



EAST MT. AIRY NEIGHBORS

EMAN Board Meeting Minutes October 8th, 2020 Zoom Meeting

Attendees: Cheresé Akers, Janet Amato, John Autin, Charlie Baltimore, Althea Banks, Linda Bell, Michael Burrell, Krystal Marie Caraballo, Tonyelle Cook-Artis, Kristin Crandall, Brian Cullin, Nina Curlett, Elizabeth Dalianis, Sam Duplessis, Michael Galvan, Kendra Gudgeon, Jeffrey Hayes, Stephanie “Effie” Heimann, Dutch Klugman, Cassie Lukasiewicz, Renee Mills, Kelly O’Day, Teri Ranieri, Margaret Salamon, Solomon Silber, Susannah Stayter, Amy Tanner, Tiffany Thurman, Barbara Twiggs, Vearnessa Whigham, Natalia Serejko

Absent: Patrick Jones, Arianna Neromiliotis, Jimmie Reed

Excused: Brandon Ritter

Community attendance: Sharlene Roberson, Carla Bell

General Session

Meeting called to order at 7:02 PM

Action Items:

1. Election - Goal A

- a. Michael Burrell and Michael Galvan were both nominated for the position of Secretary.
- b. Natalia opened the floor to nominations, where Linda Bell nominated Kelly O’Day for Secretary.
- c. After thanking Linda for the nomination, Kelly declined the nomination.
- d. Natalia provided a Google Form for individuals to vote for the open Secretary position.
- e. Michael Galvan was officially elected to serve as Secretary.
- f. Tonyelle Cook-Artis suggested discussion of a Parliamentarian for a later Board meeting.

2. Standing and Executive Committee - Goals B, C, D, E

- a. **Goals C and D - Kelly O’Day presented his proposal to establish roles of the Executive Committee and delineate goals of Standing Committees. Handout Provided.**
 - i. The thought behind this was generated from a few sources, including reviewing our by-laws, which state the Board should define and set goals for standing committees annually, the utilization of the 1st and 2nd Vice-Presidents, and discussions about how people move up through the organization.
 - ii. The goal is for people as they move up to get trained and see how the entire organization operates.
 - iii. Margaret Salamon provided comments, stating that if Fundraising is a part of the Finance committee, there should be an overlap/connection with communications/membership committees.
 - iv. Margaret also noted that the Grants committee is missing from the structure and recommends keeping it as a standalone committee. Additionally, Margaret mentioned the Nominating committee makes more sense as a management function, and that the Anti-Racism committee should sit with management or the Executive Committee.

- v. Finally, Margaret noted that the Environment/Historic Preservation should be a part of the Zoning Committee.
- vi. Kendra Gudgeon thanked Kelly for his work and emphasized the importance for the Board to think about how we organize ourselves.
- vii. Linda proposed continuing this discussion via a Slack channel.
- viii. Jeffrey Hayes recommended changing "Zoning" to "Land Use and Development".
- ix. Tonyelle agreed with Linda and asked to table the conversation and move it to Slack, with a more in-depth proposal to be released prior to the next Board Meeting.
- x. Kelly emphasized the language in the by-laws for a year to year reassessment of the organization and structure of committees, and stated that their charter each year for committees should be very clear.
- xi. John Autin agreed the proposal was well thought out, and added that some of the stuff being discussed was also working through the Anti-Racism committee. Further conversation should ensure that this work is happening in conjunction with each other.
- xii. Tonyelle concluded the conversation by stating Goals C and D (this proposal) will be moved to further discussion at the next Board meeting.

b. Goal E - December's Board Meeting

- i. Tonyelle noted that our new 2nd Thursday of the month meeting will fall on a Jewish Holiday. We respect all holidays, so we would like to move the December Board meeting to either the 2nd Wednesday or 1st Thursday of December.
- ii. Responses were recorded in the Chat function.
- iii. Natalia noted that the largest preference was for the 1st Thursday of December to reschedule the December Board meeting.
- iv. **The December Board meeting will be held on Thursday, December 3rd.**

3. Grants Committee - Goal F

a. Margaret and John provided an update on a decision to move the Community Fund Grant from its current status with Philadelphia Foundation to a permanently endowed Designated Organizational Fund. Handout Provided.

