



**Regular Meeting of the Board of Directors**  
**April 4, 2024 at 6:00 p.m.**  
**Arnold D'Amico Community Center**  
**1370 Victory Drive, South Euclid, Ohio 44121**  
**Minutes**

**Board Members**

Rick Krivanka, President  
Jillian Dinehart, Vice President  
Rita Ross, Secretary  
Lisa Mack, Prior Years Past President  
Amy Crawford  
Patrick Kenney  
Al Paynter  
Joe Pollack  
Natalie Stamper  
Elaine Yeip

**Ex-Officio**

Keith Benjamin  
Julie Mostov

**Executive Director**

Annette Iwamoto

**Programming & Communications Manager**

Barbie McCann

**AmeriCorps VISTA**

Carl DeScott

**Administrative Support**

Barbara Latini - absent

**Absent**

Len Calabrese, Treasurer  
Jessica Fitzgerald  
Raja Belle Freeman  
Steve Haynie  
Patrick Hyland  
Tammy Lease  
Tara Nichols  
Kim Scott

Michelle Taylor Brooks  
Denise Turner

**Guests**

Janet Amill  
Daniela Damschroder  
Susan Davis  
Janet Ghiandoni  
Alicia Howerton  
Saher Zahra Khan  
Michael Modic-Bradley  
Terry Murphy  
Harriet Slive

The Regular Meeting of the One South Euclid Board of Directors was held at the Arnold D'Amico Community Center on Thursday April 4, 2024. President Rick Krivanka called the meeting to order at 6:02 p.m.

Secretary Rita Ross performed the roll call of board members. There was a quorum present.

**Consent Agenda**

- a. February 8, 2024 OSE Special Board Meeting Minutes
- b. February 8, 2024 OSE Annual Board Meeting Minutes
- c. January - February Marketing Report
- d. 02/26/2024 Affordable Housing Resolution
- e. 02/06/2024 Revitalization Committee Meeting Minutes
- f. 03/05/2024 Revitalization Committee Meeting Minutes
- g. 03/19/2024 May-Green Subcommittee Meeting Minutes
- h. 02/20/2024 Grants Committee Meeting Minutes
- i. 02/13/2024 Fundraising Committee Meeting Minutes
- j. 03/12/2024 Fundraising Committee Meeting Minutes

Patrick Kenny motioned to approve the Consent Agenda. Seconded by Joe Pollack. The board unanimously approved the Consent Agenda. (10-0-0)

President Krivanka asked for three Board members to share a moment of gratitude for life in South Euclid:

Elaine Yeip mentioned how caring and respectful the Fire and Police personnel were who responded to a death in the neighborhood.

Rita Ross mentioned, while staffing the OSE table, meeting a new resident to South Euclid who also recently passed the bar and is interested in OSE. Rita shared information with Jillian Dinehart as a possible connection.

Rick Krivanka noted a conversation he had with Amy Crawford regarding the need for air stations to pump up bike tires. He stated how wonderful it is that her husband notices and helps

young bikers who are enjoying riding around in the community but have a need to add air to their tires to better enjoy the ride.

### **South Green - Ardendale Road Project Update**

President Krivanka summarized and updated the Board regarding the South Green-Ardendale Road project. He referred to communications distributed to the board and area residents. He stated a decision has been made with Salus Development to not move forward with the project due to zoning and other issues. This decision is being communicated to the Ohio Housing Finance Agency to withdraw the application.

President Krivanka introduced two members of that neighborhood who wanted to address the board. They were from Novicky Court and Ardendale Road. He advised they would each have five minutes to speak.

Speaker Harriet Slive - They support senior housing, but spoke about zoning issues, impact on the street traffic and in the future, they want to be at the table from the beginning of planning. Everything OSE has done in the past has been great. They are concerned we have not disclosed information until after we have decided things.

Speaker Janet Ghiandoni - OSE doesn't reach out at events. They don't have community buy-in. There aren't enough meetings to discuss input from the community, no return phone calls, webpage not current, not forward looking, and meetings not posted on webpage. No one is trying to bring them along with social media and other information sources to get them to support us. Technical difficulties are real. Serious traffic concerns. Good job at so many other things. She does not feel welcome at our meetings or to discuss her concerns.

President Krivanka responded with a recognition and appreciation of their concerns and stated that there is no next plan for the site. We are open to sitting down and having a conversation when there is something to discuss. It is important to have a ground up conversation, and we have done so in the past. He does not know how we can move forward and not talk to one another. He and board members want to meet in the near future to talk about going forward. He responded to questions stating that things are not going to move ahead without their being aware of it. He noted the importance of meetings to include other community members' concerns and points of view. Terry Murphy asked if all planning for the area is at a standstill until further input. Rick responded "yes". He thanked them for coming and for their honesty. Terry Murphy thanked the board for their volunteer work.

President Krivanka requested a motion to move into executive session at 6:35 p.m. Amy Crawford moved to go into executive session and Pat Kenny seconded. Executive session ended at 7:21 p.m.

