



Regular Meeting of the Board of Directors

October 16, 2025 at 6:00 p.m.

Arnold D'Amico Community Center

1370 Victory Drive, South Euclid, Ohio 44121

Minutes

Officers

Jillian Dinehart, President

Elaine Yeip, Secretary

Amy Crawford, Treasurer

Rick Krivanka, Immediate Past President

Board Members

Michael Barb

Jessica Fitzgerald

James Frank

Steve Haynie

Al Paynter

David Spero

Denise Turner

Ex-Officio

Julie Mostov

Executive Director

Kristian Hunter

Programming & Communications Manager

Barbie McCann

Administrative Support

Barbara Latini

Absent

Patrick Kenney, Vice President

Callie Cripps

Callie Hopes

Tammy Lease

Lisa Mack

Joe Pollack

Keith Benjamin, Ex-Officio

Guests

Jessica Yox, Accountant

President Jillian Dinehart called the meeting to order at 6:01 p.m.

Secretary Elaine Yeip performed the roll call of board members. There was a quorum present.

Consent Agenda

- a. August 7, 2025 OSE Regular Board Meeting Minutes
- b. August-September 2025 Marketing Report
- c. 07/01/2025 Revitalization Committee Meeting Minutes
- d. 08/05/2025 Revitalization Committee Meeting Minutes
- e. 09/02/2025 Revitalization Committee Meeting Minutes
- f. 08/12/2025 Fundraising Committee Meeting Minutes
- g. 09/09/2025 Fundraising Committee Meeting Minutes
- h. 10/06/2025 Community Engagement Meeting Minutes
- i. 10/2/2025 Executive Committee Report

Rick Krivanka motioned to approve the Consent Agenda. Seconded by Denise Turner. The board unanimously approved the Consent Agenda. (10-0-0) Jim Frank arrived after the vote.

Opportunity for three Board members to share a Moment of Gratitude for Life in South Euclid and/or a Hope for the Work of our Board:

David Spero was pleased to share that he heard positive comments from so many people about Rock the Block. He decided to offer help again to the planners of the event, to find some more great bands for next year.

While Elaine Yeip volunteered at the South Euclid-Lyndhurst Library, she enjoyed rewarding conversations with two individuals who were supporting the Friends Book Sale. Her testimony validates the importance of socializing with others and the wonderful environment that our library fosters.

Rick Krivanka commented about Rock the Block and the remarkable opportunity that residents had for a free weekend of concerts; great bands, one after another. He was also impressed that Governor Mike Dewine, a Republican, appointed our Mayor Georgine Welo, a Democrat, to the State of Ohio Transportation Board.

Finance Report

Jillian introduced Jessica Yox, a solo practitioner for the last five-years. Board member Callie Cripps recommended her. Even though Jessica has a background in accounting, she also taught in Cleveland schools through the Teach for America program. Jessica is guiding executive director Kristian Hunter through the financial recording process. She is trying to bring everything into Quickbooks and to streamline two reports into one.

She stated that OSE is in a strong financial position. She is focusing on the budget to actuals and making some changes with donations and how they are tracked. She likes to look at the

spending to see if something stands out. There are about seventy transactions a month except for different programs.

Jessica will be working with Kristian closely and as she gets to the end of the year. The 990 will be filed by November 15.

Utility expenses are \$100 a month and the internet expense will be \$85 a month. OSE was sharing the internet expense but now that has changed. President Jillian Dinehart asked board members to think about the space that is being used at the office and whether or not we should continue paying for the space. The space is also used for storage.

Treasurer Amy Crawford, reported that Jessica Yox has been great to work with; so she is pleased. She stated that it is good that everything will be in one place with Quickbooks.

President Dinehart stated that she needs the Board's effort for the budget and heavy financial talk will occur at the next board meeting.

Financial Report as of September 30, 2025:

1000 Petty Cash	\$ 189.00
1001 PNC Checking #1398	\$ 55,991.21
1002 Square	\$ 00
1003 PNC Money Market	\$ 508,700.98
1005 KeyBank Ckng	\$ -335.37
1006 St Margaret & Gregory FCU	\$ 00
1007 St Margaret & Gregory FCUDraft	\$ 00
1010 PNC Bank #0386	\$ 7,261.54
1011 PayPal Bank	\$ 59.30
1022 KeyBank Payroll	\$ 00
Total Bank Accounts	\$ 571,866.66
1700 Property held	
1701 1601 South Green	\$ 32,200.00
1702 1597 South Green	\$ 21,500.00
1703 1591 South Green	\$ 21,500.00
Total Properties held	\$ 75,200.00
Total Assets	\$ 657,011.49

Executive Director

Kristian Hunter reported:

- A donation came in from the Fedeli Foundation of \$5000. Karen Poelking made the contact from the Vanguard list for a \$1000 donation.

- New business: On October 8, Kristian met with Community Development and Huntington Bank about opening a branch that would be considered a mortgage hub at Oakwood Commons and possible future collaboration and sponsorship opportunities.
- Barbie McCann made updates to the OSE website's homepage, committees, grants and the Build/Grow/Thrive program. Look under "Land" on the website.
- Property sales \$29,000 on Harwood, three properties pending \$92,000 for five lot sales, 29 buildable lots, 14 orphan parcels, 28 lots need assistance: variances, utilities etc., 71 lots in the inventory.

OSE is planning to apply for a Cuyahoga County Community Development Supplemental Grant (CDSG). The following are requirements: 1.) A vote by OSE Board; 2.) Apply by the deadline of Nov 6; 3.) A virtual public meeting is planned for October 30; 4.) Letters of support from Mayor Georgine Welo and Cuyahoga County Councilwoman Sunny Simon.

