

# Ohio City Incorporated Regular Board Meeting

## Meeting Minutes

October 3, 2018

---

### **Attendance**

*Board Members* –Schmitt, Benjamin, Budin Crockett, Davis, Doyle, Gill, Knittel, Malone, Qin, Rocha, Scheve, Smith

*Staff* – Tom McNair, Chad Biggers, Carrie Miller, Lisa Raber, Ashley Shaw, Ben Trimble

*Absent* – Frondorf, Nosse, Owens, Scheve, Sheppard, Trares, Wimbiscus

Meeting began at 6:02 PM

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

August meeting minutes presented for approval. Kathleen Knittel moved that the minutes be approved and Helen Qin seconded.

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

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

The Committee received end of the year financials for the prior year and development fees are down, but will eventually rise. Tom McNair has been talking with staff about collecting outstanding receivables. We are not invoicing for monies owed the way that we should, but it is being worked on. The annual audit has started and will be more expensive than in years past due to the adding of an A-133 compliance that is now necessary with adding the Family Dollar federal loans.

The Committee and organization hope to use the dashboard presented by Carrie Miller to identify various pots of dollars that the money raised by OCI will go towards.

#### ***Real Estate & Land Use – Kathleen Knittel (for Joel Wimbiscus)***

The Committee gave an update on the Fodor property and it was explained that the property would not only meet many of the current needs of OCI if it were purchased as its headquarters, but would also be a part of the continued development of Lorain Avenue. There are also two (2) buildable lots on either side of the property. The Finance Committee will need to scrutinize the financial details.

The staff is putting together the details for the neighborhood development plan which should take six (6) months for completion. Slides were shown with an overview of the study. There will be a steering committee, public meetings, and stakeholder meetings conducted as focus groups. Priscilla Rocha asked what OCI was doing to make sure that CMHA residents are part of the plan and Carrie Miller stated that there would be a group created specific to CMHA. Tom McNair stated that OCI does not expect demand for housing in Ohio City to go down anytime soon as places like downtown are predicting 6,800 housing units by 2030, according to the Downtown Cleveland Housing Demand Analysis. Helen Smith asked whether the analysis differentiated between sales versus rent and Tom McNair stated that they did. He also said that OCI will need to get lenders in the room to discuss lending money to developers for for-sale housing.

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

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

### ***Safety – Helen Smith***

There were two bidders in response to the RFP and Preferred Security is the vendor recommended by the Committee. Chad walked the Board through the proposals by both companies and presented slides breaking down the differences between Preferred Security and Security Installations. Kathleen Knittel asked about whether Preferred Security will monitor cameras that are already in place and Helen Smith explained that Preferred Security will first do a comprehensive audit of the current cameras to determine if they should be replaced or upgraded. Priscilla Rocha asked about the blue light security cameras and whether OCI's cameras will interfere. Helen Smith said that they will not interfere with our cameras and when they are put in place we will be aware of their locations. Kathleen Knittel stated that we need to learn more about the costs per month and a discussion ensued regarding the approval of the contract with Preferred Security.

### ***Advancement Committee – Chris Schmitt***

Hattie Kotz announced that the numbers for the Ohio City Street Festival were just received and presented the revenue and expenses. The costs for the Street Festival were lower last year because it was a Councilmatic event. Tom McNair noted what an awesome job Hattie did and that the Street Festival is the best event in the City of Cleveland. Helen Qin said that she heard from many people that this was the most diverse festival that has been held. Tom McNair stated that we need to determine very soon if this is what we want to continue to pursue.

Chris Schmitt stated that the Committee and staff are in the process of compiling a dream list of sponsors and will bring that list to the Board in the near future.

### ***Community Engagement Committee –Helen Qin and John Gill***

The Committee met last week at SPACES art gallery and was hosted by Michelle Epps. Diane Howard called in to the meeting to make sure that members of the Committee would be able to attend the Lakeview Community Clean-Up on October 20<sup>th</sup>. Carrie Miller explained that it involves

the Trust for Public land and it is a resident-led process. John Gill talked about subcommittees for the Community Engagement Committee and suggested that perhaps the Board can discuss the role of subcommittees. Helen Qin explained that subcommittees are necessary because each group is very passionate about their individual projects and people want to do even more for the neighborhood.

Carrie Miller noted that Whitney Long-Jones has done a great job of finding people who want to be engaged in the neighborhood.

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

It has been two meetings since the last meeting of the Committee. The Committee discussed the Street Festival and ways to get local businesses more involved and one way that this occurred was through the distribution of a punch card at the Festival featuring local businesses.

Ashley Shaw discussed the Ohio City Retail Plan and that a meeting will be held tomorrow at 6 PM at Franklin Circle Church. Where is Ohio City now and where does the community want us to be? Ohio City has a strong story to tell and that will be further explained at tomorrow's meeting, as well as the discussion of the community's survey responses. Ashley suggested that everyone get on coUrbanize and be a part of the dialogues that are being held.

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

OCI is working with Councilman McCormack on getting \$50,000 allocated for Downtown Cleveland Alliance patrol vehicles that will be used four days per week. This initiative is expected to rollout in 2019.

Staff will be going to Detroit to study what they are doing and what can OCI learn from them.

### ***Chairperson Report – Chris Schmitt***

There will be a retreat soon that will include the Board members in the beginning and include staff at the end. He is asking all members to complete the study that had been distributed.

Effective at the end of the meeting, Alex Budin's resignation from the Board takes effect. Alex will continue to stay very involved in Ohio City, Inc. because we are not permitting him to have a choice in the matter.

### ***Adjournment***

The meeting adjourned at 8:10 PM.