



Board of Directors Meeting Agenda
August 19, 2021| 6:00pm
Forest City Brewery

1. **Call Meeting to Order (6:00):** Attendance: 6:21: Cory Riordan, Joe Chura, Fred Calatrello, Dan Imfeld, Tom Tosuksri, Rich Sosenko, Grace French, Darren Triplett, Seronica Powell, Carolyn Bentley, Josh Wright via Zoom

2. **Approve July Minutes (6:02):** Approved

3. **ACTION ITEM: Budget Review and Approval (6:05)**

Dan reviewed financials with board from 2021 - 2022

Cory reviewed Revenues/Grants more in depth

Councilman \$s include project for lighting on Professor

Questions: Presence of Taste of Tremont income? - projecting return to normalcy in 2022 for Taste event when forming budget, Delta variant may affect things but will project return

Arts & Culture festival previously on Merrick House budget, now transitioned to TWDC - revenue and expenses. Previously Merrick was a simple fiscal agent, was able to approach entities like Arts Council separate from TWDC for multiple asks. Was charging \$3-4000 fiscal administration fee but was not part of planning. This fully shifts event to TWDC and Scott Rosenstein.

PPP loan was not recorded as income in 2020 - will be reflected in future budget. Original forgiven in June 2021. Second (\$80,000) within period of request to forgive, application pending. Loans through Dollar Bank.

How will financials be reflected for Constantinos situation if \$ lost is recouped? - we've already captured certain expenses/income in that event year and budget will be accurately reflected and explain any surges or deficiencies.

Expenses reviewed with significant changes discussed primarily due to staff hospitalization expense

Potential change on Arts & Cultural Festival - \$80K in projected expenses (double counted) will be corrected

Budget will run deficit as a result, but traditionally income fluctuates between \$700K and \$1.1M, surplus and deficits traditionally smooth out

What events are indoors with risk of cancellation? - Tremont Trek cancelled, TWDC picked up funding; Taste may still be cancelled

Budget Approved (pending double counting Arts & Culture Income). Fred motions, Tom Second, unanimous approval

Action Item: Revise double counting of Arts & Culture Income

4. DISCUSSION ITEM: Cleveland Mayoral Forum hosted in Lincoln Park/Proposed Questions to Submit (6:25)

Fred drafted questions, Executive committee reviewed and approved questions but would like to add more priority questions related to Tremont and eliminate city-wide questions that have previously been addressed at other debates/forums

Questions added related to LOOP legislation re: Tax Abatement and a question about Inclusive growth;

Board edits to Tax Abatement to reduce language that made it appear a leading question

Councilman McCormack, Santana, and Spencer are hosting the forum - will all Q's be asked? There are concerns about the length of the forum based on Slavic Village forum - 4 questions, nearly 2 hours. 3 minutes per answer;

Would be helpful to ask pointed questions to get candidates on record as opposed to open ended questions for time and redundancy reduction

How can we ask questions in a way that adjusts the narrative around how Tremont is referred to by the broader community in context with the rest of the country? Balance investment in a variety of growth and need areas.

Action Item: Send questions as approved to Councilmen and Councilwomen prior to event to include Tremont's perspective. Send questions directly to candidates to see who takes time to respond, in case there is insufficient time to address during forum

5. DISCUSSION ITEM: Board Retreat Review (6:40)

Joe reviewed Board Retreat (presentation attached in email); Facilitated by Janus Small

Cory provided updated materials for board members not present

Takeaways:

Being on board is serious, risk and responsibility is involved, and step up in role designated

Great for new board members as level setter; Ought to be mandatory for all new board members; increased attendance from board members

Great foundation for board members, a bit rushed towards existing work where board members can plug in re: strategic plan/housing plan, maybe review materials beforehand, create a space for existing board members to be a part of as well

Great to understand the gravity of responsibility and risk (FBI, etc.) so good to understand impact of actions and decisions

If you have any Q's call Janus small

Janus - very complimentary of Tremont leadership, staff, and boards - good to hear we're in good hands and we're advanced

6. DISCUSSION ITEM: Tremont Arts and Culture Festival; Sign Up Sheet (6:55) 7. Executive Director Report (7:00)

Scott requesting Board participation on Tremont Arts & Culture festival, sign up sheet distributed

ACTION ITEM: Additional volunteers needed for Arts & Culture festival, contact Scott Rosenstein

8. Committee Reports (7:10)

Finance Committee

Approve monthly financials - All in favor, Approved

Economic Development Committee

Property issue nearby Annunciation Church - Rick Meran - building second building next to first; complained about not getting response from NOL block club - BC having summer party but had agenda item for this development? City land, 15 year abatement; Original development had several issues with trash/disposal during construction and now in vacant brick house filled with trash - how to escalate for code violation inspection with City of Cleveland? Frank (owner) currently incarcerated.

