



Board of Directors Meeting Notes
November 17, 2022

Board Member Attendees: Carolyn Bentley, Fred Calatrello, Dan Cotter, Jaime Declat, Jonathan Greever, Dan Imfeld, John Jackson, Kate O'Neil, Jason Petroff, Seronica Powell, Jenny Rodriguez, Rich Sosenko, Deborah Smith, Tom Tosuksri, Darren Triplett, and Cory Riordan (Executive Director)

1. Meeting Called to Order (6:30 p.m.)
2. Approved October minutes:
 - a. Jason Petroff motioned, Jonathan Greever seconded, all approved.
3. Action Item: Engaging Douglass and Associates re: Constantino's Loan:
 - a. This item was taken off the agenda as an action item because Douglass found they have a conflict of interest.
 - b. The board discussed the option of paying a flat fee vs a percentage of whatever is recovered when we do find a law firm to work with.
4. Discussion Item: 1812 Lamoille Ct.
 - a. A purchase agreement was executed today after some back and forth with the seller. A mini proforma was included in tonight's notes for the board. The home will require minimal renovations to be able to rent until a more inclusive development option presents itself.
 - b. This discussion item led to a conversation about Tremont West's plan to strategically acquire key properties in different areas around Tremont in order to have a say in future developments.
 - c. Further discussion was had on how we can make it clear to the community that Tremont West can be a good partner to purchase their property.
5. Discussion Item: Townhouse Code Meeting with Planning Dept Staff:
 - a. Cory Riordan talked about his meeting with the city to discuss the Townhouse Code. He said they are considering changes to the townhouse code to address some of the most egregious type of projects they are seeing being approved under the current code.
 - b. The city is interested in community process and input starting with Near West Design Review Board in place of the role BZA played before the new

code.

- c. One of the differences between Tremont West's goals and the city's goals is that the city is still very overall pro density where Tremont West wants appropriate locations and projects. Cory used a proposed 6 unit apartment building proposed to be built in the middle of a residential location as an example.
 - d. Cory is expecting copies of proposed legislation from the Planning Dept. to review and determine if it addresses the board's concerns.
6. Discussion Item: OCI/Tremont West
- a. Cleveland Neighborhood Progress will review Tremont West's request for \$50k in funds to start the strategic planning process in January. And then the RFP will go out to hire the organization to help with this process with the goal being to start the process with the hired organization in March.
 - b. The expectation from CNP is that this plan will move Tremont West toward a merger with OCI. Tremont West is funded until 2024 either way but funding moving forward will be very related to the Tremont community's decisions based on this planning process.
 - c. One of the main topics of discussion at this board meeting was how to communicate with the community in order to make them aware of what the process for making this decision is and trying to reduce inaccurate side narratives. The Board needs to guide the message and make it clear that everyone has a voice in this conversation that has to happen.
7. Discussion Item: Holiday Get-Together
- a. This year's holiday party will be held at Forest City, December 15th.
8. Executive Director's Report
- a. An offer is being made to a Community Engagement Specialist for Tremont West. The hope is that this person will start January 1st.
 - b. The block grant fund application was turned in and we should be on track to be funded by the end of the year.
 - c. The audit is moving forward according to the required timeline.
 - d. Tremont West is hearing concerns from the community about the current retail environment and more vacancies than normal. Cory shared that there are parties interested in many of the vacant or vacating properties and Tremont West is working with those parties to fill those vacancies.
9. Committee Reports:
- a. Safety Committee: The committee has received a \$40k grant from CDBG for a patrol car to service the area starting this winter. This will entail roughly 3, 3 hour shifts a week and times will rotate.

- b. Governance Committee: The committee is meeting in the next couple weeks to plan the board and Cory's evaluations and the board retreat. The current plan is for these evaluations and the retreat to take place in January.
10. New Business
- a. The audit is required to be reviewed in December. The proposed time and place is via Zoom 5:30 p.m. December 12th in place of the normal Executive Board meeting.
 - b. Seronica Powell informed the board she is doing an interview with the Tremonster asking about her as board president, her goals and the boards' goals for the next year. Seronica went over the list of questions they presented to her.
11. Old Business
- a. No old business was presented.
12. The Meeting was Adjourned (8:05 p.m.)
- a. Dan Cotter motioned, Jason seconded, all agreed.

Board of Directors Audit Meeting Notes
December 21, 2022

Board Member Attendees: Carolyn Bentley, Fred Calatrello, Jaime Deplet, Jonathan Greever, Dan Imfeld, Jason Petroff, Seronica Powell, Tom Tosuksri, Darren Triplett and Cory Riordan (Executive Director)

1. Meeting Called to Order (6:05 p.m.)
2. The one agenda item for this month's meeting was to approve the audit:
 - a. It was noted we did have the required quorum to approve the audit
 - b. Jeff Firestone was introduced as our new auditor.
 - c. Dan Imfeld presented that the finance committee has reviewed the report with Jeff and made some small corrections and adjustments. Seronica presented that she has reviewed the report and is comfortable with the report with those edits.
 - d. After some conversation with board member questions asked and answered, Dan motioned to approve the draft financials with non-material grammatical corrections noted. Jason Petroff seconded. All approved.
3. The Meeting was Adjourned

