

**Ohio City Incorporated**  
**Regular Board Meeting**  
**Meeting Minutes**  
October 2, 2019

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**Attendance**

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

Staff - McNair, Miller, Raber, Trimble

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

Meeting began at 6:02 PM

**Meeting Minutes – Brendan Doyle**

April meeting minutes presented and Kathleen Knittel made a motion to approve the minutes and Helen Smith seconded. The minutes were approved with Angelo Trivisonno abstaining. The June meeting minutes were presented and Kathleen Knittel made a motion to approve the minutes and Helen Smith seconded and the minutes were approved unanimously.

**Committee Reports – presented by Committee Chairs**

Chairman Schmitt and Michael Graham of SDP walked the Board through the scope of work for the Strategic Alliance Exploration with Tremont Near West Development (“TNWD”) Corp. to work on ways to identify issues that transcend both neighborhoods and identify opportunities to work more efficiently together to meet both neighborhood’s needs. There are timing challenges and the goal is to complete the work within seven (7) months. The contract is for \$35,000 which is broken down as \$15,000 by the Cleveland Foundation, \$10,000 from Cleveland Neighborhood Progress, \$5,000 from TNWD, and \$5,000 from OCI. A discussion ensued regarding what a strategic alliance with TNWD means for OCI going forward.

Resolution 2019-1002-01 - authorizing the Executive Director to execute the appropriate contracts to engage SDP to accomplish the stated scope. Roger Scheve made a motion to pass the resolution that was seconded by Kathleen Knittel. The resolution passed with Angelo Trivisonno voting against it.

**Governance Committee - Brendan Doyle**

Brendan told the Board that due to scheduling challenges the Committee has not been able to meet since the August meeting, but that appointment to the CMHA resident Board seat is a priority and will be the first thing discussed by the Committee at its next meeting.

### **Finance Committee – Andy Trares (for Maria Nosse)**

OCI Financial Statement - \$63,000 deficit because Near West Rec has had higher than expected expenses and cash is down by \$146,000 in part due to deficit and Fodor Realty purchase.

2523 Market Corp. - had a profit last year and was able to do a \$150,000 contribution but it was still lower than projected.

Audit field work started last week and the audit and tax return will be presented at the December Board meeting.

A discussion ensued regarding the budget projections being lower than predicted prior to the last fiscal year. Tom stated that the OCI office space will be marketed by Cushman Wakefield very soon and he then provided updates on the build-out plans for Fodor Realty.

Tom also walked the Board through status of FY 2019-2020 goals for Near West Rec, Corporate Partners, Development Fees,

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

Helen Qin and Priscilla Rocha are meeting with staff next week to discuss next steps and where the Committee wants to go and a path forward. While the Committee has had many successes since its inception, most of the people who were initially engaged are looking at this stage for more of a focus for the Committee.

### **Economic Development Committee – Andy Trares**

Several of the initiatives worked on by the Committee were successfully implemented, including a coupon book, an alcohol-free bar, and a walk/run to the Festival.

Andy and Chris informed the Board of ways that the Committee is working to keep families in the neighborhood for Halloween this year. Plans are still developing.

### **Safety – Helen Smith**

Chad is working with CMHA and CMSD and other organizations to see who has a plan for readiness for major safety issues in the neighborhood.

Helen Qin gave an update on the fatal accident that recently occurred in front of Mason's Creamery. Angelo Trivisonno suggested that the Committee discuss at the next meeting safety issues related to rights-of-way and other traffic issues.

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

Committee met last month and they were expecting a vision plan from the City which was received late and did not include key aspects that had been anticipated. Staff told City Architecture to do more work and then re-submit.

The key thing for the Land Trust right now will be the Board structure and at a certain point property owners will have to be on the Board, but currently there are no property owners so staff and SDP are working through that quandry. Home designs are also nearing completion.

The Fulton Road Project continues to be a part of the discussion so that the issues encountered during the project south of Lorain do not repeat north of Lorain. It also appears that much has changed since it was initially rolled out and these changes were announced at a public meeting last week.

Townhouse Code was discussed and explained that it is an ordinance passed within the last couple of years, which is problematic because it allows projects to bypass BZA if City Planning Commission approves.

### **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. 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.

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

Family Dollar lease runs for another 4 and a half years and they want to remodel the store and don't want to pay rent for 6 months. Staff said, "no," but discussing options, including potentially a partnership with Key Bank for an ATM machine.

Market Avenue was reopened this week. Talk of the Town is tomorrow night at St. Paul's Community Church.

The Board meeting adjourned at 8:04 PM.