



Board of Directors Meeting Agenda
September 16, 2021
South Branch Library

1. Call Meeting to Order (6:00)

6:06 call to order; Jaime Declet, Carolyn Bentley, Darren Triplett, Lynn Murray, Rich Sosenko, Grace French, Josh Wright, Brent Burke, Tom Tosuksri, Fred Calatrello, Cory Riordan, Joe Chura, Dan Imfeld, Dan Cotter, Seronica Powell, Kate O'Neil

2. Approve Minutes (6:02)

Lynn motions to approve, Fred seconds, Approved; Josh abstains

3. DISCUSSION ITEM: Upcoming Audit (6:05)

Initial review started, audit must be completed by December, will complete before final board meeting in November

Anything unusual from Finance? Nothing of note

ACTION Items: None at this time

4. DISCUSSION ITEM: Tremont Arts and Cultural Festival (6:10)

Sign up sheet for volunteering this weekend circulated, requesting more board participation;

Projecting net positive with change in fiscal agent to TWDC. Food vendor count is lower - most Brick&Mortar shops/restaurants, due to staff issues, opting out. No beer garden due to increased security. Art Vendors at capacity and excited to participate.

Special thanks to Lynn to help hold tables/chairs per request due to early delivery from event company

ACTION ITEM: Continue to sign up for additional volunteer posts

5. DISCUSSION ITEM: Celebrate Tremont Clambake and Fundraiser (6:15)

Kate O'Neil will likely join at 6:30, move on to other agenda items

\$32,450 in Sponsorships confirmed, still have more pending

Shifting focus towards Ticket Sales and Auction Items (including

Bernie Kosar signed jersey) - 76 tickets sold

Vegan option available, need 2 week notice

Auction items will go live 1 week in advance, online

Live Music entertainment, donations of donuts for dessert - Terrapin;
apple cider - Nancy;

Donations for auction: Cycle tours, gift cards, membership to TAC;

Suggestion to include Tremont Trek

2 Highest Level Sponsors (SITE Centers, Tony Brancatelli) - have not
requested speaking role, still for sale if needed

7. Executive Director Report (6:30)

Jefferson Ave unit filled, October 1st move in

W 20th filled after cleanup/extermination, seeking tenant but should
be filled before end of year, filling all vacancies

W 18th underway

Scranton renovation making progress after delay

Lucky Park - sent Purchase agreement over to St. Theodosius to

begin that process for last parcel (expecting \$80K similar to other parcel)

Property Manager position - working with OHC, increasing Salary for more experience, Fairview Gardens will be included (42 units) - currently managed by Famicos; Other PM companies offering sign on bonuses, job market is dry

Dollar bank PPP forgiveness application sent in

City CDBG Final payments - \$60K held, reaching final agreements and resolution

Constantino's - no new updates

8. Committee Reports (6:45)

Finance Committee

Edit: Break out Land and Property from W 18th purchase; Q: Why? CLT related? - based on allowable depreciation/appreciation for Building VS Land

Discuss process to change auditors (identify what other CDC's do and build best practice)

Potentially apply for COVID assistance for back rent - can landlords apply? Mediation? CHN administers - client facing, but TWDC unit is income based so possible if exceptions are made

“Contingent on Edits” Jaime makes motion to approve financials, Tom seconds -

Note: YTD columns show June - July

Invitation to Finance Committee meeting - Monday before Board Meeting - 5:40PM

Approved unanimously

ACTION ITEMS: None at this time

Economic Development Committee

Tremont Oaks (W 14th properties) - Mr. Moran - motion to approve project did not pass, all voters abstained; Complaint letter (permit to Long Term leasing, used as short term Hotel/Airbnb rental; as well Tax Abatement used as Hotel/Airbnb rental) sent to BZA, City Landmarks (no action, unsure of jurisdiction); BZA review not scheduled, will seek to review legal issues prior to BZA; BZA suggested to consider use of property, based on

ordinance, when voting to approve/deny requested variances; Occupancy permit was issued but only for residency of 90+ days - this does not fall under general Residential purview - in violation

Councilman pushing to pass legislation to pull 15 year tax abatement for non-residential purposes (though there may be pushback due to some business use incentives that can be helpful for investment and economic development);

City has loophole for this activity to happen (Ohio City 49 unit used in similar fashion under same loophole) - must close it to prevent or no real enforcement measure. Several around the city operating similar units, can't pick and choose targets unless laws are written;

What is the end goal for working on this issue with this developer? - need clear regulation so we have guidelines to enforce when approving/denying projects. Expectations and intended usage up front must be clarified. Does the Board want to take further action?

ACTION ITEM: none at this time pending further discussion, ED took position

Safety Committee

Sgt joined - Quiet summer; parking issues on Thurman, Scranton; Dirt bikes on towpath but hard to further enforcement with mayoral transition

Prosecutor - are microphones on cameras illegal, no

Duck Island concerns - homeless population; dirt bikes on Red Line greenway, traffic issues (study to be conducted)

Onion dome crosswalks potentially in City Hall basement? Possible contact to search City basement for stencil for sidewalk/crosswalk

ACTION ITEM: Send needs to Lynn re: stencil/sidewalk/crosswalk

Governance Committee

Will review committee charters, put together policy and procedure manuals; Add Diversity, Equity, Inclusion policies

Request to focus on Succession planning for ED for CNP Strategic planning

Celebrate Tremont Fundraiser Committee

9. New Business (7:00)

Vaccine policies: TWDC nearly fully vaccinated - any vaccination mandates? Office open but 30 hr work weeks, social distancing possible, mask policy in place; Seeking suggestions around policy, for safe and collaborative working environment;

Suggestions: Termination; Reasonable Accommodations: Mask mandates, paid testing, social distancing, increased health care expenses; Need to protect TWDC from potential liability lawsuits, potential hospitalization costs

10. Old Business (7:10)

Seek to hold Tremont Oaks conversation until further action required to not belabor discussion;
Request to take position and action

ACTION ITEM: Review ED's letter, seek other action remedies such as business shut down based on incorrect usage of occupancy permit (Fines not a remedy)

11. Adjourn (7:20)

Fred motions, Lynn second, fully approved



Meeting Minutes
Board of Directors Meeting
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

decisions

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

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 Moran - building second building next to first; unhappy 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 Moran 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

Executive Director's Report
September 16, 2021

Property Update

2255 West 20th St- MAKE READY COMPLETE. READY FOR NEW TENANT.

2628 West 18th Place- Scope of work has been identified. Working with VCC on finalizing plans and financing.

3298 Scranton Property- 2 units, nearing completion. Final draw is being reviewed by VCC.

7222 Brinsmade- Title company is processing paperwork. Renovation will be over \$300,000. The majority of the renovation costs will be Housing Trust Fund dollars through the City of Cleveland.

We are currently negotiating with prospective purchaser of property we own on West 12th for first right of refusal for five years and transfer on completion of renovation of neighboring house. These dollars will then be used for

Lucky Park

St. Theodosius has indicated a willingness to sell the other parcel (to Tremont West) that is part of Lucky Park. They would also like to protect it as greenspace. We sent an example of a purchase agreement to the church for review that would accomplish their goals and community goals. In the next couple of months I hope to be able to negotiate a price and keep the ball rolling.

Property Manager

No New Updates.

Dollar Bank Forgiveness- PPP

Tremont West filed all necessary paperwork for forgiveness of the second Payroll Protection Program loan on 9/13

CDBG Update

We are still going back and forth with the City of Cleveland on final payment for 2020 contract. We believe we have worked it out.