

Old Brooklyn Community Development Corporation
Board of Directors Meeting Minutes
Zoom Video-Conferencing Meeting
February 22, 2022

Board Members Present: Dave Margolius, Reggie Clark, Adam Saurwein, Gordy Jones, Marlon Brown, Katrina Homer, Liz Hernandez. David Robinson.

Staff: Devin Cotten, Amber Jones, Lucas Reeve, Carlos Laboy, Hope Fiero, Johnese Sherron.

- I. **Meeting was called to order at 6:00 pm.** Dave Margolius asked for a motion to approve the January minutes. Adam Saurwein made a motion, David Robinson seconded, minutes were approved.
- II. **Treasurer's Report:** (David Robinson) Lucas Reeve sat in at his first Finance Committee meeting, in his current role as Interim Executive Director. January, February and March are very similar in terms of where we are in the balance sheet. Rehabbed homes on Gifford and W 14th have been sold and we will see those lines of credit being paid off when we receive funds from the city of Cleveland. Dave asked for a motion to adopt the treasurers report, Gordy Jones made a motion to approve and Marlon Brown seconded, treasurers report was approved.
- III. **Executive Director Search update:** (Dave Margolius) Shared that Lucas Reeve has applied for the position of Executive Director. The search committee will be made up of 11 members, 5 members are from the board and executive committee, 2 members of the OBCDC staff Amber Jones & Devin Cotton, four members from the community, Jim Busch, Jason Powers, Kate Warren and the search committee chair will be Tiffany Sedlacek. This will probably be a 3 – 4 month process.
- IV. **Advancement Update Summer Events:** (Devin Cotten) Community Building & Fundraising Events for 2022 are:
 - ☐ **Takeover Old Brooklyn:** April 12th (Harmody Park), May 10th (Brighton Park), June 14th (Brookside Park), July 12th (Estabrook Rec. Center), August 9th (Loew Park)
 - ☐ **Old Brooklyn Farmers Market:** Every Saturday from June 18th – September 24th
 - ☐ **Ben Franklin Community Garden:** concert series starting May 21st through August
 - ☐ **OBK Day Golf Outing:** B.A.Sweeties mini golf course
 - ☐ **An Old Brooklyn Nite:** Date and time TBA
 - ☐ **Old Brooklyn Day:** October 14th
- V. **Real Estate:**

Takeover Old Brooklyn: (Hope Fiero) The purpose of the event is to encourage community members to connect with each other. That includes OBCDC staff bringing together residents and businesses, engaging in new places, in a fun way. We will have different community resources, groups and businesses in different spaces of the neighborhood, for people to have chances to explore their neighborhood. **(Johnese Sherron)** talks about how they are combining past successful events, Spotlight with Takeover Old Brooklyn, to create a greater impact. This is a good way for Old Brooklyn businesses to have an opportunity for greater reach across the neighborhood, connecting with people they would not interface with on a daily basis and also to residents that would not know about them either. **(Carlos Laboy)** spoke with Mark Tapajna from the Ben Franklin Garden to discuss working with them for events. There is a new pavilion that can be used as a community gathering space. They will have the ***Summer Concert Series:** Starting May 21st through August. ***Art Programming:** They would like to host 4 art activities which would include weaving class, printed leaf prints, natural plant dye class, plein air class, and floral

arrangements. ***Childrens Programming:** They would like to host 3 events, one including a teacher interested in doing a child reading event. OBCDC has funding through MyCom funds to support youth events and are able to assist with creating programming at the garden.

***OBK Golf Outing:** (Devin Cotten) B.A Sweeties Mini Golf Course. Create a family-friendly, daytime, and accessible alternative fundraising option for the OB community. More corporate sponsorship and engagement, hole sponsors and sponsored golfers. Games could include: Celebrity shot, closest to the pin, longest drive, etc. Food vendor. David Robinson thinks it's a great idea to have a family fundraising event and asked if there is a fundraising goal and what the cost would be. Devin said we would have a better understanding in about a month or so once we find out the cost of everything. (Kristen Wilson) will this be a limited ticket event or just show up? Devin said we are still in the planning stages, but we are thinking of sponsoring a foursome or six golfers, having a golf tee time running from mid-day event to early evening and individual tickets.

VI. Real Estate: (Lucas Reeve) First update is on our building, the Atlas Building. **Sixth City Cycles** submitted a storefront renovation application to the city for new signage. **In Session Therapy**, the storefront next to Sixth City, has all its permits and is working with a contractor to start work soon.

VII. New Business:

- ☐ **4323 Pearl Rd.:** Continued engagement with developers. We are envisioning a brand new library branch and large scale mixed use development. The big challenge is gap financing. Based on market conditions currently and the rising cost of construction we have a gap between 4 & 5 million depending on what concept we move forward with.
- ☐ **Memphis & Pearl project** – No updates beyond our submission of the tax credit application nothing to do until the decision in May.
- ☐ **W. 14th House** - paper work was signed for the sale of that property.
- ☐ **Mayview Ave. House** - will close very shortly.
- ☐ **Stanford Apartments project** – The developer, Modern Home Concepts, is engaged with an architecture firm on a feasibility study & working with the City of Cleveland Planning Dept. to assess the feasibility of a market rate multi-family development somewhere around 30 units.

VIII. New Business: (David Robinson) update on Brighton Corridor Developments in the future: Demolition of St. Luke's was not what anyone wanted to see happen, but OBCDC was happy to find a partner in NRP to move forward with a project. There just wasn't a financially viable alternative to restore St. Luke's as hoped, but the NRP project is going to be a great success. Looking at the bigger picture, it shouldn't have to come down to a single viable proposal on a commercial site, such a critical site, we worked hard to assemble. There really is an opportunity here where government can help in providing gap financing options in neighborhoods like Old Brooklyn, where market conditions don't create the viable opportunity for more traditional development. What's missing in our middle neighborhood are tools to help facilitate large multi-family or mixed-use developments. We need more tools to continue to develop Old Brooklyn's Main Streets. We have an opportunity to step into a leadership position in the CDC network, to ask the City Economic Development and Community Development Departments, to keep pushing towards gap financing tools. This could help other Middle Neighborhoods across the city.

- ☐ **David Robinson makes a motion:** To allow the interim Executive Director in conjunction with the Executive Committee to advocate on behalf of the OBCDC Board of Directors for additional commercial real estate gap financing tools specifically for Middle Neighborhoods from the City of Cleveland. Adam Saurwein seconded, motion passed.

IX. Meeting adjourned at 7:00 pm.