



**Special Meeting of the Board of Directors**  
**February 2, 2023 at 6:00 p.m.**  
**South Euclid Community Center**  
**1370 Victory Drive, South Euclid, Ohio 44121**  
**Minutes**

**Board Members**

Karen Poelking, President  
Rick Krivanka, President-Elect  
Lisa Mack, Vice President  
Rita Ross, Secretary  
Moe Romeo, Treasurer  
Jillian Dinehart  
Jessica Fitzgerald  
Raja Belle Freeman  
Steve Haynie  
Patrick Kenney  
Tammy Lease  
Al Paynter  
Denise Turner

**Ex-Officio**

Keith Benjamin  
Julie Mostov

**Executive Director**

Annette Iwamoto

**Programming & Communications Manager**

Barbie McCann

**Administrative Support**

Barbara Latini

**Absent**

Len Calabrese, Immediate Past President  
Pat Hyland  
Joe Pollack

Kim Scott  
Michelle Taylor-Brooks  
Elaine Yeip

**Also Present**

Carl DeScott, One South Euclid AmeriCorps VISTA  
Councilman Joe Frank  
Michael Love, Planning & Development Director  
Judge Timothy Sterkel  
Ilyana Walker

The Special Meeting of the One South Euclid Board of Directors was held at the South Euclid Community Center on Thursday February 2, 2023. President Karen Poelking called the meeting to order at 6:04 p.m. The meetings were reversed to accommodate the schedules of a few of the participants. The Annual Meeting occurred immediately after the Special Meeting adjourned.

In the absence of Secretary Rita Ross, Barbara Latini performed the roll call of board members. There was a quorum present.

Karen Poelking presented a slate of officers approved by the Governance Committee. She explained that we do not have a president-elect position filled at this point. The president-elect position will be decided at a later date given Rick Krivanka's openness to a second 1-year term as served by recent past Chairpersons. President Poelking stated that the board needs people to step up to fill in the leadership roles.

Lisa Mack explained that President-elect Rick Krivanka automatically becomes President so it is not necessary to include him in the vote.

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

Approval of Governance Committee Slate of Officers:

President: Rick Krivanka  
Vice-President: Lisa Mack  
Secretary: Rita Ross  
Treasurer: Moe Romeo  
Past President: Karen Poelking

Al Paynter moved to approve the Governance Committee Slate of Officers. Seconded by Moe Romeo. The board unanimously approved the Slate of Officers. (12-0-0) Rita Ross arrived after the vote.

Judge Timothy Sterkel performed the swearing-in of Officers:

President: Rick Krivanka  
Vice-President: Lisa Mack

Secretary: Rita Ross  
Treasurer: Moe Romeo  
Past President: Karen Poelking

Judge Timothy Sterkel performed the swearing-in of new Board Members and continuing Board Members:

New Board Members beginning first 3-year term:

Jessica Fitzgerald  
Jillian Dinehart  
Patrick Kenney

Continuing Board Members beginning second 3-year terms:

Kim Scott  
Rita Ross

A motion was made and seconded to approve the adjournment of the special meeting.

Karen Poelking adjourned the meeting at 6:25p.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 2, 2023 at 6:00 p.m.**  
**South Euclid Community Center**  
**1370 Victory Drive, South Euclid, Ohio 44121**  
**Minutes**

**Board Members**

Karen Poelking, President  
Rick Krivanka, President-Elect  
Lisa Mack, Vice President  
Rita Ross, Secretary  
Moe Romeo, Treasurer  
Beverly Burks  
Jillian Dinehart  
Carol Fiorelli  
Jessica Fitzgerald  
Raja Belle Freeman  
Steve Haynie  
Patrick Kenney  
Tammy Lease  
Al Paynter  
Denise Turner

**Ex-Officio**

Keith Benjamin  
Julie Mostov

**Executive Director**

Annette Iwamoto

**Programming & Communications Manager**

Barbie McCann

**Administrative Support**

Barbara Latini

**Absent**

Len Calabrese, Past President

Patrick Hyland  
Curtis Orr  
Joe Pollack  
Kim Scott  
Michelle Taylor-Brooks  
Elaine Yeip

**Also Present**

Carl DeScott, One South Euclid AmeriCorps VISTA  
Joe Frank, City Councilman  
Michael Love, Planning & Development Director  
Judge Timothy Sterkel  
Ilyana Walker

The Annual Meeting of the One South Euclid Board of Directors was held at the South Euclid Community Center on Thursday February 2, 2023. President Karen Poelking called the meeting to order at 6:26 p.m.

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

President Poelking welcomed the new board members: Jillian Dinehart has lived in the Cleveland area since law school and likes living in South Euclid because she lives near everything she needs to be close to. Jessica Fitzgerald already is serving on OSE committees. Patrick Kenney lives on South Green Road. He loves the diversity in the city. He comes to the board with housing and community development experience.

