



Regular Meeting of the Board of Directors
December 8, 2022 at 6:00 p.m.
South Euclid Community Center & Virtually Via Google Meet
1370 Victory Drive, South Euclid, Ohio 44121
Minutes

Board Members

Karen Poelking, President
Rick Krivanka, President-Elect
Lisa Mack, Vice President
Rita Ross, Secretary
Moe Romeo, Treasurer
Len Calabrese, Past President
Carol Fiorelli
Raja Belle Freeman
Steve Haynie
Tammy Lease - v
Al Paynter
Elaine Yeip

Ex-Officio

Keith Benjamin - v
Julie Mostov

Executive Director

Annette Iwamoto

Programming & Communications Manager

Barbie McCann

Administrative Support

Barbara Latini

Absent

Beverly Burks
Pat Hyland
Curtis Orr
Joe Pollack

Kim Scott
Michelle Taylor-Brooks
Denise Turner

Also Present

Carl DeScott, One South Euclid AmeriCorps VISTA
Rebekah Forst, Community Development Assistant
Michael Love, Planning & Development Director - v
Daniel Subwick, Parks & Recreation Director - v
Coral Troxell, Planning & Development Assistant Director - v

v= Attending virtually

The Regular Meeting of the One South Euclid Board of Directors was held at the South Euclid Community Center and virtually via Google Meet on Thursday December 8, 2022. President Karen Poelking called the meeting to order at 6:01 p.m. Karen welcomed everyone to stay afterwards for some snacks and camaraderie.

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

Letters, requesting the end-of-year donations to OSE, were given to each of the board members present.

Consent agenda:

- a. October 6, 2022 Regular Board Meeting Minutes
- b. Marketing Report
- c. 10/04/2022 Revitalization Committee Meeting Minutes
- d. 11/01/2022 Revitalization Committee Meeting Minutes
- e. 10/18/2022 May-Green Subcommittee Meeting Minutes
- f. 11/15/2022 May-Green Subcommittee Meeting Minutes
- g. 10/11/2022 Fundraising Committee Meeting Minutes
- h. 11/08/2022 Fundraising Committee Meeting Minutes

Carol Fiorelli motioned to approve the Consent Agenda. Seconded by Len Calabrese. The motion was unanimously approved. (11-0-0) Since there was a quorum present it was not necessary for President Karen Poelking to vote.

Finance Report

Moe Romeo, Treasurer, reported that the assets are down a bit however the financials are still very healthy.

Financials YTD as of October 31, 2022:

1000 Checking	\$ 15,148.82
1005 KeyBank Checking	\$ 148,976.80

1010 Savings	\$ 102,232.65
1020 Payroll	\$ 501.00
1022 KeyBank Payroll	\$ 2,845.33
1030 Paypal	\$ 48.51
1040 Petty Cash	\$ 218.93
Total Current Assets	\$ 269,972.04
1650 Property for Resale	\$ 75,200.00
Total Assets	\$ 345,172.04

Approval of 2023 Budget

Annette Iwamoto went over some of the details of the budget for 2023. The 10% from the sale of the property at 4225 Wilmington and marketing of vacant lots will help to reach the goal of \$75,000 for the Build-Grow-Thrive program. American Rescue Plan Act (ARPA) funds will be used to strengthen the programs. The fundraising committee will help bring in more funds. Board member contributions may come in via donations given to the Mingle at Mayfield fundraiser and/or individual donations made at other times.

Revenue and expenses were discussed. After some members expressed the need for changes, the board members agreed that the changes to the line item "Board Member Contributions" shall include the amount of the donations plus a percentage of board members participation. It was also stated that the line item would show \$1000, a projected board donation amount.

Expenses may be similar to previous years, however it may be higher for accounting with a new accountant. We will work with insurance because of the risk management environment. New expenses were for community engagement activities and business support for plans created by Carl DeScott. Realtor Day is planned for May as long as there are sufficient funds in the account. There is a plan for sponsorships to cover the balance. Expense for a painted mural is budgeted to be \$7500. Storefront renovation typically costs about \$50,000 - \$65,000. The landscaping and snow plowing program that helps between 50 to 75 residents is budgeted at \$39,000. OSE will not be applying for the Cuyahoga County Community Development Supplemental Grant (CDSG) this year. The plan is to stay within the budget and follow good stewardship.

Al Paynter motioned to approve the 2023 Budget. Seconded by Moe Romeo The motion was unanimously approved. (11-0-0)

Executive Director

Annette Iwamoto reported that a new accountant has been found to replace Ann Randall who will be retiring at the end of the year. The new accountant has experience working with other community development corporations (CDC).

OSE received \$3,000 from the 2023 Cuyahoga Arts and Culture Grant for INTERSECTION. The CAC grant committee gave OSE high marks of 95.25 out of a possible 100.

A Fair and Affordable Housing Commission is being created, two people will be named from One South Euclid to serve.

Barbie McCann gave a report of the things that she has worked on in the last couple months; some of which included the OSE website, newsletter, social media: Facebook, Instagram and Twitter. She also creates, designs, writes and has input in the South Euclid magazine, booklets, assisting in the video productions for Mingle at Mayfield. Barbie and Carl DeScott worked together for the Small Business Saturday and Shop Small Campaign on the website and social media. She does the metrics in reports and is the contact person for awardees in our Senior Landscaping and Exterior Home Repair programs.

