

Old Brooklyn Community Development Corporation
Board of Directors Meeting Minutes
Zoom Video-Conferencing Meeting
May 24, 2022

Board Members Present: Dave Margolius, Reggie Clark, Gordon Jones, Marlon Brown, Mike Caparanis, Kristen Wilson, Liz Kilroy Hernandez. **Staff:** Lucas Reeve, Amber Jones, Devin Cotton

Meeting was called to order at 6:00 pm. Dave Margolius asked for a motion to approve the April minutes. David Robinson made a motion, Marlon Brown seconded, minutes were approved.

Treasurer's Report: (David Robinson) The finance committee met last week. Had a chance to review financial statements for the end of March 31. We are still looking for a new auditor because our auditor has retired. We've got some leads. It's just a matter of finding the right fit for our size organization. Projection on what things look like for the year. Projecting a normal budget year. Additional funding coming in. One of the biggest new ones is that digital divide grant. Expecting the CDBG dollars at about the same level. Unrestricted public funding. The CMP operating grant is on year three of three. There are a lot of holding accounts for other organizations that we support as fiscal agents. There is an 8% increase in health plans and so that is reflected as well. Some additional expenses and overhead costs, Property expenses including the, the main office, the St Luke's site, as well as the green line building. The balance of the budget right now, a 40,000 deficit in this budget. Working on figuring out a, a balloon payment that is due to the Cleveland foundation for the loan that was received for the ambassador program. Over the next couple of months with a new executive director, we'd like the organization to have at least six months of lead time with a new organizational leader to assess how that program is going and find a, or at least a plan, for a sustainable funding source. Lucas and John Deal are in conversations with the Cleveland foundation to see options on that payment. A motion to approve the treasurer report? Marlon Brown made a motion, Mike Caparanis seconded. The treasurer report was approved.

Board Summer Retreat (Dave Margolius) We're still aiming for a Saturday morning in July or early August. Sending out a Doodle pool to the Board.

Community Health updates: (Amber Jones)

We were funded to do health needs assessment expansion into the Burton Bell Car Development service area, Central, Kinsman and Buckeye neighborhoods on the east side. That kicked off in January. It brought together the BBC team, our team and the Swetland Center for Environmental Health. Three organizations have been working together to plan out the health needs assessment work in those three neighborhoods over the last few months.

1. The main update at this point is that we did focus groups or listening sessions within each of the three neighborhoods that was very specific and targeted. We held two focus groups in each neighborhood that allowed us to understand at a deeper level, what was actually going on in the neighborhoods and what other things we wanted to include in our health needs assessment survey. The survey will be about 75% standard questions that are asked of all three neighborhoods. Standard questions will be similar to the questions that were asked on their health needs assessment in 2018. The other 25% will be neighborhood specific to Central, Kinsman and Buckeye.

What was found across all three neighborhoods was that safety was a big factor, access to healthy foods, and what we know about food deserts throughout Cleveland access to mental health services the built environment. Green space, pollution, trash places for people to play. Social and economic investment in

people, those are the five main things that came out of the focus groups that we're going to incorporate into the survey that we create.

Some of the specific issues within each neighborhood we saw in **Central**, people were thinking about more academic access to the resources such as Tri-C how to get people more involved in those resources. In **Buckeye**, thinking about connectivity, not just between people being able to get between different places in the neighborhood, and then in **Kinsman**, they were thinking more around safety and safe places, and then also the other aspect of that is the opportunity corridor and how that impacts their community. Really interesting, a lot of similarities between the neighborhoods, but there's definitely some differences that were brought up during the focus groups which will be really exciting to explore with the health needs assessment.

Looking towards the future into summer 2022, the survey, the design is about 50% done and will be submitted to an institutional review board, which will review the survey, make sure the questions that we're asking are ethically sound and okay for the community and, and get it out around July, August throughout the summer. There has been some interest from United Way and a few different grants about how there might be some potential for collaboration with the county level health needs assessments.

Real Estate Update: (Lucas Reeve)

- Our Memphis and Pearl proposed development was not awarded the tax credits needed to support the project that was put together in collaboration with the NRP group. This particular funding cycle for 2022 was highly competitive, based on analysis and conversations with our partners at NRP overall performance is sometimes difficult to calculate. Feedback from NRP, who are the experts in this area and our initial analysis was that in general the city of Cleveland did poorly with respect to allocation of tax credits to make projects like this a reality. As far as overall next steps, first and foremost, we remain committed to restoring vitality to this critical corner in our neighborhood. Having a vacant idle and underused property serves no one, so we'll continue that mission. We're looking forward to getting the FAQ up on the website, just to provide even more further information to the community. Whatever happens at that site, efforts should be undertaken with our developer partner, whoever that may be, to explore how to honor the history of the site. That really came forward in the community engagement we did in the past. In speaking with our partners at NRP, they've been really great to deal with, their commitment to our neighborhood and understanding our neighborhood as well as their expertise in the tax credit world has been incredibly valuable. They are open to a resubmittal for the next cycle in 2023, which would follow the exact same timeline that we just went through with the February submittal date and a mid-May award. The market shifts particularly on the construction side could impact the outcome of whether or not it makes sense to make another submittal in February of next year as well as the QAP that will come out from OHFA in September, that will really provide the scoring that will make that a potential
- We also still have our application out for Brownfield grant funding, which could potentially impact that submittal for next year as well if we were able to secure some Brownfield funding that would ultimately make the application likely to be received more positively with having some additional funds. Overall NRP remains committed to doing something in our neighborhood, whether it's at the corner of Memphis or elsewhere.
- There is a neighborhood development committee meeting coming up. Reggie, the chair of that committee we'll be sending out an invite for June 21st and the Memphis & Pearl project, the OHFA decision and the future and next steps will be a key part of that agenda and for the folks that make

up that committee to offer key inputs on how we should approach next steps. Based on the conversation with NRP and what we've been thinking internally as a staff, I foresee us getting to a place within the next few months where we could potentially start looking at a process to entertain other development options and developing a criteria for proposals. NRP is open to us dual tracking the conversation about a resubmittal for tax credits next year with exploring other development opportunities at the corner, so we have more information in September about a resubmittal. Moving forward, understanding that our goal is to revitalize and reactivate that corner while also balancing some of the holding costs from a timing perspective.

New Business:

- Search committee We are on track to finish up the process and clarity of a permanent executive director hoping by the end of June or early July.
- Takeover Old Brooklyn, 2nd Tuesday of the month June 14th, at Brookside Reservation.
- Farmer's Market starts Saturday, June 18th, 9 am – 1 pm.
- We'll be talking about some potential candidates to join the board at next month's board meeting.

I. Meeting adjourned at 7:00 pm.