



Board of Directors Meeting Notes  
January 19, 2023

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

1. Meeting Called to Order (6:31 p.m.)
2. Approve November/December minutes:
  - a. Required edits to the November/December minutes are:
    - i. To specify that Dan Cotter proposed accepting the draft financials with non-material grammatical corrections noted.
    - ii. To add that Fred Calatrello motioned to adjourn the December meeting, Darren Triplett seconded and all approved.
  - b. Jason Petroff motioned to approve the November/December meeting notes with above edits, Jaime Declet seconded, all approved.
3. Action Item: Affirm appointment of Shannon Copfer Brace as Duck Island ex-officio
  - a. Jaime motioned to approve as ex-officio, Jason seconded, all approved.
  - b. Discussion happened about board member appointments to committees and their immediate right to vote. New members expressed interest in specific committee appointments.
  - c. Dan Cotter motioned for Deborah Smith to be appointed to the Economic Development Committee, John Jackson to the Safety Committee and Jason to the Finance Committee. Jaime seconded, all approved.
4. Discussion Item: Board and Executive Director Review
  - a. Tom Tosuksri talked about the upcoming Executive Director and Board review process. He doesn't see many changes happening to the ED review but there will likely be changes to the board review. The committee meeting to development this packet and review process will be Monday the 23rd at 6 p.m. via Zoom. Tom intends to distribute the reviews in early February and the board will have a month to complete them. It will be an online form but paper forms are available if preferred.

5. Discussion Item: Board Recruitment
  - a. 5 appointments are up for renewal at the May election. All 5 members have expressed their interest in running again.
  - b. Tom talked about the process of training new board members with a quick crash course to happen as soon as possible and then a full retreat in the summer. CNP has offered additional funds specifically for team retreats. The plan is for our March board meeting to be a mix and mingle with TWDC staff, with a full board retreat in the summer.
  - c. Discussion took place about how best to do the annual meeting and voting. Meeting quorum for voting purposes is consistently a challenge. The best turnout was during Covid when TWDC allowed drive up voting. Figuring out the best structure for voting will be on the February agenda.
6. Discussion Item: 1812 Lamoille Ct.
  - a. Tremont West added another property to it's portfolio with the closing of this sale last week. A breakdown of the financials for purchasing and renovating this property is included in this months packet. The home doesn't need a lot of work and it's in a strong location so no one anticipates problems with renting at a reasonable rate.
7. Discussion Item: Legal Representation by Huffman Hunt & Klym
  - a. At the November meeting, the board approved spending an initial \$8k to retain council to represent TWDC in it's dealings with Constantino's. The board will review further expenses as necessary.
8. Executive Director's Report
  - a. JSAW3- Cory Riordan updated the board on the legal proceedings related to the cognovit note between Tremont West and this developer.
  - b. Marty Brass was hired by Tremont West to be the new community engagement specialist.
  - c. CNP funding update- \$3k has been made available for retreat funding. And the \$50k strategic planning budget has been approved. Further steps are happening now with both of those projects.
  - d. A contract has been signed for the \$40k safety patrol to be shared between TWDC and OCI. The patrol will happen somewhat randomly over 3-4 days each week during the busiest times for the neighborhood and along major travel corridors like Professor. Also, the \$25k lighting grant along Professor was also approved. Plans for both projects are moving forward.
9. Committee Reports:
  - a. Finance Committee: Dan Imfeld reported he has the final audit with the updates we talked about at the audit meeting. Jonathan Greener made a

motion to approve financials from November 2022, Jason seconded, all approved.

- b. Economic Development Committee: Jaime presented information on this month's meeting.
  - i. The committee briefly discussed the former APL property
  - ii. A plan for a barbershop in place of Scoops was presented by the developer/owners
  - iii. 9 housing units being built or rehabbed on Professor were discussed and approved.
  - iv. The owner of the small yellow house in Duck Island on Columbus presented his plan to convert the home to a breakfast/lunch restaurant.
  - v. The committee discussed it's charter and a couple possible changes
- c. Safety Committee: Dan Cotter informed the committee that a repair order has been issued for the burned out lights in Lincoln Park.
- d. Governance Committee: Tom thanked all the committees who took the time to review their charters, and presented some initial thoughts on structures for maintaining continuity of paperwork and documentation for the committees and the board as members come off and on both.
- e. Celebrate Tremont Fundraiser Committee: No planning happening until Summer.

#### 10. New Business

- a. The annual food drive has ended. Duck Island/ Irishtown Bend came in first place among all the block clubs participating. \$22,000 in cash and 1600 food items total were collected and will be donated to multiple local food banks. Jason was congratulated on his success leading the process for Duck Island.
- b. Cory presented basic information on the proposed plan to rezone the area of Tremont North of University Road. The plan was presented to the North of Literary block club this past week. Cory presented that there is no imminent plans for a project and that the timing on this proposal had more to do with the expiration of the lease on the asphalt plant than anything else. The most controversial element of the plan seems to be the proposed change to the height allowance with the proposed new zoning. The height allowed would be changed from 115 ft (currently) to 250 ft (proposed change). Councilman McCormack has said he supports the zoning change but not the height change.

11. Old Business: No old business was presented.

12. The Meeting was Adjourned (7:45 p.m.)

- a. Deborah Smith motioned to adjourn, Jason seconded, all approved.