President Poelking shared the sad news that Ed Gallagher, the previous Service Department Director for the City of South Euclid and the first president of the OSE Board, passed away. She indicated that the OSE Board will send a donation to a charity chosen by the Gallagher family in memory of Ed.

Consent Agenda:

1. December 8, 2022 OSE Regular Board Meeting Minutes
2. December and Year End Marketing Reports
3. 12/06/2022 Revitalization Committee Meeting Minutes
4. 01/03/2023 Revitalization Committee Meeting Minutes
5. 01/17/2023 May-Green Subcommittee Meeting Minutes
6. South Green and Ardentale Vision Session Notes
7. 12/05/2022 Grants Committee Notes
8. 01/10/2023 Fundraising Committee Meeting Minutes
9. 01/19/2023 Governance Committee Minutes
10. 01/09/2023 Community Engagement Committee Minutes

Patrick Kenney motioned to approve the Consent Agenda. Seconded by Denise Turner. The motion was unanimously approved. (15-0-0)

## Finance Report

Moe Romeo, Treasurer, reported about the accountant transition. Since Ann Randall retired at the end of December 2022, the new accounting firm is Your Bean Counters. This company has experience working with nonprofits. They will be developing new balance sheets.

A copy of the 2023 budget will be sent to the new members.

Financials YTD as of December 31, 2022:

1000 Checking	\$ 13,774.34
1005 KeyBank Checking	\$ 102,225.31
1010 Savings	\$ 102,270.80
1020 Payroll	\$ 501.00
1022 KeyBank Payroll	\$ 2,961.45
1040 Petty Cash	\$ 182.47
Total Current Assets	\$ 250,502.87
Prepaid	\$ 3,940.63
1650 Property for Resale	\$ 75,200.00
Total Assets	\$ 329,643.50

## Executive Director

Annette Iwamoto stated that there will be two appointees from the OSE board to the brand new Fair and Affordable Housing Commission.

Keith Benjamin explained what can be provided in our community to help those who have not been treated fairly due to race and other barriers to purchasing a home. They soon will be able to, with the creation of the new Fair and Affordable Commission that will consist of eighteen members.

An AmeriCorps VISTA has been approved again for this year. OSE may be awarded one more AmeriCorps VISTA for this summer. He or she will help with marketing and fundraising.

Carl DeScott reported on two main things that he is working on: First, in conjunction with the business survey, he has been in contact with two of the seven businesses that he plans to help with problems that they have identified. One of the two businesses is Johns-Carabelli Monuments (owner, Michael Johns). He plans to work on one such problem that a business is incurring by discussing the problem at each May-Green subcommittee meeting. Second, he is hoping to see the mural for Johns-Carabelli to be completed by August.

Barbie McCann submitted her report that is included in the packet. She is planning for the next event - INTERSECTION to be held in June. She reported on some of the successes of 2022: she commented on the marketing plan from last year, utilizing social media, inspiring pride in the community and bringing people together. The Passport Program and Hometown Heroes at Mingle at Mayfield were a success. She indicated that there was an increase in dollars,

launched Friends of South Euclid, signed-up for Charity Navigator, met many goals and is now using MailChimp.

Keith Benjamin spoke about the beginnings of OSE; it started after the housing crisis in 2009 to address the housing crisis and the large number of vacant homes. The idea for creating OSE started with the City Council.

### **Executive Committee**

President Karen Poelking reported that members of the executive committee met with Mayor Georgine Welo on Tuesday and reviewed past successes and goals for 2023. Mayor Welo shared thoughts about the future and had some questions too. Next year will be a milestone year; 15 years for the OSE organization. Plans include increasing revenue and informing residents about what OSE does. Mayor Welo gave ideas about a speaker series and fundraising. Julie Mostov offered that the Hillcrest Chamber of Commerce has a speaker series that could be held twice in South Euclid this year.

### **Governance Committee**

Rick Krivanka, Chair, reported that the most important thing is to bring in new members and is very grateful for the new board members.

He started a discussion about using the One South Euclid email or giving members the option of using an already existing email instead of using an OSE email. A sheet was passed around to update information for all members of the board.

There will be a New Member Orientation. Three dates are being suggested, February 27, February 28 or March 2. Once a date is decided for the Orientation, the board will be notified since all board members are welcome to attend as well.

Everyone should have received a Conflict of Interest Statement that needs to be signed by every board member.

There is a need for leadership on the revitalization committee.

