

RIVERTON TENANTS ASSOCIATION

Executive Board Meeting Minutes

Date: March 2026

Time: 6:40 PM

Location: RTA Office / Hybrid (In-person & Zoom)

1. Call to Order

The meeting was called to order at **6:40 PM** by **Jonathan Gervasi, President**.

2. Roll Call / Attendance

A quorum was confirmed.

Present:

- Jonathan Gervasi – President
 - Diane Collier – Vice President
 - Dawn Simmons – Vice President (via Zoom)
 - Jacqueline Spellen – Treasurer
 - Carah Lucas-Hill – Sergeant-at-Arms
 - Shareen Harvey (“Pepsi”) – Sergeant-at-Arms
 - Shawn Chin-Chance – Consultant
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3. Approval of Agenda

A motion to approve the agenda was made and seconded.

Vote:

All in favor – Approved

No opposition

4. Approval of Previous Minutes

Minutes from **January 6, 2026** were presented.

A motion to approve was made and seconded.

Vote:

All in favor – Approved

No opposition

5. Old Business

5.1 Code of Conduct

- Confirmed the **Code of Conduct is in effect**
- All board members must sign

- Compliance applies to anyone acting on behalf of RTA.

⚠️ Notable Discussion:

Shareen Harvey raised concerns about authority, representation, and rights as an elected officer. The discussion escalated, with mention of potential legal action if conflicts arise.

5.2 Task Force vs. External Tenant Group

Discussion centered around the overlap between:

- RTA (official tenant body)
- “Tenants in Action” (external tenant group)

Concerns Raised:

- Confusion with management communication
- Duplication of efforts
- Conflict of interest (dual participation)
- Risk of divided representation

Key Point (by Shawn Chin-Chance):

Only one official voice should represent tenants to management.

📌 Outcome:

Matter was identified as a **conflict** and **tabled for further discussion**.

6. New Business

6.1 Tenant Bloc / Malcolm (External Organization)

Presented by **Jonathan Gervasi**

- The organization offers outreach and organizing support.
- Potential partnership discussed.
- Concerns about affiliations noted.

📌 Decision:

Invite Malcolm to present to the Executive Board

6.2 Legal Strategy (A&E / Regulatory Agreement)

Extensive discussion involving:

- Jonathan Gervasi
- Jacqueline Spellen
- Shawn Chin-Chance

Topics:

- Potential legal action against A&E
- Understanding regulatory agreement obligations
- Whether to:
 - Sue A&E

- Leverage HPD
- Engage City pressure

Concerns:

- Legal cost exposure.
- Lack of full document clarity.
- Need for expert legal review.

 **Consensus:**

The board requires legal consultation before taking action.

6.3 Lawyers Alliance (Legal Support)

Introduced by **Shawn Chin-Chance**

- Nonprofit legal support for 501©(3) organizations
- Initial evaluation approx. \$495

 **Motion Passed:**

RTA will explore engaging Lawyers Alliance

6.4 Public Hearing – March 28

 **Motion Passed:**

- **Carah Lucas-Hill** appointed as official RTA spokesperson.
 - Will present a formal RTA statement.
 - Additional members may attend.
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6.5 Keith Wright – Consultant Role

Proposed by **Jonathan Gervasi**

Value:

- Founding knowledge of RTA
- Political awareness
- Strategic guidance

Concerns:

- Conflict of interest
- Nonprofit compliance (no lobbying misuse)

 **Motion Passed:**

Invite Keith Wright to the next Executive Board meeting in a consultative role.

6.6 Internship Program (City College)

Presented by **Shawn Chin-Chance**

- Opportunity to bring student interns
- Paid through an external program

 **Motion Passed:**

RTA will explore an internship partnership

6.7 Mailbox / Address

 **Motion Passed:**

Request the official RTA mailbox at **2170 Madison Avenue.**

6.8 Meeting Schedule (2026)

- March & June meetings confirmed
- September community forum proposed.
- December TBD

 Goal: Publish full schedule publicly

6.9 Financial Report

Presented by **Jacqueline Spellén**

Balance: \$29,784.32

Expenses:

- Mailchimp
- Zoom
- Internet
- Postage / PO Box
- Office supplies
- Event-related costs

 **Recommendation (by Diane Collier):**

- Develop a formal budget.
 - Present structured financial reporting monthly.
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6.10 Grants / Funding

Applications submitted for:

- Flagpole Restoration – \$10,000
- Basketball Program – \$6,000
- Workforce Program – \$6,000

Additional funding opportunities discussed:

- Harlem CDC
 - Future grant expansion
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6.11 Website Update

- Website requires redesign.
- Focus on clarity and accessibility.

7. Governance & Structure

- Need to establish committees:
 - Finance
 - Events
 - Scholarship

📌 Recommendation:

Build a structure immediately to support operations.

8. Meeting Conduct Feedback

Feedback from **Dawn Simmons (Zoom)**:

- The meeting lacked structure.
- Participants spoke over each other.
- Robert's Rules are not consistently followed.

📌 Acknowledged by the board

📌 Commitment to improved structure

9. Adjournment

A motion to adjourn was made and seconded.

Meeting adjourned.
