

TWDC Board of Directors Meeting Minutes
February 20th, 2020

Board Members present: Kate Carden, LerVal Elva, Ann Marie Riley, Josh Wright, Joe Adler, Brad Hauber, Dan Cotter, Seronica Powell, Casey Ward, Christopher Roy, Adrienne Linnick, Lynn McLaughlin-Murray, Jaime Deplet, Joe Chura, Rich Sosenko and Carolyn Bentley

TWDC Staff Present: Cory Riordan, Executive Director

Guests Present: Brian Hannon

1. Kate called the meeting to order at 6:32 pm

2. Approve January Meeting Minutes

- The January meeting minutes were reviewed. Jaime motioned to approve the minutes, and Dan seconded the motion and the minutes were unanimously approved.

3. ACTION ITEM: Celebrate Tremont Ad Hoc Committee

- Kate reviewed the bylaw requirement to form an ad hoc committee for our annual fundraiser, Celebrate Tremont. Jamie motioned to form an ad hoc committee for Celebrate Tremont, Lerval seconded and the membership voted to unanimously approve this committee.
- LerVal nominated Ann Marie to be the chair of the ad hoc committee for Celebrate Tremont, Lynn seconded and the board unanimously approved.

4. DISCUSSION ITEM:

- Cory provided an update on the Update on Strategic Alliance with OCI / Land Trust. Cory informed our board that both TWDC and OCI unanimously approved the creation of NWP and NWLT. Final paperwork to create these non-profits are being finalized.

5. DISCUSSION ITEM: Reaching Lincoln Heights

- Seventh Hill, a consulting company, was hired to do a land use and parking study for the Lincoln Heights area. Cory reviewed the presentation with the board, and highlighted the timeline of community meetings and summary of community feedback. The process of working with the community included the development of a SWOT analysis and utilized the Wooclap App to engage the community members in feedback.
- The result of the study completed by Seventh Hill presents a community vision with input from the community. The community vision included parking and land use recommendations as well as guidance on affordable housing.
- Kate discussed that the board may want to consider a resolution on the Reaching Lincoln Heights plan. Joe Adler made a motion to support the Reaching Lincoln Heights plan, Jamie seconded and the board voted unanimously to support the Lincoln Heights plan.

6. ED Report

- Cory reviewed his Executive Director report and highlighted the following projects:
 - Acquisition/Rehab Update – We have made offers on three properties in the last month.

- Current active offer of \$30,000 on 1621 Mentor (with three residential units and one commercial unit). This property has five other offers.
 - Lynn McLaughlin-Murray motioned for a resolution to allow TWDC to offer \$35,000 on the property. Joe Chura seconded the motion. Josh suggested an amendment to \$37,500, which Lynn accepted. Joe Chura seconded the amendment, and the board unanimously approved the resolution to support \$37,500 as a limit of the offer that can be made on this property. If purchased, Cory anticipates a renovation costs of \$100,000-\$125,000.
- TWDC made an offer of \$195,000 on 3196 West 25th Street (with four residential units and one commercial units), and now have a purchase agreement. Cory anticipates \$100,000 rehabilitation cost on this property.
- Each purchase agreement has a due diligence period of inspections. Each property was reviewed by the Acquisition Review Committee prior to offers being made on these properties.
- Housing Tax Policy – Cory updated us on the outcomes of the community meetings on housing tax policy. Draft recommendations have come back and are being reviewed and considered. The recommendations are currently confidential prior to action by the Tax Policy Working Group, but changes to existing policy are part of the recommendations.
- Cleveland Neighborhood Progress Strategic Investment Initiatives 2020-2023 – Finalist presentations will be scheduled on February 26th and 27th. Our TWDC and OCI presentation will be presented on February 27th from 2:40 – 3:45 pm at NewBridge at 3634 Euclid Avenue. Any one is welcome to attend, and Cory noted that board involvement would be viewed positively by our potential donors. Decisions will be made by CNP board on March 26th.
- Tremont Farmer’s Market – TWDC hired Lisa Nemeth from Northcoast Promotions to manage our Farmer’s Market for the 2020 season.
- RFP Free Community Programs – Tremont West secured funds through Acelor Mittal to hire a consultant to review our free community programs. Final proposals are due March 2nd. The goal is to review the programming to find opportunities to improve our events and create long-term sustainability.
- Near West Partners/Near West Land Trust – Cory review that both TWDC and OCI unanimously approved the creation of NWP and NWLT. Final paperwork to crate these non-profits are being finalized.

7. New Business

- Financial Review – Seronica reviewed the discussion from the Finance Committee Meeting this month. Seronica and Cory discussed the Gumbat loan, and the progress being made to have the loan forgiven by the City with no conditions. Seronica also discussed the loan from the City of Cleveland for \$56,000. Cory is researching to identify the original loan documents to determine if there is any forgiveness available on this loan as well. Seronica then reviewed the financials for December 2019. Dan Cotter motioned to approve, Joe Chura seconded and the financials were unanimously approved.
- Friends of Tremont Montessori – Cory states that he will be hosting a meeting next week with FOTM to update the group and discuss any next steps that are available.

- Joe Adler announced that this will be the last meeting as a board member. Lerval and many of our membership commented that Joe has been an asset to our community and our board.
- Joe Adler motioned to move into Executive Session to discuss the disposition of his board seat, Joe Chura seconded and the board unanimously approved. Various board members discussed that Joe had made significant contributions to the board and our neighborhood during his time in Tremont. Much thanks to Joe Adler for his contributions!
- Joe Adler motioned to appoint Brian Hannon to the empty board seat, Joe Chura seconded the motion and the board unanimously approved. Brian will serve out the term of Joe Adler which will run until May 2021. Brian will begin his terms as a board member on March 1, 2020.
- Joe Chura motioned to appoint Josh Wright as Vice Chair of Economic Development, Lynn seconded and the board unanimously approved. Welcome to Josh Wright!

10. Adjourn – Seronica motioned to adjourn, Dan seconded and the board unanimously approved to adjourn at 8:14 pm.