



**Regular Meeting of the Board of Directors**  
**December 14, 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  
Raja Belle Freeman  
Patrick Hyland  
Patrick Kenney  
Al Paynter  
Joe Pollack  
Elaine Yeip

**Executive Director**

Annette Iwamoto

**Programming & Communications Manager**

Barbie McCann

**AmeriCorps VISTA**

Carl DeScott

**Administrative Support**

Barbara Latini

**Absent**

Keith Benjamin, Ex-Officio  
Julie Mostov, Ex-Officio  
Steve Haynie  
Tammy Lease  
Kim Scott  
Michelle Taylor-Brooks  
Denise Turner

The Regular Meeting of the One South Euclid Board of Directors was held at the South Euclid Community Center on Thursday December 14, 2023. President Rick Krivanka called the meeting to order at 6:02 p.m.

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

#### Consent Agenda

- a. 10/05/2023 OSE Regular Board Meeting Minutes
- b. September - October Marketing Report
- c. 10/03/2023 Revitalization Committee Meeting Minutes
- d. 10/17/2023 Revitalization Committee Meeting Minutes
- e. 11/07/2023 Revitalization Committee Meeting Minutes
- f. 10/28/2023 Neighborhood Grants Committee Meeting Minutes
- g. 10/17/2023 May-Green Subcommittee Meeting Minutes
- h. 10/10/2023 Fundraising Committee Meeting Minutes
- i. 11/14/2023 Fundraising Committee Meeting Minutes
- j. 10/11/2023 Community Engagement Committee Meeting Minutes
- k. 11/08/2023 Community Engagement Committee Meeting Minutes

Patrick Hyland motioned to approve the Consent Agenda. Seconded by Len Calabrese. The board unanimously approved the Consent Agenda. (14-0-0)

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

Pat Hyland commented about conversations he had with others at the "Mingle at Mayfield" fundraiser. Many people spoke of their shared values as the reason they are committed to the community and how pleased they are about living here.

Rick Krivanka spoke about the note that he received from Sarah at the Kosher Food Pantry. Her lovely note said it all: "what a beautiful evening".

Rita Ross reflected on the recent "Lighting Ceremony" at city hall. She spoke with many people who really wanted to be at the event because they love South Euclid. The word is spreading and people are really understanding what a great city we live in.

Barbie McCann received a response complimenting One South Euclid about the newsletter that just came out today.

President Krivanka thanked outgoing board member Karen Poelking as a lifetime resident of South Euclid, working at Notre Dame College for forty years and serving on the OSE board for twelve plus years including serving as president.

He also thanked outgoing board member Moe Romeo, a long-time resident, serving the city as a councilman, president of city council, OSE member and treasurer for a total of thirty years combined; seven years with OSE.

Both spoke words of appreciation for serving on the board and their plans to continue as members of OSE committees.

### **Finance Report**

Moe Romeo, Treasurer, stated that OSE is in very good shape. If looking at the total equity which is total assets and subtracting total liabilities, the total is \$426,983. In his opinion, OSE is doing a fantastic job. The banking issues will be decided early in 2024. President Krivanka stated that they will be talking with Dollar Bank and PNC and will be looking for a higher rate of return on OSE accounts.

Financial Report as of October 31, 2023:

1000 - Petty Cash	\$ 182
1001 - PNC Checking	\$ 27,430
1002 - Square	\$ 25
1005 - KeyBank Checking	\$ 220,852
1006 - All Saints FCU Checking	\$ 101,017
1007 - All Saints FCU Draft	\$ 1,328
1010 - PNC Payroll	\$ 501
1011 - PayPal	\$ 196
1022 - KeyBank Payroll	\$ 14,662
1100 - Accounts Receivable	\$ 51,000
1111 - Loan to Food Truck Operation	\$ 1,150
1200 - prepaid Expenses	\$ 616
Total Current Assets	\$ 418,959
1700 Property Held (1601, 1597 & 1591 S. Green Rd)	\$ 75,200

Annette Iwamoto stated that while the situation has improved with the current accountant, she will continue looking for another accountant who is familiar with non-profits and CDCs and is open to recommendations.

### **Review and approval of 2024 Budget**

Annette Iwamoto performed an overview and explained in detail about the proposed budget. She asked the board to keep in mind a significant amount of grant money that came in this year that would be expended in 2024. The total of allocated American Rescue Plan Act (ARPA) Funds is \$300,000 over three years; \$109,000 allotted for 2023. Conservative increases have been included for the annual campaign and not included is a potential additional fundraising event. We may have an increase in interest income.

Expenses: There is a slight increase in expenses for the fundraiser, a bit of an increase for contractual expenses. Included in the budget is support for Community Housing Solutions to complete projects for South Euclid residents who have not been previously supported.

Projecting more legal fees this year. There may be a slight increase in operational expenses and personnel. Grant awards related to place-making efforts are accounted for in the budget. The city will provide funds for the storefront renovation program. We may be able to add to that with ARPA funds.

Moe Romeo motioned to approve the 2024 Budget as written. Seconded by Patrick Hyland. The 2024 Budget was unanimously approved. (14-0-0)

### **Executive Director**

Annette Iwamoto asked Carl DeScott to report on the Shop Local Campaign. Carl stated that nineteen businesses took part in this annual campaign. It was advertised on social media and on the OSE website.

