

**Tremont West**  
**Board of Directors Meeting Agenda**  
**April 15, 2021**  
**VIDEOCONFERENCE Board of Directors Meeting**

Board Members in Attendance: Joe Chura, Seronica Powell, Ann Marie Riley, Brian Hannon, Josh Wright, Kate O'Neil, Fred Calatrello, Grace French, Dan Cotter and Carolyn Bentley

Tremont West Attendees: Cory Riordan, Executive Director

1. Joe Chura called the meeting to order at 6:33 pm.
2. Approve March TWDC Meeting minutes
  - Seronica motioned to approve our March meeting minutes, Josh seconded and unanimously approved our minutes.
3. Action Item: Resolution to Authorize Acquisition of 2628 West 18th Place
  - Cory reviewed the potential purchase of 2628 W 18<sup>th</sup> Place. Cory explained that this is a long-term owner that wants to sell the property to Tremont West. The purchase price of \$65,000 with an estimate of \$20,000 of renovation costs. The property is contingent to another property owned by Tremont West. The objective of the property would be to offer affordable housing, either in the current home or being developed between both properties.
  - Fred motioned that TWDC Board of Directors authorizes Cory Riordan to purchase 2628 W 18<sup>th</sup> Place and the adjoining lot for a price of up to \$70,000. Brian seconded the motion and the Board Members unanimously approved the motion.
4. Discussion Item: Annual Meeting
  - Cory reviewed a proposal to hold the annual meeting similar to how it was managed last year. With the pandemic still a risk to the public, we will be having the meeting in a virtual forum with votes being dropped off at Tremont West or in a drive-up fashion in front of Tremont West. Our annual meeting date is Thursday, May 20<sup>th</sup>. We will have speakers scheduled throughout the day on topics that will be of interest to our membership and community members. The voting will take place from 1 – 7 pm. Each voter will receive a gift card to a local Tremont business to support our local restaurants. Tremont West will be sending a letter to all Tremont West members on the annual meeting and specific plans for the day.
5. Discussion Item: In Person Board Meetings in 2021
  - Our Board Members had a discussion on board meetings, block club meetings and other community meetings for the remaining portion of 2021. We discussed the safety of these meetings in the time of the pandemic as well the social needs of community members to return to in person meetings. Casey will be sharing some guidance provided by Destination Cleveland, and Ann Marie will share some

information from the CDC on gatherings. Decisions will be made on a monthly basis with review of this information and other guidance.

#### 6. Standing Committee Reports

- Safety – Casey discussed Safety’s last meeting, and reported that there are new members that have joined the committee. There was a discussion on the concerns on cars entering the Towpath. Cory will be reaching out to the City and the Metroparks about prevention methods to keep cars off the Towpath.
- Governance – Brian reviewed the Board candidates that will be running for a Board seat in our May annual meeting and election. Mailings will be going out to all Tremont West members about three weeks prior to our May meeting.
- Economic Development – Josh reviewed the meeting this month, and started with a discussion on the Columbus Road bridge and the traffic issues that occur when the bridge is up. Shawn Kinney, former Chair of Irishtown Bend, presented both the traffic issues and possible solutions that would relieve traffic and safety issues. The members received this information well and encouraged Cory to discuss these concerns with Kerry McCormack. Josh also reviewed the discussion that the committee had on the concerns resulting from the new Townhouse Code that was enacted by the City. Cory and Josh stated that the concerns on the Townhouse Code include the building of “slot” homes that do not add to the neighborhood as well as a limitation on the community process to approve these homes in a neighborhood. This committee will continue to discuss the Townhouse Code, and will work on a position statement to support changes or a repeal and replace of this legislation.
- Towpath Integration Group – Kate gave an overview of the upcoming kick off of a campaign to bring both neighbors and visitors to our Towpath through Tremont. We are hopeful to be able to begin this project in May.

#### 7. Executive Director Report

- **Eat Explore Cleveland** - Tremont is this week! A partnership with DCA and CNP, this is an ongoing series highlighting different neighborhood and neighborhood restaurants during the pandemic. We are distributing gift cards and information. As a bonus, we get to keep the “pop up” event items including Adirondack chairs, tables and benches, and tents. If you are interested in helping out as an ambassador, please contact [michelledavis@tremontwest.org](mailto:michelledavis@tremontwest.org)
- **Update on Properties**
  - 1196 Holmden Property- The two units on Holmden are now filled.
  - We had vacancies (which will show in the March financials) at 812 Starkweather and 2290 Thurman. They were filled almost immediately (after some paint and minor repairs).
  - 3298 Scranton Property - Under renovation. This is taking slightly longer than anticipated due to supply issues. Exterior complete. Interior systems (HVAC, plumbing) are in.

- 7222 Brinsmade- In the process of acquiring from the County Land Bank in partnership with MetroWest. We are also pursuing City financing through the Housing Trust Fund program to greatly reduce the cost of renovation.
- 2628 West 18th Place- Purchase price of \$65,000. This is a 550 square foot house. It is in very good condition and can be rented almost immediately upon acquisition. There are two lots as part of the acquisition and they abut lots that we own on West 18th Street. The two lots for acquisition total 5280 square feet. Combined with our lot we have an irregular shaped lot of roughly 10,220 square feet or nearly a quarter of an acre.
- **CED-HFFI (Constantino's)** - Working with our attorney Matt Yourkvitch to bring resolution to this issue. Last communication was 4/14.
- **Payroll Protection Program** - \$83,400 Round 2 payment received and will be expended for payroll over the next 3 months.
- **CLE Votes** - Dharma secured a grant for \$10,000 from Cleveland Votes to continue our efforts around voter engagement and turnout.
- **Bike Racks** - New bike racks (finally) have been placed along Professor and Dendrite Plaza.

8. REVIEW: Board of Directors Review

- Brian reviewed the Board Evaluations that were completed by Board members. The evaluation showed that members generally rated the Board involvement as very good as well as a very good understand of the mission of TWDC. Highlights of the evaluations included positive comments on the finance committee and the benefits of their involvement in the PPP loans/grants, the challenges of the pandemic to community involvement and advancements made on the Land Trust and affordable housing.

9. Brian made a motion to adjourn, Ann Marie seconded and the Board Members unanimously approved at 8:19 pm.