Rick Krivanka shared ideas for this year. Some of which are trying to get more experienced members to keep in touch with less experienced members. Regarding fundraising, each board member would be asked to invite others to come and enjoy the event. We need to find ways to get people involved in the community, especially for those who do not have access to the internet. He suggested having a retreat on a Saturday morning or a progressive dinner so that board members could get to know each other better.

Our OSE Board Meeting on April 13 will be at the South Euclid/Lyndhurst Library at 1876 South Green Road at 6:00pm.

Carol Fiorelli mentioned that the Chair of the May-Green committee does not need to be a board member; the person could be a resident in the community. Committee members do not need to be on the board either.

Three outgoing members: Carol Fiorelli is leaving the board but may still serve on a committee. Beverly Burks and Curtis Orr are leaving the board. Rita Ross and Kim Scott are returning for a second three-year term.

Board nominees Jessica Fitzgerald was voted in at the last meeting and Jillian Dinehart and Patrick Kenney were recently voted in electronically via email.

### **Community Engagement Committee**

Tammy Lease, Chair, reported that she had a meeting at her home on January 9. Callie Hopes, Rita Ross, Annette Iwamoto and Raja Belle Freeman were in attendance. Some ideas that were discussed include traffic calming, how to connect with people who do not have internet or email and ideas of how to include them, group classes, decorating electrical boxes, having a restaurant week. Future meetings will be the second Wednesday of each month at 7:30 pm at the OSE office at the Telling Mansion.

### **Revitalization Committee**

Carol Fiorelli, Chair, reported the following:

- Revenue: no properties or income since last meeting;
- \$23,000 pending sales - planning to build homes;
- Smartland had two properties - backed out on both properties - market has changed;
- Rich Paul wanted to buy lots on Francis Court - backed out;
- 4225 Wilmington house has not been listed but should be soon - will list for \$320,000 - OSE will receive 10%;
- A lot of activity on vacant lots; 60-70 available.

### **May-Green Action**

The Vision Session for the OSE owned property on South Green Road between Ardentale Road and University Suburban Health Center was held at the South Euclid/Lyndhurst Library in December. The meeting went very well; the full report is in the board packet.

Hanna Commercial hosted a reception at the Museum of American Porcelain Art; developers were invited. Mayor Welo and Michael Love both gave an update on the downtown district, Annette Iwamoto gave a presentation also.

From the vision of Yard and Company, a food truck park was part of that plan. The City is planning a food truck park at the Rushton Road Municipal lot this summer.

### **2023 Neighborhood Grant Program**

Annette Iwamoto reported that the slide show on the screen, during the meeting showed before and after pictures of homes and properties that were updated. She also reported on the following:

- Exterior home repair - 16 projects completed last year;
- February 28th is the deadline to apply for the grants;



- Currently, there are 88 applications;
- Senior landscaping/snowplowing - 62 seniors last year - hoping to have 70 this year;
- Snow Plowing will be changed this year - residents will pick the contractor;
- Business storefront - March 7th deadline; 6 applications received - the city will be working more directly with the business who are awarded funds;
- Mini grant - 13 projects were done last year; this year opened in March; if funds are left over, applications will open again for summer.

### **Fundraising Committee**

Annette Iwamoto reported and discussed priorities;

- The Annual Report;
- Having more merchandise to sell;
- Considering a new tagline such as “South Euclid Strong” rather than “Come Together”;
- Marketing using Mailchimp;
- Focusing on events honoring people from South Euclid;
- Fundraising efforts to bring in more revenue;
- Advised everyone to see the video on the OSE facebook page and website.

Upcoming events are: INTERSECTION, Mingle at Mayfield and Hometown Heroes and Rock the Block on August 24-25.

Karen Poelking gave recognition, gifts and thanks to the outgoing board members: Beverly Burks, Carol Fiorelli and Curtis Orr.

### **Upcoming Events**

- a. South Euclid Events: <https://www.onesoutheuclid.org/event>
  - i. Rock the Block Winter Fundraiser - 2/4 5pm-9pm - Black Forest Bar & Grill
  - ii. Neighborhood Grants Info Session - 2/15 6pm-8pm- SEL Library
- b. One South Euclid Board and Committee Meetings
  - i. 2023 Regular Board Meetings will be held at 6:00pm at the Community Center for all meetings, except for the April 13 meeting will be held at the South Euclid/Lyndhurst Library, 1876 South Green Road, June 1, August 3, October 5, December 14
  - ii. Fundraising Committee - February 14 at 12pm (virtual)
  - iii. May-Green Subcommittee - February 21 at 7pm (virtual)
  - iv. Revitalization Committee - February 7 at 8:30am (City Hall)

Moe Romeo motioned to adjourn the meeting. Seconded by Steve Haynie. President Poelking adjourned the meeting at 8:08 p.m.

Respectfully Submitted,

Barbara Latini, OSE Administrative Support

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