



**Regular Meeting of the Board of Directors**  
**October 5, 2023 at 6:00 p.m.**  
**South Euclid Community Center**  
**1370 Victory Drive, South Euclid, Ohio 44121**  
**Minutes**

**Board Members**

Rick Krivanka, President  
Lisa Mack, Vice President  
Rita Ross, Secretary  
Moe Romeo, Treasurer  
Karen Poelking, Past President  
Len Calabrese  
Jillian Dinehart  
Jessica Fitzgerald  
Patrick Hyland  
Patrick Kenney  
Tammy Lease  
Kim Scott  
Elaine Yeip

**Ex-Officio**

Julie Mostov

**Executive Director**

Annette Iwamoto

**Programming & Communications Manager**

Barbie McCann

**AmeriCorps VISTA**

Carl DeScott

**Administrative Support**

Barbara Latini

**Absent**

Keith Benjamin, Ex-Officio  
Raja Belle Freeman  
Steve Haynie

Al Paynter  
Joe Pollack  
Michelle Taylor-Brooks  
Denise Turner

**Also present**

Natalie Stamper

The Regular Meeting of the One South Euclid Board of Directors was held at the South Euclid Community Center on Thursday October 5, 2023. President Rick Krivanka called the meeting to order at 6:03 p.m.

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

**Consent Agenda**

- a. August 3, 2023 OSE Regular Board Meeting Minutes
- b. July-August Marketing Report
- c. 08/01/2023 Revitalization Committee Meeting Minutes
- d. 09/05/2023 Revitalization Committee Meeting Minutes
- e. 08/15/2023 May-Green Subcommittee Meeting Minutes
- f. 09/19/2023 May-Green Subcommittee Meeting Minutes
- g. 08/08/2023 Fundraising Committee Meeting Minutes
- h. 08/22/2023 Fundraising Committee Meeting Minutes
- i. 09/12/2023 Fundraising Committee Meeting Minutes
- j. 09/26/2023 Fundraising Committee Meeting Minutes
- k. Executive Committee Report to the Board
- l. Governance Committee Report to the Board

Patrick Hyland motioned to approve the Consent Agenda. Seconded by Patrick Kenney. The board unanimously approved the Consent Agenda. (13-0-0)

President Rick Krivanka asked for three Board members to share a moment of gratitude for life in South Euclid:

Jessica Fitzgerald explained that a tree fell down in her yard; so she hired a tree service to remove the tree and paid the bill. A few days later, her neighbor came over and gave her \$300, which was half of the cost. She thought that it was such a kind gesture for a neighbor to do that.

Jillian Dinehart is a new member of the Planning Commission. She was so impressed to witness how kind, welcoming and helpful the members of the board were towards the resident applying for a chicken coop.

Patrick Kenney spoke about all the different people who came to his home for the city's Garden Walk. He enjoyed talking with so many people; young and old, different races and nationalities. Visitors even shared with him the addresses of other homes that they deemed amazing.

**Finance Report**

Moe Romeo, Treasurer, reported that OSE is in good shape financially. The OSE owned property on South Green is actually three lots that will undergo a lot-consolidation. The executive committee agrees that they need to look for a new accounting firm that is more reliable with meeting deadlines and has experience working with nonprofits.  
Financial Report as of August 31, 2023:

1000 - Petty Cash \$ 1,332 1001 - PNC Checking \$ 25,394 1002 - Square \$ 50 1005 - KeyBank Checking \$ 186,282 1006 - SMG FCU Checking \$ 100,943 1007 - SMG FCU Draft \$ 1,328 1010 - PNC Payroll \$ 501 1011 - PayPal \$ 2,568 1022 - KeyBank Payroll \$ 5,295

1100 - Accounts Receivable \$ 51,000 1200 - prepaid Expenses \$ 677

Total Current Assets \$ 375,371 1700 Property Held (1601, 1597 & 1591 S. Green Rd)  
\$ 75,200

### **Executive Director**

Annette Iwamoto reported that there were some corrections that need to be made and challenges that she's trying to fix regarding the financials.

Annette just got back from the CDC conference in Columbus. Next year it will be in Cleveland, so the cost will be less because there will not be hotel fees.

