



Regular Meeting of the Board of Directors
December 11, 2025 at 6:00 p.m.
Arnold D'Amico Community Center
1370 Victory Drive, South Euclid, Ohio 44121

Officers

Jillian Dinehart, President
Patrick Kenney, Vice President
Elaine Yeip, Secretary
Amy Crawford, Treasurer

Board Members

Callie Cripps
Jessica Fitzgerald
Callie Hopes
Lisa Mack
David Spero

Executive Director

Kristian Hunter

Programming & Communications Manager

Barbie McCann

Administrative Support

Barbara Latini

Absent

Rick Krivanka, Immediate Past President
Keith Benjamin, Ex-Officio
Julie Mostov, Ex-Officio
Michael Barb
James Frank
Steve Haynie
Tammy Lease
Al Paynter
Joe Pollack
Denise Turner

President Jillian Dinehart called the meeting to order at 6:08 p.m.

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

Consent Agenda

- a. October 16, 2025 OSE Regular Board Meeting Minutes
- b. October-November 2025 Marketing Report
- c. 10/07/2025 Revitalization Committee Meeting Minutes
- d. 2025 Neighborhood Grant Program Status
- e. 10/14/2025 Fundraising Committee Meeting Minutes
- f. 11/11/2025 Fundraising Committee Meeting Minutes
- g. 11/12/2025 Community Engagement Committee Meeting Minutes
- h. 12/5/2025 Executive Committee Meeting Minutes

David Spero motioned to approve the Consent Agenda. Seconded by Jess Fitzgerald. The board unanimously approved the Consent Agenda. (9-0-0)

Accountant Jessica Yox attended virtually to walk through the budget with the board. She went over the budget line by line. The revenue/income included the Grants, (the CDSG Grant has not yet been awarded) 50/50 raffle, Mingle at Mayfield and other fundraisers, Rock the Block, Realtor Day and T-Shirt Sales.

Expenses that are included: office supply and software, program expense, includes the mini grants, (storefront renovation may not be funded), business signage, senior landscaping, exterior home repair and Rock the Block. Miscellaneous expenses were added as a catch all. Jessica answered questions from board members. Discussions ensued and decisions were made. The board asked Jessica to make some revisions to clarify the items discussed. Jessica agreed to make the revisions. One of which is: when a property is sold she will identify it with a parcel number.

Net income shows the figures with and without the Ardendale/South Green property sale of \$180,000. The funds for the exterior home repair, senior landscaping are from the American Rescue Plan Act (ARPA).

President Dinehart asked the board members to think of ways to bring in more money with fundraising and how to cut back on annual expenses for instance on insurance or legal fees. Huntington Bank will give OSE \$5000 with a condition of partnering with them to host a small business education event. Discussion ensued about possibilities for fundraising and possibly looking to other organizations for ideas.

The decision was made to approve the budget after the requested revisions were made. The board members who did not attend the meeting may read the response from Jessica Yox. The entire board may vote by email to approve the budget.

Finance Report

Financial Report as of September 30, 2025:

1000 Petty Cash	\$ 189.00
1001 PNC Checking #1398	\$ 46,473.83
1002 Square	\$ 00
1003 PNC Money Market	\$ 520,015.82
1005 KeyBank Ckng	\$ -335.37

1006 St Margaret & Gregory FCU	\$	00
1007 St Margaret & Gregory FCUDraft	\$	00
1010 PNC Bank #0386	\$	2,411.27
1011 PayPal Bank	\$	108.79
1022 KeyBank Payroll	\$	00
Total Bank Accounts	\$	568,863.34
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	\$	654,008.17

Executive Director

Kristian Hunter congratulated Barbie McCann for putting together “The Best of South Euclid”. Residents were asked to vote for the best businesses in South Euclid. There were 141 responses from the community. Chelo’s won for Best Restaurant, Sanctuary on Green won for best gift shop, Black Forest for the best bar or Pub food, South Euclid Tru Value, Chelo’s and The Black Forest tied for most community-minded business, Indigo Lux and Black Forest tied for best date night and Desi Mama Restaurant for Favorite New Business.

Other updates:

- Property sales, 71 lots;
- Two new developers;
- \$7500 Arts and Culture Grant;

One South Euclid would like to pick the night for fundraising at the Food Truck Park since the opening night at the Food Truck Park is the best for profits on sales of drinks.

Executive Committee

President Dinehart stated that OSE is still dealing with Smartland. A decision needs to be made to pursue more money or settle this legal problem.

The Ardendale/South Green property hopefully will finalize soon. It is presumed to happen however it has been a few weeks.

Governance Committee

Lisa Mack, in the absence of Rick Krivanka, wanted to recognize and thank both Tammy Lease and Julie Mostov. She stated that they have both been great board members. Julie was the Mayor's appointee. Keith Benjamin was City Council's appointee. Both will be replaced soon.

The Bio/Statement for Yolanda King was sent to all board members. Elaine Yeip motioned to approve the board nominee Yolanda King. Seconded by David Spero. The board unanimously approved. (9-0-0)

Community Engagement Committee

Jessica Fitzgerald and Amy Crawford are co-chairs. Jess reported that at the Christmas Tree Lighting on November 30, children wrote "Letters to Santa". The committee made sure that the children would get a reply from Santa.

Meetings are the second Wednesday of every month at 6:30pm virtually.

Revitalization Committee

Callie Cripps, Chair, graciously gave up her time since the meeting was longer than planned.

Fundraising Committee

(Chairman Jim Frank) President Dinehart stated that more board members may attend the meeting if it was at a different time and day. A vote on the best day and time will happen electronically.

The Sponsorship form for Mingle at Mayfield may need to be changed. More discussion will happen at another meeting.

Raise Right shop and support benefits non-profits. Everyone was encouraged to purchase gift cards or e-cards so that OSE would get a percentage back.

Upcoming Events

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
 - i. 12/14 Sunday, Holiday Concert Akron Symphonic Winds with Brush Chorus & Orchestra, 2:00pm, Cost: Free, Brush H.S. Performing Arts Center, Parking Farnhurst side of building, 4875 Glenlyn Rd
 - ii. 12/14 Sunday, Huntington Bank Open House, 12:30pm Oakwood Commons
 - iii. 12/21 Sunday, The Nutcracker, southeuclid.activityreg.com 11:30–4:00pm, Registration \$40, ticket, transportation and gift
- b. One South Euclid Board and Committee Meetings
 - i. Fundraising Committee - 1/13 and 2/10 at 12 p.m. (virtual)
 - ii. Revitalization Committee - 1/6 and 2/ 3 at 8:30am, City Hall
 - iii. Community Engagement - Happy Hour
 - iv. 2026 Board Meeting Dates: 6:00 pm at the Community Center: February 5, April 9, June 4, August 6, October 1, December 10, 2026

President Dinehart adjourned the meeting at 8:03 p.m.

Respectfully Submitted,

Barbara Latini
One South Euclid Administrative Support

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