



Ohio City Incorporate (OCI) Board of Directors Meeting Minutes  
Wednesday February 3<sup>rd</sup>, 2015  
6:00PM -8:00PM  
Lutheran Hospital Board Room B

In Attendance

Board: McLaughlin, Wimbiscus, Owens, Knittel, Scheve, Doyle, Mancuso, Sheppard, Smith, Leek-Nelson, Frondorf, Crockett, Nosse, Qin, Schmitt, Metro (for Guiao, non-voting), Davis (Took seat after approval at 6:13PM)

Staff: McNair, McCormack, Henton

Absent: Malone, Kurutz

- I. Welcome – *E. McLaughlin* - Called to Order at 6:02PM
  
- II. Consideration of Jade Davis for Appointed Seat – *Schmitt*
  - Introduction of Jade Davis
  - Question and Answer Period
  - Resolution 2016-0203-02
    - Appointment of Jade Davis to serve remainder of the appointed seat expiring in 2016
    - **Motion by Knittel, Seconded by Mancuso (Unanimous)**
  
- III. Committee Reports
  - Finance Committee – *Nosse*
    - Committee reviewed finances of major 2015 events with Zoe Adams. Overall strong but always room for improvement.

- Finance recommends that we eliminate smaller expenses in support of the budget, notably food at committee meetings and Board meetings. No objection from the Board.
- Resolution 2016-0203-01 – Market District Improvement Corporation Loan
  - MDIC’s funding schedule means that they’re always a cycle behind and have monies due before they receive them from the SID payout.
  - MDIC asked the Finance Committee to grant a \$60,000 loan from OCI to MDIC to help them catch up.
  - Finance Committee counter proposed with a \$30,000 loan with a maturity date of 3/1/17 at 0% interest.
    - Question: If they struggle to keep up with finances, why would we offer them a loan?
      - When MDIC was created, they started services before they received the first income from the SID. Issue is cash flow, not inability to pay. Other option would be to have them to stop services for 6 months while they catch up.
      - SID is up for reauthorization on 1/1/17. Looking to expand geographically and in service level.
  - Resolution allows OCI to recollect the loan by any recourse, up to and including suspending services until they pay it back.
  - SID and MDIC has supported development of the neighborhood from the perspective of safety and cleanliness.
    - Question: Why a 0% loan?
      - Not really worth it from a financial standpoint to charge interest on such a small amount for such a short window, especially with the direct involvement between MDIC and OCI.

- Question: What's the security on the loan?
  - Services will stop but OCI will collect the tax payment that will be issued by the County six-months later
- Question: Where will funding come from in the OCI budget?
  - We have \$120,000 in unrestricted cash that can be used
- **Motion by Owens, Seconded by Doyle (15 in favor, Mancuso opposed)**

Governance Committee - *Schmitt*

- Approval of Minutes from December 2015 Board Meeting
  - **Motion by Knittel, Seconded by Mancuso (13 in favor, Abstentions by McLaughlin, Davis, and Schmitt)**
- Introduced Policy for Non-Board Committee Members.
- Spring Elections Schedule:
  - February 1 Board Candidate Application available at [www.ohiocity.org](http://www.ohiocity.org)
  - March 8 Board Candidate Applications due by 5pm
  - March 11+ Board Candidate information published to OCI web site
  - March 22 OCI Annual Meeting – followed by a “Meet the Candidates” mixer for those interested
  - April 1 Last Day to register to be eligible to vote in the 2016 Board Elections.
  - April 19 Meet the Candidates event at 6pm at Franklin Circle Christian Church
  - May 3 Board Candidate Election Day at Franklin Circle Christian Church
  - May 18 Special OCI Board Meeting to vote Appointed Board Members and elect Officers
  - June 1 1<sup>st</sup> OCI Board Meeting for all newly elected Board Members, Appointed Members, and Officers

- Schmitt to clean up formatting of the Code of Regulations and report back to Board.

