



Special Meeting of the Board of Directors

February 8, 2024 at 6:00 p.m.

South Euclid-Lyndhurst Library

1876 South Green Road, South Euclid, Ohio 44121

Minutes

Board Members

Rick Krivanka, President
Lisa Mack, Vice-President
Rita Ross, Secretary
Moe Romeo, Treasurer
Len Calabrese
Amy Crawford
Jillian Dinehart
Jessica Fitzgerald
Steve Haynie
Patrick Hyland
Tammy Lease
Tara Nichols
Al Paynter
Natalie Stamper
Michelle Taylor-Brooks
Elaine Yeip

Ex-Officio

Julie Mostov

Executive Director

Annette Iwamoto

AmeriCorps VISTA

Carl DeScott

Administrative Support

Barbara Latini

Absent

Karen Poelking, Immediate Past President
Keith Benjamin, Ex-Officio
Barbie McCann, Programming & Communications Manager

Raja Belle Freeman
Patrick Kenney
Joe Pollack
Kim Scott
Denise Turner

Also Present

Mayor Georgene Welo
Michael Love, Planning & Development Director

The Special Board Meeting of the One South Euclid Board of Directors was held at the South Euclid-Lyndhurst Library on Thursday February 8, 2024. President Rick Krivanka called the meeting to order at 6:02 p.m. The Annual Meeting occurred after this Special Meeting adjourned.

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

President Krivanka welcomed the new members: Amy Crawford, Tara Nichols and Natalie Stamper.

Nominations for the Offices of President, Vice-President, Secretary and Treasurer were presented as a slate by President Krivanka, Chair of the Governance Committee.

Approval of Governance Committee Slate of Officers:

President: Rick Krivanka
Vice-President: Jillian Dinehart
Secretary: Rita Ross
Treasurer: Len Calabrese
Past President (prior years): Lisa Mack

Patrick Hyland moved to approve the Governance Committee Slate of Officers. Seconded by Al Paynter. The board unanimously approved the Slate of Officers. (16-0-0)

Mayor Georgene Welo performed the swearing-in of Officers:

President: Rick Krivanka
Vice-President: Jillian Dinehart
Secretary: Rita Ross
Treasurer: Len Calabrese
Past President (prior years): Lisa Mack

Mayor Georgene Welo performed the swearing-in of new Board Members and continuing Board Members:

New Board Members beginning first 3-year term:

Amy Crawford
Tara Nichols
Natalie Stamper

Continuing Board Members beginning second, third and fourth 3-year terms:

Raja Belle Freeman (second term)
Rick Krivanka (third term)
Al Paynter (fourth term)

Continuing Ex-Officio Board Member

Julie Mostov, Ex-Officio (one-year term)

Elaine Yeip motioned to approve the adjournment of the special meeting. Seconded by Jillian Dinehart. The board unanimously approved.

President Krivanka adjourned the meeting at 6:18 p.m.

Respectfully Submitted,

Barbara Latini, OSE Administrative Support

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



Annual Meeting of the Board of Directors
February 8, 2024 Immediately following Special Meeting
South Euclid-Lyndhurst Library, 1876 South Green Road, South Euclid, Ohio 44121
Minutes

Board Members

Rick Krivanka, President
Jillian Dinehart, Vice-President
Rita Ross, Secretary
Len Calabrese, Treasurer
Lisa Mack, Past President
Amy Crawford
Jessica Fitzgerald
Steve Haynie
Patrick Hyland
Tammy Lease
Tara Nichols
Al Paynter
Natalie Stamper
Michelle Taylor-Brooks
Elaine Yeip

Ex-Officio

Keith Benjamin
Julie Mostov

Executive Director

Annette Iwamoto

Programming & Communications Manager

Barbie McCann

AmeriCorps VISTA

Carl DeScott

Administrative Support

Barbara Latini

Absent

Raja Belle Freeman
Patrick Kenney
Joe Pollack
Kim Scott
Denise Turner

Also Present

Michael Love, Planning & Development Director
Karen Poelking
Moe Romeo

The Annual Meeting of the One South Euclid Board of Directors was held at the South Euclid-Lyndhurst Library on Thursday February 8, 2024. President Rick Krivanka called the meeting to order at 6:20 p.m. The Annual Meeting occurred immediately after the Special Meeting adjourned.

