



**Special and Annual Meeting of the Board of Directors**  
**Thursday, February 7, 2019 at 8 a.m.**  
**Museum of American Porcelain Art**  
**Minutes**

**Board Members**

Yvonne Sanderson, President  
Lisa Mack, Vice President  
Len Calabrese, Treasurer  
Moe Romeo, Secretary  
Beverly Burks  
Carol Fiorelli  
Ashley King  
Rick Krivanka  
Sal Miroglotta  
Al Paynter  
Veronica Walton  
Stacy Ward-Braxton

**Ex-Officio Members**

Jim O'Toole

**Absent**

Keith Benjamin, Ex-Officio  
Brad Dumas  
David Miller  
Karen Poelking

**Also Present**

Michael Love, Director of Development  
Sally Martin, Housing Director  
Kevin McCarthy, Housing Inspector & Neighborhood Grant Program Director  
Daniel Subwick, Community Development Coordinator

**Guests**

Mayor Georgine Welo  
Ann Randall, CPA  
Mark Sanderson

Chelsea Mack  
Brijin Boddy  
Patrick Hyland  
Vaughn Johnson  
Fran Ulrich

President Yvonne Sanderson called the meeting to order at 8:00am. She welcomed the new board members who will be sworn in later during the meeting.

Moe Romeo performed the roll call of board members.

President Sanderson asked if anyone had any changes or corrections to the minutes. The board unanimously approved the minutes from the January 10, 2019 regular board meeting.  
(11-0-0)

### **Finance Report**

Len Calabrese, treasurer, stated that Ann Randall was present and acknowledged her good work and thanked her for her dedication and expertise.

Ann Randall, OSE accountant, submitted a detailed written report for the year 2018 and gave an overview of the Annual Financial Report. OSE took in more money than was spent. OSE fronts the money for the neighborhood grant projects covered by the county grant then the County pays that money back to OSE. Ann Randall believes that OSE is doing the right things.

Len Calabrese agreed with Ann Randall that the financials are in a good position.

The Financial Report ending December 31, 2018 showed:

|                                |              |
|--------------------------------|--------------|
| PNC                            | \$ 15,841.79 |
| Sts. Margaret & Gregory Fed CU | \$ 80,597.24 |
| Total Current Assets           | \$ 96,439.03 |

Carol Fiorelli moved to approve the 2018 Annual Financial Report for One South Euclid. Seconded by Ashley King. All ayes. Motion unanimously approved. (11-0-0)

### **Executive Committee**

Yvonne Sanderson, Chair, thanked Sally Martin, Michael Love and Daniel Subwick for all the support and help. She also thanked her husband Mark Sanderson. She read a letter of thanks to all the board.

President Sanderson gave a big thank you to Sally Martin for putting together the application for the Cleveland Foundation Grant. The Cleveland Foundation has awarded a \$50,000 grant for the hiring of an executive director. A letter of thanks was sent to the Cleveland Foundation.

The committee will get the job description for an executive director/project manager finalized soon and will determine also if additional health benefits and/or any additional benefits are feasible.

A thank you from the board went out to Theron Cyrus. David Miller sent a letter of resignation however he hopes to be back on the board in the future.

### **Revitalization Committee**

#### Residential

Carol Fiorelli, Chair, submitted a written report from the January 8th meeting regarding residential and commercial properties and commented about new information from the February 5th meeting:

So far to date, One South Euclid has received \$37,500 in property sales and pending sales of \$101,000. The following are some of the properties discussed:

- 1138 Plainfield - \$15,000 and 3823 Warrendale - accepted \$20,000;
- 3904 Warrendale - accepted \$43,000 for this tax forfeiture property;
- 1309 Plainfield - accepted Jeff Frye's offer of this tax forfeiture property of \$11,000;
- 1253 S. Green - 4 offers - Mike Santoriella offer \$40,000; this was accepted subject to the submittal of a scope of work and additional financial documents;
- 4314 Prasse - neighbor offered to purchase - hoping for \$1,500 counter offer;

One South Euclid is planning a partnership with the County Land Bank. OSE will enter into an agreement with the County Land Bank (CCLRC) to hire a developer to build homes on vacant lots. OSE would receive 10% in return on the purchase price of the homes built on the vacant lots. CCLRC would hire the developer, Keystate Homes or another developer that the city approved. There would be a separate purchase agreement and the build would be by the design and building standards required by the City of South Euclid. The homes proposed would be the style that would fit aesthetically in South Euclid neighborhoods.

Sally Martin commented that Keystate Homes has built homes in other communities also.

