



Board of Directors Meeting Minutes
April 18th, 2024

Board Member Attendees: Seronica Powell, Tom Tosuksri, Kate O'Neil, Fred Calatrello, Dan Cotter, Jonathan Greever, Darren Triplett, Jason Adams, Deborah Smith, Jaime Declet, Rich Sosenko, Julie Dahlhausen (Interim ED), ex-officio Elaine Borawski.

1. Meeting Called to Order (6:32 p.m.)
2. Approve March Minutes:
 - a. Jonathan Greever motioned to approve the March meeting notes, Jason Adams seconded, all approved.
3. ACTION ITEM
 - a. Arrangements for Annual Meeting
 - i. May 23rd, at Scranton Road Bible Church. Early voting with dropbox and numbered ballots will be mailed out. Voting will begin 10 days in advance, and at 7:15 p.m. at the event. A boxed meal will be provided. Voting QA will be attended to by committee and additional volunteers, discussion of further quality control efforts to engage. Meeting agenda and audio/visual will be efficient.
4. Executive Director's Report:
 - a. 2290 Thurman Avenue
 - i. Purchase agreement successfully executed to The Treehouse Development for 285,000. The tenant there has a lease through August, he's a good tenant, we hope to move him into a TWDC property on Scranton. Thank you to Carolyn Bentley for your help with this project.
 - b. CNP "Advancement & Resilience Initiative"
 - i. \$97,000 is an 11.5% increase for 2025. Other CDCs awards decreased in value.
 - c. Strategic Planning Process
 - i. Strategic Planning Process is in progress. Weekly task force meetings continue. We will give a report on this project at the Annual Meeting. Sangfroid surveys are coming in; initial responses are strong from Tremont. A mixer with OCI is proposed for Tuesday, May 7th at 5:30, location TBD
 - d. Taste of Tremont
 - i. ToT is on track for success with 38,500 in sponsorship secured. Planning details for vendors and advertising is well underway.



- e. DION Art Installation in Lincoln Park
 - i. A Ukrainian artist living in Tremont is donating a public art piece for the NE corner of the park. Electricity will pull from the corner kiosk. Terms are being negotiated.
- f. Cleveland Foundation Fellow
 - i. We are interviewing candidates for a year-long position, paid by Cleveland Foundation.
- g. Flats Forward and Irishtown Bend
 - i. We are investigating a possible collaboration or merger of the two neighborhood organizations under TWDC umbrella.
- h. Storefront Incubator program
 - i. Coolwater Dry Goods moved across the street. OMI Studio, high end floral arrangements, is moving in.

5. Committee Reports:

- a. Finance
 - i. Did not meet this month. We are caught up on financials, through March, and they will be sent to the board before the annual meeting. Please respond by email asap to vote to approve the financials.
- b. Economic Development
 - i. Cilantro Taqueria and the Brewery at the Mosaic Company building on W7th were reviewed. Neither has parking.
- c. Safety
 - i. Did not meet in March but will meet in April.
- d. Governance
 - i. Annual Meeting prep is going well. New strategy for Board President is for Seronica to run for a Board position and for Tom to run for the President position.
 - ii. Other candidates include John Jackson, Ronaldo Rodriguez, Barbara Andelman, Jennifer Temple, and Sean Mishak. Profiles will be coming in the Annual Meeting packet.
 - iii. Darren Triplett and Jenny Rodriguez are moving off. Thanks to both of you for your time and dedication for the past 3 years.
- e. Fundraising
 - i. We are meeting next Wednesday for planning for Trek. Targeting a September date.



6. New Business

- a. None presented

7. Old Business

- a. Constantino's update: there is no sign of any activity in the government grant portal. Constantino's made an offer and we have not accepted it; Julie will return to this discussion with attorneys after the Annual Report.
- b. Councilman McCormack is working to secure funding to help purchase the second parcel of Lucky Park.

8. Executive Session

- a. Johnathan motioned and Dan seconded to go into an executive session. All voted in favor. Jaime motioned and then Dan seconded to end the executive session. All in favor.

9. The Meeting was Adjourned (8:05 p.m.)

Darren motioned to adjourn and Fred seconded, all approved.