- i. Margaret gave context to the decision to investigate an endowment for the fund.
 - 1. In January, the Board gave the Grants committee permission to investigate putting Community Fund in an endowment.
 - 2. The Fund originated out of the sale of East Mount Airy Community Living. By law, the monies earned from this sale must be invest in another nonprofit, so EMAN was selected as the recipient.
 - 3. EMAN used these proceeds to establish a charitable fund at the Philadelphia Foundation (TPF) to grant to community organizations for 10 years, with the goal to spend down all funds.
 - 4. Funding priorities were set up at the board, and would operate as a traditional grant making process to support nonprofits in EMA that support work with aging, community building, children and youth, and mental health and disabilities. The priorities expanded in 2018 to also prioritize applications that served people in the south end of EMA, served a minimum of 25% of EMA residents, and aligned to Mt. Airy 2025 goals.
 - 5. There's currently between \$700,000 - \$750,000 left in the fund. EMAN pays Philadelphia Foundation \$25,000 annually for management and services.
- ii. Linda asked about the possibility of letting our Vanguard account manage these funds to avoid paying the \$25,000 service fee annually. Dutch noted that the money at

Philadelphia Foundation is no longer allowed to be touched by us. We can only spend it, but not transfer it.

- iii. Linda also noted that if we were actively fundraising, we could pad \$30,000 endowment.
- iv. John noted that the endowment option would give us about \$30,000 annually to use for mini-grants, or whatever the board sees fit. The main con, John pointed out, was that if there was a larger grant proposal we wanted to fund, we wouldn't be able to fund it.
- v. Margaret emphasized the need to make the decision sooner rather than later - the lower our fund goes, the less we would make from interest on an endowment, limiting our ability to fund multiple things.
- vi. Kendra inquired if there were any fees associated with shifting to an endowment with Philadelphia Foundation? Margaret said the answer should be "No", but if they tried to impose fees, Margaret would talk with TPF, since we've already paid the \$25,000 this year when we didn't actually do a traditional grant making process.
- vii. John mentioned that we are also attempting to avoid a \$25,000 fee for next year.
- viii. Kendra also asked if there was limited access to do grants in the same program year - if there's a difference in the endowment and a flexible fund for our grant making ability. Margaret stated that if we went the endowment path, TPF would not be involved in how we spend the ~\$30,000 from the endowment.
- ix. Brian Cullin inquired about the fees associated with the endowment. Margaret answered we would no longer pay the \$25,000 fee to TPF, instead, we would pay 1% of the endowment.
- x. Krystal Marie Caraballo asked if we would get \$30,000 immediately or would we wait a full year for interest to accrue? Margaret did not know the answer to this question immediately.
- xi. Jeff mentioned that an endowment is how Schuylkill Center runs operations, gives stability to annual budget and planning.
- xii. Linda asked if the money in an endowment was guaranteed, or will it disappear if the Stock Market crashes? Margaret noted that we are always guaranteed 5% of the initial amount we put into it.
- xiii. Charlie Baltimore asked if we produce grants as a response to requests, or do we grant by community need? Historically, Margaret noted, it was done through proposals, but it was really ultimately up to EMAN.
- xiv. Brian offered a final concern about the in-perpetuity nature of an endowment and the volatility of the markets. Also, if this was in an endowed fund, would that shield assets if EMAN was hit with a legal judgement?
- xv. Margaret addressed Brian's question by noting that if EMAN folds or merges with another organization, the endowed funds would continue to follow EMAN into the merger. If EMAN folds, TPF would continue to grant monies based on initial focus areas in EMA and NW Philadelphia. Dutch Kluggman, noting that he's not an attorney, but that since it's a fund for TPF, it's technically TPF's money, not EMAN's.
- xvi. John made a motion to approve moving the fund at TPF to a permanently endowed Designated Organizational Fund that will support EMAN in perpetuity.
- xvii. Linda seconded the motion.
- xviii. The motion went to a roll call vote:
 1. Tonyelle - Aye
 2. Dutch - Aye
 3. Althea - Aye
 4. Amy - Aye
 5. Barbara - Aye
 6. Brian - Nay