Indie Green Market is coming to Memorial Junior High on Saturday December 16. Shoppers, taking part in the Shop Local Campaign, are encouraged to save their receipts so they may have chances to win a basket filled with donations from businesses; it is worth about \$410. Each \$5 a person spends at the businesses will buy one raffle ticket. The only thing is they need to save their receipts.

### **Executive Committee**

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

President Rick Krivanka reported on developing our 2024-2026 Strategic Plan. Some of the comments: Even though the committees worked individually he would like everyone to see the whole plan that includes the woven-in committee plans. There are a lot of objective and action steps. We need to have better succession planning and committee leadership. We need to find ways to maximize existing streams of funds and increase fundraising revenue.

All of these are important: community engagement, mutually supportive relationships, grass-root organizations. He asked if anyone had any comments. We need to have the strategic plan completed and approved, then voted on at the OSE Annual Board Meeting on February 1, 2024.

How do we serve people and make something great that will serve for years to come? Like the OSE property on South Green.

### **Governance Committee**

President Krivanka reported that the board members' self-evaluation forms need to be submitted by early January.

Vote on three Board Nominees - Full bios included in meeting package:

Amy Crawford moved to South Euclid in April of 2022. She is passionate about community engagement. She has been a community organizer and involved with many boards and organizations. She is currently serving on the revitalization committee.

Pat Kenney motioned to approve her nomination to the board. Seconded by Al Paynter. The board unanimously approved her nomination. (14-0-0)

Tara Nichols has lived in South Euclid, Ward 1 since 2002. Her skills are with fund-raising, particularly institutional fundraising. She is committed to her community and loving South Euclid. She has a deep passion for charitable work.

Len Calabrese motioned to approve her nomination to the board. Seconded by Elaine Yeip. The board unanimously approved her nomination. (14-0-0)

Natalie Stamper loves living in South Euclid. Her parents were very involved with the city where they lived; they both served on the city council. She had a birthday fundraiser and contributed \$500 to OSE. During the pandemic she did an online musical presentation and brought hope to others and brought in some money for charity. She surely understands the goals of our organization.

Moe Romeo motioned to approve her nomination. Seconded by Jillian Dinehart. The board unanimously approved her nomination. (14-0-0)

### **Community Engagement Committee**

In the absence of Tammy Lease, Rita Ross reported how the committee is planning a relationship with the police department, fire department, youth, high school students and college students. Tammy met Mayor Welo regarding developing relationships with businesses.

### **Fundraising Committee**

Annette Iwamoto asked Barbie McCann to report about the Mingle at Mayfield fundraiser. There were 153 people planning to attend. The auction brought in over \$4500, \$1000 was from people not attending the event. She suggested shortening the length of the program for next year.

President Krivanka spoke about the Board Year End Appeal. He asked every board member to please give a financial donation. It is important to have 100% participation, the most important thing is to give something.

Annette Iwamoto stated that the date of the 15th anniversary of One South Euclid would be September 14, 2024.

### **Revitalization Committee**

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

- \$40,000 revenue from sale of property at 4205 Wilmington
- Smartland purchased four lots from OSE to build four owner occupied homes. However, they did not sell the homes. They are now in breach of contract since they have listed the properties as Airbnb short-term rentals. A breach of contract letter has been sent to them and the release fee could be \$40,000 if the homes are not sold. Smartland is consulting with their legal counsel. The plan is to talk with them next week.

### **Mayfield-Green Committee**

Annette Iwamoto reported that the city, presently, has a moratorium on small box discount retailers. The planning commission and city council will be addressing zoning for small box retail soon. The future of the recently vacated CVS building is unknown, but its potential future use will be impacted by any zoning changes.

Regarding the grant funding for placemaking efforts in the district, we are brainstorming ways to improve the NW corner of Mayfield/Green, based on feedback from our community engagement efforts..

Annette Iwamoto reported that she anticipates the 2023 Grant impact is 82 seniors supporting through landscaping services, 11 exterior home repair projects, 13 mini-grant projects, and 2 storefront renovations.

The board moved into executive session to talk about the South Green property.

Moe Romeo motioned to adjourn the executive session. Seconded by Karen Poelking. The board unanimously approved. (13-0-0) Pat Hyland needed to leave before the vote.

#### Upcoming Events

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
  - i. 12/16 Shop Local and Indie Green Market, 11-4pm at Memorial Jr High, 1250 Professor. <https://www.onesoutheuclid.org/shopsmall>
- b. One South Euclid Board and Committee Meetings
  - i. 2024 Annual & Special Board Meetings will be held at 6:00pm at the Community Center: February 1, 2024
  - ii. 2024 Regular Board Meetings will be held at 6:00pm at the Community Center: Apr 4, June 6, Aug 1, Oct 3, Dec 12
  - iii. Fundraising Committee - 01/09 & 02/13 at 12pm (virtual)
  - iv. May-Green Subcommittee - 01/16 & 02/20 at 7pm (virtual)
  - v. Revitalization Committee - 01/09 & 02/6 at 8:30am (City Hall)
  - vi. Community Engagement - 01/10 & 02/14 at 7pm, (OSE Office)

Al Paynter motioned to adjourn the meeting. Seconded by Jillian Dinehart. The board unanimously approved. President Krivanka adjourned the meeting about 8:15 p.m.

Respectfully Submitted,

Barbara Latini, Administrative Support

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