



Board of Directors Meeting Notes
February 16, 2023

Board Member Attendees: Carolyn Bentley, 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, Cory Riordan (Executive Director) and Ex-Officios Shannon Copper Brace and Clair Elliott

1. Meeting Called to Order (6:31 p.m.)
2. Approve January minutes:
 - a. Jason Petroff motioned to approve the January meeting notes, Jaime Declet seconded, all approved.
3. Discussion Item: Governance Committee Updates
 - a. Tom Tosuksri presented information on this years board and executive director evaluations. This is a data collection piece to make us better as a board. Changes have been made to last years evaluations so Tom went over the structure of the new evaluations and asked that evaluations be complete by the end of February.
4. Action Item: Selling 7222 Brinsmade
 - a. Cory Riordan talked the board through the history of Tremont West's ownership of this property. Acquired by Tremont West from the county land bank in February of 2021, the plan was for Tremont West to take the lead on rehabbing this property through partnerships with other organizations and funding from the city. None of that money or support ended up happening. The project is outside the scope of what Tremont West wants to take on so they have decided to sell the property. Cory will check with Metro West first to see if they have any interest in the property.
 - b. The plan is to list for \$120,000 using Howard Hanna Real Estate and Carolyn Bentley as Tremont West's Realtor.
 - c. Motion for Tremont West to put the property for sale with Carolyn Bentley as the list agent. The Executive Director, Board President and Board Treasurer will make decisions on whether or not to accept an offer. A friendly amendment was proposed that Carolyn will not also represent the buyer in

the transaction due to potential conflict of interest. Deborah Smith motioned, Jaime seconded the original motion, Jason amended the motion adding the friendly amendment, Deborah motioned that revised version, Jaime seconded, all voted in favor, Carolyn abstained.

- d. Cory talked about Tremont West's overall real estate holdings. They do have required lead safe testing and deferred maintenance that will need addressed over the next few months but the portfolio (under the name 2406 LLC) is in a healthy position overall. There are reserves for doing the necessary repairs.
5. Action Item: Resolution CDBG Authorization
- a. A resolution was proposed renewing Seronica Powell and Cory's ability to sign paperwork and do withdraws for Tremont West. Jason made a motion to approve the resolution, John Jackson seconded, all approved.
6. Executive Director's Report
- a. 7222 Brinsmade: See above
 - b. Legal Representation
 - i. CED-HFFI Grant (Constantino's)
 - 1. Scene Magazine published an article about this issue. The board's past meeting notes show we have been continuing to pursue this issue.
 - 2. Tremont West's legal representation has been in touch with Constantino's and they are talking through a repayment structure. Cory is hoping to present thoughts and possible choices for the board in March. He's also confirming with the federal government what responsibilities Tremont West has to them in relation to these funds.
 - ii. JSAW3 Cognovit- Yourkvitch & Dido, LLC
 - 1. No update. Cory is continuing to work on getting answers.
 - c. Funding Update
 - i. Cleveland Neighborhood Progress- Tremont West is going back and forth on the format for funding the planning process. They are working on an overall model for funding planning.
 - ii. City of Cleveland- Tremont West is making their normal yearly request and is waiting for a response from the city.
 - d. Shooting on W7th
 - i. The police think they know who instigated the recent shooting incident on W7th and they are pursuing a case. Cory has communicated with the police and councilman. This may have a connection to teenagers renting an Airbnb in the neighborhood.

Discussion was had about rumors in relation to this event, AirBnbs in general and the importance of accurate information and messaging.

- ii. Tremont West has a proposal in to the city to fund a safety patrol for the neighborhood. The city has not yet signed off on this proposal, but that would be useful in addressing the neighborhoods concerns about the recent shootings and safety.

7. Committee Reports:

- a. Finance Committee: Darren Triplett presented the finance report. Jaime made a motion to approve, Tom seconded, all approved.
- b. Economic Development Committee:
 - i. Asphalt plant project: The ED committee will do a letter that will be submitted to the board talking about what we would like to see as part of that property and the proposal for rezoning. The letter would be approved by the board and then submitted to city council. 115' is the current height zoning. The new proposal is to raise the height allowance to 250' but the councilman doesn't support that revision. Cory proposed a buffer to the towpath and a protection for public access to the river be included in the letter. There is pending litigation from the asphalt plant against the proposed rezoning. The Port also has expressed concerns. The asphalt plant has the right to purchase the land at the end of the lease.
 - ii. Townhome project on Columbus next to the small yellow house: The developer and architect presented conceptual plans for 8 townhome units. The committee expressed concerns that the architect did not seem open to suggestions from the committee about revisions to the design. The proposal does adhere to the current townhome code but it is an example of some aspects of the code that will likely be revised in the proposed townhouse code revisions.
- c. Safety Committee: did not meet.
- d. Governance Committee: March 23, 2023 the board will meet and greet with the Tremont West staff in place of our normal board meeting. Likely at Forest City Brewery. Details will be distributed once they have been finalized.
- e. Celebrate Tremont Fundraiser Committee: did not meet

8. New Business

- a. New ex-officio appointee from the Lincoln Heights Block Club, Clair Elliott introduced herself and talked about why she wants to serve on the board. Deborah motioned to accept Clair, Jason seconded, all approved.
- b. Deborah talked about the need to make it clear to every block club that they

are allowed to have an ex-officio representative. Cory will make sure the Tremont West staff member who goes to each block club meeting puts that on the agenda. Each block club will be encouraged to elect someone in May when those positions come up for renewal.

- c. Cory presented information on new commercial developments in the neighborhood: Batter Crepes & Waffles will be opening on Literary, Edisons Pizza is moving to a new location, the former Lolita space is being reopened by Food & Beverage as multiple restaurants in that location, the former Tremont Scoops space is reopening as a barber shop and Cleveland Chocolate is opening on W10th.
 - d. Some discussion was had about the annual meeting happening in May and the best ways to get the most involvement from the neighborhood. Tremont West will likely allow early voting which will require volunteer labor from the board.
 - e. Tremont West is waiting for city approval on a lighting plan and the necessary contract.
9. Old Business: No old business was presented.
10. The Meeting was Adjourned (8:01 p.m.)
- a. Jonathan Greever motioned to adjourn, John seconded, all approved.