



Board of Directors Meeting Notes  
April 20, 2023

Board Member Attendees: Carolyn Bentley, Fred Calatrello, Dan Cotter, Jaime Declat, Jonathan Greever, John Jackson, Kate O'Neil, Seronica Powell, Jenny Rodriguez, Deborah Smith, Rich Sosenko, Tom Tosuksri, Cory Riordan (Executive Director) and Ex-Officios Shannon Copfer Brace and Clair Elliott

1. Meeting Called to Order (6:29 p.m.)
2. Approve March minutes:
  - a. Jonathan Greever motioned to approve the March meeting notes, Dan Cotter seconded, all approved
3. Action Item: Arrangements for Annual Meeting
  - a. Early voting will take place beginning 10 days before event. Every member of Tremont West will have a number assigned to their name. Early voting will close at 4 p.m. May 18th with in person voting taking place through the annual meeting. Discussion was had about when to end voting (at the event? the next day?) It was decided voting would be allowed until 5 p.m. the following Monday if necessary to meet quorum and that instructions would be sent to voters ahead of time on how to vote.
  - b. Discussion was had about the process of running for a board position, deadlines and who would be on the ballot. As of the day of the meeting there were 7 applicants for 5 open positions.
4. Discussion Item: Community Benefit Agreements and Enforcement
  - a. Community Benefit Agreements were started in 2016 through neighborhood plans like the ones done by Duck Island and Lincoln Heights. An example of one of these agreements was included in the meeting packet. These are an ask, not a demand. The funds are held by Tremont West and are controlled by an appointed committee made up of developers, neighborhood members, the economic development committee chair and the Tremont West Executive Director. Duck Island's fund has about \$60k currently, Lincoln Heights has agreements for about \$50k so far.

5. Discussion Item: Townhouse Code
  - a. Revisions to the current townhouse code plan are going to the planning commission tomorrow for a vote. The proposed changes focus on improving the design issues by including setbacks and anti-mews wording. Cory Riordan talked about his focus on process and knowing that that is where the organization and the neighborhood's voice and power are. Neighborhood committees like block clubs and economic development need to be part of the city's process. Deborah Smith and Fred Calatrello have been working on a letter outlining guidelines for developers.
6. Discussion Item: Huffman, Hunt and Klym legal update
  - a. A motion was made to go into executive session. Jonathan made the motion, Jaime Declet seconded, all approved.
  - b. Jaime motioned to go out of executive session, Fred seconded, all approved.
7. Executive Director's Report
  - a. Cory reviewed the Executive Directors report included in the packet.
  - b. The Taste of Tremont will happen the 3rd Sunday in July. \$30k in proceeds would be enough to cover costs. \$27k has been promised so far. The goal is \$40k in sales and sponsorships.
  - c. The sale of 7222 Brinsmade is moving forward. There has been some concern with the sale by the county land bank but it has been determined that they don't have a legal position to object to the sale.
8. Committee Reports:
  - a. Finance: No meeting was held.
  - b. Economic Development:
    - i. The committee met with the developers for the project next to Treo. Plans for the public park portion of that project are still in process.
    - ii. The city is requesting a letter of support from Tremont West to the revised townhouse code. The Tremont Economic Development committee asked for a postponement on the vote but was denied.
  - c. Safety: No meeting was held.
  - d. Governance: This months meeting was entirely about the upcoming annual meeting, as noted in Action Item 3 in this month's board meeting notes.
  - e. Celebrate Tremont Fundraising: Kate O'Neil and Cory started talking about planning for sponsorships. Tentative date for the event is October 14th.
9. New Business:
  - a. Deb started the discussion about restarting Inside Tremont. The biggest impediment is staffing and bringing in enough money to cover costs of the publication.

10. Old Business:

a. No old business was presented.

11. The Meeting was Adjourned (7:51 p.m.) Jaime motioned to adjourn, Dan seconded, all approved.