



**MINUTES OF ELLIS BOARD MEETING NOVEMBER 22, 2016
1 Chandler Street**

Directors present: John Alekna, Gretchen Chauncey, Betsy Hall, Chris Block, Ross Bundy, Jack Fitzgerald, Tony Gordon, Bill Gregor, Toby Rodman, Marie Schappert, Ellen Sheets, Jane Siegel, Roberta Sydney, Carol Trust, and Mike Worhach

Also Present: Stacy Koeppel, Executive Director, Matt Rhoades, Ellis Member and Member of the DLZ Committee, Josiah Quincy Upper School Headmasters, Dr. Richard Chang and Steve Cirascuolo, Casey Bell from Castle Square Tenants Organization, Diane Thom, Ellis member and McKinley School teacher.

Directors excused: Emily Aaronson, Bob Berstein, Patty Brennan, Dave Crowley, Paul Duffy, Michael Hall, Gordon Holmes, Yvonne Lee and Regina Pyle

Directors absent: Ed MacLean, Jason Nardella and Ken Tutunjian.

John Alekna called the meeting to order at 6:32pm.

Guest Speakers:

Casey Bell, Director of Community Programming at Castle Square Tenants Organization (CSTO) gave a brief overview of their organization and the programming available to the community. Castle Square is owned by CSTO (51%) and Winn Development Company and provides affordable housing for low and moderate-income residents. Castle Square has 500 units comprised of 1500 residents. Programming offered by CSTO ranges from Square Roots - an afterschool and summer learning program, a Teen Program offering project-based youth development programs focusing on college and career workshops, a computer repair clinic at their technology center and an adult and senior program. Casey would like the Ellis to share information on their programming with Ellis members and has invited us to visit their community center.

Dr. Chang from the Josiah Quincy Upper School (JQUS) was thankful to attend our board meeting as he wanted to introduce himself and the school as they may be a potential neighbor in the future. He gave a summary of the JQUS by stating the current population of the school is 65% Asian, 20% African American, 10% Hispanic and 5% Caucasian. The school has two campuses, one being on Washington Street and the other on Arlington Street. 75% of the middle school students test into an exam school and the remaining continue on to their high school on Arlington Street. JQUS currently provides an International Baccalaureate curriculum and is a high achieving school receiving several awards. Because of the condition of the two JQUS buildings, a search for a new school has been going on since 2009 when BPS filed for

funding with the MSBA. City Planners looked at numerous locations over the last few years and a design plan was submitted to the MSBA to build a new location at the current McKinley School site. Dr. Chang wanted to be clear that this plan will not move forward until the McKinley School finds a solution for their student population. Dr. Chang agreed that the communication has been a big problem and wanted to reassure us that it has to be a win-win for both the McKinley and JQUS.

September and October minutes were unanimously approved with one change to October, clarifying details for the Back Bay Station/South End Gateway report.

Chairman's report: John Alekna announced Bob Berstein was chairing the Nominating Committee and asked the board to think of prospects for the upcoming slate and would like to see a continual flow of new board members. Two positions are available on the EC – President and Vice President. John also made it clear that the NC operates independently of the board. Mike Worhach asked that the NC send out a list of skills needed for the board. John introduced the idea of adding a business liaison to the organization who would connect the Ellis to the business community. John also announced that Committee Chairs will be invited to attend the EC meetings on a rotating basis starting with Dave Crowley – Neighborhood Services.

Treasurer's report: Gretchen Chauncey announced no financial report was available.

Executive Director's report

Stacy is currently working on neighborhood service projects including the coordination of the wreath hanging, welcome signs throughout the Ellis and fall clean up. She also will be finishing up the QuickBooks conversion. Stacy reminded the board that the tree lighting is December 3rd.

Committee Reports

Scholarship: Marie announced the committee has finalized the committee's mission statement and would like to add it to the website. The SC asked if the scholarship fund could receive a portion of Ellis' annual fundraiser and would like to have a donation button on the website. John stated the EC will review these requests but it more likely would be part of the budget.

DLZ: John Alekna presented a written executive summary. John briefly discussed the following items:

- **40 Trinity Place.** Ken Girvin told me last week the developer has told the University Club (next door and sold their air rights to the developer in exchange for some major expansion renovations) that they need another 2-year extension as they aren't ready to build yet. This must be a financing issue since they have their permits and variances in hand.

- **Back Bay Station/South End Gateway Project:** Jack Fitzgerald reports no new information at this time.
- **One Appleton-Wink N Nod:** An attorney representing Wink N Nod has requested a meeting to discuss transfer of a license they own at another location to One Appleton. Jonathan Smith and John Alekna met with the owners and their attorney at One Appleton on Thursday, November 3rd at 5PM to discuss their proposed use of the space. A new Malaysian restaurant is being proposed.
- **40 Berkley:** A meeting was held with a few DLZ committee members and Lei-Choon Ong representing condo board at 7 Warren Avenue to discuss their concerns about proposed development/renovation of 40 Berkley. We expect a letter of position from the 7 Warren Ave condo association soon. Communication with the owner developer remains open. More to come.

Membership: Roberta reported membership is currently at 262 and Zipcar would join in January. The committee hosted a successful Women's event and will plan for another event when they figure out what the format will be. The MC has implemented bundled pricing for events, which includes a discount on membership.

President's report: Betsy reminded the board about the Holiday Party on December 4th at Banyan and about the coat drive for the McKinley School. All coats can be dropped off at Hingham Savings. Betsy will also resend the Parking Task Force document to the board for review and comment and will forward comments to the South End Forum.

New Business: Toby asked that we add the Boston Ballet parking issue to next's month's agenda.

The meeting was adjourned at 7:50.

Respectfully Submitted,

Stacy Koepfel