



Board of Directors Meeting Agenda
April 14, 2022
South Branch CPL (and via Zoom)

1. Call Meeting to Order (6:00)

Joe Chura, Kate O’Neil, Tom Tosuksri, Jenny Rodriguez, Dan Cotter, Seronica Powell, Darren Triplett (Zoom), Carolyn Bentley, Grace French, Lynn Murray, Jaime Declet, Dan Imfeld, Cory Riordan, Jason Petroff (Zoom)

2. Approve Minutes (6:02)

Approve minutes: motion by Lynn seconded by Jaime, approved unanimously

3. ACTION ITEM: Annual Meeting- location, format, set early voting

May 19 At Scranton Bible Church

Seronica running for Board President uncontested

Contested election for Board (up to 10 candidates

Early voting is continuing resolution. Seronica motions to approve Early voting period 1 week before meeting. Kate seconds. Unanimous approval

(6:05) 4. ACTION ITEM: UKRAINE RESOLUTION (6:30)

Jaime motions to approve, Lynn seconds, unanimous approval

5. DISCUSSION/ACTION ITEM: Constantino’s Update (6:40)

Letter from Sherrod Brown’s office to update investigation. ACF cannot assist organization as subgrantee, may continue to pursue legal action. Cory seeking approval for securing legal counsel with experience in federal contracting and legal malfeasance . Lynn located a contact to refer that is willing to take on this case with us at a reasonable cost. Has understanding of

potential for bankrupting entity and what other options may be available, with potential for white collar crime. Better to not use TWDC standard lawyer that generally works on property matters based on potential scope. Jason Petroff also suggested Duck Island resident, Kim Pintner, is with Calfee law firm. Cory requests a cap to be reviewed later for legal fees, \$5,000-10,000 initially.

What is a reasonable outcome? Original counter offer was 10 year repayment (\$444,000 unspent and used for other matters, spent \$200K in legitimate expenses) with no interest. \$205K was written off as bad debt already. With legal representation, will request \$444K immediate repayment.

Constantinos has secured high powered attorney to protect against potential criminal charges, with uncertainty and federal government not weighing in

Also potential if bankruptcy is the end result, TWDC can work with politicians to acknowledge Constantinos as a non-trusted business entity for public funds.

Lynn motions to approve up to \$10,000 in legal fees. Dan seconds. Unanimous approval

Unrelated new business - market in community? Dave's in Collinwood is closing, Asiatown closed and moved to E65th. Margin is low. Constantinos was the right size. Other vendors had discussions: i.e. Chuppa's. At this time, no traction to a new market coming in.

With Abbey market closing, Fairfield market; only Professor Market and Tremont Market remain. Panzica invited Abbey market back to the development as a tenant. Original plans had 2x600sq ft retail, Abbey was closer to 1200sqft.

Consider conversation with the Driftwood group - retail space in larger apartment buildings?

6. Executive Director Report (7:00)

Anita Watson hired as Property management with 20+ years property management experience. Started last week, seems comfortable. Beyond skill that we usually have but confident based on reason for joining - bad situation before to deal with property issues, wants longer term stability to retire. Overall, portfolio doing well since Keith was property manager with rent adjustments to 80%AMI at that time.

W 11th property - traffic study to be conducted

Clark fields dedication went well with recognition for neighbor Bev

Taste of Tremont planning well - sponsors lined up. Request in to permits before and after Taste of Tremont to not have extra events that crowd out the park and compete with our signature events (i.e. Ale fest). Block Club previously had requested donations for grass seed, etc., but none have come in. Hunger center received donation on behalf of one event (Kale/Ale fest).

With new admin at City, looking for more involvement with planning because permit is only \$25 for Lincoln Park.

Economic Development Committee - Donna is returning in a limited capacity, but not both TWDC and OC - Donna likely to be in CLT, Khalid to TWDC exclusive.

7. Committee Reports (7:05)

Finance Committee

Progress on new auditor, reviewing proposals and meeting firms. Looking to secure by early June.

Jaime motions to approve Financials, Seronica seconds. Unanimous approval

Economic Development Committee

Driftwood on Fairfield & 11th: Original design for development has changed, better design generally, approved. Dave Ferrante - previously built 2 units on property, easement provided to create shared drive for units, now additional development and sale of property. Next ED meeting first Thursday of the month.