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

President Krivanka asked the new members to state where they live and how long they've lived in South Euclid.

Tara Nichols has lived in South Euclid since 2002. She raised three children here.

Natalie Stamper has lived in South Euclid since 2011. She works full-time and works with her band on weekends.

Amy Crawford and her husband moved to South Euclid from Columbus in April 2022. They chose to live in this community and are enjoying living here.

President Krivanka asked everyone to introduce themselves and give a little information about where they live and how long they have lived in South Euclid.

Consent Agenda

- a. December 14, 2023 OSE Regular Board Meeting Minutes
- a. Fundraising and Marketing Report
- b. 12/05/2023 Revitalization Committee Meeting Minutes
- c. 01/09/2024 Revitalization Committee Meeting Minutes
- d. 12/06/2023 May-Green Subcommittee Meeting Minutes
- e. 01/16/2024 May-Green Subcommittee Meeting Minutes
- f. 12/12/2023 Fundraising Committee Meeting Minutes

Jessica Fitzgerald motioned to approve the Consent Agenda. Seconded by Al Paynter. The Consent Agenda was unanimously approved by the board. (16-0-0) Karen Poelking arrived after the vote.

Finance Report

Moe Romeo asked Len Calabrese, as incoming Treasurer, to report on the Annual Financial report. Len reported efforts have been made to look at other banks as recommended by board members at the last meeting.

Annette Iwamoto included the 2023 internal tracking comparing Budget to Actual revenue and expenses.

Len Calabrese called attention to the cash flow and reinforced the importance of donations from board members and fundraising.

Financials YTD as of December 31, 2023:

Petty Cash	\$ 182.47
PayPal	\$ 271.03
PNC Bank Checking (1398)	\$ 27,337.21
PNC Bank Payroll (0386)	\$ 501.00
KeyBank Checking (6950)	\$ 193,300.68
KeyBank Payroll (6968)	\$ 10,075.27
SMGFCU Checking (212976)	\$ 101,021.71
SMGFCU Savings (21297)	\$ 3,327.99
Total Current Assets	\$ 336,017.36
1650 Property for Resale	\$ 75,200.00

Executive Director

Annette Iwamoto thanked everyone for all the help during a very busy time.

Executive Committee

President Rick Krivanka reported on the 2024-2026 Strategic Plan, each committee gave input and included strategic issues. Pat Hyland noted that it was good the committees made room and adjustments for the changing environment affecting the organization.

President Krivanka asked if anyone had comments or questions before the vote. After some comments, Pat Hyland motioned to approve the 2024-2026 Strategic Plan. Seconded by Steve Haynie. The board unanimously approved the 2024-2026 Strategic Plan. (16-0-0) Jillian Dinehart was excused to leave before the vote to attend the South Euclid Planning Commission meeting.

Governance Committee

Rick Krivanka, Chair, asked Annette Iwamoto to offer comments. She asked if everyone would check the contact information sheets that were being passed around to make sure that the information is correct. Additionally she asked members to consider joining a committee and/or joining an additional committee. She would also like the Conflict of Interest Statement, which is completed annually, be signed and returned.

Community Engagement Committee

Tammy Lease, Chair, reported that she is focusing on getting a committee together, offering opportunities to the community and strengthening the grassroots organization. She is working on building connections in the community. The date of the next meeting will be February 13th or 15th. She will send out an email to members of the committee when the date is confirmed.

Future meetings will be on the second Wednesday of each month at 7:30 p.m. at the OSE office at the Telling Mansion.

Fundraising Committee

Annette Iwamoto reported the next virtual meeting will be on Tuesday February 13 at Noon. We will be discussing the One South Euclid 15th Anniversary and other special and annual events. Annette and Barbie McCann will have a packet to share via email with the committee before the meeting. Key messaging is important, so hopefully, we will have strong statements to share with others. President Krivanka mentioned the importance of cultivating relationships with large corporations.

