action around last week's fire at 8427 Germantown Avenue. Chestnut Hill Hotel took in resident. Great work to recognize the fire fighters. Possible donation to the Police and Fire Fighters Fund. Go Fund Me account for the resident who lost her apartment in the fire. Link will be sent out to the membership. El Quetzal, Chestnut Hill – Owners are still waiting for insurance adjusters.

Jenks - Visit us at Jenks during the Fall Festival for the kids zone. There will be bouncies, food trucks, music, etc.

9. Executive Session – Strategic Planning

Mission Statement – What are we trying to accomplish now? Priorities?

Who will lead Strategic Planning?

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."

End of Meeting – 8:55.