Safety Committee

Moving stop sign on 10th & Thurman heard back from Councilman and will move forward. Trying to get security cameras back up on Scranton, ATV's/dirt bikes seen gassing up at Sunoco

May 7th - attempted murder charge for neighbor of, brought by Korean church - attacks, threats with firearm

TWDC Board recommends sending letter to judge prior to sentencing

Reminder of River Sweep, May 7th

Can we address Wade ave between 25th/Scranton off highway with cleanup - former Homeless camp

Governance Committee- Executive Director and Board Evaluations

Flats forward meeting - lots of development on Thunderbird, Vision for the Valley

Willow St bridge - previously planned to move bridge, and create 100ft arched bridge not requiring a lift.

Motion to enter Executive Session: Seronica, Seconded by Dan, Unanimous approval

8. Executive Session: Board of Directors Review/Executive Director's Review (7:15)

9. New Business (7:45)

Chairs/tables at food court at Tower City available for donation (message from CNP)

10. Old Business (7:50)

11. Adjourn (8:00)

Dan motions to adjourn, Jaime seconds



Meeting Minutes of
Board of Directors Meeting Agenda
March 17, 2022

1. Call Meeting to Order (6:00)

From Jason Petroff:-Dan Cotter, Carolyn Bentley,
Fred Calatrello Lynn Murray, Darren Triplett, Joe
Chura, Josh Wright, COry Riordan, Seronica Powell,
Kate O'Neil, Jason Petroff, Tom Tosuksri

-Quorum achieved

2. Approve Minutes

-Motion to approve from Lynn, second from

Seronica -no further discussion

-minutes approved unanimously

3. Action Item: Sale of Land for West 11th Street

Development

-Cory reviewed what has transpired since Feb. 2022
Board meeting

-TWDC acquired property and is involved with
development team (Tony)

-Development agreement has been negotiated between
TWDC and developer

-20% of units to be affordable and TWDC and
Developer fund will receive funds as a result of the

project

-Purchase agreement is pending action from the Board -The lot can be clawed back if ground is not broken within 24 months

-TWDC does not have real estate agent representation in the transaction as it is a standard sale, however there is a buyers agent

-Motion to approve by Lynn

-Second by Josh

-No further discussion

-Motion carried with full approval

4. DISCUSSION/ACTION ITEM: Annual Meeting- location, format, set early voting (6:30)

Cory: Restructure Annual meeting Shorter, tighter, outdoors, food trucks? Move away from Anunciation to avoid boxing into specific caterer

Would like attempt to move back to normal approach of church/in person dining? Return to normal community feeling Need 130-140 attendees for quorum usually close.

Now have

early voting.

Food trucks perhaps better food quality? Food trucks create lines that can get long.

Scranton? Forest City? Pivot Art Center?

Program similar / Update space and catering

Governance to work with staff for planning; Consider accommodations for those not ready with gatherings past early voting

5. DISCUSSION ITEM: Taste of Tremont/ Events 2022 (6:45)

\$30K commitments, costs ~\$60K; Close to break even before event, alcohol sales represent profits

Any concerns w/ 40-50K in Tremont

Tremont Trek still postponed

Celebrate - considering 16-18month cycle to give funders a break, consider new platform

6. DISCUSSION ITEM: Constantino's Update (7:00)

Sen. Brown > HHS > Lynn, circled around; Sen Brown office still engaged but not going far.

Options:

Civil: Seek damages for return, may bankrupt w/ no funds

Criminal: HHS reserves right but all parties don't have appetite to pursue

lawsuit Counter offer: Repay principal over 8 years, including some interest?

Chris N Georgalis of Flannery Georgalis, LLC

Issue is what TWDC will be liable for with loan we have with fed gov't? No personal guarantee coming and no secured interest seems likely; Risk with feds calling loan due with TWDC - can we become indemnified? Been asking Feds with no answer for 2+ years, wrong individual at HHS to ask currently. Will we be able to bring grocery store to Tremont about in the future?