Annette made an official call for help from board members to consider becoming a chair or co-chair of a committee or taking notes at some of the meetings. This will help her capacity to do other projects that are ongoing. Members may speak with her or to members of the Governance Committee.

Community engagement work has begun to determine how to best utilize grant funding. University Suburban Health Center is donating \$50,000 for the Food Truck Park, and \$50,000 from the Mandel Foundation for place making efforts for the Mayfield-Green district. One other source of income may come from an event to be hosted by Umberto Fedeli in June of 2024. Next year is OSE's 15th anniversary. This can be our gift to the community in celebrating our 15th anniversary. More discussion regarding this after the Mingle at Mayfield event. The idea board will be at another fundraiser asking people to put a sticky note on the areas that they would like to see happen at Mayfield-Green.

### **Executive Committee**

President Rick Krivanka reported on the two things to be focused on: Hometown Heroes and Strategic Planning. The Executive Committee talked about how they can help the Executive Director regarding priorities, succession planning and leadership. Some of the positions that need help are board committee leadership and succession planning. These are not staff positions, but the work of the board. Goals for the coming year are the strategic plan and implementing and optimizing management of the Build-Grow-Thrive program and improving fiscal operations on the banking side. They discussed going back to PNC Bank because of difficult relationships with different banks. PNC Bank may be chosen because OSE still has an

account there. Dollar Bank was recommended by several members as well.

President Krivanka discussed Annette's evaluation, specifically mentioning her performance in managing relationships, financial expertise, and dealings with many people. He congratulated Annette Iwamoto on her being selected to be included in the 40 Under 40 feature section of Crain's Cleveland Business in the upcoming November 20, 2023 issue.

### **2024-2026 Strategic Plan**

President Krivanka stated that the Strategic Planning should be finalized by December and voted-on at the Annual Board Meeting in February 2024.

### **Governance Committee**

President Krivanka reported that there are nineteen people presently on the board, three returning, one leaving. OSE needs someone with fiscal expertise to fill the soon to be vacant Treasurer position. It is important to have people with different talents and diversity in backgrounds on the board. Len Calabrese stated that there is the possibility of inviting someone from a different community who may have the experience we need. He suggested the possibility of inviting someone he knows who has done planning work and is now retired. The board could add up to three people. Next year there will be more turnovers; up to nine. President Krivanka will conduct interviews and will have a slate of candidates ready for the December board meeting. He spoke about the annual process of assuring 100% committee participation, conflict of interest forms need to be signed and the board self-evaluation needs to be done. He also reiterated that anyone may join committees.

### **Community Engagement Committee**

Tammy Lease reported that there has been a bit of a struggle getting people to consistently participate on the committee. However, she is hopeful things will get better. There needs to be a decision about what role the Community Engagement committee plays regarding Bexley Park activities. The committee is working on getting a list of community neighborhood leaders to potentially meet and brainstorm with them about things that have worked for them and other ideas we can implement. Restaurant week will continue in 2024. There are plans to communicate with others to have yoga, bocce league, a pickleball league, exercise classes and more at Victory Park. This would be a good use of our resources. Rick added that these are good activities for bridging social capital.

### **Revitalization Committee**

Annette Iwamoto reported about the Build-Grow-Thrive Program:

- Four lots sold, pending lot sale for \$4500;
- A house going through forfeiture this year;
- Request for Proposal (RFP) for new owner occupied housing released to market - 70 lots that are available;
- City will adopt an overlay district, this would go on top of the zoning districts. Presently, the Board of Zoning Appeals needs to review and approve the many variances. The overlay district will relieve the need to apply to the BZA for a variance.

A couple of years ago Smartland purchased four lots to build owner occupied homes. OSE made some concessions and the four new houses that were built sat on the market for six months or more without being sold. Smartland has listed these properties as Airbnb short-term

rentals. This was not the outcome we like to see in our program. Legal counsel is looking into this situation. Annette will share more information later. However, she talked about safeguards that will be put in place so that this doesn't happen again. Annette stated that she has used a deed restriction, so that may be the plan in the future.

