

TWDC Board of Directors Meeting Minutes
March 21st, 2019
South Branch Library

Attendees: Kate Carden, Joe Chura, Lynn McLaughlin-Murray, Adrienne Linnick, Seronica Powell, Casey Ward, Joe Adler, Rich Sosenko, Dan Cotter, Ann Marie Riley, Lerval Elva, Mendo Veloff, Carolyn Bentley and Cory Riordan

1. Kate called the meeting to order at 6:33 pm
2. March minutes and consent agenda were reviewed. Lynn motioned to approve, Dan seconded and the board unanimously approved.
3. Board to Form Special Improvement District Ad Hoc Board Committee
Kate explained the SID to our board members. We had a discussion of the proposed boundaries to the SID, which will be determined by the property owners that are interested in forming a SID. Cory explained that we had preliminary meetings with Ashley Shaw from Ohio City, and she offered some suggestions to the SID boundaries and potential advantages to different stakeholders within the SID. Further, we discussed how the SID funding is allocated by the SID board to improve the district. Lynn motioned to form an ad hoc committee of the TWDC Board for SID Development, and Joe Adler seconded. The board members unanimously approved. Cory and Kate discussed the potential benefit of co-chair for the SID committee. The proposal is to have a board member and business stakeholder share the SID Chair position to best represent the community and businesses. Ann Marie motioned for Justin Clemens of Bourbon Street to be Co-Chair of the SID, Lynn seconded and the board unanimously approved. Lynn motioned for Gusty Molnar to be the Co-Chair of the SID, Lynn seconded and the board unanimously approved.
4. Governance Update on 2019 Board Candidates
Joe Adler updated the board on 2019 board candidates. There will be five open Board seats and the President's seat. At this time, all of our five board members that have a term expiring are planning on running for the board again. Joe and Lerval are reaching out to several community members that are interested in also being candidates. Joe and Lerval will update us again at the April board meeting.
5. Executive Director's Report
Cory reviewed his Executive Director report and provided the following information:
 - Funding
 - The Safety and Security CDBG grant – This grant is approved and will be operational by the first full week of March. The contractor is Downtown Cleveland Alliance. The shifts will be four hour shifts, seven days a week. The patrol will cover through the Flats, northern Ohio City and Tremont.
 - Lincoln Heights Land Use Study – Cory continues to contact the city on a weekly basis, as the city appears to have lost the application for this study.

Village Capital Corporation Line of Credit – Cory and Khalid are putting together a \$500,000 line of credit application for property acquisition and rehabilitation. Executive Committee and Board review will be needed as this process proceed and we consider financing options and property.

HOME fund – Cory will be meeting with the Community Development Department next week to review the availability of HOME funds to pay down construction cost to create FOR SALE income restricted units on land bank lots that we may be able to acquire.

Duck Island Overlook County CDBG – we were not awarded a grant for this project.

Finance Fund – Cory is working on a grant application for \$100,000 for the Mercado project on West 25th.

- **Special Improvement District**
Cory, Gusty, Ann Marie and Khalid have had initial meetings on the development of a SID in Tremont.
- **Tremont Website**
Our new Tremont website continues to be under development and we are looking towards a launch in the Spring, 2019. The Tremont Integration Committee continues to work on this project, which was partially funded by the Towpath Trail.
- **CED-HFFI Grant**
This grant was a federal grant with the goal of bringing grocery stores to areas considered to be a food desert. We were awarded this grant and engaged Constantino's and Grace Hospital to work together towards a grocery store in the neighborhood. The project came to a stalemate when the project costs increased from \$2.3 to \$3.9 million. Both parties have decided to consider the project again. A deadline from Tremont West is set for the end of June to either move forward or begin to work with our grant managers to discuss alternatives and/or close out the project and grant.
- **Acquisition**
We acquired a duplex located at 3298 Scranton Road from the County Land bank. Khalid and Cory will be working on a proforma for the rehab and rental of this property.

6. Ann Marie motioned to adjourn, Joe Chura seconded and the members unanimously approved at 8:05 pm.