



Board of Directors Meeting Notes

August 18, 2022

Board Member Attendees: Seronica Powell, Kate O'Neil, Tom Tosuksri, Johnathan Greever, Jenny Rodriguez, Fred Calatrello, Carolyn Bentley, Deborah Smith, Rich Sosenko and Jason Petroff (ex-officio)

1. Meeting Called to Order (6:37)
2. Approved August minutes:
 - a. Jason Petroff motioned to approve, Fred Calatrello seconded. All voted in favor. None opposed or abstained.
3. Action item: Board candidates:
 - a. John Jackson (nominated by Dan Imfeld) attended and spoke about why he would like to serve on the board. The board asked John to leave in order to discuss his nomination. Fred motioned to accept John's candidacy to replace Seronica Powell's seat which is up for renewal in 2024. Jason seconded. All voted in favor. None opposed or abstained.
 - b. The second nominee, Vince Williams, was unable to make the meeting and the board postponed voting on him until he can present in person and answer questions. Jason put his name in as an applicant to fill that second open position.
4. Discussion Item: Celebrate Tremont:

Kate O'Neil presented an update from the Committee including the following information:

 - a. The event will be Saturday October 8th.
 - b. Board members are strongly encouraged to attend and to volunteer during the event or by helping to set up before or clean up after the event. Cory

stressed that he is short staffed so he needs staffing help from the board.

- c. The event will celebrate Tremont gardeners including official groups like The Tremont Gardeners and Friends of Clark Field and individual gardeners. Potentially up to 15 featured gardeners.
- d. Historically the three biggest revenue streams have been sponsorships and raffle and ticket sales. The goal would be to get enough sponsorships to cover the costs of the event and then profits from ticket sales would go back to the organization. Cory and Kate would be happy to follow up on any sponsorship leads provided by the board. Sponsors get plenty of value for their donation including social media, on site signage, tickets included in sponsorship package...
- e. Ticket price will be \$125 a ticket, the same as last year. Goal is to sell 250 tickets.

5. Discussion Item: Taste of Tremont:

Cory presented the final information on Taste of Tremont:

- a. Total estimated expense was \$51,479 and final revenue was estimated at (???). Given that the event hadn't expected to even break even this year with the weather issues, a small profit is a win.
- b. Installing a larger tent has been researched in the past as a possible solution to the event being so weather dependent but the cost has been prohibitive. As has the insurance cost of allowing the alcohol to be consumed outside of the beer garden.
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6. Executive Directors report:

- a. CED HFFI Grant:
 - i. Cory recapped the issue with Constantino's default we've discussed at length in previous meetings. We are waiting for instructions from government on what their expectations are from us. It is a federal grant so if the funds not spent on developing the Tremont grocery were misused it could be a federal issue. Tremont West will hire a lawyer to negotiate a repayment plan once we understand what our liability is.
- b. Notice of Default and Acceleration:
 - i. Carolyn Bentley was excused from the meeting. Cory gave an

overview of the matter regarding Adam Waldbaum's default regarding the Cognovit Promissory Note and Development Agreement. The draft letter was presented to the board and Fred mentioned that interest needed to be included in the matter. Cory agreed to tell the attorney, Matthew, tomorrow that interest on the principal amount will be required. For technical purposes, Tremont West will be looking for the prime interest rate (i.e. the standard, published Wall Street Journal's Prime Interest Rate for the applicable period of time which would typically be defined by either a) the date of first issuance up to the current time or b) the first date of default until the current time). The board generally agreed to support that amendment to the letter. Carolyn returned to the meeting.

- c. Staffing Changes:
 - i. Cory is not hiring an exact replacement for Michelle. He will break up her responsibilities and figure out who can do what best.
 - ii. Donna Grigonis will be rejoining the staff as Housing and Economic Development Director. She has done this before and will easily step back in to the roll.
 - iii. Julie Dahlhausen will likely be promoted to assist with some additional housing responsibilities.
 - iv. Katy Baunbach is a shared employee with Ohio City Inc and can assist with marketing.
 - v. The newsletter is one of the big remaining holes that will need filled. Cory had been in talks with The Tremontster but they have not come to mutually acceptable terms. In the meantime there will be no Sept issue of the magazine
- d. Cory will send out a sign up sheet for Arts in August volunteer opportunities

7. Committee Reports

- a. Finance Committee:
 - i. Did not meet.
- b. Economic development:
 - i. Fred reported the meeting was light on topics. Holmden landlord is housing multiple units more than he should. The address he is using on his applications with the city is not a place he has any formal relationship with and the owner of that address was not happy to hear his address was being used.
- c. Safety Committee:

- i. Frank Giglio's sentencing is scheduled for 9.13.22. He is being sentenced for attempted murder, weapons charges.
 - ii. W14th cameras were taken down during construction more than a year ago and will be replaced soon.
 - iii. Police are working on Tremont specific "brevity" reports which include only the information they are allowed to present to the public. Those stopped for awhile and are restarting.
 - d. Governance Committee:
 - i. No committee meeting until we have a chair. Cory outlined some of the responsibilities of the Governance committee. Tom Tosuksri nominated himself for Governance Chair. Kate moved to accept Tom's nomination and Fred seconded. All voted in favor. None opposed or abstained. Johnathan Greever volunteered to cochair with Tom with the committee. Kate voted to accept and ?? seconded. All voted in favor. None opposed or abstained.

8. New Business

- a. Townhouse Code:
 - i. Tremont West wrote a letter months ago expressing concern about the townhouse code as did numerous architects and Ohio City Inc. Jason and Fred wrote a new letter on behalf of the Economic Development Committee and pushed it up to the Executive Committee to support and submit. Jason presented the letter from the ED committee and stressed the importance of holding Bibb and government accountable for repealing or changing the townhouse code. Fred talked about his experience with Bibb and his presenting himself as being open to these changes. Fred supported the letter for being focused on the damage the townhouse code is doing and for it's single focus so as not to water down the issue. Cory expressed some concern with the tone of the middle of the letter and calling out specific players we would do better to have on our side. The letter begins with a focus on community and that's a positive. Keeping the focus on what's good for the neighborhood would better continue the conversation. Discussion was had about why the Townhouse Code was inacted and the value and concerns about what had happened before then. Was that a better system? The board set the goal of adjusting the tone of the letter to create more of a focus on cooperation. The board asked Fred and Jason to go back and rework it

based on the boards feedback to create something the board will support. Jason asked that this item be left open so if a letter can be composed and unanimously approved before the next board meeting it can be sent. Everyone approved that plan.

9. Old Business

10. Meeting was adjourned (8:21 p.m.)

- a. Tom voted to accept and Kate seconded. All voted in favor. None opposed or abstained.