



Board of Trustees
Minutes
Meeting Held Via Zoom
January 11, 2021

1. Welcome. Motion to approve the agenda. Carissa moves. Margy seconds. John Walter objects to item 3,c, vii. Feels like this is a personal attack on him and his neighbors and wants it removed. Julie seconds John's motion. Margy addressed this issue. This was moved forward from the committee with no objections. This is not targeted at any individual and hopes we can have a full discussion. Peter shared a different memory of the proceedings. John shared his objections that he also circulated in an email today to the board. There was a lot of discussion. 3 in favor. 7 opposed. Motion fails. Back to approving the agenda. 8 in favor. 2 opposed.
2. Officer Reports
 - a. Secretary: **Motion** to approve the December Minutes. Amy moves approval. Maurice seconds. Motion carries.
 - b. Treasurer: **Motion** to approve the January Report- money out in December to wrap up NSP funds. \$21.46 was sent back to the city. We now have a bank debit card. Mike moves approval of the report. Carissa seconds. Motion carries.
 - i. Discussion about December meeting
 - ii. Any information about Liberty Street median landscaping?-Margy will bring this up in her committee work next month.
3. Committee Reports
 - a. Economic Development and Housing
 - i. **Motion** in support of sale of City-owned land at 127 Green St to Acanthus Group- Danny forwarded the plans that were shared with the committee. Small narrow building that will be a total infill project. 2 apartments. Greg requested a letter for the sale of the property from the city. He will be requesting residential tax abatement. (the committee voted 7 to 1 in favor) John Wulsin moves to support the motion. Julie seconds. This motion carries and moves on to the membership for ratification. 7 in favor. 2 opposed. 1 abstaining.
 - ii. **Motion** in support of "Logan Commons" (join project with Urban Sites, CASS, and CMHA)- Julie gave a brief background on the project. 1719 Logan Street-Findlay Market's west parking lot. Urban Sites partnering with CASS and CMHA on the project. 3 stories of new quality affordable and market rate housing for seniors. Less than 30% of apartments will be market rate. The new replacement senior center will be on the first floor of this project (will replace the current senior center). Want to apply for FACT 50 tax credits. Need to have application in by Feb 1st. Also applying for home funds from the next OFFA offering. Want letter of support from us. John Wulsin moves we support the project as stated in the motion. Key seconds. More discussion around parking that would be provided to replace the parking that is going away with this development. Draft letter of support sent to board via email from Danny. Danny reviewed the letter for the board. Key shared they were okay with updated letter but wanted to be clear that they would support this with some reservation they feel there are more concerns than just the parking concern and also concerned when housing is paired with commercial and economic spaces. Maurice recalled the fight to keep the senior building open-CASS only has funds through the year. Tracey shared that they are working with the city to keep services open. Motion carries 8 in favor. 1 opposed. 2 abstaining.

- iii. Peter gave TIF update. Problem in the draft about lack of community engagement around the use of TIF dollars. There are no criteria about making the TIF funds forgivable loans. Peter thinks it would be a better strategy to have the funds repaid so they could be used again and again. Has questions around the units that were developed with TIF funds not staying affordable after 10-20 year? Shouldn't the units stay subsidized throughout its lifetime? David Mann may come to our meeting this month. Maurice and Peter will sort this out.
 - iv. AD hoc committee-to look at projects for TIF funds that Downtown, Pendleton and OTR are interested in (East and West TIF districts.) Refer this to the operations and structure committee? Yes Carissa is good with this.
- b. Operations and Structure
- i. Website + Membership Updates-membership due to be able to continue voting without interruption in February. You can still mail a check or cash to our po box (the old fashioned way ☺) and additionally we will have online membership renewal up and running. John hopes to have this up and running by the end of this week. John will get with Amy and Carissa before it goes live.
 - ii. Upcoming election- Carissa shared our current board list and years of service and the doc to track all of them. We will have some vacancy in the board soon (with Amy going off the board at the end of February for maternity leave-Amy will time off this year anyway.) Please reach out to people you know who may be interested especially if you are going off the board. Carissa and Amy will serve as the nominating committee since Carissa is going off the board at the end of this term as well.
- c. Quality of Life
- i. Report on IA, request time at member meeting for vote-had a presentation from 3cdc after planning based on Storefronts input. Time on the agenda at membership so we can vote on the plans as a membership.
 - ii. **Motion** to create Findlay Park Community Advisory Committee- send a letter to 3cdc and city council to encourage them to create a Findlay Park Community Advisory Committee. Margy moves. Amy seconds. Margy will working on drafting a letter to membership. Motion carries.
 - iii. Street closures - community engagement
 - iv. Elm and Liberty-committee recommended that we resend the letter objecting to the development-
 - v. **Motion** on Landsman report card proposal-recommends to membership that we send a letter to council that we have not been consulted and cannot support the proposal as it stands based on our support of the Peaslee rubric. Margy moves. Amy seconds. 6 in favor. 2 abstaining. Motion carries.
 - vi. TIF affordable housing **motion**-motion withdrawn by Margy
 - vii. Bylaws change **motion**-Margy said up front that she is going to withdraw the motion and in the meantime bring this forward in Carissa's Committee. Hold this discussion until next month. Will come back to the board in February. Margy said there is some thought that this was part of CUF and thinks it is worthy to explore the boundaries of the neighborhood. John Walter shared his concerns and objections.

4. Motion to Adjourn-Amy moves we adjourn. Maurice seconds. Motion carries. Meetings Adjourns. At 8:07 pm

Board members present: Maurice, Amy, Carissa, Margy, Mike, John Walter, Danny, Key, John Wulsin, Julie, Cory

Guests: Peter Hames, Alexandria Barnes, Gary Boeres, Jim Hautz, Dr Mark, Denny Dellinger, Tracey Collins, Tim Westrich.