

# Ohio City Incorporated Regular Board Meeting

## Meeting Minutes

August 1, 2018

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### **Attendance**

*Board Members* – Frondorf (chairing meeting for Chris Schmitt), Benjamin, Budin, Crockett, Davis, Doyle, Gill, Knittel, Malone, Nosse, Owens, Qin, Rocha, Scheve, Smith, Trares, Wimbiscus

*Staff* – Tom McNair, Carrie Miller, Ben Trimble, Lisa Raber

*Absent* – Schmitt, Sheppard

Meeting began at 6:03 PM

### ***Meeting Minutes – Brendan Doyle***

April meeting minutes presented for approval. Kathleen Knittel moved that the minutes be approved and Roger Scheve seconded. The minutes were approved with only Gigi Benjamin abstaining.

June meeting minutes presented for approval. Kathleen Knittel requested that her name be removed from the list of attendees since she was not in attendance at meeting. Helen Smith moved that the minutes be approved and Don Malone seconded. The minutes were approved with Kathleen Knittel and Gigi Benjamin abstaining.

### **Committee Reports – presented by Committee Chairs**

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

Dexter Place – the Committee has focused a lot of its time on this project. There have been several meetings and Casto has been refining the design of the project and they have taken feedback in a way that few other designers have done so. They are still looking at the affordable housing aspect. It has been approved by the Franklin-Clinton Block Club and now must go before the Landmarks Commission. A discussion ensued after the Committee report. Alex Frondorf noted that the developer has represented that he is willing to coordinate with the City in the redevelopment of Franklin Circle. Alex Budin noted that the developer had agreed to make the pedestrian walkway open to the public during the day it will be closed at night for safety reasons. Don Malone noted that the developer made an impressive number of concessions.

### ***Governance Committee – Brendan Doyle***

The Governance Committee did not meet but will be meeting prior to the next meeting.

### ***Finance Committee – Maria Nosse***

A draft budget for 2523 Market Square was presented to the Board. It was explained that as far as revenue is concerned development fees and event/sponsorship fees should increase. Contributions from 2523 Corp. will be down because the City side of the parking lot is being purchased. Once Family Dollar's rent starts, OCI could realize a decent revenue stream from development fees. The Councilman dollars went down slightly and the CDBG dollars went up slightly which resulted in a net positive. As far as expenses, the personnel dollars went up due largely to the staff vacancies that have existed over the past few years that have now been filled.

A discussion ensued and Helen Smith asked if payment for the parking lot has already begun and Tom McNair stated that it has not but that the City has acknowledged that the option has been exercised. Alex Frondorf asked if we are confident in the revenue stream and Tom McNair said that they are confident in the revenue stream and that the organization had not lost money in four to five years. Gigi Benjamin asked if there is a safety fund and Tom stated that there was a fund in the amount of \$400,000.

Resolution 2018-0801-01 was introduced providing for the approval of the July 1, 2018 – June 30, 2019 organizational budget. Kathleen Knittel moved that the Resolution be passed and Helen Smith seconded the motion. The Resolution passed with only Jade Davis abstaining.

### ***Safety – Helen Smith***

A meeting was held with Judge Michelle Earley, Administrative and Presiding Judge of the Cleveland Municipal Court, where a full presentation was given by Councilman McCormack, OCI, and representatives of the Safety Committee regarding some of the safety issues that have been occurring in the neighborhood. The meeting was successful and OCI will be discussing with the Court how it can partner on various social service programs.

Chad Biggers has discovered an ordinance by Councilwoman Dona Brady regarding graffiti and is studying how it could meet some of the needs of Ohio City.

Certain businesses have expressed an interest in private security and are researching their options. Those businesses include Malachi House, Cleveland Vibrator, and Graham Veysey's properties, among others. Councilman McCormack has indicated a willingness to pay to have the yellow vehicles from the Downtown Cleveland Alliance also patrol parts of Ohio City.

### ***Advancement Committee – Alex Frondorf***

The Committee is studying what OCI's discreet needs are and compiling a list of Board contacts who can be reached out to to fund certain needs. This database will include general contacts and volunteers, as well as capture funders, potential funders, and foundations. A fundraising plan has been discussed and what the best method is for bringing prospects/ideas to this group and, ultimately, to the entire Board.

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

The Committee has been so successful with finding those interested that Helen has determined that it would be more useful to split off into subcommittees like environmental, arts and activities, survey committee, etc. The Committee has been hosting its meetings at Spaces Gallery and is working to connect, engaged, passionate people in the neighborhood. Kathleen Knittel asked about the status of the welcome packet and Helen stated that it is in draft form and has not gone out yet but will be provided for everyone to review prior to being sent out to the neighborhood.

### ***Economic Development Committee – Alex Budin***

The best news to come out of the meeting was presented by Alex Budin when he informed the Board that he was cancer free!

Fifteen to twenty people attended the Committee meeting and Alex noted that the meetings would be monthly and that the meetings of the Merchants Association would now be less frequent. A meeting was held at the end of June and retail projects were discussed, as well as how merchants and the community at large can influence the Ohio City Street Festival.

The Committee is very excited about the success of its first meeting and there is much to discuss and work on in the future.

### ***Executive Director Report – Tom McNair***

In the recent past, Keri Palma and Matt Burke have logged a lot of miles on their cars hauling equipment for Near West Rec sports and lacrosse and Tom would like to purchase a “company car” to alleviate this burden for them. John Gill suggested that St. Ignatius has vans that age out that could be of use. Andy Trares also suggested that this could be a good opportunity to ask for money since there is a specific need that requires funding.

Khalid Hawthorne has been offered and accepted a full-time position with Tremont West Development Corp. As part of that position, he will be taking over the administration of the design review committee. This is an important step in eliminating the perception that the design review committee is Ohio City, Inc. A discussion ensued regarding renaming the design review committee and regarding committee membership.

The zoning meeting for 4247 Lorain has been pushed back to August 27<sup>th</sup> to allow for more dialogue on the matter.

Tom has a meeting with Tom Welsh and Fred Bidwell regarding the City Stages program and trying to ensure its future in Ohio City. He will update us as he knows more.

### ***Executive Session***

Gigi Benjamin made a motion to go into executive session which was seconded by Kathleen Knittel. The motion passed unanimously, and the Board went into executive session.

### ***Adjournment***

The meeting adjourned at 8:16 PM.