

Tremont West Development Corporation

Board Meeting Minutes

February 18, 2021

Board Members in Attendance: Joe Chura, Seronica Powell, Lynn McLaughlin-Murray, Dan Imfeld, Brian Hannon, Josh Wright, Kate O'Neil, Josh Wright, Carolyn Bentley, Fred Calatrello, Jaime Declet, Grace French and Rich Sosenko.

Tremont West Members present: Cory Riordan, Executive Director

1. Joe called the meeting to order at 6:32 pm
2. Approve Minutes Lynn motioned, Jamie seconded and unanimous, with the exception of Joe, who was not able to attend January's meeting
3. Action Item: Plan and date for the Annual Meeting

Seronica motioned to move the Annual TWDC Meeting to a virtual meeting with drop off balloting on May 20th, 2021. Lynn seconded this motion and Board Members unanimously approved. In addition, we had a discussion that the meeting would include updates from our committees and other projects/events in the neighborhood and we would work to provide restaurant gift cards to all voters as they turn in their ballots.

4. Action Item: Resolution for PAY TO STAY legislation

The NE Ohio Coalition for the Homeless has contacted TWDC for a letter of support for the legislation known as "Pay to Stay". The legislation states that a landlord may not proceed with an eviction for nonpayment of rent if the renter tenders full rent and any fees by the date of the hearing. Lynn motioned to support Pay To Stay legislation, Fred seconded this motion and the Board Members unanimously approved.

5. Financials

Dan Imfeld reviewed the possibility of the next PPP loan to TWDC. Cory and Lynn applied for this PPP loan last Friday. The updated regulation states that a business needs to have a 25% decrease in revenue in the 3rd or 4th quarter of last year. We anticipate the PPP loan will be similar to the last PPP loan that we received of approximately \$84,000.

Dan reviewed the financials of 2406 and TWDC, and did not note any significant changes. Dan did follow up on the rental on Holmden, and we are generally confident that the building will be able to be rented during the Spring of 2021. In addition, we did rent a unit at 2406 that was vacated within a month.

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

6. Standing Committee Reports

- Economic Development Committee
 - Cory, Kate and Joe discussed the development on Kenilworth and W 14th. The block club continues to be strongly opposed to the project, and Kerry McCormack is also concerned about the process and validity of the traffic study completed by the City.
 - Cory shared that TWDC continues to work with the developers at TREO and Waterford Bluffs on their participation in Community Development Funds for Duck Island and Lincoln Heights. The funds may have contributions of up to \$65,000.
 - Cory shared some concerns about a proposed development of six townhomes on W 15th and Starkweather. Cory is concerned about the lack of neighborhood participation in the approval process of these townhomes.
- Governance Committee
 - Brian shared an update of the activities of Nominating Committee, and this committee is actively presenting at block clubs and working on recruiting new candidates for the May election of Board Members.
 - Brian updated Board Members on the upcoming Executive Director and Board Evaluations. Brian has a goal of getting evaluations out to Board Members in the next week.
 - Brian also discussed the possibility of presenting additions to our Code of Regulations. Governance will discuss at their next meeting the potential of 1) extended voting options for the annual meeting, and 2) guidance on when changes can be made to an annual meeting, for instance in the case of a pandemic.
- Safety Committee
 - Cory shared that Casey and Dan had a meeting last month, and reviewed recent local crimes with a representative from the prosecutor's office and community policing.
 - Joe asked for an update on the court watch program, and Cory stating that the prosecutor's office is interested in supporting the court watch program. Safety Committee will continue to work with the Prosecutor's office to reestablish our court watch process.
- Tremont Towpath Integration Work Group
 - Ann Marie shared that this work group has the goal of increasing the use of the Towpath through Tremont. Our stakeholders to reach in this plan are 1) Tremont neighbors, 2) other NE Ohio organizations, 3) Tremont Pointe residents and 4) Tremont businesses. Our work group is contacting local groups and organizations to plan events on the Towpath.

7. Executive Director Report

- Eat and Explore Week in Tremont – April 13-17, 2021

Cory updated our group on Tremont's involvement in Eat and Explore. In this program, visitors to Tremont businesses will be able to enter a drawing for a grand prize of \$500 of gift cards. The program is being promoted by Destination Cleveland.

- Near West Land Trust

Substantial progress has been made by the land trust. The land trust has its first real estate with a four-unit apartment building on West 45th Street. The transfer happened at the end of January. We have a property management agreement with the land trust. Keith will be managing and Tremont West will receive an 8% fee. Additionally, the land trust was given 1 year to perform new construction projects on various lots across the Ohio City and Tremont service areas. The lots approved in Tremont are 1166-1168 Holmden and 1205 Buhner. The next step is to finalize financing with Knez and the City of Cleveland. The houses will be sold to individuals or families at 80% or below AMI. Final designs and pricing is still being worked out.

Lastly, in the next 3-6 months, the properties that we most recently acquired will be reviewed for inclusion in the land trust and how to facilitate this. The Board will need to be engaged in this process.

- CED-HFFI (Constantino's)

Our attorney, Matthew Yourkvitch, sent a letter to Constantino's through certified mail. This letter outlined the loan agreement, the remaining balance on the loan and requested repayment of this balance by February 19, 2021. The letter states that TWDC will pursue any unpaid balance through legal means, if repayment is not made. We have not heard back or received a receipt of delivery.

8. Old Business

9. New Business

- Flats Forward – Lynn provided an update on Flats Forward, as she is a member of their board. Lynn updated our Board that Flats Forward has been able to have a SID approved. In addition, there is
- Library – Jaime reported that the Scranton Branch Library is opening on Monday with regular hours. In addition, Jaime did let us know that the Jefferson Library will remain closed due to renovations.
- Seronica offered that the dirt mound near her home has become a sledding hill, and she invites all of us to join in!

10. Adjournment

Brian motioned to adjourn, Seronica seconded and the Board Members unanimously voted to adjourn at 7:49 pm.