



Board of Directors Meeting Notes  
February 15, 2024

Board Member Attendees (via Zoom): Fred Calatrello, Dan Cotter, Jaime Deplet, Jonathan Greever, Dan Imfeld, John Jackson, Seronica Powell, Tom Tosuksri, Darren Triplett, Julie Dahlhausen (Interim ED), ex-officio Elaine Borowski. Also, Claire Elliott.

1. Meeting Called to Order (6:33 p.m.)
2. Approve January minutes:
  - a. Jonathan Greever motioned to approve the January meeting notes, Dan Cotter seconded, all approved.
3. Executive Director's Report
  - a. Strategic Planning:
    - i. Julie Dahlhausen reviewed the Sangfroid Strategy schedule of strategic planning taskforce meetings and reported on activity thus far. The TWDC taskforce is Julie, Seronica Powell, Tom Tosuksri, and Donna Grigonis. In addition, Julie meets with Sangfroid and Chris Schmidt of OCI every other Monday. A discussion of the NWP All Board/Staff Kick Off Meeting was overall positive. All breakout groups recorded their notes. Key takeaways will be summarized by Sangfroid. Seronica emphasized that we need involvement from the full board in the planning process.
  - b. CNP & ARI Request:
    - i. The CNP grant request procedure is underway and Julie expects funding decision mid-March. Initial feedback on our application was very positive.
  - c. 3298 Scranton:
    - i. This property is ready to rent after much renovation and delays because of the pandemic and a poor contractor. The property is 2 units with 4 bedrooms on top and 2 bedrooms on the first floor. We would like to keep a 1:1 affordable/market rate ratio.
    - ii. Plans are in place to create a Real Estate Committee of the Board of Directors.
  - d. CDBG Contract:
    - i. All CDC Activity Grant Program contracts are extended through June 30th, 2025. No formal application process is necessary. Tremont West is encouraged to seek supplemental NDA funds through City Council Members.

- e. Lucky Park and St. Theodosius:
    - i. The second parcel of Lucky Park is available for purchase from St. Theodosius. If Kerry McCormack is able to help again (as he did with the purchase of the first of the two parcels), Tremont West may be able to purchase the parcel. The process timeline is pressing. A decision will likely need to be made in the next few months. Tremont West hopes to have more information from Kerry soon so that they can make a proposal for purchase. The goal is to create Lucky Park as a certified City park.
  - f. MetroHealth EPA Grant:
    - i. MetroHealth is seeking a \$20 million grant through the EPA for health repairs across Cleveland. If received, Tremont West will be responsible for upgrades for approximately 70 households, for a total cost of \$517,160 or \$172,387 per year in years 1, 2, and 3. This would be a natural addition to the Senior Home Repair Program and a seamless expansion of our existing program. Not only would the repairs be covered, but monies would be available to fund a staff person to run this program. OCI, MetroWest and a few other CDCs were also included as subcontractors to MetroHealth through this project.
4. Approve Ex-Officio
- a. Before committee reports, Tom reminded us that we need to vote to approve Elaine Borawski as the new Duck Island Ex-Officio representative to the TWDC Board. Tom made a motion to approve Elaine, Jonathan seconded, all approved. Welcome, Elaine!
5. Committee Reports
- a. Finance:
    - i. Joanne did not have financials ready yet so the committee did not meet.
  - b. Economic Development:
    - i. The February meeting was the first of the year.
    - ii. Mosaic Brewery project was not ready to attend, although they had already presented to the block club.
    - iii. Investigations continue to extend the historic district.
    - iv. Review of the meeting that took place with Director Wang, Julie and Seronica and the question of revising a resolution are postponed until a second meeting takes place and more feedback from the first meeting is received by Tremont West. Questions for future review include what role block clubs and the community can have in the City structure for reviewing and approving projects.
  - c. Safety:
    - i. Lights have been replaced in Lincoln Park.
    - ii. The Second District reported to the committee that car thefts in the neighborhood are way down. No other information on neighborhood

activity was provided.

- d. Governance:
    - i. Board Evaluation forms have been shared. Please complete if you have not done so. Online and paper forms are both available.
    - ii. Jenny Rodriguez has resigned, we have an opportunity to fill the seat as well as a seat on the Flats Forward Board.
    - iii. Julie was offered an letter of extension of her Interim Director role and she accepted.
    - iv. Board Recruitment and Membership Drive: We have a total of three vacancies to fill this year: Tom Tosuksri, John Jackson, Jenny Rodriguez, and Seronica Powell. Tom, John, and Seronica are all willing to run again. While there are term limits for the Board President, it is appropriate that we make an exception and extend the term for President so that Seronica can stay in the role through strategic planning. Tom and Jonathan are investigating how to best extend that term and transparently present the action to the membership.
    - v. The Annual Meeting will be on May 23rd.
  - e. Fundraising:
    - i. Taste of Tremont: Julie shared that she is working on sponsorship levels and working with Spindrift to give more shape to that event. MetroHealth is confirmed as presenting sponsor.
6. New Business:
    - a. None presented
  7. Old Business:
    - a. None presented
  8. The Meeting was Adjourned (7:49 p.m.)

Jaime motioned to adjourn, Tom seconded, all approved.