



Regular Meeting of the Board of Directors
August 1, 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 Brijin Boddy
Beverly Burks
Carol Fiorelli
Pat Hyland
Vaughn Johnson
Ashley King
Rick Krivanka
Sal Miroglotta
Al Paynter
Yvonne Sanderson
Veronica Walton Stacy Ward-Braxton

Ex-Officio Members

Jim O'Toole Absent
Keith Benjamin
Mikel Mahoney

Staff

Johnese Sherron, Director of Programming and Development for OSE

Also Present

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

President Mack called the meeting to order at 8 a.m. Moe Romeo performed the roll call of the board members. President Mack indicated that the minutes of the June 6th board meeting were not included in the packet and asked if anyone had any additions or changes to the minutes. Minutes approved. (15-0-0) (Stacy Ward-Braxton arrived after the vote.)

Finance Report

Len Calabrese, treasurer, stated that he did not have a full report because the accountant is installing a new accounting system and the detail report was not available at the time of our meeting. The Financial Balance as of the end of June was \$277,562.61

Committee Reports

Executive Committee

President Mack talked about the difficulties of reaching everyone on the board and asked what type of communication would be best for everyone. There were suggestions; text, email, Instagram etc. No specific solution was selected. President Mack told the board that the Museum of American Porcelain Art would intercept our US Mail, separate it from theirs and deliver it to our office. President Mack talked about the CDC Conference in October and indicated that Johnese Sherron would be attending and that there were spaces for two (2) more members to attend. Please let her know if you are interested in attending. Len Calabrese explained how the visitors from China are coming along. He also told the Board Members that he expects our intern, Jonas Zhang, to arrive sometime in August.

Revitalization Committee

Current Residential Property Offers/update Carol Fiorelli gave an update of the current Residential Property offers.

Financials

2019 \$172,241 revenue \$1,101.39

expenses and fees \$171,139.61

profit \$3,200

Pending sales (3 lots) – side lot expansion \$16,250 pending sale new build – (Green Apple – Tamalga, Jenny Brown – Donwell) Pending sale of 1312 Avondale to Brickhouse Reality for \$25,000 was removed – it is back on the market. There are now 6 properties with structures actively for sale.

Sally Martin explained the pending litigation issue with the Board of Revisions tax foreclosure process. There is a pending case in the Ohio Supreme Court (Feltner Vs. the State of Ohio) that questions the constitutionality of the Board of Revision Tax Foreclosure process. Some of the parcels that OSE sells come through the Board of Revision tax foreclosure. A current example is the house at 1312 Avondale. Until the case is settled, we may need to hold off selling that property. There is also a question about the insurability of the titles of any property that has come through Board of Revision foreclosure. Oral arguments are in mid-November, so we should know more then. This also means that tax foreclosures will slow down as parcels in foreclosure have to be switched to a judicial process which takes longer. This could result in

fewer property sales for OSE in the months to come. Meetings: September 3rd and October 1 at OSE Conference Room, 4645 Mayfield Rd.

The first Mayfield-Green Action Committee meetings were held June 18 and July 16.

1. Mural: Dalton & Co. has primed the building wall at House of Swing. Next week is the start date for Lisa Quine, the artist.
2. Three successful Intersection events were held and Board members are encouraged to participate in the final one next Friday, August 9.
3. Yard & Company reviewed their preliminary draft recommendation for a Downtown Development District at the July meeting. The conclusion is that a Downtown Redevelopment District is the right option. A DRD has a 10-acre boundary, and multiple DRD's can be established. One qualifying factor is that the DRD must contain an historic building. So, the number of DRD's are dependent on finding willing building owners to comply with the requirements of owning a historic building. Various DRD segments were examined and the committee has landed on potentially 3 DRD's. Yard & Company will finalize the recommendation based on this discussion. (The recommendation was received yesterday).
4. OSE and Notre Dame College had a meeting with Juniper Solutions regarding development of college housing that would be a mixed market rate and college rate development. May/Green action sub-committee meeting Tuesday August 20 at 3 p.m. at OSE Conference Room at the Mansion.
5. OSE had a conversation with WXZ Development, a mid-size development company, to hear about our vision. They expressed potential interest in Garden Drive development.

Neighborhood Grant/Storefront Renovation Program Update - Kevin and Dan

1. The Neighborhood Grant Program – we are waiting to receive the 2018 County Grant funds; all paperwork has been completed
2. Storefront Renovation program
 - a. a. Storefront renovations for Buckeye Medical, Bella Stone, and 4060-4062 Mayfield (Evan DeWitt) are underway.
 - b. b. Gary Lipinsky is still creating a plan for 4485-4491 Mayfield Rd. for Architectural Review Board. He has decided not to develop the alley into a patio but rather enclose it and annex it to one of the adjoining spaces.]

Community Engagement Committee

Veronica Walton, Chair, needs protocol and procedures for fiscal agent/sponsorship responsible to block clubs, groups or neighborhood associations. Board member representation is needed at OSE events: Bexley Bash, August 13th, 5:00pm-8:00pm; INTERSECTION, at OSE Booth, greeters, canvas with community action survey and crowd control for boundaries and alcoholic beverages, August 9, 5 p.m. - 8 p.m.

Sub-committee meeting: Wednesday, August 14th at 5:30pm at Garfield Memorial Church 1534 S. Green Rd
Committee meeting: Monday, August 19th at 5:30pm at OSE Conference Room.

Fundraising & Communication

Committee Sal Miroglotta, Chair, stated that the “Mingle at the Mansion” mailing will be sent out soon. He requested formatting art and promotional material for social media. Yvonne Sanderson volunteered to take pictures of the grant recipients’ locations and submit them for social media use. Next meeting: Wednesday, August 21st at 9:00am in the OSE Conference Room, 4645 Mayfield Rd.

Governance Committee

Stacy Ward-Braxton, Chair, said she needs policies and procedures to be developed and published for OSE. Currently there are no published policies and procedures regarding the block clubs or neighborhood associations. Implementation plans are needed to identify for the purpose of organizing and strengthening community groups.

Staff Report

For August 1, 2019 Johnese Sherron, Director of Programming and Development, has met with the Executive Committee to create a 90-day plan. This plan includes things that she is currently working on and things that she will be working on in the future. Johnese has been regularly attending committee meetings and continues to do so. She has been trying to learn and adjust to OSE. Johnese has begun efforts to build connections with business owners in the city (particularly the May/Green area). Johnese has been working diligently on INTERSECTION event series. She has been actively trying to find different ways to promote the event.

New Business

One South Euclid Liability Insurance Renewal

Yvonne Sanderson moved to renew One South Euclid’s Liability Insurance Policy with Philadelphia Insurance for a period of August 19, 2019 - August 19, 2020 at a cost of \$1671.00. Seconded by Ashley King. All ayes. Motion approved. (16-0-0)

City Club September 20 Forum Budget Allocation

Carol Fiorelli moved to allocate an amount not to exceed \$500.00 of unrestricted funds to the 2019 Budget Operations line for the purpose of purchasing a table at the September 20, 2019 City Club Forum. Seconded by Karen Poelking. Motion approved. (16-0-0)

Upcoming Events

- INTERSECTION Friday, August 9 5 p.m. - 8 p.m.
- Bexley Bash Tuesday, August 13 5 p.m. - 8 p.m.
- Harvest Fest Saturday, September 7 11 a.m.- 3 p.m.
- Regular OSE Board Meeting Wednesday, October 2 8 a.m.

President Lisa Mack adjourned the meeting at 9:30am.

Respectfully submitted,
Moe Romeo, Secretary