

Old Brooklyn Community Development Corporation

Board of Directors Meeting Minutes
January 24, 2023

Board Members Present: Dave Margolius, David Robinson, Adam Sauerwein, Katrina Homer, Marlon Brown, Harry Quinones, Kate Warren, Philena Seldon, Brendan Zak, Cherie Kaiser, Kathryn Clusman.
Staff: Lucas Reeve, Amber Jones, Darlene Glass, Alex Deliz, Charles Kennick, Mellisa Rielinger.

Meeting was called to order at 6:00 pm. Adam Sauerwein made a motion to approve the December minutes, Brendan Zak seconded, minutes were approved.

Treasurer's Report (David Robinson) member of the Finance Committee filling in for Treasurer Gordy Jones, went over the financial dashboard for December, Brendan Zak motioned to approve, David Robinson seconded, financials were approved.

Audit / Form 990: David Robinson discusses the completed audit, going over financial statements and the draft for the audit. A mislabeling of a Board members title was identified on the form 990 and marked for correction. Lucas Reeve mentioned that the auditing firm will begin earlier this year, so as to expedite the process. **Approval of Audit / Form 990** - Motion to Approve: David Robinson - seconded Kate Warren. Resolution to Adopt the Audit / Form 990 voted on and passed. 11 for / 0 against Resolution # 01-2023-01.

Lead Ambassador Program: (Alex Deliz) A recap of the December board meeting and additional information requested. Target market will be neighborhood property owners that are required to have lead safe clearance and renewal every two years. Staff will use strong existing marketing framework to source work. Staff have identified close to 2,400 units in Old Brooklyn, with only 1,174 currently having been tested. Careful market evaluation has informed the pricing model, charging \$350 per unit outside the neighborhood, with Old Brooklyn property owners receiving a \$50 discount. Lucas Reeve explains the financial cost for this project. There is room in the current Ambassador budget for 2022-23, allowing for lead testing program costs to be absorbed, while still ensuring corridor work in addressed in the short term. The Lead Safe Ambassador Program for 2023-24, in its first year of operation would be fully budgeted. OBCDC to explore grant funding to support. Lucas Reeve reads comments from Board member Liz Kilroy Hernandez, who is in support of the program, but has concerns over the number of units being projected to be tested and would like to explore other names for the program. Lucas Reeve explains that a resolution would have to be adapted to allow for testing outside of the Old Brooklyn service area, but that this work is very much in line with the mission to improve health outcomes for residents. **Lead Safe Testing Program Resolution** – Board voted on allowing for testing outside Old Brooklyn for 1 year voted on - 11 for / 0 against Resolution # 01-2023-02.

2023 OBCDC Events (Amber Jones) reviewed presentation; what goes into event planning: why we do events; the process; community input, including short surveys. The results showed those surveyed want fitness & exercise; places to hang out/spend time with friends; meet people; food; diversity in events; things for kids/youth; information.

2023 Recommendations: **Old Brooklyn Farmers Market** (15), **Takeover Old Brooklyn** (4) **Young Professional** event series (throughout the year) **Homebuyer/Home Repair Workshop Series** (throughout the year) **Crooked River Camp** (3 day sessions, once a month, for 3 months) **Old Brooklyn Nite** (September) **Old Brooklyn Day** (October 14) **OBCDC Annual Meeting** (October 24) Partner event: Ben Franklin Community Garden **Music & Art series**.

Old Brooklyn Farmers Market: Event goals: 15 weeks, Saturdays, June 24 – Sept. 30, 10am – 1pm and this year adding a Thursday evening market, 3 sessions during normal market season. Kathryn Clusman expressed excitement over the Young Professional event strategy.

Memphis Pearl Project, Update: (Lucas) Following up on last month's board meeting Staff had a kickoff meeting with the Desmone Group, Tipping Point and PRUMC representatives. The meeting covered what to expect over the next 30 days, agreeing to organize regular meetings and open communication. Groundwork was laid for how the groups expect to work collaboratively, in effort to figure out design, and financing for the project. Community engagement being a key factor and OBCDC staff involvement in leading that process. A draft MOU was provided by Desmone. Its currently under review / negotiation. The RFP expressed that Old Brooklyn CDC would have a seat at the table long term some type of partnership in future development. We want to ensure what happens there is in line with our vision for that corner and our strategic plan and our goals as an organization. David Robinson expressed the need to ensure we closely monitor financial risk throughout the negotiation and pre-development process. Kate Warren asked that Staff ensure legal agreements are reviewed by Board member Adam Sauerwein. Lucas Reeve clarified that the MOU review process includes external 3rd party legal team as well as Adam Sauerwien, before the agreement comes to the Board for approval.

Meeting adjourned at 6:55 pm.