



**Annual and Special Meeting of the Board of Directors  
February 6, 2019 at 8 a.m.  
Museum of American Porcelain Art  
Minutes**

**Board Members**

Lisa Mack, President  
Karen Poelking, Vice President  
Len Calabrese, Treasurer  
Moe Romeo, Secretary  
Beverly Burks  
Carol Fiorelli  
Vaughn Johnson  
Ashley King  
Rick Krivanka  
Al Paynter  
Yvonne Sanderson  
Stacy Ward-Braxton  
Ex-Officio Members  
Keith Benjamin  
Jim O'Toole

**Absent**

Brijin Boddy  
Patrick Hyland  
Mikel Mahoney  
Veronica Walton

**Staff**

Johnese Sherron (not present)

**Also Present**

Michael Love, Director of Development  
Sally Martin, Housing Director  
Daniel Subwick, Community Development Coordinator

## **Guests**

Mayor Georgine Welo

Ann Randall, CPA

Paul Antonelli

Curtiss Orr

Zaija Pelligree

The Annual Meeting of the One South Euclid Board of Directors was held on Thursday, February 6, 2020 at the Museum of American Porcelain Art. President Lisa Mack called the meeting to order at 8 a.m.

President Mack welcomed the new board members who will be sworn in later during the meeting: Paul Antonelli and Curtiss Orr.

Moe Romeo performed the roll call of board members.

President Mack asked if anyone had any changes or corrections to the minutes. The board unanimously approved the minutes from the December 5, 2019 regular board meeting. (11-0-0) (Ashley King arrived after the vote.)

## **Finance Report**

Len Calabrese, treasurer, stated that Ann Randall was present and acknowledged her good work on behalf of OSE. He reiterated how very much she is appreciated. He opined that in 2020 we need to address fundraising by applying for and hopefully obtaining small grants. Ann Randall, OSE accountant, reported that she submitted her report for 2019 and is working well with Len Calabrese and Mike Love. She offered to make available balance sheets or other information upon request.

The Annual Financial Report ending December 31, 2019 showed:

PNC	\$ 210,472.90
Sts. Margaret & Gregory Fed CU	\$ 80,755.90
Payroll	\$ 501.00
Total Current Assets	\$ 333,841.27

Moe Romeo moved to approve the 2019 Annual Financial Report for One South Euclid. Seconded by Carol Fiorelli. All ayes. Motion unanimously approved. (12-0-0)

## **Executive Committee**

Lisa Mack, Chair, presented a proposal for an audit of One South Euclid by KD&F Certified Public Accountants at a cost of \$3500.00. The proposal was unanimously approved. (12-0-0) President Mack received an invitation to take part in the Memorial Day Parade. Mayor Welo recommended contacting the group recipients of financial assistance from the grant program (for block parties, etc) to take part in the parade.

Intern Jonas Zhang has accepted a job in China, so OSE is looking to recruit a new intern. Recommendations for finding a new intern: Notre Dame Internship Fair is in March, contacting career services at John Carroll University and other local colleges and putting out the information on social media.

The new phone for OSE is: 216-906-2441 and the mailing address is: 4645 Mayfield Rd.

President Mack reminded all board members of the importance of donating to OSE. When applying for grants one of the questions asked may be: what percentage of board members financially support the organization? The ability to receive a grant may depend on that one factor of having 100% participation of financial support from the board.

### **Revitalization Committee**

#### Residential

Carol Fiorelli, Chair, submitted written reports from the January and February meetings regarding residential and commercial properties. She also commented about the figures from 2019: \$242,935 total sales; Expenses \$1,001.39; \$241,863.31 net profit

2020, since January

- \$88,000.00 sold in properties;
- additional two properties - Clinton and South Green

Both properties below are part of the new program: OSE receives 10% of the profit after the properties are remodeled and sold:

- 4225 Wilmington and 1601 Warrensville Center - sales agreement to purchase from Cuyahoga County Landbank;
- S. Green/Tamalga Property - Contracts with Green Apple expired - property will be put back on the market.

#### Neighborhood Grant Program

Carol Fiorelli reported that the expectation is to receive about 200 applications by March 3. The plan is to give more money to fund larger projects to fewer people this year.

#### Storefront Renovation

Since he did not meet the requirements of having a significant amount of work done, Gary Lipinski was sent a letter that the 2019 grant is no longer available. The \$30,000 grant money will be added to the 2020 Storefront Renovation funds.

#### Doorways to Curb Appeal

Postcard explaining the program for the Doorways to Curb Appeal Program will be mailed to residents with security doors. There will be five projects this year.

Mayfield Green Action Committee agreed not to work with Yard and Company any longer.  
Initiatives for 2020:

- Heritage Ohio Main Street Program
- South Euclid Landmark Commission
- Creation of DRD - which would give the city more managed control of what can be developed.

### **Community Development & Engagement Committee (CDE)**

No Report

### **Fundraising and Communications Committee**

In the absence of Brijin Boddy, Chair (due to illness), Vaughn Johnston reported that there is a \$25,000.00 goal for corporate gifts. He also indicated that he is working on creating a Colony and Fenwick block club for that area and possibly a "Ring Doorbell" block.

### **Governance Committee**

Stacy Ward-Braxton, Chair, asked everyone to respond to the "Board Member Assessment". She plans to resend the survey to those who have not yet responded.

### **New Business**

Ohio CDC Membership Renewal - Executive Committee

After an explanation by Mike Love, Yvonne Sanderson moved to approve the Ohio CDC Membership Renewal for CDCs, not to exceed \$225.00. Seconded by Lisa Mack.

