



Board of Directors Meeting Agenda
January 20, 2022
Via Zoom

1. Call Meeting to Order (6:00)

Meeting called to order 6:09PM

Cory Riordan, Tom Tosuksri, Jason Petroff, Dan Cotter, Carolyn Bentley, Darren Triplett, Kate O'Neil, Fred Calatrello, Joe Chura, Josh Wright, Grace French, Jenny Rodriguez

2. Approve Minutes (6:02)

Fred motions to approve, Tom seconds, All in favor, Carolyn abstains

3. ACTION ITEM: Affirm Jason Petroff ex-officio Board member from Duck Island (6:05)

Welcome Jason Petroff as Ex-officio, BC appoints and Board generally affirms

Fred motions to affirm, Dan seconds, All in favor

Jason looks forward to meeting everyone in person and working together to advance interests of Duck Island and Tremont

4. ACTION ITEM: Resolution- Ownership Interest in Fairview Gardens (6:10)

Cory - looking to add to portfolio of Near West Land Trust, to complete 40 unit senior building in Ohio City. Currently managed by Famicos, will transfer to TWDC for management. Review Resolution - Executive committee had questions for clarifying re: Ownership clause. "Tremont West will become a silent co-limited partner owning up to 25%

of Fairview Gardens OCI LLC. Fairview Gardens OCI LLC owns 99.09% of Ohio City Elderly LP, OCI owns remaining shares. ” - Legal defined the ownership as 25% of the .01%, to clarify, Cory requests approval now to move along project.

Why are we doing this? - Must have ownership interest to manage without Real Estate Brokerage license - NWLT is not one. Income will help support long term sustainability of NWLT staff. 15 year cycle of building has completed (was new construction). OCI seeks to add to Land Trust portfolio as City of Cleveland will retire \$1.2 million of debt, allowing OCI to relieve burden and focus income on building maintenance (no major needed at this time).

Why OCI does not manage on own? They are as owners - TWDC will join in partnership to bring into NWLT.

Is there a waiver of liability for TWDC? Cory working with Insurance to understand coverage necessary. No waiver present.

Why sign now without knowing? Prefer to understand liability limitations and risk involved based on potential liability issues of ownership of 25% of .01%:

Delay is OK for a month, but deadline for Famicos to transfer management is March 1st.

Does this affect hiring of Property manager? PM not identified yet, although salary has been increased and this building is part of the strategy to cover that salary.

How best to conduct vote? Conditional on Liability? Will delay Property Management transfer? - OHFA transfer is handled by Deandre, ownership interest must transfer before assuming prop management. Can possibly have emergency Email vote or vote in February pending liability question.

Suggestion by board members to table vote until February and seek emergency email vote if needed based on current quorum. **Email vote would require unanimous approval from all board members.**

No vote was taken

5. ACTION ITEM: CDBG Application Authorization Resolution (6:25)

Update to last year's resolution to allow Cory Riordan signature authority to apply for CDBG funding

Fred moves to approve, Tom seconds, **Unanimous approval, Resolution passes**

6. ACTION ITEM: Signing Authorization for Acquisition for Tremont West (6:35)

Depending on Title company, 2406 LLC entity for property acquisition prompts questions - Cory has signing authority for property acquisition, but for Vacant land, Cory does not have signing authority currently. When asked, usually delays closings on acquisitions. In the past, escalation at Title company has helped, in other cases, all documentation must be redone to fit that put past closings at risk.

Authority will still aligns with board process for acquisition, removes barrier for closing.

Specifically names Cory Riordan, does not transfer to successors.

Fred motions to approve

Expiration date? BOD can rescind previous resolutions ad hoc.

Jenny seconds. **Unanimous approval, motion passes**

7. DISCUSSION ITEM: New Council Member/Council Invitations to Board (6:45)

Rebecca Maurer is new Councilwoman replacing Anthony Brancatelli. Recommend to specifically invite her, Cory previously met with her to welcome. While that ward represents a small chunk of Tremont (Clark Ave - 71-S), Holmden–Buhrer-Rowley

Jasmine Santana is returning and hasn't checked in recently and will have new priorities.

Kerry is primary councilman and is active in the community

Recommend to split each councilperson in different meetings, 30 minutes, to offer equal time to each. While territories have different proportions they have the same single vote in council.

Action Item: Cory to ask Rebecca to attend BOD meeting in February.

8. Executive Director Report (6:50)

See notes below

9. Committee Reports (7:00)

Finance Committee- Review and Approve November Financials

City of Cleveland pays in December (Account Receivables goes down then Op Acct goes up), explaining November high. City is ~6 months behind in reimbursement. Op Acct good indicator of financial health.

CDBG funds were received since last meeting in November.

Audit complete. Financial committee looking to hire new auditor.

Seronica motions to approve, Josh seconds; Unanimous approval Financials approved

Economic Development Committee

Jaime was not present. Joe reports

Unofficial review of Pearl

Review of Joe's Freeman project

Safety Committee

Well attended meeting. Sunoco station has questionable activity, brought up as common concern; Stop sign on Thurman/W10th must be moved, not visible by drivers.

Governance Committee- Executive Director Review, Annual Meeting

Lynn was not present. Brain was not present. Governance should begin Annual planning and Cory's annual evaluation. Governance meeting on January 31st.

10. New Business (7:15)

No new business proposed

11. Old Business (7:20)- Letter to Administration

Cory working on draft of letter. Seeking any additional input from board on content of letter. Top 4 paramount concerns: Town House Code; Community Engagement / BZA planning; LOOP legislation; Tax Abatement

Board request to review first draft; Joe & Cory suggest not waiting one more month but allow comments via email in the interim. Should also use to establish TWDC agenda with Councilpersons during visits as well as "cc'd" to the entire council.