Executive Committee

President Jillian Dinehart stated that the CDSG grant would be targeted toward the senior landscape program. She opined that the landscape program and snow removal program are the most endearing to the community. When asking for donations, she suggested advertising: buy a single push.

Jillian asked for a motion to apply for the CDSG Grant: Amy Crawford motioned to approve One South Euclid applying for a Cuyahoga County Community Development Supplemental Grant. Seconded by Al Paynter. The board unanimously approved. (11-0-0)

Grant from the Cuyahoga Arts and Culture will be for the Food Truck Park.

Applied for a Burlington grant for the senior landscaping program.

Looking into: Akron Realtors Association grants up to \$7,500 for pocket parks, dog park - deadline to apply November 21.

Jillian brought up the importance of giving from the board members - Giving Tuesday is a good time to support OSE. Discussed the possibility of having a special day to ask for donations other than Giving Tuesday.

Jillian reminded the board that this is the time to vote people into office and asked if anyone is interested in being on the executive board.

Governance Committee

Rick Krivanka reported that this is the time of year when we need to find new board members. He would like a balance of male and female, black and white, different talents etc. These are some suggestions: Yolanda King, Aisha Childers, Rhonda Abercrombie suggested by Barbie, a PTA connection - Lisa Mack may know. He passed around the Board Talent Grid spreadsheet that shows the areas of expertise of each of the board members. He repeated that it is important to have some names at the board meeting to vote on.

Community Engagement Committee

Jessica Fitzgerald and Amy Crawford are co-chairs. Jess reported about the upcoming event Boo Bark Bash 1-3pm on Saturday October 18, November 6 Happy Hour, Giving Tuesday, and Tree lighting on November 30. Jess stated that she sent out postcards. A discussion of ideas ensued about how to welcome new owners, like Welcome Wagon did in the past. The next meeting is November 12. Jillian suggested maybe planning a quarterly meeting and when they are putting together something, to plan a work meeting where others can help.

Fundraising Committee

(Chairman Jim Frank) Kristian Hunter stated she received a lot of feedback about the Hometown Heroes: people liked that. Jillian talked about the change of use of different areas at Mayfield Country Club this year. She thought it worked out better than in the past. Videos played in a loop: in-person raffle and online raffle. Julie Mostov stated that the videos were great but she believed that the videos were not seen much.

Kristian Hunter went over the Mingle at Mayfield financials: expected 120, attendance 95;

- Ticket sales: \$3652.37, in person raffle: \$769.74, Auction/Raffle: \$3437.48, 50/50 Raffle: \$360. Total revenue: \$14,269.59, venue is free but food and drink: \$4,081.80, DJ: \$150. Paid guest gifts were green sustainability bags that were leftover, shopped local for awards and received a discount. Videos were \$3000+. Board member Joe Pollack donated his services for photography. No-print program - it was virtual. Expenses: \$7960.40.
- Videography cost was not included in previous years. Lottery scratch-off board recommended by Al Paynter was a hit. Cash for Cause clip boards for donations brought in a donation.

Kristian Hunter reported on ways to bring in funds:

- Website; Raise Right - purchase gift cards and OSE would receive a commission;
- Restaurant fundraisers: Chipotle, Panda Express and Panera Bread - pick a date and people buy dinner and OSE could get 25% approximately;
- Waiting for calendar to open up for 2026 to pick a date for spaghetti dinner;
- Possibility of having our own OSE giving day on September 15 (birthday of S Euclid).

Revitalization Committee

In the absence of Callie Cripps, Chair, Executive Director Kristian Hunter reported that OSE received an offer of \$65,350 for the Ardendale/South Green Property. Sommers plans to build eight condos. OSE did not accept the offer.

\$220,000 was the amount the property was appraised for commercial property. Sommers offered \$155,000. Discussion ensued regarding whether or not to accept the offer or wait and see. The board decided the amount that would be an acceptable offer.

Budget approval at the next meeting on December 11.

Upcoming Events

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
 - i. Bark Boo Bash 10/18 1pm-3pm Quarry Park (Dog Park)
 - ii. Community Garage Sale 10/18, 9am-2pm, Community Center
 - iii. Community Shred Day 10/18 at 9am-12pm City Hall back parking lot
 - iv. October Feast 10/25 at 12pm–5pm Bexley Park
 - v. SEPD K-9 Foundation Pancake Breakfast 10/26, 9am,Community Ctr
 - vi. Pets Light-up Our Lives 11/30 at 2pm, Mayfield & South Green Rd
 - vii. Holiday Lighting Ceremony 11/30 at 4:30-6pm at City Hall
 - viii. Gingerbread House Decorating 12/6 at 10am-12:30pm Community Ct

- b. One South Euclid Board and Committee Meetings
 - Grants Committee- 10/17 at 9:00am (virtual)
 - i. Fundraising Committee - 11/11 and 12/9 at 12 p.m. (virtual)
 - ii. Revitalization Committee - TBD (meeting time and date changing)
 - iii. Community Engagement -11/12 and ?12/10 at 6:30 p.m. (Virtual)
 - iv. 2025 Board Meeting Dates: 6:00 pm at the Community Center:
December 11

President Dinehart adjourned the meeting at 7:41 p.m.

Respectfully Submitted,

Barbara Latini
One South Euclid Administrative Support

(Proofread and approved by Executive Director Kristian Hunter and Secretary Elaine Yeip.)