Carl DeScott reported about the "Shop Local" event that will happen before the holiday season.

The Johns Carabelli building, on Mayfield Road west of Belvoir Blvd, is primed for the public art mural. Hopefully, the mural will be completed in the fall by artist Thomas Conger.

### **Mayfield-Green Committee**

Annette Iwamoto reported that Carl DeScott is working to support a Mayfield-Green Downtown Merchants' Association .

Placemaking efforts for the Mayfield-Green area, using the grant from the Mandel Foundation, will be discussed at upcoming meetings for signage, and other ideas that were voted on using the idea board at different OSE events. There were a couple conversations regarding the OSE property on South Green/Ardendale with Allegro and Cresco real estate brokers. Salus, an affordable housing developer, would be open to a project with the first floor as commercial and the rest would be residential units. There could possibly be 40-60 units. Two people from Salus will be at the Mingle at Mayfield fundraiser. Salus does a lot with funding and they do a lot of upfront costs, management and contracting. Annette asked if anyone wanted to be part of the ad hoc committee to discuss this and have an open conversation. There has been no commitment yet. The next step with Salus is when the guidelines for the tax credit applications come out, they will be scoring the property against the application.

### **Neighborhood Grants Committee**

Senior landscaping grants have been awarded to 82 applicants. The biggest challenge is to see if they all get their snowplow contracts signed. Each applicant needs to choose a contractor from a list that was provided.

- Exterior Home repair - 16 residents, 2 withdrawn, 8 completed, 3-4 in progress;
- Storefront renovations - Vic's Event Center - 1512 South Green Rd, completed, 3 are in progress including 1509 Warrensville, Eppco plans are approved, Green/Monticello shopping center - not sure if it will move forward, DeFranco's building was struck by lightning, the money left over will be added to next year.
- Mini grants: 14 awards, 3 withdrawn, 8 completed, many block parties this year were planned and some did not move forward. A better use of funds may be for startup funds for block parties.
- A video that highlights the grants program will be created after the Mingle at Mayfield fundraiser.

### **Fundraising Committee**

Annette Iwamoto reported about the Mingle at Mayfield fundraiser. It is important for all board members to invite others.

Hometown Heroes this year are: Dennis & Carol Fiorelli, Tony Caroscio and the Cleveland Kosher Food Pantry. Brandon-Marshall Edmond will be master of ceremonies. Tony Quarles and the Discovery Band will be donating their time. Sponsors: four gold, six silver and many bronze. We will continue to accept donations of items and sponsorships. The raffle will be open

on-line on the 12th. Tickets purchased so far - 115. Sign-up sheets to volunteer for Mingle at Mayfield and OctoberFeast were available at this meeting.

Mingle at Mayfield is on October 19, 2023 at the Mayfield-Sandridge Country Club at 7:00pm.

#### Upcoming Events

South Euclid Events: <https://www.onesoutheuclid.org/event>

- i. 10/8 Electronics Recycling, Community Center, 10am-2pm
  - ii. 10/14 Community Garage Sale, Community Center, 9am-2pm
  - iii. 10/19 Mingle at Mayfield, Mayfield-Sandridge Country Club, 7pm
  - iv. 10/21 Community Shred, City Hall rear parking lot, 9am-Noon
  - v. 10/28 OctoberFeast, Bexley Park, Noon-5pm
  - vi. 12/3 Lighting Ceremony, City Hall, 4:30pm-6pm
- b. One South Euclid Board and Committee Meetings
- i. 2023 Regular Board Meetings will be held at 6:00pm at the Community Center: December 14
  - ii. Fundraising Committee - 10/10 & 11/14 at 12pm (virtual)
  - iii. May-Green Subcommittee - 10/17 & 11/21 at 7pm (virtual)
  - iv. Revitalization Committee - 10/10 & 11/14 at 8:30am (City Hall)
  - v. Community Engagement - 10/11 & 11/8 at 7pm, (OSE Office)
  - vi. Grants Committee meeting - 10/24 at 11am

President Krivanka adjourned the meeting at 7:36p.m.

Respectfully Submitted,

Barbara Latini, Administrative Support

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