

**Ohio City Incorporated**  
**Regular Board Meeting**  
**Meeting Minutes**  
December 1, 2021

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**Attendance**

- In attendance Chris Schmitt, Timothy Barnett, GiGi Benjamin, Chad Biggers, Sharhonda Greer, Kathleen Knittel, Whitnye Long-Jones, Emily Lundgard, Brian Mallory, Tom McNair, Lisa Raber, Priscila Rocha, Ashley Shaw, Donna Grigonis-Bailey, Helen Smith, Andy Trares, Ben Trimble, Angelo Trivisonno, Patrick Valletta, Alex Frondorf, Joel Wimbiscus
- Meeting called to order at 6:03 pm.
- October meeting minutes will be approved at the February board meeting. There was an issue with uploading the minutes.
- Chris thanked Lisa for our “special delivery” and hopes we’ll be able to get together in the future.

**Minutes**

- Issue with uploading the minutes from the October board meeting.

**Committee Reports**

**Governance- Virginia Benjamin**

- The Conflict of Interest Policy, Confidentiality Agreement, and Confidentiality Statement of Policy & Agreement need to be signed and returned as soon as possible.
- Code of Regulations tri-annual update; meeting to discuss what needs to be amended.
- Chris asked the Board to please get forms signed and turned in.

**Finance Committee**

**Andy Trares**

- Financial statements were included in the Board packet from July-October (usually quarterly)
- Big picture, OCI currently has a surplus
- Provided an update on Fairview Gardens
  - \$25K paid to Famico’s
  - \$50K from Fairview Gardens reserve
  - \$145K allocated from 2525 Market proceeds
  - \$113K on hand

- Physical Needs Assessment in the Board packet (5-year assessment) estimated over \$467K in Capital needs.
- 7 local CDC's are experiencing similar issues concerning capital needs at properties. Talk of forming a coalition of CDC with hopes of preserving roughly 1000 units of affordable housing. The Board members think this is a wonderful idea.
  - Priscilla asked when will the information be available concerning the coalition? Tom responded goal was to have info this month (December)
  - Brian asked if they were looking for nontraditional partners ex. Grassroots, nonprofits, etc.? Tom responded the coalition was getting started and they are looking for the right partners.
  - Emily commented that the coalition was a great idea. She stated coalitions are a lot more effective and great to have. Emily also talked about policy solutions.
  - Tom commented that the Tax Credit rules changed to 10 years before you can put tax credits back on a property.
  - Helen commented that the coalition needs to look at the issues that are impacting everybody. Issues happening particularly in the area of tax credit properties and how they are left with huge deficits.
- Chris thanked Tom and the Finance committee for the work they have done to be in a great position despite the current climate.
- Priscila asked about receivables that we weren't able to collect were they wrote off? Tom responded some were so old that we moved on from them, recalibration for some.
- Resolution 2021-1201-01 to open line of credit. Previous line of credit was closed and we didn't use it but a CDC should have one.
  - Ms. Kathleen moved that we accept the resolution
  - Ms. Helen seconded
  - Resolution passed unanimously

## **Real Estate and Land Use**

### **Joel Wimbiscus**

- Met on November 12 and welcomed Emily to the committee.
- Julie (outreach person) attended the meeting. She knew the housing codes, code enforcement, and home repair programs.
- Nuisance abatement on Clinton moving along
- Joel had to leave meeting early
- Ms. GiGi asked how is the home repair program being publicized? Tom responded CGBG application (including repairs and code compliant repairs for low to moderate income). OCI put \$20K in the budget. Julie surveys properties in Ohio City and Tremont and Whitley put a flyer together.
- Ms. GiGi commented she was still unsure how people find out about the program and asked do they find out once they are cited? Tom responded, she surveys the properties, makes contact with the family and if the family qualifies, she works with them.

- Ashely stated that Julie picked a section and delivered flyers door to door. Only \$20k so didn't want to blast the program; very targeted section to start.
- Brian commented that he loved the idea of the home repair program and stated Riverview Tower has a lot of issues and that facilities are noncompliant. He stated he feels that Lakeview gets a lot of attention. Sharhonda responded and asked Brian to contact her directly.
- 2802 York under development and loan approved for Jamestown.

#### **Development-Angelo**

- Committee met and discussed the OCI retail plan, change of use policy, and JEDI (how we can integrate this into our Board's work).

#### **Safety Committee (Tom provided updates)**

- Ms. Helen reported there is a hold on a number of issues and hoping to get more action in January. There was an arrest made in 1 of 2 violent incidents.

#### **Advancement**

Did not meet.

Chris reported \$9587 received from Small Business Tuesday round #1 held 11/30/2021.

#### **Community Engagement**

**Priscila Rocha**

- Gave a high level overview of the JEDI Initiative
- Whitney is drafting a JEDI impact statement

#### **Executive Director Report**

**Tom McNair**

- New Hires Deandre White, Property Management and Kathy Baumbach, Marketing
- Kathy is working on OCI Strategic Plan
- Whitney spoke on the JEDI Journey and is developing an Impact Statement; provided very detailed information about the work they are doing.
- Chad mentioned how these conversations are emotional and not easy but they're working through it. Presented draft of JEDI Impact Statement.
- Staff invited to stay for Executive Session
- Executive Session started at 6:53
- Gund Grant 2 million dollars
- Executive Session ended at 6:57