

## TWDC Board of Directors Meeting Minutes

September 17, 2020

### VIDEOCONFERENCE Board of Directors Meeting

Attendees: Lynn McLaughlin-Murray, Josh Wright, Jaime Declet, Carolyn Bentley, Grace French, Dan Cotter, Joe Chura, Dan Imfeld, Fred Calatrello, Brian Hannon, Seronica Powell, LerVal Elva and Rich Sosenko

TWDC staff present: Cory Riordan

1. Joe called the meeting to order at 6:33 pm.
2. Approve Minutes – Minutes for our August 2020 meeting were reviewed. Lynn motioned to approve, LerVal seconded and the minutes were unanimously approved.
3. Discussion Item: Ex-Officio Board Members

Joe and Cory discussed the importance and goals of offering ex-officio positions to our block clubs, which includes improving communication between the board and block clubs, and provides exposure to the board for potential board candidates in upcoming years.

The following email will be sent to our block club chairs to identify potential ex-officio candidates:

*Under the Tremont West Code of Regulations, Tremont block clubs may appoint an ex-officio representative from the block club to the TWDC Board of Directors. The representative would have voice, but not vote, at Board meetings. If your block club would like to select or vote on a block club representative to the Board, please contact Executive Director, Cory Riordan, (coryriordan@tremontwest.org), or Board President, Joe Chura (cc'd), for more information.*

4. Discussion Item: Board Retreat Tour Saturday, September 26 at 9:30 am

Joe reviewed the plan for the second portion of our board retreat. The retreat will continue on Saturday, September 26<sup>th</sup> and will be a tour of the neighborhood. Joe and Cory have worked out the design of the tour, which will include all areas of our neighborhood. The goal of this tour is to visit areas on our neighborhood that have development or other changes that the board will likely review over the next year.

An overview of the tour is as follow:

Meet at Clark & 11th, look over completed Towpath stage 3 and Clark Field. Meet at outside CPL South Branch and walk to St. Michael School. Head north on Scranton, stop at Tappan site, discuss Scranton corridor and Reaching Lincoln Heights project. Then meet at Holy Ghost site and travel to Duck Island. We will end our tour at Fat Cats – for lunch for those comfortable with a socially-distanced lunch.

5. Discussion/Action Item: Tax Abatement Policy Resolution

Joe reviewed the Tax Abatement Study and highlighted the six recommendations that were made by the study. The board discussed the recommendations and our general agreement to continue to support tax abatement strategies. However, the board wants to further discuss and state that we support a plan for long-term owners and occupants to be able to obtain relief from the increases cost of property tax in Tremont.

This study will be further discussed at Economic Development and our next Board Meeting in October. Our goal is to be able to submit a Board Resolution on the study and a clear statement of the recommendations that we support or oppose.

6. Action Item: Resolution on West 14th and Kenilworth Development Proposal

Cory and Joe reviewed the development at the corner of W 14<sup>th</sup> and Kenilworth. The project is a 49 unit, ZERO parking apartment. The project requires a variance for zero parking.

Cory shared that this project that is opposed by the community, the CDC, and the Councilman went to Board of Zoning Appeals on September 14th. The Board pushed the agenda item until last due to the controversial nature of the development. They then asked that responses be limited due to the time. Thirteen letters opposing the project were received prior to the meeting with at least 6 community members present to opposing the development. Even with the opposition the Board split 2-2 on the vote, and the 5th member leaving due to the hearing lasting beyond 12:30 pm. They were unable to locate the member for the final vote. Therefore, the project will be back at the Board of Zoning Appeals on October 5th.

Cory reviewed the letter sent by Tremont West to the Board of Zoning Appeals on the proposed development on the corner of Kenilworth and West 14<sup>th</sup> Street. The letter states that TWDC opposes the approval of the project. TWDC is opposing the project as the developer is asking for a variance for parking, and plans to provide no parking on the site.

Our board had a discussion on the concerns on this project which included 1) the lack of parking will cause issues with no street parking available, 2) the precedent of the approval of this project and the effects on future developments not being required to provide parking per the zoning, 3) the shift of the cost of the project from the developer to the city, as the city will provide the parking, and 4) the concerns related to the services at Saint Augustine's being negatively impacted by losing parking.

Lynn made a motion to support a resolution based on our discussion on this development project, which is highlighted in the four concerns listed above. Brian seconded the motion and the board unanimously approved the motion for a resolution that will oppose this development in its current state.

7. Financials

Seronica reviewed the fact that the City of Cleveland loan for \$86,000 was forgiven by the City. The loan originated in 1989 and had been carried on our books for the past thirty years. No paperwork was available to verify the loan at the City or TWDC, and after discussion, the City

kindly agreed to forgive this loan. This loan forgiveness is reflected on the TWDC July 2020 financial.

Seronica also shared that cash flow of the TWDC is positive at this time. PPP funding has been used, and we are waiting on the bank to file final paperwork on the PPP grant.

LerVal motioned to approve the TWDC and 2406 financials for July 2020, Jaime seconded and the financials were unanimously approved by the Board Members.

#### 8. Committee Reports

- Economic Development – Jaime and Josh reviewed the discussion at the last ED meeting on the development on Lorain and W 20<sup>th</sup>. The committee approved this project, with a statement that the city needed to further study the safety of the egress from 20<sup>th</sup> Street from the development. The committee discussed several changes to these streets, and are suggesting that a right hand turn lane be added to allow for the movement of traffic from the site. The concern is that traffic will leave the development by the Old Lorain Road through residential Duck Island if there is not a remediation, which is a safety concern.
- Safety – Dan shared that the next Safety Committee meeting will be on October 14<sup>th</sup>. Dan and Casey discussed the possibility of advocating for our crosswalks to be repainted, and discussing the issue of the trash in certain parts of the neighborhood.

#### 9. Executive Director Report

Cory updated the Board Members on the progress with Near West Partner and the Near West Land Trust. The Near West Partners Board met on August 26<sup>th</sup>. The purpose of the meeting was to populate 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.

#### 10. New Business

Ann Marie reviewed the projects being supported by Our Neighborhood Votes (ONV), a grassroots organization in the neighborhood. ONV will be hosting a second showing of a self-guided walking tour of a Celebration of Women's Suffrage on Tuesday, September 22<sup>nd</sup> during the Farmer's Market in Lincoln Park. ONV will also be hosting voter registration booths throughout our neighborhood over the next few weeks including at Tremont Athletic Club, Tremont Pointe, Tremont Lofts, Scranton Bible and many more. ONV continues to look for more

volunteers for our voter registration booths, and Ann Marie will be emailing a list of volunteer opportunities to our board members and our current ONV volunteers.

Grace shared information on the Plant Swap that will be taking place at the Library on Saturday, September 19<sup>th</sup>. The event will also host outdoor yoga at 11 am, and all are welcome.

Josh shared that the W 11<sup>th</sup> and Buhner Pedestrian bridges will be cleaned by the Public Works Commission on the weekend of September 26<sup>th</sup>. The block club was awarded a grant of \$3,000 to purchase paint for the bridges, and Josh is working to organize his block club and neighbors to improve the conditions of these bridges.

Lynn discussed that there will be a project on improving the Wade Park Cemetery. The project will be coordinating by Lynn's son and will include a cleanup and addition of a garden. Lynn will keep us up to date, and volunteers will be appreciated.

11. Lynn motioned to adjourn, Fred seconded and the board unanimously agreed to adjourn at 8:02 pm.