

TWDC Board of Directors Meeting Minutes

August 20, 2020

VIDEOCONFERENCE Board of Directors Meeting

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

TWDC Attendees: Cory Riordan

1. Joe called the meeting to Order at 6:34 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. Minutes for our July meeting were reviewed by Board members. Lynn motioned to approve the minutes, LerVal seconded the motion and the minutes were unanimously approved.
3. Discussion Item: Postponement of Fundraiser Celebrate Tremont

Ann Marie reviewed the concerns with having any type of gathering for a fundraiser during the COVID pandemic. Our fundraising committee has met and discussed many options for event. However, considering both the health concerns for our participants and financial concerns of many of our sponsor and contributors, our committee has decided to postpone our event. Ann Marie discussed the hope of the committee to plan two Celebrate Tremont events in 2021 – both in the Spring and Fall.

Seronica as our Treasurer discussed how important it is to our funding sources to have 100% financial support from TWDC Board members of our non-profit mission. In the past five years, our board member financial support has been through a ticket purchase and/or by providing donations to our annual fundraiser. Seronica requested that each board member consider what financial contribution could be made by each board member, and suggested the price of a fundraiser ticket be an amount that could be donated by each board member.

4. Discussion Item: Our Neighborhood Votes - Suffrage Walk

Ann Marie shared an upcoming event that is being planned by a neighborhood group named Our Neighborhood Votes. The event will be a self-guided walking tour that will celebrate the 100th anniversary of the passage of the 19th amendment insuring women with the right to vote. The event will be on Saturday, August 22, 2020 from 1 – 8 pm. There will voter registrations booths within the exhibit that will assist people in registering to vote, changing your address to vote and requesting a mail in ballot.

Our Neighborhood Votes is looking for volunteers to staff the voter booths, if anyone is able to volunteer on that date. Seronica, LerVal and Ann Marie are signed up to volunteer.

5. Discussion Item: Near West Partners and Near West Land Trust Update

Cory discussed our last meeting of the Near West Partners. The objective of this meeting was to elect non-board members to the Near West Land Trust. These terms will be for one year, and will

join the TWDC and OCI board members on this board. Our next Near West Partners meeting will confirm these new board members to the Near West Partners.

Joe discussed the requirement for Tremont West to nominate and confirm two TWDC Board members to be on the Near West Land Trust. Josh nominated Dan Cotter and LerVal as our nominees to the Near West Land Trust, Ann Marie seconded and the board unanimously approved.

6. Discussion Item: Tax Abatement Policy

Cory reviewed the Cleveland Tax Abatement Study that was published in July 2020. From Executive Summary of the study: Over a six-month period from August 2019 to January 2020, the study team conducted quantitative analyses of the contemporary housing market in Cleveland and the historical performance of the tax abatement program. In addition, the study team conducted a diverse set of interviews, focus groups, round table discussions and community meetings that included over 300 institutional stakeholders and residents to better understand the perceived importance of the tax abatement program and to identify key features of the program that could be adjusted going forward.

The following recommendations were published in the study:

- Recommendation #1: Cleveland should continue to offer a tax abatement for residential properties.
- Recommendation #2: Cap the maximum abated value for single family abatements at \$300,000.
- Recommendation #3: Implement a "but-for" requirement for market rate multi-family projects with abatement values above \$5 million.
- Recommendation #4: Establish a framework for community benefits agreements (CBAs) for developers of multi-family market rate projects in block groups experiencing high displacement pressure.
- Recommendation #5: Develop a specific housing market displacement pressure threshold where the City would trigger adjustments to the tax abatement time period and percentage by block group.
- Recommendation #6: Implement process improvements to enhance transparency and streamline the application timelines.

Joe and Cory asked all Board Members to read reports for more discussion next month.

7. Discussion Item: Board Retreat/Sessions

Cory and Joe discussed the next portion of our TWDC Board retreat. A tour of our neighborhood is planned for the retreat. After discussion, board members decided on for the morning of Saturday, September 26th. Cory and Joe will work on a route and the stops for our tour.

8. Financials

Seronica reviewed the financials for TWDC and 2406. Lynn motioned to approve, Jaime seconded and the board unanimously approved.

9. Executive Director Report

CDBG – Final Funding Dollars

- Cory shared that he was informed that the City of Cleveland would be adding \$5,000 to our final contract number. The final total of funding should be \$294,000. This still represents a decrease in total CDBG allocation from last year.

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.

Bike Giveaway

Plans were to do a bike giveaway in May 2020, and 37 children were signed up. The event was delayed due COVID-19. We have now secured 30 bikes, and we have given away 20 of the bikes.

Mask Giveaways

Cory reported that TWDC has given away masks to high risk neighbors – approximately 600 masks.

10. New Business

Casey brought up a concern on the trash in the neighborhood. Cory shared that he has worked with Tremont Scoops to have them provide a trash can in front of their store. Scott is documenting issues with trash along Professor and Lincoln Park, and reporting these issues to the city. Cory emphasized the need for a Special Improvement District to improve the appearance and the cleanliness of our business district. Dan asked about raising funds to help with trash pick up. Unfortunately, there is a concern that hiring any private trash pick up will be an issue for the city, and city employees and potentially their union. We resolved to revisit the SID as a long term solution to our trash issues.

11. Dan motioned to adjourn, Josh seconded and we adjourned at 8:15 pm.