

**Ohio City Incorporated**  
**Regular Board Meeting**  
**Meeting Minutes**  
June 2, 2021

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**Attendance**

Sharhonda Greer was voted in as secretary after the start of the meeting and attendance was taken.

**Nominations**

1 year terms to be reconfirmed by the board

Secretary-Sharhonda Greer  
Vice President-Alex Frondorf  
Treasurer-Andy Trares  
President-Chris Schmitt

**Minutes**

Mr. Doyle presented the minutes from the Board Meeting held April 7, 2021. Priscila Rocha made motion to approve the minutes and Kathleen Knittel seconded. The minutes were approved unanimously.

Priscila stated that her name is spelled with one "L"

**Committee Reports**

**Governance-Brendan Doyle**

There were no new announcements however, Ben Adams was officially welcomed to OCI Board.

Lisa will add new board members to Board Max.

NEON CRM Database

- Membership data base has launched however; most board members have not signed up.

Chris discussed open positions on several committees and asked if interested, to let him know.

**Real Estate and Land Use**

**Joel Wimbiscus**

Fairview Gardens has been transferred to Tremont Land Trust.

Dollar Bank dropped out currently looking for another bank.

Discussed townhouse code update. Franklin Road project (detriment to the neighborhood). The main topics are included in the board packet.

May 27<sup>th</sup> met with Councilman McCormack about the Townhouse code to develop next steps. Updated information will come following meeting with Stakeholders.

Tom announced that 2525 Market is under contract for 1.1 million. The 60-day due diligence period ends June 12, 2021. There is a new 5-year lease signed for Suite B with Martinwolf.

3802 Clinton needs to be secured; tenant passed away and had no next of kin. OCI appointed as receiver in nuisance abatement. Clean-out is scheduled for June 8. Board advised to refer people to Ben or Tom if questions are received regarding the property.

Ms. Helen spoke about the Nuisance Clause (Ray Pianka)

Fairview Gardens: Finalizing HTF (Housing Trust Fund) Application for the City which is due June 25.

2802 York price increased by \$40K. Ben joined the call at 6:03 and discussed labor shortage and increase in the cost of materials ex. Lumber

Tom presented resolution 2021-0602001 pertaining to NDP (Neighborhood Development Planning) Grants in details. NDP provides community based organization funds to finance soft cost associated with acquisitions, renovations, or redevelopment of real estate located in the city's neighborhood. The funds are typically used for environmental assessments, remediation efforts, etc.

Kathleen asked who was responsible for environmental? Ben responded that asbestos remediation was part of the renovation cost.

Resolution for \$40K pass thru funds; Kathleen motioned to adopt the resolution GiGi 2<sup>nd</sup>. The board voted to adopt the resolution and there was 1 opposition.

## **Finance Committee**

### **Andy Trares**

Items included in the board packet for review. Fiscal year end June 30

Board members asked to give contribution by June 30 in order for the contribution to count for the fiscal year.

OCI running at a deficit for the year however, we've received 2 rounds of PPP funds which will be added as income.

Applying for Employee Relief tax credit and hoping to receive \$67K by the end of June. The second half of the year will automatically receive \$67K.

Rico asked is the board seeking to do new things for revenue? Andy responded that the parking lot revenue will get back to normal and those funds will come back to OCI. Additionally, we are also looking for Corporate Sponsors.

### **Street Festival 2022**

We usually run 5% to the black versus the 10% to the red we are in at this moment.

Commercial real estate took a big hit due to COVID.

### **Safety Committee**

**Ms. Helen**

Provided updates: Lutheran worker was approached by 2 people and the worker stood her ground. There are cameras in the where the incident occurred. We want to honor her!

Gunshot victims dropped off at Lutheran; increase in violent crimes in the area.

### **Advancement**

**Chris Schmitt**

The Advancement committee did not meet.

### **Community Engagement**

**Priscila Rocha**

The Community Engagement Committee did not meet but held the Talk of the Town meeting.

Tom asked Chad to discuss the Community Engagement Plan for the new board members and thanked Chad and Whitney on their work on community engagement and the coUrbanized initiative.

Tom presented resolution 2021-0602-02 to adopt the Community Engagement Plan. Roger moved for approval and Rico second the motion. The resolution passed unanimously.

### **Executive Director Report**

**Tom McNair**

Tom provided updates from his report that was included in the board packet.

Tom stated OCI will receive \$51,300 from CDBG Program this year.

The City of Cleveland has put in rezoning that will include the Irish Town Bend.

OCI executed purchase agreement for Front Steps located at 1545 W. 25<sup>th</sup>

Chris talked briefly about the Tulsa Massacre

Meeting adjourned at 6:44 pm