Media action? Counter with lower repayment period. \$600K+

outstanding. 7. Executive Director Report (7:10)

PM - still in first interviews, top candidate accepted another job before 2nd interview

Dev updates -

Pearl: post surveying review, maintain Brevier rd, lots of parcel reorganization needed; City recommended adding jersey barriers during construction;

RTA-Columbus: W 25th - Voss Industries; Community split on support, 50%+ majority opposed

W 11th & Fairfield - better community response from prior projects, 2/15/22

W 20th behind Treo - favorable community input, density was part of

Lincoln Hts plan

Strategic Plan

No new updates, funding applied for

8. Committee Reports (7:20)

Finance Committee

Did not meet, Dan & Darren reviewed and approved, Auditor search ongoing;

Motion to approve: Fred, Second Seronica, Approved;

Economic Development Committee

Pelton Ct (2 townhouses); had not attended Block club yet; North of Literary did review, no issues raised; No variances needed under new town house code

Pearl: good presentation and structure, promising

Safety Committee

4 homicides, 3 arrests made; 55 lbs of meth;

House on 14th by Korean Church, looking to clean up - individual living there is dangerous, armed, mental disorder (but not incompetent to stand trial), do not approach; Was arrested and will stand trial in May

Clean up Wade ave homeless camps for new park - organization NEOCH can assist but are an advocate for homeless - conversation about safety for homeless individuals; Police typically do not like to be first response; Taps & Tails had issues being too aggressive in commenting on homeless on Train Ave.

Move stop sign? 10th and Thurman

Governance Committee- Executive Director and Board Evaluations

Reminder to complete Executive Director and Board Evaluations in the next 2 weeks

Seeking Board candidates (Lynn, Joe, Josh, rolling off, Dan C, Rich, Jaime considering)

9. New Business (7:25)

Henry Senyak starts treatment Monday, appointed new charis in previous

meetings. Henry will check in when able post-treatment

Ukrainian Museum Archive - Should TWDC do anything to support during conflict?

Additionally - Ukrainian Church

Propose resolution

CHN Housing Partners board member seat coming open in May via

Seronica; Vetting process from CHN would like to know by April

Large board, less intimate, lots of community work within

Cleveland, expansion to Detroit, Buffalo; Meets Monthly, plus

committee (Program, Finance, etc.); 25-30 folks in the room; Will

begin recruitment

10. Old Business (7:26)

11. Adjourn (7:30)

Whereas the Board of Directors of Tremont West Development Corporation is appalled at the invasion of Ukraine by Russia;

Whereas Ukrainian immigrants have contributed greatly to the history, culture and vibrancy of the Tremont neighborhood;

Whereas the Saints Peter and Paul Ukrainian Catholic Church and the Ukrainian Museum-Archives continue to call the Tremont community home;

The Board of Directors of Tremont West strongly supports our Ukrainian neighbors and Ukrainian institutions in the Tremont community during this difficult time for their country. We stand with Ukraine.

Executive Director's Report

April 14, 2022

Property Management

Hired Anita Watson as the new property manager. Anita has a wealth of experience in property management including LIHTC and commercial property management. Through our partnership with OCI, Near West Partners, and Near West Land Trust it was important to have a highly qualified individual with knowledge of low income housing and ability to quickly obtain re certification for purposes of managing Fairview Gardens, a 40 unit low-income senior building in Ohio City.

We are currently in the process of evaluating property management software to create an online interface for property management.

Development Updates

West 11th Towpath Project

Sale in process. No additional development updates.

Strategic Planning

CED-HFFI Grant (Constantino's)

See attached. I am requesting that the Board of Directors authorize me to hire legal representation with experience in corporate fraud and/or government contracts to represent us moving forward.

Events- Taste of Tremont

MetroHealth- \$20,000 Shelley- \$5000 Butcher and Brewer/Taphouse- BEER SPONSOR approx. Value \$4000 Carolyn/Ted \$10,000 (\$5000 to be applied to Taste)

The vendor applications are available online and an email went out to all Tremont vendors to begin registration process.

Additionally, Taste has been named the 2022 Ward 3 Councilmatic event. This means we are able to use city resources for the event. This saves us money mainly on security.

Clark Field Groundbreaking

Clark Field had a groundbreaking on 4/9/2022. The groundbreaking is the start of a \$2.7 million renovation into proper recreation facilities and a dog park. Bev Wurm was recognized for her hard work through the years. The Mayor, Council President, Councilman McCormack, and Councilwoman Maurer were all present.