12. Adjourn (7:30)

Meeting adjourned at 7:23pm

Executive Director's Report
January 20, 2022

Community Development Block Grant (CDBG)*

We will be applying for the same amount of funding we have received in year's past (approximately \$300,000). We have confirmed with City Council members that they will be funding at roughly the same level as last year. The breakdown is as follows:

Ward 3- \$160,000

Ward 12- \$15,000

Ward 14- \$60,000

Departmental Request- \$65,000

*Our two major funding sources are CDBG and Cleveland Neighborhood Progress (CNP). CNP is a three year grant cycle that we are in year 2. We receive \$87,500 per year from CNP.

– Diversion from previous, may be ~\$1000 based on new priority setting by CW Santana, but should be at the same level as previous years. Departmental request may also have changes based on new admin.

CNP cycle won't reset until summer 2023, plan new application early 2023.

Are CDBG funding adjusted for inflation? No - adjustment based on population has happened in the past, Cleveland does get a special amount increase based on historical loss of manufacturing and population. Ultimately councilpersons can decide to allocate more or less

Development Updates

There are 6 major developments in pre-development and/or community review. The 5 major developments are all multi-family projects.

Per recommendation of board including now all developments in process. All projects go through review through Economic Development committee if Board members re seeking more detail and observing discourse

Duck Island- 3 projects

The Abbey Block

Furthest along - meet zoning for development project, apartment bank. 119 units, 16 town homes; No variances needed, receptive to community conversation. Meet parking requirement but is $\frac{2}{3}$ of unit count, still controversial. Retail will be introduced, Abbey market will have a place based on community concern. Community can still influence project

The Pearl

Rushing through to final design approval. Former right of way causing community concern, would like to delay to ensure community input. Project group is trying to get Right of Way rescinded which give leverage to discuss with community

RTA Redline/Greenway

Anticipating community stir - GCRTA is responsible for determining if it should be developed, once they decide will send through standard TWDC process including community input

North of Literary- 1 project

West 11th and Fairfield

Developers of Electric gardens. Seeking BC agenda in February. Going through standard TWDC process but has generally faster timelines than feasible. City of Cleveland is pushing things through faster and encouraging expedience, TWDC is seeking more community input opportunity

Lincoln Heights- 1 project

West 20th behind Treo

Consistent with planning docs in Lincoln hts. Expectation conversations - land bank lots involved, should include Affordable units in development

MCC- 1 project

West 11th Towpath

TWDC owns parcel within this project. Can influence for community standards. Shaping development agreement with developer, seeking Developer fee and Community benefits agreement for TWDC ownership of parcel. Previous pushback of development based on high # of units proposed. W 11th is narrow roadway that generally is parked, need to address traffic flow with increased population

Strategic Planning

We will be seeking funding in 2022 for Strategic Planning dollars to update our current strategic plan while continuing to deepen our relationship and collaboration with OCI

Previous SP expired, recommend to seek funding to continue this process. With pride in brand continuing, we'd like to continue investment and partner with OCI as well based on partnerships.

Board is always involved in SP processes. Depending on scope, Board chairs meet with consultants, board meeting involvement, workgroups available to participate, TWDC staff also heavily involved in addition to community involvement

January 1st – December 31st, 2021 Accomplishments

Tremont West Service Area

Julie Dahlhausen, Community Engagement Specialist, Healthy Homes Initiative

- 1,393 Exterior property inspections completed
- 146 Residents referred home repair resources
- 31 Home repair resource referrals to homeowners 65+ years old
- 32 Properties brought into code enforcement compliance from previous inspection notes
- 14 Applicants to the 2021 Home Repair Program
- \$5,000 Grant acquired from Third Federal Savings & Loans
- 9 Properties submitted to Building & Housing for code enforcement inspection

Was able to significantly help low income residents in TWDC service area, created grant pool with application process that Julie helps manage. Up to \$750 for small home repairs. If more needed for repairs, typically refer to SHAP and other standard Home Repair programs

Holiday Food Drive

Cash & Check donations: \$29,455 (2021/2022) – our second biggest year for cash and check donations in a decade of Holiday Food Drives! Last year’s Holiday Food Drive in 2020/2021 – the biggest year for the Holiday Food Drive in terms of cash/checks - raised \$40,741. Pre-pandemic, Holiday Food Drives raised on average \$10,000 - \$13,000 per year.

In the two years of the COVID-19 pandemic, residents of Tremont/Duck Island/Irishtown Bend have raised a combined \$70,196 to support our local food pantries and share food with our vulnerable neighbors and families in need in our communities – *an awesome outpouring of generosity by our residents!*

Food Items (canned goods & non-perishable items): 823 (2021/2022) and 1,099 (2020/2021) compared to 1,487 (2019/2020) – *historically most food items are gathered through Holiday Parties and door-to-door efforts – both precluded the last two years by COVID-19 concerns and restrictions*

Food Pantry Beneficiaries in 2021/2022:

- Iglesia Nueva Vida Food Pantry/ despensa de alimentos
- Immanuel Lutheran Church Food Pantry
- Greater Cleveland Food Bank
- Hunger Action Network of Greater Cleveland
- Mega Church Resource Center Food Pantry
- Pilgrim Church Food Pantry
- St. Augustine Hunger Center hot meals program
- St. Augustine Parish food pantry services
- St. Malachi Parish Back Door Ministry
- St. Michael the Archangel Parish/Holy Name Society Food Pantry/San Miguel Arcángel • Westside Catholic Center

Contributions have hit \$75K, highest ever now in the pandemic era. Kudos to board for engaging block clubs and donations