



Board of Directors Meeting Notes
June 15, 2023

Board Member Attendees: Jason Adams, Carolyn Bentley, Fred Calatrello, Jaime Declet, Dan Imfeld, John Jackson, Kate O'Neil, Rich Sosenko, Tom Tosuksri, Darren Triplett, Cory Riordan (Executive Director) and Ex-Officios Shannon Copfer Brace and Clair Elliott

1. Meeting Called to Order (6:30 p.m.) by the 1st Vice Chair Tom Tosuksri who then ran the meeting in place of Board President Seronica Powell.
2. Approve April minutes:
 - a. Jaime motioned to approve the April meeting notes, Fred Calatrello seconded, all approved with the one correction that Tom was not present at the April meeting. Tom, Darren Triplett and Jason Adams abstained because they did not attend the April meeting.
3. Action Item: New Board Member and Committee Appointments
 - a. Welcome to New Board Member Jason Adams.
 - b. Appointment of Chairs/Vice Chairs to Committees
 - i. Finance Committee:
 1. Dan Imfeld was nominated for committee chair by Darren. John seconded, Dan accepted, all voted in favor.
 2. Darren was nominated for committee vice chair by Jaime Declet. Dan seconded, Darren accepted, all voted in favor.
 - ii. Executive Committee
 1. Vice President- Tom was nominated by Kate O'Neil. Darren seconded, Tom accepted, all voted in favor.
 2. 2nd Vice President- Kate was nominated by Tom. John seconded, Kate accepted, all voted in favor.
 3. Secretary- Carolyn Bentley was nominated by Kate. Jason seconded, Carolyn accepted, all voted in favor.
 4. Treasurer- The chair of the finance committee is automatically put in the position of Board Secretary.
 - iii. Economic Development:
 1. Jaime was nominated for committee chair by Kate. John

- seconded, Jaime accepted, all voted in favor.
- 2. Ann Marie Riley was nominated as vice chair by Jaime. Kate seconded, Ann Marie accepted via email, all voted in favor.
- iv. Safety Committee:
 - 1. Dan Cotter was nominated for committee chair by Kate. Jaime seconded, Dan Cotter accepted via email, all voted in favor.
- v. Governance Committee:
 - 1. The First Vice President is automatically put in the position of Governance Chair.
 - 2. Jonathan Greever was nominated for the position of vice chair by Tom. Jaime seconded, Tom will reach out to get acceptance from Jonathan via email. All voted in favor.
- vi. Ad Hoc Committees:
 - 1. Fundraising Committee: Kate was nominated for committee chair by Tom. Darren seconded, Kate accepted, all voted in favor.
 - 2. Discussion was had about other possible ad hoc committees including potentially an arts committee.
- 4. Action/Discussion Item: Representatives to serve on partnership organizations boards and committees:
 - a. CHN Partners: Jaime was nominated to be the boards representative by Tom. Kate seconded, Jaime accepted, all voted in favor.
 - b. Flats Forward: Will check with Jenny about serving again. Tom motioned to table to determine whether the current representative, Jenny Rodriguez is interested in continuing in that position. Jaime seconded, all voted in favor.
 - c. Near West Partners: Populated by the Tremont West Executive Board. It's being investigated whether this is up for renewal.
 - d. Near West Land Trust: The Near West Land Trust is made up of 6 owner occupied homes where the land is owned by the land trust and 4 rental units. Not a lot has happened with this board and won't until an ARPA subsidy comes through for more new construction projects. It's being investigated whether this is up for renewal.
- 5. Executive Director's Report
 - a. CDBG: Tremont West is receiving a grant for \$282k. That's \$18k less than last year but last year was unusually large so it's only really a \$8k reduction. Discussion was had about the reason for this reduction. This needs to be kept in mind when the Finance Committee does the budgeting for next year.
 - b. Strategic Planning: \$100k has been secured so far for this process. Another

\$25k is expected. This is for plans for Tremont West and Ohio City Inc separately and for the two organizations to investigate working together to create efficiencies. Beginning at next month's meeting, the board will discuss forming a strategic planning board committee.

- c. Constantino's Update: Constantino's lawyers acknowledged receipt of Tremont West's counter offer to their proposal. Waiting on a response.
 - d. Employee Retention Credit: Tremont West was determined to be ineligible because as an organization they did not lose enough income during the pandemic.
 - e. 7222 Brinsmade:
 - i. Working on closing this sale still this month.
 - ii. A motion was made by Jaime for the board to authorize the sale of 7222 Brinsmade, Cleveland, Ohio 44102 and to authorize Executive Director, Cory Riordan, to sign all documents related to the sale. Fred seconded, all voted in favor.
 - f. Taste of Tremont:
 - i. Tremont West has secured \$35k in sponsorships which exceeded the minimum sponsorship goal of \$30k.
 - ii. Cory passed around a sign up sheet for board members to help staff Tremont West's booth.
 - g. A non profit organization is requesting use of the side of the Tremont West building for a mural. Discussion was had about whether this should be allowed, what the board would want to see in the contract including an escrow fund to address long term maintenance, and to what degree the board would want to approve the design. It was decided Cory would go back to the organization for more information before a decision would be made.
6. Committee Reports:
- a. Finance: No meeting this month.
 - b. Economic Development: No meeting this month because no projects to be reviewed at the time of the meeting. Since then, the project on Columbus project came up for review but was tabled pending some design changes including possibly improving street front glazing per the urban overlay guidelines.
 - c. Safety: No meeting this month. Clair Elliott requested a meeting before the next board meeting to address some current neighborhood concerns.
 - d. Governance: Thanks for a successful annual meeting. Plans are beginning made for a staff and board mixer/ retreat this summer.
 - e. Celebrate Tremont Fundraising: Kate proposed honoring restaurateur

restauranteur Rocco Whelan at the event which will be held October 14, 2023.

7. New Business:

a. Special Election Ballot Initiative:

- i. Scott Rosenstein asked the board whether or not they would like to take a position on the August 8th special election. Much discussion was had. Carolyn motioned to allow the Tremont West staff to communicate the issue to the community and support the “no” position on the proposed amendment to the state constitution. Cory will clarify that the organization, as a non-profit, is allowed to take this position before any action is taken. Fred clarified the details of the motion. 6 voted for the motion, 4 voted against the motion, there were no abstentions and the motion passed.
- ii. Dan requested clarification, notice and further discussion on how and when the board takes stands on issues moving forward and voiced an objection to the process of this vote.

8. Old Business:

- a. Re-appointment of Ex-Oficios: Clair and Copfer Brace were nominated by Tom to continue in their elected positions of block club ex-oficios. Jaime seconded, all voted in favor.

9. The Meeting was Adjourned (8 p.m.). Jaime motioned to adjourn, Fred seconded, all approved.