



Board of Directors Meeting Notes
November 21st, 2024

Board Member Attendees: Barbara Andelman, Carolyn Bentley, Fred Calatrello, Dan Cotter, Dan Jaime Delet, Imfeld, John Jackson, Seronica Powell, Deb Smith, Rich Sosenko, Jennifer Temple, and Julie Dahlhausen (Executive Director) and via Zoom: Kate O'Neil and Jonathan Greever

1. Meeting Called to Order by Seronica Powell (6:31 p.m.)
2. Approve October minutes:
 - a. Fred Calatrello motioned to approve the October meeting notes. Jaime Delet seconded, all approved.
3. Action Item: Board Candidate
 - a. Seronica requested a vote to add Shawn Mishak to the board to replace Jason Adams. Jaime motioned, Jennifer Temple seconded, all approved.
 - b. Jennifer asked if the board has a way for local business owners to participate in the monthly board meetings. Fred and Seronica reminded the board that board meetings are open to the public. Discussion was had about what the board could do to encourage participation and conversation with local business owners and block clubs in general. Discussion was also had about how to get specific talents onto the board or onto committees from the general public
4. Executive Director's Report (presented by Executive Director Julie Dahlhausen):
 - a. NOPEC/ Cleveland Foundation Grant
 - i. Tremont West received \$12,500 to be used for the senior home repair program and for a potential Tremont senior yard care program or general chores for seniors program.
 - b. CDBG Update
 - i. The portal to request reimbursement from the city is open. Tremont West hasn't been paid their CDBG funds since July. Pending requests include \$96,605 in current expenses plus November & December advances.
 - c. Staffing Update
 - i. Ronaldo Rodriguez Jr's last day will be 11.30.24. His job will be split into a bookkeeper and an office manager. The new bookkeeper, Tevin, will start 12.2.24 and will work about 15 hours a week. Once he settles in, Julie may post an ad for an office manager position.
 - d. Metro North Neighborhood Plan
 - i. Tremont West has applied for a \$25,000 grant to create a neighborhood plan for the Metro North neighborhood. A \$20,000 casino dollars grant has

been applied for to conduct a similar neighborhood plan for HBRMCC.

- e. Holiday Party
 - i. The annual Tremont West holiday party will be held at Forest City Brewery from 4-6 p.m. 12.12.24.
 - f. Holiday Food Drive
 - i. This years holiday food drive will take place from 12.2.24-1.15.24. Tremont West puts this on for the benefit of 8-9 food banks in the neighborhoods. Block clubs will each have a liason who will coordinate with Scott & Dharma to collect cash or item donations.
 - g. Year 1 CNP Advancement & Resilience Report
 - i. Julie distributed this report she plans to share with Tremont West's funders. She went over the highlights of the report and referenced the copy each board member received in their email ahead of the meeting if they would like to do a more thorough review.
 - ii. As part of the review of the CNP report, conversation was had about the name Tremont West. Dan Imfeld made a motion to investigate a name change from Tremont West. Deb Smith seconded, all approved
 - h. Role of Board Committees
 - i. Julie expressed concerns she has heard that committee members were feeling disengaged with their committees. She asked that anyone feeling that please talk to her to come up with a solution.
5. Committee Reports:
- a. Finance:
 - i. Dan Imfeld presented the financials as of 10.31.24. He talked about putting a financial lens on auditing all Tremont West activities to build a sustainable business. To pay attention to the value vs cost of all activities. This audit will take place more seriously January- April as Tremont West builds up to summer events. Tremont West is also in the midst of the yearly audit. Dan's goal is for that to be available to approve in December or January. Dan requested a motion to approve the financials as of the end of October. Jaime motioned, Fred seconded, all approved.
 - b. Economic Development:
 - i. No meeting was held because no projects were presented to the committee for the last few months. The one that was supposed to present this month went straight to BZA instead. Jaime is asking for guidance from the board on what the ED committee's role is when big projects are going around the neighborhood to the city. Seronica wrapped up the lengthy conversation asking for feedback from the board for Jaime and the committee. She asked everyone be prepared to continue that conversation during the January meeting.
 - c. Safety:

- i. John Jackson informed the board there are 2 new city police contacts. He said they will attend the safety committee meeting in January. The committee didn't meet in November but they will in December. Jennifer presented a letter from Flats Forward to the city sternly asking them to address issues with safety in the city.
 - d. Governance:
 - i. Committee did not meet but conversation was had about the new board member.
 - e. Fundraising:
 - i. The committee is meeting Monday at 1 p.m. at the Tremont West office to talk through new ideas for the new year.
- 6. New Business:
 - a. Julie presented information about the Near West Land Trust. Ben Trimble with Ohio City Inc. request Tremont West transfer 2 lots they own to the land trust so everything is are ready to go when the funds come through to develop those lots. Ben (attending via zoom) presented information on the Land Trust and the current plan for infill single family affordable housing in the city. Ben is currently the acting director of Near West Land Trust
- 7. The Meeting was Adjourned (8:08 p.m.)
Deb motioned to adjourn, Jennifer seconded, all approved.