

# Ohio City Incorporated Regular Board Meeting

## Meeting Minutes

April 4, 2018

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Meeting began at 6:24 PM

**Minutes from February Board Meeting Approved – Helen Qin abstained**

**Committee Reports – presented by Committee Chairs**

***Finance Committee – Kathleen Knittel***

OCI Financials for 12/31/17 – slightly behind budget at \$84,000 which is less than last year's amount of \$100,000. This is due to development fees and delinquent receivables.

2523 Market Corporation – Parking revenues are down \$12,735 from last year.

Ohio City Elderly, LP – appraisal came back less than what is owed on the first mortgage; financials have stabilized but revenues are down due to vacancies. The building is under water financially so it cannot be bought as is; it is not revenue-producing.

The acquisition of Family Dollar was announced at the Annual Meeting and received a very positive response from the community.

***Governance Committee – Alex Frondorf***

Elections for the Board will be held on May 1<sup>st</sup> from 7 AM to 7 PM. Fifteen (15) candidates are running for the Board.

There is some question as to whether one of the candidates actually resides in the neighborhood and the Governance Committee will continue to investigate the matter.

Meet the Candidate Night will be held on April 24<sup>th</sup>. Officer elections will likely be held on May 9<sup>th</sup>.

***Real Estate & Land Use – Joel Wimbiscus***

There is no update on 1800 Fulton as there is a court date scheduled for April and efforts are still being made to persuade Key Bank to release its lien on the property.

West 41<sup>st</sup>/Lorain – variance hearing was delayed because the notice from the City did not include the correct information.

Vantage Place – due diligence period ends in late April and staff is working with prospective contractors to cost out potential renovations.

Development Plan – RFQ went out in early April and goal is to get process started in 6-8 weeks.

Irishtown Bend – acquisition date pushed back due to state historical designation; will keep pushing forward.

### ***Safety – Helen Smith***

An arrest was made last night in the car break-in epidemic. This is the 6<sup>th</sup> arrest made by CPD. The Second District is paying attention and now we need to follow these cases. Chad is gathering letters from individuals affected by these break-ins.

Fulton Court is scheduled to get cameras.

### ***Advancement – Chris Schmitt***

The Committee is hitting the reset button and if anyone wants to join the Committee they should let Chris or Tom know.

### ***Engagement Committee –Helen Qin***

The Committee has been working on air quality issues, in particular with Diane Howard of Lakeview Estates. Whitney is working with Councilman McCormack to get a meeting scheduled with all interested parties and city officials. The bad actor here appears to be Ontario Stone which has been operating in this area for decades.

On April 28<sup>th</sup> the Engagement Committee will partner with St. Ignatius on a neighborhood cleanup. All are welcome.

Looking for volunteers to help with graffiti abatement at Monroe Cemetery. Details to follow.

### ***Executive Director Report – Carrie Miller and Ben Trimble (for Tom McNair)***

In staff news, Hattie will be out having back surgery from April 11 – 19 so please keep her in your thoughts and best wishes for a speedy recovery.

On May 15<sup>th</sup> there will be the quarterly safety meeting with Tremont at Market Garden Brewery.

The Annual Meeting raised approximately \$2,139. Absentee ballots for the Board elections are due April 27<sup>th</sup>. Evening in Ohio City has four (4) sponsors and volunteers are still needed.

Planet Fitness received its necessary variances and will be moving forward.

There have been four (4) responses to the RFQ for the Development Plan.

There as a discussion regarding Opportunity Zones as half of Ohio City was targeted.

***Executive Session***

The Board went into Executive Session.

***Adjournment***

The Board came out of Executive Session and adjourned the meeting at 7:36 PM.