#### Yard & Company update:

The community meeting was held January 10 at the Library with about 150 people attending. The presentation documents were posted to the OSE website. Carol Fiorelli complimented both Michael Love and Dan Subwick on the presentation that was very professionally done. She stated that Michael Love reached out to Yard & Company concerning helping with the creation

of a downtown development district to give OSE and the city a tool to incentivize commercial development. Yard & Co will submit a proposal to do this work.

Meetings will be the 1st Tuesday of every month at 8:30am in the HRCC Office, next two meetings are Tuesday March 5th and April 2nd

### **Neighborhood Grant Program**

Kevin McCarthy commented on 2019 Neighborhood Grant Program. He stated that 13 owner-occupant applications have been received and senior grant applicants are reapplying. He also indicated that he's not sure if OSE will be the recipient of the county grant this year. He opined that because more cities have applied and OSE has received grants for two years in a row OSE may not benefit this year.

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

Veronica Walton reported that the new time and location for the meeting will be on the 4th Friday at 5:00pm at Garfield Memorial Church. She is working with Stacy Ward-Braxton to expand the numbers on the committee.

### **Fundraising and Communications Committee**

In the absence of Karen Poelking, Chair, Sal Miroglotta reported that the Annual Fund has raised about \$1,500 less fees of about \$48. This amount exceeds last year's appeal which raised about \$1,200. He indicated that it is not too late to send in donations.

He stated that Dan Subwick is creating a two-sided, colorful postcard to serve as the 2018 Annual Report and will mail to all SE residents and businesses. The postcard will be ready by April 4th.

Another "Mingle at the Mansion" fundraiser/friendraiser event is planned at the Telling Mansion (Museum of American Porcelain Art) for October 17th.

"Ally Support", the sponsorship application program, has available an application form. Non-profits or non-profits who will serve clients in South Euclid now have the opportunity to fill out an application when requesting support or donations from OSE.

Sal Miroglotta asked for help with reenergizing the Instagram postings.

Yvonne commented that she, Sally Martin, Len Calabrese, and Lisa Mack attended "A Better Land" series event at the Channel 5 studios and were able to talk about South Euclid successes. Homa Bash was one of the reporters they spoke with.

## **Governance Committee**

Stacy Ward-Braxton, stated that it was an arduous task doing the by-laws however she was grateful for Lisa Mack's help. The results of the "Board Member Assessment" board member self assessment is on the Drive. 10 out of 21 members replied and two more assessments were received after posting.

### **New Business:**

#### **Approval of 2019 Annual Budget - Executive Committee**

Len Calabrese moved to approve the 2019 Annual Budget for One South Euclid, as recommended by the Executive Committee. Seconded by Beverly Burks. After some discussion the motion was unanimously approved. (11-0-0)

#### **Approving Cuyahoga Land Bank-OSE Development MOU - Revitalization Committee**

After Michael Love explained a small revision that was made, Moe Romeo moved to approve entering into a MOU between the Cuyahoga Land Bank (CCLRC) and One South Euclid concerning the purchase of vacant lots for the purpose of the construction of new homes, as recommended by the Revitalization Committee. Seconded by Carol Fiorelli. All ayes. Motion unanimously approved. (11-0-0)

#### **Approving By-Law Revisions - Governance Committee**

Veronica Walton moved to approve revisions to the By-Laws of One South Euclid, as recommended by the Governance Committee. Seconded by Al Paynter. After some discussion, the motion was unanimously approved. All ayes. (11-0-0)

President Sanderson thanked everyone and informed them that she had gifts for the board and committee chairs. She also received gifts, a plaque and card from the OSE board.

#### **Approval of new and returning Board Members - Governance Committee**

President Sanderson asked the new members to introduce themselves. Brijin Boddy, Patrick Hyland, Vaughn Johnson, Fran Ulrich introduced themselves and gave a little background information. New board member Mikel Mahoney was unable to attend the meeting.

Veronica Walton moved to approve the slate of new and returning One South Euclid Board Members, as presented by the Governance Committee.

