

Old Brooklyn Community Development Corporation  
Board of Directors Meeting Minutes  
November 22nd, 2022

**Board Members Present:** Dave Margolius, David Robinson, Adam Sauerwein, Katrina Homer, Marlon Brown, Kate Warren, Philena Seldon, Brendan Zak, Cherie Kaiser, Kathryn Clusman, Liz Kilroy Hernandez, Gordy Jones **Staff:** Lucas Reeve, Amber Jones.

**Meeting was called to order at 6:02pm.** Katrina Homer made a motion to approve the October minutes Gordy Jones seconded, minutes were approved.

**Treasurer's Report:** (Gordy Jones). No significant change since last meeting. Met with John Deal and Lucas Reeve to discuss the audit with new auditor. Expecting Audit shortly, with Committee Review in December and Board approval in January. Brendan Zak made a motion to approve October financials. Philena Seldon seconded. Financials were approved.

**Board Documents** (Dave Margolius) Onboard documents need to be filled out by new board members. Conflict of interest, Statement of commitment & Board asset map to help board members think about strengths and weaknesses and planning for future board member cultivation. Please have completed by the next board meeting will be Tuesday, December 20<sup>th</sup>.

**Discussion on Hybrid board meetings:** (Dave Margolius) Suggestion for optimizing microphone in the conference room to hear better at the meetings. Everyone seems to be in favor of resuming in person board meetings with option for zoom.

**Committees:** (Dave Margolius) Committees are made up of Board members, staff & members from the community or other stakeholders in the community, and that's where really important work happens. Finance Committee, Neighborhood Development, Governance, Nominating, Community Health & Development.

Two committee chair spots are open with Board members rolling off. Proposals were made to fill those vacancies & vote to make it official. **Brendan Zak** – Neighborhood Development. **Kate Warren** – Nominating Committee. Liz Kilroy Hernandez made a motion and Adam Sauerwein seconded for Brendan and Kate to be chairs of the committees.

**Fundraising :** (Lucas) Both Old Brooklyn Nite and Old Brooklyn Day were successful. Everyone agreed that the Ben Franklin Garden was a good location for the OB Nite. OB Day had two different cleanups, one along Pearl & Broadview and the other one at Memphis & Fulton. 30 trees were planted at Estabrook Recreation Center. Mural painting project that included engagement with seniors at SCR, youth at the library and residents at a local coffee shop. There is a potential to do some smaller fundraising efforts throughout the year which could take various forms, but provide access for folks that weren't available to join one of those two days. Our net was a little over \$36,000 from sponsorships and fundraising the night of the event.

Being able to utilize the Garden helped to drive down the overall cost. One thing to highlight we were able to make significant investment into the infrastructure of the Bed Franklin Community Garden, that they can use going forward to host their own events. They do a lot of youth programming & summer music series.

**Real Estate Update / Memphis & Pearl Project:** The deadline for the RFP's for Memphis & Pearl development is November 30th. We received letters of interest from three different development groups at the end of August.

NRP group who had previously proposed a letter of interest will not be submitting an RFP in this round due to the rising cost of materials, cost of labor and rising interest rates, they feel uncomfortable pursuing a project like this.

There are two development groups confirmed to be preparing submittals. In terms of their proposals, they're both on the right track with some really creative and interesting ideas. They both have plans that include bringing more residential apartment units to Old Brooklyn, more commercial space to this key commercial corner, which were two of the other asks that we made in the RFP. Both firms are leaning more towards preserving St. Luke's church and believe strongly in the inclusion of PRUMC in the project.

There will be a Neighborhood Development Committee meeting chaired by new Neighborhood Development Committee Chair, Brendan Zac, December 14th. Community Engagement efforts include a community meeting which would be in person on December 15th as well as doing an online digital survey. The goal is that the digital survey will be out on December 7 and run until the 15th, and then the 15th will be in person. The hope is that works for as many residents and business owners as possible to help share the projects and get their feedback. And then we'll be getting all of that information together into your all's hands before the 20th, so you'll have had a chance to review the plans, meet with developers, hear from the neighborhood development committee with their thoughts, and hear also from the community with their thoughts from the survey and the in person, which should hopefully be enough information to put you in a place to make a confident decision.

**New / Updates:** (Lucas Reeve) Jessica Timms will be the new Relationship Development & Grants Manager starting December 19<sup>th</sup>

**Holiday Gathering:** Following the December 20th board meeting we will have a meetup at Pearl Road Tavern. Everyone on the board is invited along with a partner and staff.

**Meeting adjourned at 6:55 pm.**