

TWDC Board of Directors Meeting Minutes

November 19, 2020

VIDEOCONFERENCE

Board Member attendees: Joe Chura, Grace French, Casey Ward, Lynn McLaughlin-Murray, Lerval Elva, Carolyn Bentley, Seronica Powell, Fred Calatrello, Brent Burke, Jaime Deplet, Brian Hannon, Rich Sosenko and Dan Imfeld

TWDC Attendees: Cory Riordan, Executive Director

Guests: Councilman Kerry McCormack

1. Joe called the meeting to order at 6:35 pm
2. Approve October Minutes will be approved at our next meeting
3. Action Item: Audit

There was a discussion by Dan Imfeld, Seronica and Cory regarding the Constantino's loan and accurately reserving for any unpaid funds on our financials. This topic was discussed at our last meeting, and Dan followed up and discussed Constantino's in depth with our auditor, KC, since our last meeting. Dan explained that he was satisfied with the recording of the Constantino's transactions. Lynn motioned to approve the audit, Jaime seconded and the Board Member unanimously approved the audit.

4. Action Item: Resolution Regarding Loan to Constantino's

Cory reviewed that a letter was sent to Constantino's which requested payment on the federal loan. Ann Marie motioned to approve, Seronica seconded. Fred requested that we add to the resolution that we reserved the right to review receipts from the project to confirm that amount that Constantino's did spend on the project and, therefore, did not owe back on the loan. There was general discussion that this fact should be added to the resolution, and Cory agreed to add this language to the resolution. Jaime motioned for a friendly amendment to the motion to add the language that we reserve the right to request and review receipts for the project, Fred seconded and the board members unanimously approved.

5. Action Item: Rescinding Board Resolution from April 18, 2019 - Suspending Recognition of Lincoln Heights Block Club

To provide background to all Board Members, Lerval reviewed the concerns with the former Lincoln Heights block club bylaws, which prohibited renters to vote on property variances and issues. Lincoln Heights has updated their bylaws and the block club no longer provides any exception for renters and their voting rights.

Brian motioned to rescind the Board Resolution from April 18, 2019 regarding Lincoln Heights Block Club, Lerval seconded and the Board Members unanimously approved the motion. We welcome the Lincoln Heights Block Club and TWDC will plan to support that block club in the manner of our other Tremont block clubs.

6. DISCUSSION: Councilman Kerry McCormack: 2021 and post-COVID recovery (6:50)

Councilman Kerry McCormack attended our board meeting and thanked board members for their time in volunteering for Tremont West. Kerry began our discussion and board members and the Councilman commented on the following topics:

- COVID and its effect on the community along with the emotional aspects that make it difficult on our neighbors,
- Joe asked about how the city can support our small businesses,
- Carolyn discussed similar concerns with the potential sale of Sokolowski's and Forest City, and the impact of not having places that our community members can meet,
- Kerry shared that the City did receive CARES funds and were implementing a plan to have local restaurants prepare meals for our low-income neighbors – in support of both our food insecure community members and the small business restaurants,
- In addition, Kerry would like to see lighting along our business corridor – several members were in support of this initiative from a safety, place finding, and economic development for our small businesses. Joe shared that he would like to see lighting considered as part of a larger street planning project for Tremont. Ann Marie shared that a lighting project may help with a start up of a business district in Tremont.
- Fred and Dan Imfeld discussed the Towpath and remaining focused on the impact of the Trail to our neighborhood. Fred also requested an update on Clark Field.
- Cory and Ann Marie discussed the Towpath Integration Plan
- Joe followed up with a question on how we can support individuals and families in our neighborhood that have been financially affected by COVID. Joe was also interested in promoting the possibility of LOOP legislation.
- Kerry discussed LOOP legislation, and the fact that LOOP is state legislation and we need to work with state representatives to get this legislation thorough for our community members.
- Kerry will be meeting with Eric Gordon tomorrow on the subject of Tremont Montessori and the longer-term plan for our neighborhood school.
- Quality of life and safety are always a concern and Kerry has tried to keep the neighborhood up to date on crime issues.
- Kerry is very interested in continuing to grow the Near West Recreation program and include more activity for adults.
- Kerry provided his cell phone and contact information to all Board Members, and welcome our calls with any concerns or comments.

7. Financials

- Dan reviewed highlights of the financials for September 20, 2020. Dan discussed the effects of the loss of fund raising, and reviewed the funding from CDBG that is lagging and not yet received. Cory has contacted the City to follow up on the CDGB funds.
- Dan reviewed the financials for 2406. Dan is following up on the full value of the land that we own on Scranton so that it can be more accurately reflected. It is hoped that this property will be rented in early 2021. There are two units that are not yet rented on Holmden, and Cory is in discussion about temporarily lifting the AMI low income restriction to get the property rented.

There is a concern on having that unit vacant for too much longer. Finally, the tenant at 2255 West 20th Up has had an increase in her rent which is paid by CMHA. Her rent is now \$750/month as opposed to the \$575 that was being paid. The downstairs unit has been rented at \$875/month; previous tenant paid \$800/month.

- Lynn motioned to approve both TWDC and 2406 financials, Jaime seconded and the Board Members unanimously approved.

8. Standing Committee Reports

- Due to the lengthy discussion with Councilman McCormack, the Committee Chairs will provide reports at our next meeting.

9. Executive Director Report

Cory discussed the continued transition of the housing and economic development to the Near West Partners. The highlights of Cory's Executive Director report is as follows:

- As part of the Near West Partners, Tremont West and Ohio City Inc. are restructuring its positions. We will be taking the Housing and Economic Development Working Group and creating titles under the Near West Partners "banner."
- Chief Real Estate Officer- Ben Trimble
Director of Real Estate Development- Khalid Hawthorne
Neighborhood Development Manager- Donna Grigonis Bailey
Community Engagement Specialist (Housing)- Julie Dahlhausen
This realignment will mean that people are working across both neighborhoods. However, people will still be employed from a single entity. This has been discussed for over a year and the employees were already meeting and working towards this. For Tremont West it means that Donna will be doing the development process and review as well as business development activity. Khalid will be assisting with the transition. Khalid will be focusing on acquisition/rehab and new construction.

10. New Business

- Jaime discussed that the libraries will be limited hours due to the pandemic beginning this next week. The libraries will be open only Monday through Friday beginning next week.
- Lerval shared that she will be moving out of state and that she will have to resign from the TWDC Board. Many members commented on Lerval's positive contributions and impact to Tremont and the TWDC Board, and that we will miss having her in our community. We wish her the best and hope to see her again when we can celebrate her contributions.
 - Joe discussed the necessity to fill open board positions due to Lerval's resignation.
 - Lynn nominated Seronica to become Vice President, Lerval seconded and the Board unanimously approved.
 - Seornica nominated Dan Imfeld to become Treasurer, Jaime seconded and the Board unanimously approved.
 - Lerval nominated Lynn to be Vice Chair of Finance, Brian seconded and the Board unanimously approved.
 - Lerval nominates Brian Hannon to be Governance Chair, Ann Marie seconded and the Board unanimously approved.

- Lerval nominates Brent to be Vice Chair of Governance, Ann Marie seconded and the board unanimously approved.

12. Joe adjourned the meeting at 8:32 pm