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| 7. Cassie - Aye | 20. Michael B - Aye |
| 8. Charlie - Aye | 21. Nina - Nay |
| 9. Cherese - Aye | 22. Renee - Abstain |
| 10. Effie - Aye | 23. Sam - Aye |
| 11. Elizabeth - | 24. Solomon - Aye |
| 12. John - Aye | 25. Susannah - Abstain |
| 13. Kelly - Aye | 26. Tiffany - Aye |
| 14. Kendra - Nay | 27. Vearnessa - Abstain |
| 15. Kristin - Aye | 28. Janet - Nay |
| 16. Krystal - Aye | 29. Jeffrey - Aye |
| 17. Linda - Aye | |
| 18. Margaret - Aye | |
| 19. Michael G - Aye | |
- Motion Passed

Zoning:

- Kelly brought up a 2-year zoning issue at 318 E Durham Street near Sedgwick Station
 - Near neighbors told of 8 unit apartment complex about 2 years ago.
 - At RCO meeting October 2018, neighbors opposed the proposal, and in December 2018, the the applicant withdrew their application
 - About a year later, in 2019, the applicant resubmitted an application. At an EMAN RCO meeting in January of 2020, the proposal was rejected again by neighbors.
 - August 5, 2020 - ZBA hearing held 3-1 against the project. The applicant has submitted an appeal to the Court of Common Pleas in Philadelphia.
 - The City will not defend its decision in Court. Other parties can file praecipe intervening on behalf of the City, which the near neighbors intend to do.
 - Kelly asked the Board to consider joining the near neighbors to intervene in the case on behalf of the City, consistent with RCO and ZBA decisions. Steve Masters has been arranged to be an attorney to support the near neighbors. All that would be required is that the Board fills out a 2-page document, pro-bono.
 - If there are any further appeals beyond the Court of Common Pleas, Kelly would then address those appeals with the Board again.
- Kelly moved that EMAN Board of Directors to authorize either President or Executive Director of EMAN to file a praecipe of intervention with assistance of attorney Steve Masters at no cost to EMAN Board, limited to 318 E Durham Case at the Court of Common Pleas.
- Brian seconded the motion.
- Motion passed.

Treasurer's report: Handout Provided.

- Request to postpone full Treasurer's Report until next time for a longer 10-15 minute overview of Vanguard Fund and Eagle's Workers Compensation Fund.
- Because of COVID, not having Mt. Airy Day, loss of Mt. Airy 2025 grant, running a deficit of about \$8,000. This deficit could be in the neighborhood of \$20,000 by the end of the year.

- Good news is that we have Vanguard Rainy Day fund, but it will take about 10% of that fund.
- Full Treasurer's report tabled until November Board meeting

Anti-Racism Committee:

- The Anti-Racism Committee provided the following updates:
 - The Committee will spend the remainder of the month looking at survey results
 - Results will be shared with a set of recommendations at the November Board meeting
 - The Committee is also looking for a new Co-Chair

Public Safety and Place-Making:

- The Public Safety and Place-Making Committee gave the following updates:
 - They are actively recruiting new members
 - Spent Summer 2020 putting together robust plan for how EMAN will address 2025 plan
 - The Committee has been offering Safety Sessions in partnership with West Mount Airy Neighbors (WMAN)

Meeting was adjourned at 8:41 PM