Revitalization Committee

Annette Iwamoto reported that there is an article on cleveland.com about RFP for infill housing and building new homes in South Euclid.

In regards to Smartland - still pursuing a more favorable outcome than Air-Bnb's.

New developments:

- Queen Ann Court - 15 lots or maybe less, proposed new single family homes;
- Francis Court - a couple townhouses;
- St. John property adjacent to the cemetery, Sheffield homes, 41 townhouses (Ryan Homes);
- Lowden - 16 of 26 homes are already under contract (Ryan Homes);
- There will be a community meeting on February 19 at 6:30pm at the Community Center.

There is a desire to support first time buyers - looking at affordable housing for in-fill lots with possible assistance from the state.

Neighborhood Grants Committee

Annette Iwamoto reported that OSE is presently, in the midst of accepting applications for the exterior home repair, senior landscaping, and business storefront renovation grants. We've already received 108 exterior home repair applications.

Three businesses have submitted applications before the March 5 deadline. Eppco/Modgy could not complete the work last year, so an extension was offered until July 2024.

Monticello/Green Pizza Cat - the grant committee granted an extension. They need to submit a timeline for the completion of work being paid for by the \$85,000 grant to consider a further extension.

Landscaping applications - there are 106 residents planning to apply. They must complete the application over the phone with the Community Partnership on Aging.

May-Green Committee - The Planning Commission is assessing tonight the legislation for a zoning amendment pertaining to Small Box Discount Retailers and drive thru restaurants. Carl

DeScott, Americorps/VISTA and Chair, left early to represent OSE at the Planning Commission meeting.

Annette Iwamoto reported, in the absence of Carl DeScott, about the Business Guide that he created. It is being reviewed by the city, OSE, and waiting to get feedback from business owners before it is printed. Carl also worked on a step-by-step guide about starting a Mayfield/Green business association.

Annette Iwamoto reported about placemaking at the NW corner of Mayfield/Green. The Mandel Foundation awarded OSE a \$50,000 grant and University Suburban Health Center (USHC) donated \$50,000 to enhance the Mayfield/Green district. At OSE events, residents were asked to give their opinions about the changes they would like to see occur there. Some of the responses were: new furniture, plants, planters, public art and landscaping. The mobility hub that was discussed earlier may be put on hold. Hopefully, the committee will have a plan for the spending to update the Mayfield/Green district by April.

Annette Iwamoto reported about a proposal for the property on South Green Road between Ardendale and University Hospitals that was donated by USHC. Those attending a public meeting last year preferred the property be a mixed use building. An ad hoc committee has been working on details with Salus, an experienced affordable housing developer. A public meeting will be held on February 21, 2024, 6:00 p.m – 8:00 p.m. at the South Euclid-Lyndhurst Public Library, 1876 South Green Road. Those attending the meeting will learn the details about the planned, affordable, senior apartment building. This development would help seniors, who like this community, to be able to age here. The apartments may have 60-plus units. It would be a \$20 million dollar investment into the community.

Upcoming Events

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
 - i. Ward 4 Meeting - 2/17 at 9:30am-11am - Community Center
 - ii. Ardendale - Green Road property community meeting - 2/21, 6pm-8pm SEL Library
- b. One South Euclid Board and Committee Meetings
 - i. 2024 Regular Board Meetings will be held at 6:00pm at the Community Center: April 4, June 6, August 1, October 3, December 12
 - ii. Fundraising Committee - 2/13 and 3/12 at 12pm (virtual)
 - iii. May-Green Subcommittee - 2/20 and 3/19 at 7pm (virtual)
 - iv. Revitalization Committee - 2/6 and 3/5 at 8:30am (City Hall)
 - v. Community Engagement - 2/15 and 3/13 at 7pm (OSE office)
 - vi. Grants Committee - 2/20 (Virtual), 3/12, 3/19, 3/26 at 9am (City Hall)

Al Paynter motioned to adjourn the meeting. Seconded by Len Calabrese. The board unanimously approved. President Krivanka adjourned the meeting at 8:07 p.m.

Respectfully Submitted,

Barbara Latini, OSE Administrative Support

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