

Tremont West Board of Directors
Meeting Minutes
March 18, 2021

Board members in attendance: Joe Chura, Ann Marie Riley, Fred Calatrello, Lynn McLaughlin-Murray, Jaime Deplet, Kate O'Neil, Dan Cotter, Carolyn Bentley, Josh Wright, Brian Hannon, Seronica Powell and Grace French

Tremont West staff in attendance: Cory Riordan, Executive Director

1. Joe Chura called the meeting to order at 6:35 pm
2. February Meeting Minutes
 - Board members reviewed the February meeting minutes. Lynn motioned to approved, Seronica seconded and the board unanimously approved February 2021 minutes.
3. Action Item: Neighborhood Development Program Project Support Resolution
 - Joe and Cory reviewed the resolution in support of a grant of \$40,000 though the City of Cleveland's Neighborhood Development Program for the predevelopment costs associated with the history building at the corner of W 11th and Literary Road at 2258 Literary Road. This project was previously supported by the City and our Economic Development Committee.
 - Lynn motioned to approve, Jaime seconded and the Board Members unanimously approved this resolution.
4. Action Item: Resolution to Authorize Acquisition of 7222 Brinsmade
 - Cory and Joe reviewed the purchase of a four-unit apartment building located at 7222 Brinsmade in the MetroWest neighborhood. The proforma for this project was attached for Board Members to review. This property was a forfeiture and is available for purchase for \$6,000 with a projected renovation cost of \$120,000. This property will allow us to offer affordable housing in all four units. There was a general discussion on the condition of the building and renovation cost.
 - Lynn motioned to approve, Kate seconded and the Board Members unanimously approved the purchase of 7222 Brinsmade.
5. Discussion Item: Near West Land Trust Homes
 - Cory reviewed a press release that was sent out on March 9, 2021, which announced the groundbreaking of the first new construction home built by the Near West Land Trust. The home is located at 1902 W 50th Street and will be 1,350 square ft and will meet Energy Star 2 standards. The builder will be Knez Homes. The press release also provides information on the purpose of the Near West Land Trust, which is to provide affordable housing within a land trust model.

- The groundbreaking of this new home will be on Friday, March 19, 2021 at 1:00 pm at the home site. Cory invited all board members to attend.

6. Financials- Finance Committee

- Cory reviewed our financials for TWDC and 2406 as of January 31, 2021. There were no new issues of significance to report.
- Ann Marie motioned to approved both TWDC and 2406 financials, Dan seconded and the Board Members unanimously approved.

7. Standing Committee Reports (7:15)

- Safety Committee – Dan Cotter provided a report on the March Safety Committee meeting. Dan was glad to report that there were several new members at the last meeting. Cory added that he has reached out to Kerry on next steps for safety in the neighborhood.
- Governance Committee – Brian gave an update on nominating committee and the potential candidates. Brian and Cory discussed the outreach to our candidates in an effort to get candidate materials submitted by a deadline of March 25th. The goal would be for candidates to be able to visit April block club meetings to introduce themselves, and by our code of regulations it is required for candidate information to be sent to all voting members two weeks prior to the annual meeting.
- Economic Development Committee – Scranton Road development was presented by Eric Lutzo and supported by our committee, pending support at the block club. Will Hollingsworth shared the Spotted Owl expansion to outdoor space and it was supported by our committee. Starkweather townhomes were reviewed and supported by this committee. Finally, Holy Ghost is again postponed at BZA to April 16th.
- Towpath Integration Working Group – Ann Marie reviewed the progress of our working group to bring more people that live in and outside of Tremont to use our Tremont Towpath. The group has the intention of working with community groups to build a calendar of events on the Towpath during this spring and summer. There will be incentives for Towpath users to visit our Tremont businesses.

8. Executive Director Report

- Cory provided his monthly Executive Director Report and provided the following information:
 - The Tremont Passport – this program is an incentive program to support local business, and Tremont is being highlighted in March and April 2021.
 - Constantino's – Cory provided an update on our dispute over the grant funding provided to Constantino's. We have retained attorney, Matt Yourkvitch, and he has been in discussion with Constantino's attorney, Michelle Yeh. We did receive a listing of expenditures for the project per Constantino's, and we replied with a request for the return of the remaining funds. To date, there is no additional correspondence.

- Payroll Protection Program – TWDC has received \$83,400 in the PPP round 2, and these funds will be used for payroll over the next 3 months.

9. New Business

- No new business topics were discussed.

10. Old Business

- We had a discussion on the condition on the Literary hill from W 5th to W 3rd. Cory reports that the paving will be done from University to W 3rd as the street is rated at a “F”. Unfortunately, the street from University to W 5th is rated as a “D” and is not currently in the City’s paving plan for this year.
- Discussion on the purchase of Pat’s in the Flats.

11. Adjourn

- Ann Marie motioned to adjourn, Lynn seconded and the meeting adjourned at 7:52 pm