Carl DeScott reported about the results of the business survey. He was very pleased with the 15% response from the businesses. He previously gave a report that included detailed results to the May-Green committee. He's working on some of the issues that will help businesses; some of which include delivering marketing material to businesses, creating social media for businesses, helping with the new business directory, taking pictures of businesses. He also created an application form for businesses to submit for murals.

Executive Committee

President Karen Poelking reported; City Council's Committee of the Whole meeting was a favorable conversation. She reported about the reestablishment of the community engagement committee and the success of the Build-Grow-Thrive program. Council realizes that the help OSE is giving to the community is helping council members with their working relationship with residents.

Karen asked the board to still keep an eye on their emails regarding the Adrian School Playground sponsorship. There may be a vote by email.

The OSE meetings will take place in person at the Community Center in 2023 unless there is a good reason to return to virtual. She asked everyone to mark their calendars for the six OSE meetings in 2023.

Governance Committee

Rick Krivanka, President-Elect and Chair, reported that he would like those who have not yet responded by sending him the completed Self Evaluation 2022 form that was sent to all board members. He thanked those who already responded.

Rick gave a follow up on the Board of Directors: Three outgoing members: Carol Fiorelli is leaving the board but may still serve on a committee. Beverly Burks and Curtis Orr are leaving the board. Rita Ross and Kim Scott are returning for a second three-year term

Board nominee Jessica Fitzgerald works as an email developer at Sherwin Williams. She has a bachelor's degree from the Columbus College of Art and Design. She got involved with community gardens, then the May-Green Committee and volunteered at INTERSECTION and Mingle at Mayfield.

Moe Romeo moved to approve nominee Jessica Fitzgerald to the board. Seconded by Karen Poelking. The motion was unanimously approved by the board. (11-0-0)

Jessica Fitzgerald will be at the February 2, 2023 Annual Meeting and Special Meeting. She will be sworn in there.

There may be additional board nominations and an upcoming vote by email sometime before the February meeting.

Community Engagement Committee

Tammy Lease, Chair, reported that there is nothing new to report. She is meeting with Karen Poelking and a potential committee member on December 12, 2022 at 8:30am.

Revitalization Committee

Carol Fiorelli, Chair, reported that revenue is \$60,392.

- Presently, there are no rehabs;
- All activity is vacant lots;
- \$35,000 in pending sales;
- Rich Paul will buy two properties to build new homes. Since the LLCs he works with have only done rehabs and not new construction, the committee voted to wait to assess their success with new construction before approval of more new-builds.
- Negotiating some other lots;
- 4225 Wilmington - will be up for sale soon.

Exterior Home Repair Program Update

- Work has been completed on 16 homes. There may be one or two more.

Storefront renovation

- 1509 Warrensville Center - Cleveland Auto and Glass - completion date has been extended to July 31, 2023.
- Rogers Homecare - OSE connected them with a design firm and may extend the grant to next year. They are in the process of reviewing the cost of the project.

Nine mini grants: garden club and a diversity of projects. May create a slideshow that could be shown at the February meeting.

Senior Grass Cutting and Snow Removal Program - Community Partnership on Aging will help with completing applications. New this year: residents will find a landscaper and will deal directly with them. It will be a voucher program this year. It will be evaluated if this is a more sustainable option.

Storefront Renovation - The city will help more with the program. It will be more streamlined and the application process will be refined.

Applications will begin January 23 - February 28, 2023 for the exterior home repair program and landscaping/snow removal program.

Mayfield-Green Action Committee

- Strategy session for the OSE property on South Green and Ardenale Roads will be Friday December 9 at South Euclid Lyndhurst Library.
- The SW corner of Mayfield and South Green Roads is being sold to Gary Lipinski.
- Palermo property - 2.25 acres, a developer is interested in residential development, however nothing is concrete yet.
- Lowden property - Sommers Development plans to build 17 detached homes to be completed in 2023. Also, new homes are to be built on nine city-owned lots on Greenvale Drive.

Fundraising Committee

Annette Iwamoto reported on Mingle at Mayfield - \$5,000 donation from Umberto Fedeli for the next five years. She emphasized the year-end fundraising campaign. Plans for a video story about OSE that could be used to help fundraise.

Barbie McCann shared information about donating to OSE on Facebook then sharing with South Euclid friends. It would serve a dual purpose that way, by personally donating and bringing in others who may donate as well.

Upcoming Events

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
 - i. One South Euclid visioning session - December 9 at 9:00am - meeting at the site: South Green and Ardenale Roads. Meeting following at 9:30am at the Library, 1876 South Green Road
- b. One South Euclid Board and Committee Meetings
 - i. 2023 Annual Board Meeting will be held on Thursday, February 2, 2023 at 6:00pm at the South Euclid Community Center, 1370 Victory Drive. The Special Meeting will immediately follow.
 - ii. 2023 Regular Board Meetings will be held at 6:00pm at the Community Center on April 5, June 1, August 3, October 5, December 14
 - iii. Fundraising Committee - January 10 at 12pm (virtual)
 - iv. May-Green Subcommittee - January 17 at 7pm (virtual)
 - v. Revitalization Committee - January 3 at 8:30am (City Hall)

Al Paynter motioned to adjourn the meeting. Seconded by Carol Fiorelli. President Poelking adjourned the meeting at 7:41p.m.

Respectfully Submitted,

Barbara Latini, OSE Administrative Support

(Proofread and approved by Secretary Rita Ross and Executive Director Annette Iwamoto)