#### Real Estate & Land Use Committee – *Wimbiscus*

- To help expedite the Single Family Home program, staff has preemptively been working with the city and First Federal of Lakewood to outline process for utilizing the program. Would like to roll this program out at the Annual Meeting.
- Will need to consider the impact of placing Single Family Homes within the expanded SID.
- City Planning's rezoning proposal for large portions of Ohio City (and other parts of the near west side): The Committee was given a quick general overview of an earlier draft of the rezoning plan. The proposal is complicated and will benefit from a closer look when it goes out to the block clubs for feedback. The Committee felt that it is important to provide a thorough, yet easily comprehensible explanation in order to ensure that the public has the best opportunity to provide informed input into the proposal. Because the rezoning proposal is in draft form and will evolve as additional input is provided through the public process, it is premature for the Committee to make any recommendation at this time.

#### Safety Committee – *Smith*

- Committee is planning to engage the community prior to the summer months (usually the most active crime period) to discuss safety plan with community and the police.
- Cameras going up on 38<sup>th</sup>, 41<sup>st</sup>, 44<sup>th</sup> between Whitman and John. Next location that will be walked and outfitted with cameras will be South of Lorain in the

SOLO Block Club Area. Intent to match camera areas with areas of crime concern.

- Question: Why not 44<sup>th</sup> and Lorain?
  - That would be a potential next phase, 44<sup>th</sup> and 41<sup>st</sup> South of Lorain
  - MACE survey has helped outline what good opportunities would be, all dependent on proximity and funding
- Question: Can businesses invest into the camera program?
  - We've surveyed who has them. Haven't yet gotten to the point of asking businesses to invest in the blind spots but it is planned for the future.
  - Could also have businesses invest in advertising.
- Question: Could we do more for outreach and marketing about the safety initiatives we're already doing? Could we also inform about OCI and the Block Clubs?
  - Certainly. Aiming to do more safety walks in the spring. Also working on "welcome packages" for new residents with more information about the neighborhood and OCI and how we're working towards a safer neighborhood.
- Footage from the cameras is being used in multiple ongoing investigations including some major crime investigations that have plagued the city.
- \$18,035 has been raised for the camera program from donations and commitments. \$3,420 has been spent so far.
- Per Leek-Nelson, cameras and safety inspection programs could qualify for Victim of Crime Act Grant and she will help staff connect to this program.
- Notable increase in break-ins around the 3500 Lorain Ave building. Over 10 break-ins since November. Replaced the 7 cameras on the building and installed

3 new ones. OCI has hired private security to monitor the lot, soon to be taken over by the 2<sup>nd</sup> District.

Advancement Committee – *Leek-Nelson*

- Committee has been working with Strategy Design Partners on a charter for the committee. Currently under review.
- Annual appeal raised ~\$5,000.
- Working on an annual corporate appeal packet. Push will be going out soon (March/April) and then again when most companies do their budgets in the Fall.
- Working on a central funding request for the members of the Ohio City Non-Profit Dialogs to help offset spending historically done by a few members.
- Setting an annual sponsorship goal of \$200,000 for corporate sponsorship of Ohio City Events.
- Evening in Ohio City is May 14<sup>th</sup>
- Ohio City Street Fest is September 25<sup>th</sup>

IV. Executive Director's Report – *McNair*

- Basketball enrolment has put Near West Rec over 1,000 kids served.
- Signing contract extension with Miami University for summer program.
- The Non-Profit Dialogs group will be doing a “wrap-around school” with Dunbar Elementary. Local organizations will be providing staff time and other support.
- Business Openings: Dave's Cosmic Subs, Cleveland Bagel Company, Ohio City Moto, Cleveland Hostel Café.
- A hardware store has been recruited to the neighborhood. More details once the deal is finalized.
- Snavley project will close on 4/1.

- No decision made in the McDonalds case.
- Work with ODOT on the Shoreway Ramps is still ongoing.
- Cleveland Foundations will be providing opportunity for OCI to bring in an international muralist to work on Detroit this summer.
- Just submitted a joint application with the Port Authority for a \$100k Livable Communities Grant. OCI can match with some funding from the Frohring Grant. Will find out in June if we are selected.
- 4/21 will be Ohio City Non-Profits Annual Meeting at location to be announced.
- Scott's Miracle Grow will be installing a garden in Ohio City for the RNC.

V. Executive Session – *Schmitt* - Called at 7:28PM

- **Confidential**

Respectfully submitted by Chris Schmitt (Board Secretary)