

**Ohio City Incorporated**  
**Regular Board Meeting**  
**Meeting Minutes**  
December 4, 2019

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**Attendance**

Board - Schmitt, Benjamin, Doyle, Frondorf, Greer, Knittel, Nosse, Rocha, Smith, Trares, Trivisonno, Malone, Scheve, Wimbiscus

Not Attending - Gill, Qin

Staff - McNair, Gehrig, Miller, Raber, Shaw, Trimble

Guest - Michael Graham, Strategy Design Partners (“SDP”)

Meeting began at 6:04 PM

**Meeting Minutes – Brendan Doyle**

August and October meeting minutes presented and Kathleen Knittel made a motion to approve the minutes and Sharhonda Greer seconded with one amendment by GiGi Benjamin. The motion passed with one abstention by Maria Nosse.

**Committee Reports – presented by Committee Chairs**

**Ad Hoc Strategic Alliance Committee - Chris Schmitt**

Mike Graham from Strategy Design Partners presented a proposal for the Near West Neighborhood Partnership (“NWNP”) for consideration. Board would consist of eight (8) members with four (4) officers apiece from OCI and Tremont Near West Development. Near West Community Land Trust (“NWCLT”) would be under NWNP and NWNP would have sole authority to appoint board members to NWCLT. A proposed timeline was presented with the caveat that it is ultimately up to both the OCI and Tremont Near West Development Boards. The Board had a discussion regarding the board structures and voting.

**Finance Committee - Maria Nosse**

The draft audit by Koester, DiSalvo, and Fried was presented by Maria. It was reported that there was a clean audit. Resolution 2019-1204-01 regarding approval of the audit was presented. Gigi Benjamin made a motion to pass and Kathleen Knittel seconded and the Resolution passed unanimously. Maria also presented the Draft 990’s and the financial statement.

Tom McNair gave updates on revenue for Near West Recreation, development fees, event sponsorship and income.

Priscila Rocha won the all-new award of Board Member of the Month for connecting OCI with Ferguson Kitchen and Bath. Thanks Priscila!

Staff has been looking for new property management for the Fairview Gardens property and are recommending the Famicos Foundation who has forty-years experience in affordable housing management and currently manage 728 units across 18 properties. Roger Scheve moved that Resolution 2019-1204-02 be approved and Maria Nosse seconded. GiGi Benjamin moved that the resolution be amended to add a seventh paragraph to read as follows:

**“AND BE IT FURTHER RESOLVED**, that this Board approves the transfer of a 25% interest in the limited partnership interests of Ohio City, Incorporated in Ohio City Elderly to Famicos Foundation to enable their participation in the management of Fairview Gardens, and in connection therewith, Chris Schmitt, the President, and Tom McNair, the Executive Director, are hereby authorized and directed to execute the appropriate contracts, and all required documents pursuant thereto between the Corporatoin and Famicos Foundation.”

A vote was taken on the amended Resolution and it passed with only Sharhonda Greer abstaining.

#### **Economic Development - Andy Trares**

The Committee discussed the Ohio City Retail Plan at its last meeting and can report that the Holiday Hop is on again for this year and that 40 businesses are participating which is higher than last year.

Carrie Miller thanked everyone who responded to the survey regarding the Street Festival Committee. Two board members will be on the Committee and the goal will be to determine how we can improve the Festival.

#### **Community Engagement Committee –Priscila Rocha**

The Committee last met in October and will be discussing at future meetings the various visions for Whiskey Island. The Committee will also be discussing the community center for Irishtown Bend and other projects.

#### **Safety – Helen Smith**

The Vision Zero Plan was discussed at the last meeting and it is aimed at reducing fatalities by reducing safety hazards. Councilman Zone has arranged for funding of a consultant for the Plan.

Also the Plan for a Safe Community will be presented at the February Board meeting. Chad Biggers has been working on this Plan for a long time and the Committee is looking forward to the Board reviewing it.

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

The Committee has been developing policies and would like to request that the Board approve the policies so that there is more credence for the policies with the public and developers. The policies are: slot home policy, accessory dwelling units, and lot split policy. Joel showed examples of these types of zoning situations in the neighborhood to explain the policies to the Board. A discussion ensued regarding the policies. The Committee will present again in February for potential adoption.

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

Committee did not meet, but there is an update regarding events and what events mean for our community and our work. The Board reviewed numbers for the Ohio City Street Festival from 2015 until 2019, including sponsorships, historic earned income, expenses. The options going forward were discussed, including fundraising options. A discussion ensued regarding the future of the Street Festival. Chris said that a survey will go out to the Board asking questions about the Festival and also asking who might be willing to serve on an ad hoc committee to study these issues.

#### **Governance Committee - Brendan Doyle**

Meeting scheduled for December 16th. Updates to come at February meeting.

Tom McNair explained the extension of the Strategic Vision. Resolution 2019-1204-03 was presented. Kathleen Knittel made a motion to pass the resolution and Helen Smith seconded. Motion passed unanimously.

#### **Executive Director Report - Tom McNair**

Tom talked about Waste Management and the fact that they will not pick up their refuse and remove their waste containers.

Tom discussed Lakeview Terrace Beautification and Connectivity Plan. Also discussed the issues with and possible plans for the Willow Street Lift Bridge.

City Tax Policy meeting scheduled for December 17th at 6 PM at Urban Community School. Casino Night to benefit Near West Recreation will be February 1st at 6:30 PM at West Side Alliance Church.

Tom Gillespie will not be moving forward on the property at 2515 Bridge Avenue. The other offer remains on the table.

Pins presented twice to the Bridge/Carroll/Jay Block Club. A preliminary vote was split. It may come up for a formal vote prior to the February Board meeting.

The Board meeting adjourned at 7:48 PM.