

TWDC Board of Directors Meeting Minutes  
January 16, 2020  
South Branch Library

Board members present: Carolyn Bentley, Joe Adler, Adrienne Linnick, Dan Cotter, Richard Sosenko, Jaime Declat, Ann Marie Riley, Kate Carden, Lynn Murray, Joe Chura, Chris Roy, LerVal Elva, Brad Hauber and Seronica Powell.

Staff present: Cory Riordan

Guest present: Michael Graham, Strategic Design Partners

1. Kate called the meeting to order at 6:33 pm
2. Approve November Meeting Minutes – Joe Chura motioned to approve, Seronica seconded the motion, and the minutes were unanimously approved. There was one abstention from Adrienne, as she was absent from our last meeting

3. OCI/TWDC Partnership

Kate introduced Michael Graham from Strategic Design Partners. Michael reviewed the development of the Near West Neighborhood Partnership (NWNP). He reviewed that TWDC and Ohio City, Inc will be the two non-profit partners that will form NWNP, and will provide four officers from each CDC to be the board members to NWNP. The NWNP will then direct the NW Community Land Trust, and will appoint the Board of Directors. The Near West Community Land Trust, Inc. (NWCLT) will have nine Board of Directors, and will include two OCI board appointees, two TWDC Board appointees, two low income appointees and two non-profit partner appointees.

Michael reviewed the NWNP Articles of Incorporation, and highlighted the purpose of the organization which is to establish a land trust or similar programs to maintain and promote mixed-income diversity of homeownership and rental residency in our New West neighborhoods of Cleveland.

Michael reviewed the NWCLT Articles of Incorporation, and highlighted the purpose to maintain and promote the mixed-income diversity of homeownership and rental residency in the Near West.

Lynn motioned to approve the NWNP, Joe Adler seconded. Kate asked for any other comments or concerns. Vote of support was taken and is unanimous in support of incorporating NWNP. Lynn motioned to approve the NWCLT, and Seronica seconded the motion. Kate asked for any other comments or concerns. Vote of support was taken and is unanimous to incorporate the NWCLT.

Joe Chura commented that our Board needs to be able to discuss both of the organizations and the relationships between TWDC and OCI. Cory shared that there will be a communications plan to introduce these new organizations to our community members and stakeholders. The communication plan will include a press release to the Plain Dealer, Inside Tremont and discussions at our block clubs.

4. Resolution to authorize to allow TWDC to apply for Community Development Block Grant Funding. Cory and Kate explained that TWDC would like to continue to apply for CDBG funding and this resolution will allow for the application and for Kate to sign documents related to this request and contract. Joe Adler motioned to approve, Dan seconded and the resolution was unanimously approved.
5. ACTION ITEM: Review and Approve Financials  
TWDC financials, including the Statement of Financial Position, Profit and Loss Statement and Cash Flows, were reviewed by Lynn Murray. In addition, Lynn reviewed the financials for 2406, including the Balance Sheet, Profit and Loss Statement and the Cash Flow. After review, Lerval motioned and Casey seconded, the financials were unanimously approved.
6. ACTION ITEM: Resolution to Support Tremont Tree Committee & Lincoln Park Replanting  
Ann Marie reviewed the development of the Tremont Tree Committee being led by Dan Leamon. The Tremont Tree Committee is taking on two projects related to trees: 1) replanting of Lincoln Park, and 2) planting trees in our HBR-MCC block club. The Tree Committee is working with our councilmen, Kerry McCormack and Tony Brancatelli, city official at the City of Cleveland and the Western Reserve Land Conservancy. There is a request to have a board resolution on the replanting on Lincoln Park to show support for the replanting on Lincoln Park to various officials. Lynn Murray motioned to support, Dan Cotter seconded and the motion for unanimously supported.
7. DISCUSSION ITEM: Board Evaluations  
LerVal Elva reviewed the responsibility of all board members to participate in both Board evaluations and Executive Director evaluations. LerVal will be distributing the evaluations to Board Members in the next month, and requests that all evaluations are returned within a couple of weeks.
8. Executive Director Report  
Cory reviewed the following topics with our Board Members:
  - Reaching Lincoln Heights – The goals of this process is to 1) Invite all voices from the Lincoln Heights community to share their knowledge and understand the impacts of their decisions, 2) to establish a community vision for the character, scale and uses of new development, 3) create a strategy to address the area’s parking needs now and in the future, 4) to improve mobility connections within Lincoln Heights and surrounding neighborhoods, and 5) to prioritize community goals for the reuse of large-scale and scatter site vacant land. The final meeting will take place in January with a final community meeting to be held on January 21<sup>st</sup>.
  - Housing Tax Policy – Community meetings hosted by Neighborhood Connections have been completed. We should hear feedback from the work group in the next month.
  - Cleveland Neighborhood Progress Strategic Initiative 2020-2023 Program Cycle – CNP has released the request for proposals for their three year funding cycle. Represented areas must have a population of more than 15,000. We will be again submitting a joint application with OCI and have begun to assemble the application materials. We will be applying for two funds: 1) Capacity Investment Fund and 2) Neighborhood Impact Fund.
  - CBDG – Application is due by February 7<sup>th</sup>. New rules and regulations governing CDBG have become increasingly difficult to navigate and get credit for our work. We have had

multiple meetings with the city to discuss compliance issues and work towards reformatting our contract to be successful, from a reporting standpoint.

- Community Engagement Specialist – New Hire – Julie Dahlhausen was hired effective January 1, 2020. She will be the Healthy Home Initiative community Engagement Specialist for TWDC and OCI. She is a full time employee of Tremont West. This is a citywide program with the reporting to the Community Development Department. The goals and parameters of the program are set by a contract between TWDC and OCI and are as follows:
  - Survey a minimum of 1,000 residential structures by July 1, 2020
  - Refer approximately 150 homeowners, tenants, and landlords to Community development housing rehabilitation programs
  - Develop agreements for housing code compliance or improvements with 50 homeowners, tenants or landlords
  - Track approximately 100 residential structures through the voluntary rehab process
  - Refer approximately 20 residential structures each month to B&H for inspection and issuance of VN's
  - Document repairs and improvements made to residential structures referred to B&H
  - Hold two training workshops for residents and landlords
- Special Improvement District  
TWDC staff is reviewing the SID to revisit this project. The board does not currently have an active committee. We will be holding meetings with businesses through February to get a sense of the ability to get buy in on the program.
- Housing Acquisition and Rehabilitation – We have roughly \$600,000 in Line of Credit to pursue property, with a goal of 10 units per year.
- Additional Funding – TWDC has secured the following additional funding:
  - Arcelor Mittal - \$15,000 grant to review our current community programs and create a plan for sustainability,
  - CDBG Additional Funds- Safety and security grant of \$50,000 through March. We will be applying for a continuation of this grant,
  - Casino Funds – We will be applying for multiple casino grant funds for the following: 1) bike giveaway for Tremont Pointe, 2) HBR-MCC land use planning, 3) MetroNorth Land Use planning, and 4) AIA/TACF.
  - TIF funds – for lighting over Professor Avenue

#### 9. New Business

- Brad discussed the College Now program that support first generation college students. Brad let the Board members know that College Now is always seeking mentors for new students.
- Chris updated the board on the Tremont History Project Fence. Chris mentioned the new lighting and let us know that new art work would be placed on the fence this year.

10. Adjourn – Dan motioned to adjourn, Chris seconded and the board voted unanimously to adjourn at 7:52 pm.

