

Old Brooklyn Community Development Corporation  
Board of Directors Meeting Minutes  
Zoom Video-Conferencing Meeting  
April 26, 2022

**Board Members Present:** Dave Margolius, Reggie Clark, Adam Saurwein, Gordon Jones, Marlon Brown, Katrina Homer, Kristen Wilson, Liz Kilroy Hernandez.

**Meeting was called to order at 6:00 pm.** Dave Margolius asked for a motion to approve the March minutes. Adam Saurwein made a motion, Gordy Jones seconded, minutes were approved.

**Treasurer's Report:** (Gordy Jones) Nothing much to comment on for this month. Next steps are that we're working towards putting next year's budget together. Looking at any potential changes and things like that. So that should be our big push coming up over the next two meetings so that we can be ready to go, going into June, pre-circulating that budget to make sure that there isn't anything we're missing. We've got a little bit of cushion compared to previous years, as far as the cash position goes.

Dave Margolius asked have any changes at City Hall affected the budget or because of all that money was set aside for this coming year. Gordy said so for the most part, everything's already been earmarked and allocated, and it's just a matter of determining what we need to think about for next year. Lucas added another point is that from a CDBG perspective, we should know by May 15th from the city, exactly what that allocation will be for the upcoming fiscal year, which is nice because that way we'll be able to plug that into the budget ahead of the June board meeting. When we have the final draft of the budget for the board's review, that number will be an accurate one. Dave asked for a motion to approve the financials Kristen made a motion to approve, Adam seconded. The treasures report was approved.

**Board Summer Retreat** (Dave Margolius) The board retreat will be an opportunity to get to know each other a little better, so that institutional knowledge some of our board members who have served on the board for five or six years have, doesn't get lost with them coming off the board. We're looking for a Saturday morning in July, three – four hours. Hoping to have it at the Ben Franklin gardens.

**Committee member review** (Dave Margolius) We've got a number of committees. That's worked into our code, we used to have 11 committees, with every committee having two board members, meeting a certain amount of times and it was too much. So thanks to some board members here and in the past, we pared down to four committees, with subcommittees within the committees.

**Advancement committee:** Devin from the staff, Katrina is chair and Kristen. They will be more active with the fundraisers coming up over the summer.

**Neighborhood Development:** That includes all the work of real estate, lots of discussion about the Pearl Memphis project coming up and we'll find out the decision at the end of May from OHFA, if they've approved the funding for the NRP project at Pearl & Memphis. That committee is Reggie who is the chair of the neighborhood development committee, along with Kristen, Adam and Liz.

**Governance Committee:** Adam is chair with Liz. Governance is making sure that our code is good, up to date and reporting up through governance is the subcommittee of the nominating committee which is Kristen and Philena. They'll be active this summer recruiting from the neighborhood to put up in nominations for the board and annual the meeting in the fall. Some of the other things is the handling of ad hoc questions or things relating to the organization abiding by its bylaws or what is the process for doing something or passing a certain resolution or other heart-pounding compelling questions.

**Finance Committee:** Meets once a month. David Robinson, treasurer is chair, Gordy, and Mike. They're helping to prepare the financial dashboard every month and putting together the budget. They will be putting out a RFP to find someone new to do our audits for taxes.

**Community Health Committee:** Amber Jones is Director of Community Health, Marlon Brown from the board is chair and Dave Margolius. The farmer's market is a big part of what the community health does and the transportation and all sorts of good things that affect the social determines of health in our neighborhood.

**Real Estate Update:** (Lucas Reeve)

- **Sixth City Cycles**, got their new signage installed, super creative & unique sign. Another storefront renovation program success. Kudos to Johnese and Jayme who helped with that and also being able to take advantage of a really great city program. Signage coming soon for Old Brooklyn and JAC Creative.
- **4323 Pearl Rd.** A small area has been leased to Salvadorian Sunshine on a per month basis, providing an upstart local business with an opportunity to grow their business from a home-based kind of business into having some space to grow. They are a landscaping and handy person business that had been based out their home. Some good activity at the space as we await, future development that has kind of picked up. We've had ongoing conversations with four different developers, very early stages, nothing concrete yet but some critical introductions not only from our project manager, Daryl Young who's continued to bring new developers to the table, but also some of our banking partners. Learning more about the project and our objectives, helping to make some key introductions to some folks who mission and vision and how they look to develop neighborhoods, is very much in line with ours. Hopefully moving towards some better news from the perspective of having somebody that's on board to help us develop that project.
- **MOOS Program:** run by Carlos Laboy OBCDC staff is also at 4323 Pearl Rd. Site.
- **The Stanford Apartments:** Modern Home Concepts and Old Brooklyn have had several discussions in the last few weeks with city planning who has blessed their initial conceptual ideas of what they're looking to do with the four landbank lots, and potential acquisition of one of the single-family homes along Stanford. They are re-engaging with their architecture firms to take their designs to the next level.
- Making really great progress on the Amberley home rehab using this particular general contractor who has been really tremendous so far to work with. With the supply chain challenges, they've been able to really move forward at a good pace & we're probably ahead of schedule.
- **South Hills** rehab, which is in the bidding process currently and then the Mayview home is right behind that for bidding, as we move from spring, summer to fall, we'll have homes transitioning out and we'll be finished all three by the end of the year.
- We had submitted an LOI way back for potential acquisition of the Old Citizens bank building along Pearl Rd. Reggie was very helpful in putting that together and to connect with the broker.

He also helped to bring other folks that could potentially be interested in acquiring that project. It was acquired by a local developer and thankfully one of our board members Gordy met with Mark Lennar and we'll be meeting with him to find out what his plans are for development there, and hopefully be able to work with him in the near future to help make that another transformational project along our key commercial corridor. Gordy said the group who bought it probably have 15 or 20 different properties that they're working on right now. And they're doing a lot of big stuff and then some more localized stuff. They do retail for the most part. They're looking at retail for this particular location. They don't have a partner yet but a lot of what they've been working with is the Raising Canes Ohio Group.

**Ben Franklin Community Garden Casino fund resolution:** The Ben Franklin Community Garden made a proposal to the city of Cleveland, with the proposal also supported by ward 12, Councilwoman Rebecca Maurer. It's for use of casino revenue funds. They're asking for \$10,000 of casino revenue funds. A resolution was brought to the board to vote this evening, authorizing them to make the application to the city of Cleveland. Old Brooklyn CDC is the fiscal agent for the Ben Franklin Community Garden and would be applying to the city as a co-applicant with them and ultimately would enter into a contract with the city to pass through the \$10,000 to help administer, that's required with the city of Cleveland to get that money into their hands. The garden support folks that want to have a garden plot, to be more culturally significant and provide educational opportunities, using the garden for things other than just gardening, they have had, tremendous success with their music program. They built a gazebo for all types of use. The \$10,000 that they're looking for is to continue the work of adding to public use space, both from a landscaping perspective, cleaning up some areas that were/are currently unusable, also building a brand-new seating area that could be used for watching concerts or other programming that they have going on. Marlon made a motion to approve the resolution, Katrina seconded. The resolution was approved.

**I. Meeting adjourned at 7:00 pm.**