The Board discussed whether a resolution should be introduced to support withdrawal of the Ohio Housing Finance Agency (OHFA) application. The exact wording for this resolution and its scope was further considered. Al Paynter motioned for the resolution to remove the application to OHFA for funding and to stop pursuing the proposed 60+ unit senior affordable housing and mixed use development with Salus at the South Green and Ardentale location. It was seconded by Amy Crawford. The board unanimously approved. (10-0-0)

President Krivanka suggested the discussion of senior housing should be a future agenda item in response to Keith Benjamin's comment on future work with the city on site identification and other details for that type of project.

### **Finance Report**

In the absence of Treasurer Len Calabrese, Executive Director Annette Iwamoto passed out the financial report.

Financial Report as of February 29, 2024:

1000 Petty Cash	\$ 182.00
1001 PNC Bank Checking	\$ 27,981.00
1002 Square	\$ 559.00
1003 PNC Money Market	\$ 108,815.00
1005 KeyBank Checking	\$ 181,918.00
1006 St Margaret & Gregory FCU	\$ 0
1007 St Margaret & Gregory FCU	\$ 0
1010 PNC Bank	\$ 501.00
1011 PayPal	\$ 284.00
1022 KeyBank Payroll	\$ 9,933.00
Total Current Assets	\$ 335,145.00
1700 Total Property Held	\$ 75,200.00

### **Executive Director**

Annette Iwamoto did not have a report for the Board meeting.

### **Executive Committee**

President Rick Krivanka stated that the Executive Committee agenda items are embedded in different parts of our Board agenda and other committee reports.

### **Governance Committee**

No report at this time.

### **Community Engagement Committee**

President Krivanka noted that Tammy Lease, Chairperson of this committee, is unable to fully engage in the committee at this time. Natalie Stamper is helping to support Tammy in the committee. Carl DeScott updated that Restaurant Week is going to be May 18 - 25th and he is in the process of contacting restaurants for their potential involvement.

### **Fundraising Committee**

Annette Iwamoto invited members to attend the Fundraising Committee meeting to further discuss events. A 15th Anniversary video is planned to highlight our impact on the community.

### **Revitalization Committee**

Annette Iwamoto and Jillian Dinehart reported on Smartland stating that Smartland has not fulfilled their agreement regarding four properties. We are working on a release fee to help resolve issues. Response to the RFP for infill lots was received from Sommers and an offer has been agreed with them purchasing 19 lots. Further sales discussions with them are pending. The RFP is open until May 1, 2024. The current mural project was delayed due to weather. Discussions with the artist to move forward with the project to be installed by June 30th.

### **Neighborhood Grants**

Annette will be sending out an email detailing the grants decisions so far. She has requested and gotten approval from the Executive Committee, to use additional American Rescue Plan Act (ARPA) funds to support storefront renovation grants, as this was not included in the budget. Mini grant program applications ended Sunday. Fifteen grant requests received. Concerns expressed that grant applications do not have the same impact in community building that we want to see from this program. The committee will meet April 16th to review the applications and how we will move forward with them.

### **Mayfield-Green Committee**

The Business Guide that Carl DeScott has been working on is going into print. This is to help businesses understand the process for starting a new business in South Euclid. The committee will further concentrate on the Food Truck Park and utilizing the place making grants received. Redesigning the small park at Mayfield and Green is one of the projects being developed.

### **Discussion on 15th Anniversary Marketing and Fundraising**

President Krivanka noted that due to time constraints for the meeting, we will not be able to start and complete a conversation about the 15th Anniversary Marketing and Fundraising details. A summary prepared by Annette Iwamoto and Barbie McCann will be sent out. He stressed the responsibility of fundraising is a core responsibility for the board. The committee may lead it but ultimately it is a board responsibility. He requested that the board members review the summary and make any additions, suggestions, and further ideas to this document.

### **New Business**

None discussed.

#### **1. Upcoming Events**

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
  - i. 4/8 Eclipse Viewing Party, Bexley Park
  - ii. 4/28 Arbor Day Tree Planting, tbd, 12pm
  - iii. 5/2 South Euclid Realtor Day, Mayfield Country Club, 9am-1pm
  - iv. 5/11 Shred Day, City Hall, 9am-12pm
  - v. 5/18 MyCom Movie Night, Bexley Park, 8pm
  - vi. 5/27 Memorial Day Parade, South Green Rd, 9am
  - vii. 6/2 Ray Rhode Concert Series, Notre Dame College, 7pm
  - viii. 6/7 INTERSECTION, Food Truck Park, 5pm-10pm
- b. One South Euclid Board and Committee Meetings

- i. 2024 Regular Board Meetings will be held at 6:00pm at the Community Center: June 6, Aug 1, Oct 3, Dec 12
- ii. Fundraising Committee - 04/09 & 05/13 at 12pm (virtual)
- iii. May-Green Subcommittee - 04/16 & 05/21 at 7pm (virtual)
- iv. Revitalization Committee - 04/02 & 05/7 at 8:30am (City Hall)
- v. Community Engagement - 04/10 & 05/8 at 7pm, (OSE Office)

Jillian Dinehart motioned to adjourn the meeting. Seconded by Joe Pollack. The board unanimously approved. President Krivanka adjourned the meeting at 8p.m.

Respectfully Submitted,

Secretary Rita Ross

(Proofread and approved by Executive Director Annette Iwamoto)