The slate consists of the following individuals:

Brijin Boddy (new)

Len Calabrese

Patrick Hyland (new)

Vaughn Johnson (new)

Lisa Mack

Moe Romeo

Stacy Ward-Braxton

*3 year term beginning February 7, 2019 and expiring on the date of the 2022 Annual Meeting.*

Karen Poelking (not present)

*2 year term beginning February 7, 2019 and expiring on the date of the 2021 Annual Meeting*

Mikel Mahoney (new) (not present)

Fran Ulrich (new)

*1 year term beginning February 7, 2019 and expiring on the date of the 2020 Annual Meeting*

**Ex Officio Members**

Council Appointment: Keith Benjamin (not present)

Mayor Appointment: Jim O'Toole

*1 year term beginning February 7, 2019 and expiring on the date of the 2020 Annual Meeting*

Seconded by Moe Romeo. All ayes, unanimously approved. (11-0-0)

**Officers (to be approved at Special Meeting immediately following Annual Meeting):**

President: Lisa Mack

Vice President: Karen Poelking

Treasurer: Len Calabrese

Secretary: Moe Romeo

*1 year term beginning February 7, 2019 and expiring on the date of the 2020 Annual Meeting*

**Committee (and Subcommittee) Chairs**

Executive: Lisa Mack

Revitalization: Carol Fiorelli

*Neighborhood & Storefront Renovation Grant Programs:* Carol Fiorelli

Fundraising & Communications: Sal Miroglotta

Community Engagement: Veronica Walton

Governance: Stacy Ward-Braxton

*Fiscal Sponsor:* Stacy Ward-Braxton

*No board approval needed, included for reference purposes*

**Swearing-In Ceremony**

Mayor Welo performed the swearing in of four of the five new members and four of the five returning members:

Brijin Boddy

Patrick Hyland

Vaughn Johnson

Mikel Mahoney (not present)

Fran Ulrich  
Len Calabrese  
Lisa Mack  
Karen Poelking (not present)  
Moe Romeo  
Stacy Ward-Braxton

**Upcoming Events:**

- a. Village in the Heights  
Monday February 18, 2019  
11:00 am - 12:00 Noon  
2111 South Green Rd (rear)  
RSVP: [info@villageintheheights.org](mailto:info@villageintheheights.org) or call 216.512.1844 by 2/15/19
  
- b. New Board Member Orientation  
Thursday March 7, 2019  
11:30am - 2:00pm  
South Euclid-Lyndhurst Library

Moe Romeo moved to adjourn the meeting. Seconded by Carol Fiorelli. All ayes. President Yvonne Sanderson adjourned the meeting at 9:33 am.

Respectfully Submitted,  
Barbara Latini, OSE Administrative Support

(Proofread and approved by Secretary Moe Romeo)

**Special Meeting of the Board of Directors**  
**Thursday February 7, 2019**  
***Immediately following the 8:00am Annual Meeting***

**Board Members**

Yvonne Sanderson, President  
Lisa Mack, Vice President  
Len Calabrese, Treasurer  
Moe Romeo, Secretary  
Brijin Boddy  
Beverly Burks

Carol Fiorelli  
Patrick Hyland  
Vaughn Johnson  
Ashley King  
Rick Krivanka  
Sal Miroglotta  
Al Paynter  
Moe Romeo  
Fran Ulrich  
Veronica Walton  
Stacy Ward-Braxton

**Ex-Officio**

Jim O'Toole

**Absent**

Keith Benjamin, Ex-Officio  
Brad Dumas  
Mikel Mahoney  
Karen Poelking

**Also Present**

Michael Love, Director of Development  
Sally Martin, Housing Director  
Kevin McCarthy, Housing Inspector & Neighborhood Grant Program Director  
Daniel Subwick, Community Development Coordinator

**Guests**

Mayor Georgine Welo  
Mark Sanderson  
Ann Randall  
Chelsea Mack

President Yvonne Sanderson called the Special Meeting of the Board of Directors to order immediately following the Annual Meeting at 9:34 am.

Moe Romeo performed the roll call of all Board members.

Mayor Georgine Welo welcomed the new members to the Board, gave some information about the beginnings of One South Euclid and explained that the City of South Euclid has become known as the city in Cuyahoga County that is doing all the right things.



## **Election of Officers**

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

|                 |                              |
|-----------------|------------------------------|
| President:      | Lisa Mack                    |
| Vice-President: | Karen Poelking (not present) |
| Treasurer:      | Len Calabrese                |
| Secretary:      | Moe Romeo                    |

Fran Ulrich moved to approve the slate of officers. Seconded by Carol Fiorelli. All ayes, unanimously approved. (16-0-0)

After the affirmative vote Mayor Georgine Welo administered the Oaths of Office and the officers assumed their positions immediately through the date of the 2020 Annual Meeting. Karen Poelking was absent.

Newly-elected President Lisa Mack stated that since there were no objections, she adjourned the meeting at 9:44am. All ayes.

Respectfully Submitted,  
Barbara Latini, OSE Administrative Support

(Proofread and approved by Secretary Moe Romeo)