

**Ohio City Incorporated**  
**Regular Board Meeting**  
**Meeting Minutes**  
August 4, 2021

---

**Attendance**

- In attendance Kathleen Knittel, Sharhonda Greer, Alex Frondorf, Virginia Benjamin, Andy Trares, Tim Barnett, Ashley Shaw, Lisa Raber, Michaela Lowery, Donna Grigonis, Pat Valletta, Angelo Trivisonno, Priscila Rocha, Joel Wimbiscus, Tom McNair, Whitney Long Jones, Brennin Brown, Ben Adams
- Meeting called to order at 6:03 pm. Alex filling in for Chris.
- Question was asked how many trustees were on the board. The answer was 19 and would increase to 20 if the board accepted the nomination to appoint Emily Lungard.

**Minutes**

- Minutes reviewed from Board Meeting held June 2, 2021 with one change was noted. Fairview Gardens has not been transferred.
- Kathleen motioned to accept minutes and Virginia seconded.

**Committee Reports**

**Governance- Virginia Benjamin**

- Met last week (minutes were distributed from that meeting).
- Discussed the bylaws which was amended in October of 2017 however, another amendment was done in 2018. Tom was asked to post the code of regulations on the website so we would have access to the document. Codes are required to be reviewed every 3 years.
- Alex presented a resolution to appoint Emily Lungard to the Board of Trustees. Emily who works for Enterprise Community Partners is an Ohio City resident with expert knowledge in housing policies and brings a wealth of knowledge to the Board.
- Board approved unanimously.

**Finance Committee**

**Andy Trares**

- Very high level and in depth conversation regarding OCI financial state. Takeaways from the budget review:
  - a. Proceeds came in higher from the sale of 2523-2525
  - b. Fairview Gardens needs to cash flow until the transfer is complete
  - c. OCI projected total surplus over 2019-2021 \$44,607
  - d. Corporate Partnership thriving; larger number than usual

- e. Increase in software budget expenses to become more tech savvy. The pandemic exposed our lack luster technology.
  - f. Projected total loss over 2019-2022 \$45,303
  - g. OCI financials are complicated particularly during a pandemic
- Kathleen made motion to approve the 2021-2022 Budget, motion was seconded.
  - Budget passed unanimously.

## **Real Estate and Land Use**

### **Joel Wimbiscus**

- Minutes 95% completed and would submit afterwards
- Met twice once in June and July
- Construction cost have increased. Land Trust is having issues with pricing making it difficult to keep home cost affordable.
- Inez Townhome proposal on Lorain and 47<sup>th</sup> has gone through several design changes due to issues but was finally approved at Landmarks.
- Franklin Blvd “reconstruction” that the City was looking to do was very controversial and people didn’t like it feedback received but the City is not making changes.
- Demolition in the historic district is a concern; development pressure in the historic district. We don’t have the answer at this time.
- Tom asked Donna to discuss the following “Courbanized” projects:
- 2222 Fulton Rd. 12 units of new construction; all flat units. The Block Club is in favor of this project.
- Harbor 44 Phase II proposing 11 Townhouses (7 on 44<sup>th</sup> and 4 along 43<sup>rd</sup> Place) and 12-unit apartment building all new construction.
- Franklin Yards by Dalad Group will be going to design review tomorrow; 3105 Franklin Blvd 38 apartments (Historic Tax Credit Project).
- Question was asked if the Fulton address 2222 correct? Yes, proposing to tear down a house. A follow-up question What is the condition of the house? Response, small home not great and the neighbors are in favor of taking the house down.
- Ashley provided update information on the pedestrian island and approach to the roundabout. Changes (elevated 4” curve) should slow people down and force them into the roundabout and not driving over them. Ongoing concerns that the City plans are showing removal of crosswalks at 32<sup>nd</sup> ,44<sup>th</sup> , and removal of the signal at 44<sup>th</sup> which are high traffic areas.

### **Development-Angelo**

- Met on Monday, August 2 haven't met since the pandemic. Spent the meeting getting back up to speed and discussing Donna transition to Ashley's old role.
- Has new Board Member and also learning more about what the Ohio City retail plan.
- GiGi asked if the committee would still have non board members part of the committee because people are interested? Response, yes trying to figure out what they want to do as a group and hoping to have a mixture of community members and Board members.
- Donna spoke about Small Business Relief Fund; received \$500 from Honey Comb. Information has been sent out to partners we had in the past. Asked the board to spread the word put it on social media; goal is \$15K

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

- Ms. Helen and Brendan were unavailable
- Starting service of Unarmed Security Patrol; more eyes on the street helping.
- Kerry McCormack is getting us \$30K in funding for camera upgrades throughout neighborhood.
- Cameras will be wireless and connected directly to the police; police will have live access.
- Alex asked about Safety Coordinator?  
Tom responded that's still the plan. The City had a spending freeze on that type of funding; Tom meeting with McCormack tomorrow morning and is hoping to get an update.

### **Advancement**

**Nothing to report**

### **Community Engagement**

**Priscila Rocha**

- The last meeting was spent working on the Common Ground event. Also discussed a Garden walk, plant sale, and a "Meet in the Streets" event but due to the pandemic probably won't be doing this anytime soon.
- Whitney discussed the Common Ground event that was held on July 28. There were 24 participants of which 6 were staff from OCI and 2 Board Members
- JEDI (Justice, Equity, Diversity, and Inclusion) looking for individuals to meet bi-monthly to continue conversation focused around justice, equity, diversity, and inclusion in Ohio City.
- Tom and Whitney discussed the Irishtown Bend Engagement; various activities happening the month of August focused fun, exposure, and opportunity.

- Irish Town Bend Committee of Champions a diverse, hands on group comprised of residents from Riverview (2), and Lakeview (2), and looking to add members from the greater Ohio City Community.

### **Executive Director Report**

#### **Tom McNair**

- Tom provided updates from his report that was included in the board packet.
- Tom welcomed Daivon Shepherd to Nearwest Rec. (\$15 stipend position)
- Franklin Circle clean-up scheduled for August 12 at 11:30 am
- Cleveland Mayoral forum will be held August 23 at Lincoln Park in Tremont at 6 pm; working with Councilman McCormack and Councilwoman Santana.
- City Club hosting mayoral debates on August 10<sup>th</sup> and 17<sup>th</sup>
- Tom mentioned that the Mayoral Primary is September 14<sup>th</sup>
- Kathleen made the motion to go into Executive Session, GiGi seconded.
- Executive Session started at 7:42
- Executive Session ended at 7:53