TWDC has discussed Rick Meran as the building has been used primarily for AirBNB, which is not an acceptable use for typical Land bank transfers. Transfer has been completed so no recourse with two lots but with incoming legislation for AirBNB - will help create enforcement. TWDC previously had agreement for affordable units, Rick did not follow through. Future transfers have been restricted. Board suggests Tax Abatement should be pulled as well - Councilman is researching this issue

Josh Rosen Development - 20 units across from Fairmount Creamery. Looks great with good contrast for community

Parking next to Tappan will be redeveloped into 2 town homes (per request from community). No votes were requested, simply being proactive to inform committee before taking to community block club.

Safety Committee

Next Safety meeting - Second Wednesday of each month (September 8th)

Fully Virtual

Action Item: Safety committee requests additional attendance from board and reach out to block clubs for increased attendance, not just in times of specific issues

Governance Committee

Celebrate Tremont Fundraiser Committee

Cory reported out for Kate O'Neil: Clambake - Indoor/Outdoor, auctions, request Board participation by buying a ticket, attending and

participating in raffles. Pricing - \$115/ticket; Designed as “pandemic proof” - can pick up meal, fundraiser is online via RallyUp, including Art Items, Sports Memorabilia; Honorary Chairs Bernie Sokolowski (Sokolowski's University Inn), Bonnie Flinner (Prosperity Social Club), and Paulius Nasvytis (Velvet Tango Room). Encourage online contributions/donations from all

Action Item: As part of Board Contributions, please consider purchasing a ticket as your Board appeal for the year, and participate in live auctions. As well, amplify ticket sales within your network - auction is online so anyone nationwide can participate.

9. New Business (7:30)

Question re: Governance - has it ever governed Block clubs in addition to Board of Directors?

Identified as separate entities, we do not govern specifically, only mutually beneficial, must agree to a charter to be recognized and supported

Potential area to create more sustainability around Chair/Co-chair consistency/training

Not an area to override BC decisions with respect to Economic Development - resolution process already exists

10. Old Business (7:35)

11. Adjourn (7:40)

Executive Director's Report

August 19, 2021

Property Update

2255 West 20th St- The eviction moved forward. The make ready costs including clean up, painting and new carpet will be \$3900.

5 months missed rent; Subletting tenant passed away. Pursuing Jessica, on lease, for damages for judgment

2628 West 18th Place- Scope of work is being determined for this unit.

CFO Pros will provide SOW for code compliance; 50 year residence by previous owners; redo kitchen, est. \$10k-20k; lots of unpermitted work done

Occupancy rental inspection pending upon rental registration

No section 8 planned; have an idea of potential renter

3298 Scranton Property- 2 units, Under renovation.

7222 Brinsmade- MetroWest has received transfer from county land bank. We are awaiting the title work. Purchase price is \$7000. Renovation will be over \$300,000. The majority of the renovation costs will be Housing Trust Fund dollars through the City of Cleveland.

We have received an offer on a property we own on West 12th. This was reviewed by the Executive Committee. The Committee was interested in selling the land but wanted more information at the next Executive Committee meeting before moving it to the Board.

Lucky Park

We finalized the purchase of one parcel of Lucky Park and the simultaneous sale and transfer to the City of Cleveland. Carolyn Bentley was exceptional during this process and went above and beyond to secure this property for the neighborhood. Carolyn additionally donated her commission back to Tremont West. Thank you Carolyn!

Working now on purchase/transfer of lot owned by St. Theodosius

Property Manager

Unfortunately, this has been a slow moving process due to a shortage of qualified applicants applying for the position. I am exploring other options as well to ensure that long-term, the portfolio receives a professional level of property management that it needs.

Arts in August