



Board of Directors Meeting Notes
October 24, 2024

Board Member Attendees via Zoom: Barbara Andelman, Carolyn Bentley, Fred Calatrello, Dan Cotter, Jaime Declat, Jonathan Greever, Dan Imfeld, John Jackson, Kate O'Neil, Seronica Powell, Deb Smith, Jennifer Temple, Tom Tosuksri, Julie Dahlhausen (Executive Director) and ex officio Elaine Borawski

1. Meeting Called to Order by Tom Tosuksri (6:34 p.m.)
2. Approve September minutes:
 - a. Jonathan Greever motioned to approve the September meeting notes. Barbara Andelman seconded, all approved.
3. Discussion Item: Tremont Trek
 - a. Kate O'Neil led the discussion about postponing the Trek to the spring or summer and what we could do differently next time. Key discussion points:
 - i. All sponsors and houses that were planned for the event this fall are still interested in participating in the spring or summer.
 - ii. All tickets sold were to people outside of the neighborhood so should the marketing target those people more? Or should more be done to reach out to the neighborhood?
 - iii. Kate encouraged the board to be more involved in the next fundraiser, whether that is the Trek or something different, including talking more about it over social media.
 - iv. Discussion was had about whether the ticket price would have been worth the value. It was decided that with a longer timeline the committee could talk more ahead of time about what guests will be getting for their money.
 - v. Also need to do more to talk about how this is a fundraiser for Tremont West and what that money goes to support.
4. Discussion Item: Board Seat Availability
 - a. Seronica Powell presented that Jason Adams is resigning his seat, leaving an open seat on the board. She asked for nominations to appoint a replacement. Seronica moved to go into executive session. Jaime Declat motioned, Seronica seconded, all approved. Tom later declared we were out of executive session.
5. Executive Director's Report:
 - a. Discussion Item: Steelyard TIF Proposal
 - i. Julie Dahlhausen talked about this \$235k Steelyard Tif fund. Tremont West has put in a proposal for a \$100k allocation which would be broken down

into a \$80k small business grant and \$20k toward improvements to Towpath signage. It's a guideline for these funds that 30% of the total amount must be Towpath or Towpath adjacent. The funds are not ready to be released but our ready-to-go proposal puts us ahead of the curve. No timeline has been set yet for distribution of those funds.

- b. Discussion Item: Strategic Plan
 - i. The strategic plan is starting to come together. It's the culmination of staff work combined with all the thoughts and ideas the board had at the retreat. The board reviewed a rough draft of the pdf and Julie asked us to review the information offline and provide feedback. The final product will be distributed to the community through block clubs, the Tremont West website...
 - c. Discussion Item: Staffing Updates
 - i. As of Oct. 3rd, Tremont West eliminated the property management position because of reduced need and lack of subsidy for the position.
 - ii. Ronaldo has resigned and Julie is actively looking to hire a bookkeeper. He is staying on staff in the meantime. Once we have a bookkeeper, Julie will review hiring an office manager as well.
 - d. Discussion Item: Neighborhood Groups Funds
 - i. \$100k of the funds Tremont West is holding for different neighborhood groups will be moved to an interest bearing account and the interest will help Tremont West cover operational expenses.
 - e. Discussion Item: Business Updates
 - i. Donna Grigonis prepared an updated list of businesses coming into the neighborhood that was shared with the board and the community via email.
 - ii. The florist in Tremont West's business incubator pays a subsidized rent of \$500 for the first year and then the rent adjusts to market rate which is currently \$1200. The owner and Donna are negotiating her possibly staying once that rent moves to market rate.
6. Committee Reports:
- a. Finance:
 - i. In reference to the above staffing updates, Dan Imfeld talked about the importance of hiring a true bookkeeper and not an office manager that does bookkeeping. Talk was had about being open to a shared position with other organizations. The position will require roughly 15 hours a week and the timing for those hours is flexible.
 - ii. The committee is evaluating the organization's business expenses to pay off debt and give the organization some cushion.
 - iii. The city has reopened the portal to apply for CDBG funds. The committee is hoping they catch up on payments by November.

- iv. Dan moved to approve the September financials. Jaime motioned, Barbara seconded, all approved.
 - b. Economic Development:
 - i. Jaime presented that there were no projects for the committee to discuss so no meeting was held in October.
 - ii. Talk was had about a project that didn't go through the neighborhood process and is still going in front of the zoning board this Friday.
 - c. Safety:
 - i. Dan Cotter said that no meeting was held in October but that the committee is working on getting information on Camp Cleveland cameras. A committee meeting will be held in November.
 - d. Governance:
 - i. No report besides the new board position (see above Discussion Item #4)
 - e. Fundraising:
 - i. No report besides the Tremont Trek discussion (see above Discussion Item #3)
- 7. New Business:
 - a. Yesterday, CNP hosted an event for CDC leadership. Tom and Julie attended representing Tremont West. Discussion at the event included the fact that operational funds will be eligible for grant funds from the city. The max amount requested is \$150k and Tremont West is going to apply for those funds. Tom and Julie will share more once they've had a chance to process the event.
- 8. The Meeting was Adjourned (7:34 p.m.)
Jaime motioned to adjourn, Seronica seconded, all approved.