

Board of Directors Meeting Agenda

January 21, 2021

VIDEOCONFERENCE Board of Directors Meeting

Board Members in Attendance: Dan Cotter, Grace French, Josh Wright, Seronica Powell, Fred Calatrello, Jaime Delet, Brian Hannon, Casey Ward, Dan Imfeld, Lynn McLaughlin-Murray, Carolyn Bentley and Kate O'Neil

TWDC members present: Cory Riordan

1. Seronica called the meeting to order at 6:35 pm.

2. December Meeting Minutes.

- Seronica asked our Board Members to review the December meeting minutes. After review, Lynn motioned to approve the minutes, Jaime seconded and the Board unanimously approved the minutes.

3. Action Item: Appointment to Vacant Board Seat

- Seronica reviewed the need to fill the Board Seat that is now vacant due to Lerval moving out of the neighborhood. Seronica shared with the group that Kate O'Neil is interested in an appointment to this board seat, and referenced Kate's submitted resume and board questionnaire. Kate introduced herself to the group, and discussed her professional background as well as her community involvement, specifically her role as the Block Club Chair for the Auburn Lincoln Park Block Club.
- After discussion and comments of support from a few board members, Seronica asked the board members to consider appointing Kate to the open board seat. Lynn made a motion to appoint Kate to the open Board Seat, Dan Cotter seconded and the board unanimously approved to motion. Welcome to Kate!

4. Action Item: Resolution for CDBG Application

- Seronica shared the necessity for our Board Members to consider a resolution that will authorize Cory to prepared and submit our FY 2021 Community Development Block Grant fund request, and will allow Joe to sign these documents as our Board President.
- After discussion on this CDBG grant, Lynn made a motion to support this resolution, Jaime seconded the motion and the board unanimously approved the resolution.

5. Action Item: Resolution on Tax Abatement Policy

Seronica and Cory asked our Board Members to review the resolution that was prepared as a result of the TWDC Economic Development Committee in December 2020. The resolution is as below:

- Whereas, Tremont West Development Corporation was a member of the Housing Equity Task Force of the City of Cleveland that resulted in the creation of the Tax Abatement Study released in July 2020;

- Whereas the Board of Directors of Tremont West wishes to support and provide leadership for the Tremont community around this important work; Therefore, be it resolved that the Board of Directors, in reviewing the recommendations of the study, offer the following:
 - We emphatically support LOOP legislation;
 - We support Community Benefit Agreements for multi-family projects;
 - We support the plan for developers of multi-family projects to provide financial information to prove the need for the tax abatement on projects;
 - We support the continuation of tax abatement for all neighborhoods in the City of Cleveland. Further, we support tax abatement caps, but we request further study and discussion about the cap. We want to continue to support growth in all neighborhoods, while limiting possible adverse impacts on any neighborhood; and
 - Finally, we support the simplification and the promotion of the tax abatement on housing renovation so that it is more attainable for a homeowner.
- Our board discussed the tax abatement study as well as the lengthy discussions that have taken place at our Economic Development meetings. Our discussions did include additional discussion on the topic of caps for the tax abatement for new construction. Ann Marie made a motion to support this resolution on tax abatement, Brian seconded and eleven board members voted to support the motion, and Fred abstained from the vote.

6. Financials

- Dan reviewed the financials. Dan discussed that the Federal government has opened up new PPP loans that we may qualify for in our 3rd and 4th quarter of 2020. If this PPP loan is available again, then Cory will contact Dollar Bank again to make an application for these funds. Dan reviewed that revenue is down in those quarters more than 25%, which is the requirement of the PPP loan. At this time, it appears that a PPP grant may bring in additional funds of \$80,000.
- In collaboration with the Land Trust, we have options for the acquisition of a 4 unit apartment in Metro West. Cory reviewed this fourplex located on 7222 Brinsmade Avenue. This apartment is located in the Metro West neighborhood, a partner that we may want to work more with in cooperation with our Land Trust.
- Ann Marie motioned to approve the financials for both TWDC and 2404, Jaime seconded and all Board members voted to approve.

7. Standing Committee Reports

- Safety – Casey reported that Safety committee met last week. Casey has arranged for both a police officer and a representative from the prosecutor’s office at each Safety Committee meeting. Casey is interested in working with the Duck Island Block Club, who are interested in improved lighting and cameras in the Abbey Road park.
- Economic Development – Economic Development voted to support the TREO apartments with the understanding that a Community Development Fund would be contributed to for the Lincoln Heights area. Jamie and Cory provided a review of St Michael’s as a new senior living apartment on Scranton, in the former building occupied by Cleveland Central Catholic. Finally, ED

committee members continued to discuss tax abatement policy and submitted our resolution to the board for our meeting today.

- Governance – Brian shared that Governance met last week. Brian discussed the necessity for a Nominating Committee to be formed, and both Dan Cotter and Grace are interested. Board and ED evaluations are on the way from our Governance committee.

8. Executive Director Report (7:20)

- **Kenilworth and West 14th**

The issue of this development is tabled until the January 25th BZA meeting. It is likely that it will be tabled again per a developer email exchange. TWDC remains opposed to this development due to zero parking and does not meet the code that was agreed to by the City.

- **TREO Development**

Treo is a multifamily development located north of Porco Lounge on West 25th Street. This development is important for a number of reasons:

1. First market rate large scale development between Ohio City and MetroHealth
2. It adheres to the Reaching Lincoln Heights Plan from a design and loading perspective
3. The development is utilizing a land bank lot which was leveraged to produce a Right-of-Way that will allow for 20% affordability on land bank lots developed on remaining land
4. The developers have agreed to participate in a Community Benefits Agreement (developers fund)

- **Business Loan/Grant Programs**

We are working with Destination Cleveland on EAT, EXPLORE CLEVELAND promotional events for the winter/spring. Additionally, we secured a small grant with approximately \$1750 earmarked for business support services. We are working on creating a neighborhood passport/bingo game to be filled out and returned to Tremont West for Tremont gear. Another round of federal programs was announced in the second stimulus bill. We sent the following information to businesses and will continue to communicate the best ways in securing federal dollars.

- **Small-Business Support**

- PPP Forgivable loans: Expanded eligibility for the loans to include non-profits and local newspapers, along with TV and radio stations. Also, \$15 billion would be reserved for live venues, independent movie theaters, and cultural institutions, which have been struggling due to pandemic-forced closures.
- Businesses that were open by February 15, 2020 are eligible. Please find out by reaching out to your bank and asking about the process for applying. If your bank is not responsive or is not doing PPP loans, please email me and I can help you figure out an alternative.
- New loans will be capped at \$2 million, compared to \$10 million before. Applicants must have no more than 300 employees and must demonstrate at least a 25% drop in revenues from the fourth quarter of 2019 to the same period this year.
- The bill expands the type of covered expenses to include things like cloud computing or remote-work software; and equipment for government-mandated sanitation and social-distancing, like sneeze guards or air filtration systems. It even covers “property damage and vandalism or looting due to public disturbances that occurred during 2020.”

Near West Partners Update

9. New Business

- Fred asked about a property on W 14th that is not meeting codes, is in disrepair and is in general disarray. Cory shared that the City is aware of the issues at the house, and is making very slow progress in resolution.

10. Old Business

11. Adjournment

- Lynn motioned to adjourn, Jaime seconded and the Board Members unanimously approved.