

TWDC Board of Directors
Meeting Minutes
June 20, 2019

Board members: Kate Carden, Lynn McLaughlin-Murray, Ann Marie Riley, LerVal Elva, Joe Chura, Jaime Declet, Josh Wright, Adrienne Linnick, Rich Sosenko, Joe Adler, Casey Ward, Seronica Powell, Dan Cotter, Brad Hauber, Chris Roy, Mendo Veloff

Staff: Cory Riordan, Executive Director

Guests: Rev. James Roach

1. Meeting was called to order by Kate Carden at 6:32 pm
2. April meeting minutes were reviewed. Jaime motioned to approved, Joe seconded and the board members unanimously approved.

3. Near West Land Trust

Our board heard a presentation on a proposed Near West Land Trust from Donna Grigoris-Bailey, the Enterprise Community Partner Fellow at TWDC. Donna explained that a Community Land Trust is a nonprofit, community-based organization whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in homes built on that land. The purchase price of the home is more affordable as the homeowner is buying the house, not the land. The homeowner then leases the land from the community land trust for the long-term, usually a 99 year lease. The deed is restricted and will only allow the homeowner to sell the house at a restricted price, which allows the property to be affordable long term.

The benefits of a Community Land Trust include: 1) permanently affordable housing, 2) employment by developing vacant and underutilized space and requiring local businesses to hire local, 3) CLT's are managed by the community through a board that makes decisions on how to use public resources and how the CLT will develop, and 4) the private and public investment used to create affordability are reused to create more affordable housing options for more individuals.

Our board also discussed the additional funds that are created by the trust including the lease of the land and the repair reserve fund. In the case of the lease fees, these funds are used to cover increases or unpaid property tax. The repair reserve funds are generated as part of the purchase price of the home and fund future repairs for the benefit of the homeowners. These repairs are approved by the CLT board.

Board members were encouraged to review other CLT's that are successful including the Burlington Community Land Trust and the Lincoln Institute.

Cory discussed that the Near West Land Trust would be a joint endeavor between Tremont West and Ohio City.

Ann Marie motioned to pursue the development of the Near West Land Trust, Lynn seconded and the board unanimously approved.

4. Special Improvement District

Cory Riordan updated us on the progress of the Special Improvement District. The SID committee has met with Ashley Shaw of Ohio City that is the CDC representative for the OCI SID. Ashley provided feedback on strategy and the interests of a variety of stakeholders. Gusty Molnar and Justin Clemens continue to discuss the advantages of the SID with property owners in the defined SID

area. We are seeing progress in the interest in the SID, and will continue to work towards the required votes to form a SID in Tremont.

Cory explained that it would be helpful for the board to consider progressing in the formation of the SID by filing incorporation papers for the SID with the Ohio Secretary of State. The board continued and discussed the steps that are necessary at the City of Cleveland to progress the SID.

After discussion, Lynn motioned to file the incorporation for the SID, Ann Marie seconded and the board unanimously approved.

5. Elect Committee Chairs, confirm Ad Hoc Committees

Kate introduced and explained the process of confirming membership and chairs for the TWDC committees for the upcoming year. Kate requested that the current committee chair highlight the work of that committee, and that we would then continue to elect our Executive Committee and Chairs of the TWDC committees of the Board.

The following Chairs and Membership was unanimously approved by the Board members present:

Executive Committee:	Joe Chura, First Vice President
	Lerval Elva: Second Vice President
	Ann Marie Riley, Secretary
	Lynn McLaughlin-Murray, Treasurer
Governance:	Chair: LerVal Elva
	Vice Chair: Dan Cotter
Economic Development:	Chair: Joe Chura
	Vice Chair: Joe Adler
Finance:	Treasurer: Lynn McLaughlin-Murray
	Vice Chair: Seronica Powell
Safety:	Chair: Casey Ward
	Vice Chair: Adrienne Linnick
Arts:	Chair: Chris Roy
	Vice Chair: Brad Hauber
SID:	Chair: Gusty Molnar
	Vice Chair: Justin Clemens

Gusty Molnar and Justin Clemens are continuing their roles as community members on the Special Improvement Project committee. A discussion was held in regard to the bylaws and whether a non-board member could serve as chair of the SID committee. We determined that as this committee is ad hoc that this was acceptable per bylaws.

Fundraising (Celebrate): Chair: Ann Marie Riley

Jill Lackey has been retained as the event planner for our annual Celebrate Tremont event.

6. Board Retreat

Kate discussed our upcoming TWDC Board Retreat. Kate stated that our tentative date is Saturday, September 7th. The plan will include a review of the strategic plan for newer board members with Cory and Kate along with a financial review with our accountant, Joanne Montagner-Hull, CPA. All board members would then be invited to lunch together and an outings to view and discuss the Cleveland Neighborhood Progress exhibit titled "Undesign the Redline". The exhibit aligns with our mission and will bring focus to the origins and impact to our Cleveland neighborhoods today.

More information will be upcoming to all board members.

7. Executive Director's Report

Cory reviewed the following topics with our board members:

- Village Capital Line of Credit – we have been approved for a \$500,000 line of credit that will be used towards our goal of offering affordable housing.
- Tremont and Ohio Collaboration – Cleveland Neighborhood Progress has awarded us \$10,000 and Cleveland foundation has awarded \$15,000 towards Phase II of strategic planning for TWDC and OCI.
- Tremont Montessori – Cory and TWDC continue to pressure CMSD to maintain a school in Tremont. We think that a school needs to stay in our neighborhood because 1) we have a centrally located and safe neighborhood that attracts students, 2) we are a growing neighborhood with a 55% increase in people under 5 years old in the past year, 3) our community has raised over \$200,000 for Tremont Montessori and completed a strategic plan for the school, and 4) we have worked for 10 years to establish a quality school in Tremont. We will continue to notify the board, neighbors and school stakeholders of upcoming school meetings to insure that our voice and opinions are heard.
- Taste of Tremont – Taste has been designated as the Ward 3 council event for this year. This designation will assist us in providing security, dumpsters, sanitation, etc. as these items and more will be provided by the city. MetroHealth will continue to be our presenting sponsor. Currently we have \$40,000 in sponsorships.
- Staffing update –
 - Donna Grigonis – full time, temporary position Housing Manager. This position is shared with Ohio City.
 - Maria Sharp – will be working as an Americorp VISTA for the summer
 - Ryan Clement – will be working as an Americorp VISTA for a full year
- Annual Budget – our budget will be prepared in the next couple weeks, and will be shared with Finance Committee before the next Board meeting.

8. New Business

- The next Walkabout Tremont will be on July 12th. Please stop by the area near College and Professor as the plan for a display of art work that relates to Tremont will be installed.
- Celebrate Tremont – please plan to attend the annual fundraiser, Celebrate Tremont, on Friday, September 13 at Forest City Brewery. The event is titled “Duck Island Grooves”.

9. Adjourn - Jaime motioned to adjourn, Joe Adler seconded and the board unanimously voted to adjourn at 8:15 pm.