

TWDC Board of Directors

Meeting Minutes

July 16, 2020

VIDEOCONFERENCE Board of Directors Meeting

Board Attendance: Ann Marie Riley, Carolyn Bentley, Casey Ward, Lynn McLaughlin-Murray, Dan Cotter, Josh Wright, Lerval Elva, Fred Calatrello, Grace French, Brian Hannon, Rich Sosenko, Jamie Deplet, Seronica Powell

TWDC Attendees: Cory Riordan

1. Joe called our meeting to order at 6:36 pm
Joe read off the attendees so that all knew who was present in the meeting, which is difficult due to videoconference format of our meeting.
2. Approve Minutes – June minutes attached 6:32
Lynn motioned to approve, LerVal seconded, and unanimously approved
3. Action Item: Board, Committee and Block Clubs Meetings during COVID statement – statement attached.

Cory discussed block club are independent organizations, and TWDC will continue to support and support the use of Zoom. During this time, TWDC and our board want to support the process of block clubs reviewing new development projects in the neighborhood. Dan motions to support this statement, and Lynn seconded the motion. Jaime wants to amend the statement that we need to add that phone calls to Zoom calls are acceptable and that TWDC will make an effort to deliver any agenda and materials to participants that cannot join on video on Zoom calls so that they are able to view materials during the meeting. With this amendment, the board passed this motion unanimously.

4. Discussion Item: Near West Partners and Near West Land Trust
Joe updated board members on the first meeting of Near West Partners on June 30, 2020. The officers were elected and are as follows:
 - Chris Schmitt, OCI and Near West Partners, President
 - Lerval Elva, TWDC and Near West Partners, Vice Chair
 - Maria Nosse, OCI and Near West Partners, Treasurer
 - Ann Marie Riley, TWDC and Near West Partners, Secretary

Cory discussed that the next objective for the Near West Partners is the formation of the New West Land Trust, and the potential nominees for those board members. Our next Near West Partners meeting will be in August, and that board will be formed.

Cory also reviewed that several properties may be transferring into the Near West Land Trust before the end of 2020. It is possible that four rental units moving into the land trust in the third quarter of 2020. Cory also discussed three land bank lots that may be available in

HBR/MCC, and then one lots on W 6th could be purchased by the Land Trust. Land Trust put out an RFP for the four lots, and four responses were received for purchase. Knez is the only proposal that provided for the builder to provide the financing on the project, and therefore, we are making the decision to work with Knez. Cory discussed long term goal of more minority contractors on future land trust projects.

5. Discussion Item: Board Retreat/Sessions

First session for our board retreat is planned for Monday, July 20th at 6 pm. The objective of this session will be to review financials and meet our accountant, Joanne Montagner-Hull, CPA. We may be planning a Saturday session for the remainder of the retreat.

6. Action Item: Budget

Seronica reviewed the budget, and highlighted many of the changes that being caused by COVID-19. Fundraising has been impacted with the loss of Celebrate Tremont and Taste of Tremont for a loss of approximately \$70,000. There is also a reduction between the CDBG and CNP of approximately \$20,000 per year. We applied and were approved for the Payroll Protection Plan. As a result, the PPP has offset these losses in the amount of \$82,000. Seronica and Cory discussed that we need to continue to diversify our income. For instance, Saint Michael will be developed into low income senior housing, possibly in 2022, and Tremont West could gain \$50,000 income from managing those units. Dan votes to approve the budget, Jaime seconds and the board members unanimously approved our budget for the next fiscal year.

7. Financials – TWDC and 2406 LLC attached

Seronica reviewed our financials for both TWDC and 2406 for the period ending May 31, 2020. Lynn motioned to approve, Jaime seconded, and the board unanimously approved.

8. Executive Director Report – see attached

Future Programming Impacts of COVID

Cory reviewed that we are still waiting and deliberating on how to proceed with Arts in August and Tremont Arts and Culture Festival for this summer. There is ongoing planning to attempt to have a program that would be created in the spirit of a drive in theatre for one performance for Arts in August. Fred discussed how Arts Renaissance Tremont could possibly work with Tremont for virtual events, and Lynn offer that Cleveland Shakespeare Festival would likely be willing to work with us as well.

Additionally, we will be working with The Celebrate Tremont Fundraising Committee to determine best way forward for our annual board sponsored event.

Development

Stoneleigh Project (Waterford Bluffs) – Cory reviewed that we have been utilizing the online platform Co-Urbanize to review this project at West 20th and Lorain. It is a 240 unit multi-family development. To participate, go to courbanize.com, create an account and leave feedback. This has allowed for over a month of continual input and feedback. We have additionally hosted meetings through Zoom to supplement and worked with Duck Island to input.

Lincoln Park Flats – Cory discussed the 49 unit proposed building on the corner of Kenilworth and West 14th. The building is designed with zero parking. As you can imagine, this has caused a lot of push back from the surrounding neighbors. Although the Economic Development Committee did not officially take a position as there has not been a Notice of Non Conformance issued, we did issue a strong letter indicating our likely opposition. Additionally, we pointed out that we felt this was a policy change that set a precedent and we do not feel that policy change should be made through variances. This passed the Landmarks Committee with a 5-3 vote, with consideration made for a “pull off lane” for drop off or Uber usage and it will still need to go to BZA.

Near West Partners/Near West Land Trust

The Near West Partners Board met on June 30th. The purpose of the meeting was to discuss populating the Board of the Near West Land Trust. The Near West Land Trust has nine seats consisting of two (4) Board members from each organization, three (3) representatives of organizations that serve low-mod income individuals, and two (2) land trust homeowners. One of the land trust homeowner seats will be left open until the program is up and running. The Near West Partners Board will meet again in the next few weeks to finalize the NWLT Board after staff has reached out to all potential candidates. A Near West Land Trust Board meeting will then be scheduled. The first act of business of the Near West Land Trust will be to review the 9 units of housing to be transferred from CHN to the Land Trust.

9. Committee Reviews

Joe asked for a review of committees, and acknowledged that some committee may not have met due to COVID. The following updates were provided by Committee Chairs:

Celebrate Tremont – Ann Marie updated on the fluidity of this committee and the difficulty in planning an event due to the pandemic. Celebrate Tremont members will be meeting with Finance Committee representatives to make a plan for 2020. Seronica and Josh noted interest in participating in this committee in the next year.

Safety – Casey discussed interest in planning a meeting, and plans going forward without a Safety Representative at TWDC. Cory and Casey plan to discuss in the next month.

Economic Development – Jaime and Cory had a discussion of Henry’s resignation, and needing a voice from the Lincoln Heights area. Henry does not support Zoom meetings, and TWDC’s position is that we need to have Zoom meetings so that we can include the community in economic development issues. Jaime discussed that ED meeting and committee will work to make information on new building projects available to community members by mail, and that Zoom meetings can be joined by phone as well as by computer. TWDC will work to insure access to all community members.

10. New Business

Board members had a discussion of COVID related closing of businesses in our neighborhood, and the longer term impacts that may be present if the pandemic continues for a length of time.

Casey Ward shared the initiative by Destination Cleveland called "Clean Campaign". This campaign allows businesses to sign onto this program and receive COVID protective supplies including masks and sanitizer. Clean Campaign has a website and business signing onto this initiative are listed.

11. Adjourn at 8:36 pm