Unanimously approved. (12-0-0)

Heritage Ohio Mainstreet Program - Revitalization Committee, Beverly Burks moved to approve \$5,000.00 to be budgeted for the Ohio Main Street Program for membership.

Seconded by Karen Poelking. Motion unanimously approved. (12-0-0)

President Mack thanked everyone for a great year. She presented Yvonne Sanderson with a framed certificate thanking her for her dedication and work on the OSE Board. She also gave certificates and note cards to the rest of the board members. Yvonne Sanderson is also a founding member of OSE. She stated that she is very grateful for her many years serving on the board.

Approval of new and returning Board Members - Governance Committee

President Mack introduced two new members of the Board: Paul Antonelli and Curtiss Orr.

Moe Romeo moved to approve the slate of new and returning One South Euclid Board Members, as presented by Stacy Ward Braxton, chair of the Governance Committee:

The slate consists of the following individuals:

Paul Antonelli (new)

Beverly Burks

Carol Fiorelli  
Curtis Orr (new)  
Rita Ross (new) not present  
Kimberly Scott (new) not present  
3 year term beginning February 6, 2020 and expiring on the date of the 2023 Annual Meeting.

#### Ex-Officio Members

Council Appointment: Keith Benjamin (not present)  
Mayor Appointment: Jim O'Toole  
1 year term beginning February 6, 2020 and expiring on the date of the 2021 Annual Meeting  
Seconded by Al Paynter. All ayes. Unanimously approved. (12-0-0)

#### Swearing-In Ceremony

Mayor Georgine Welo performed the swearing in of the two new members (two not present), the two returning Board Members and the Ex-Officio Members (one not present) from the following approved slate:

Paul Antonelli (new)  
Beverly Burks  
Carol Fiorelli  
Curtis Orr (new)  
Rita Ross (new) not present  
Kimberly Scott (new) not present  
Three-year term beginning February 6, 2020 and expiring on the date of the 2023 Annual Meeting.

#### Ex-Officio Members

Council Appointment: Keith Benjamin (not present)  
Mayor Appointment: Jim O'Toole

One-year term beginning February 6, 2020 and expiring on the date of the 2021 Annual Meeting  
Officers (to be approved at the Special Meeting immediately following the Annual Meeting):

President: Len Calabrese  
Vice President: Vaughn Johnson  
Treasurer: Moe Romeo  
Secretary: Moe Romeo  
Immediate Past President: Lisa Mack (no oath required for this position)  
1 year term beginning February 6, 2020 and expiring on the date of the 2021 Annual Meeting

#### Committee (and Subcommittee) Chairs

Executive: Len Calabrese  
Revitalization: Carol Fiorelli  
Includes Neighborhood & Storefront Renovation Grant Programs & Mayfield-Green Action Committee

Fundraising & Communications: Brijin Boddy

Community Engagement:

Governance: Stacy Ward-Braxton

Includes Fiscal Sponsorship Committee

No board approval needed, included for reference purposes

Mayor Welo indicated that she wants to make sure that OSE is run as independently as possible by the people and have minimal involvement from the city. Dan Subwick will be the contact for OSE however Michael Love will still be available especially if anyone has questions regarding financials.

### **Upcoming Events**

- Regular Board Meeting  
Thursday April 2, 2020  
President Mack adjourned the meeting at 9:08 a.m.

Respectfully Submitted,  
Barbara Latini, OSE Administrative Support  
(Proofread and approved by Secretary Moe Romeo)

## **Special Meeting of the Board of Directors**

**February 6, 2019.**

**Immediately following the annual meeting**

**Minutes**

### **Board Members**

Lisa Mack President

Karen Poelking, Vice President

Len Calabrese, Treasurer

Moe Romeo, Secretary

Paul Antonelli

Beverly Burks

Carol Fiorelli

Vaughn Johnson

Ashley King

Rick Krivanka

Curtiss Orr

Al Paynter

Stacy Ward-Braxton

**Ex-Officio**

Jim O'Toole

**Staff**

Johnese Sherron (not present)

**Absent**

Keith Benjamin, Ex-Officio

Brijin Boddy

Patrick Hyland

Rita Ross

Kimberly Scott

**Also Present**

Michael Love, Director of Development

Sally Martin, Housing Director

Daniel Subwick, Community Development Coordinator

**Guests**

Mayor Georgine Welo

Ann Randall

Zaija Pelligree

President Mack called the Special Meeting of the Board of Directors to order immediately following the Annual Meeting at 9:09 am.

Moe Romeo performed the roll call of all Board members.

Mayor Georgine Welo welcomed the new members to the Board,

**Election of Officers**

Nomination for the Offices of President, Vice President, Secretary and Treasurer will be presented as a slate by Stacy Ward-Braxton, Chair, the Governance Committee. The slate is as follows:

President: Len Calabrese

Vice-President: Vaughn Johnson

Treasurer: Moe Romeo

Secretary: Moe Romeo

Immediate past president Lisa Mack

1 year term beginning February 6, 2020 and expiring on the date of the 2021 Annual Meeting

Moe Romeo moved to approve the slate of officers. Seconded by Al Paynter. Unanimously approved. (13-0-0)

After the affirmative vote Mayor Georgine Welo administered the Oaths of Office and the officers

assumed their positions immediately through the date of the 2021 Annual Meeting.  
President Mack adjourned the meeting at 9:13 a.m. All ayes.

Respectfully Submitted,  
Barbara Latini, OSE Administrative