

OTR South SID Board of Trustees

Meeting Minutes – Tuesday, February 15, 2022

Location: Memorial Hall

Attendance:

Board of Trustees: Bobby Maly • Andy Hutzel • Carl Hunt* • Dan Baranowski • Anthony Maieron* • Bob Deck • Tammie Scott* • Robby Wellington • Marc Von Allmen

**Attended virtually*

3CDC Staff: Tim Szilasi • Joe Rudemiller • David Vissman • Marissa Reed • Jenn Martin

Guests: Debbie Dent • Greg Badger

Bobby Maly called the Board of Trustees Meeting to order on Tuesday, February 15, 2022 at 2:10 p.m.

Approval of Minutes

Andy Hutzel made a motion to approve the minutes from the December 7, 2021 Meeting. Dan Baranowski seconded, and the motion passed.

Board Updates

Bobby introduced the need to fill the vacant Residential Single-Family/Condo seat and introduced two candidates – Debbie Dent and Greg Badger. Each candidate provided some background. Bobby requested a vote:

Bob Deck – Greg Badger

Andy Hutzel – Greg Badger

Anthony Maieron – Greg Badger

Bobby Maly – Greg Badger

Dan Baranowski – Greg Badger

Robby Wellington – Greg Badger

Tammie Scott – Greg Badger

Carl Hunt– Greg Badger

Marc Von Allmen – Debbie Dent

**Greg Olsen and Jim Price voted via proxy for Greg Badger*

Bobby confirmed Greg has been elected to the vacant seat and thanked both candidates for their willingness to join the board.

Finance and Administration

Tim Szilasi reported on auditing requirements through the Ohio Auditor of State (AOS) and provided information on the AOS's auditing process. Mr. Szilasi proposed 3CDC complete an audit with the AOS on OTR South SID's behalf in place of an audit with a third-party accounting firm. Dan Baranowski asked if 3CDC staff would be prepared to submit required documents to the AOS by their deadline of 3/1/22, and Mr. Szilasi confirmed. Bobby Maly asked if the AOS's audit would

adhere to the same standards as a private audit and Mr. Szilasi confirmed the AOS conforms to the same accounting standards and reported 3CDC accounting staff have requested additional information on process from the AOS. The Trustees decided to defer on this matter until a later date.

Jenn Martin reported on the OTR South SID 2021 year-end financials. Greg Badger asked about the \$21,000 variance in SID assessments and Ms. Martin confirmed the variance is due to property owners who didn't pay their assessment; this amount will remain on their property tax bills. Ms. Martin then reported on the OTR District Management 2021 year-end financials. Bobby Maly asked to clarify difference between the two entities. Ms. Martin reported the OTR South SID provides funds from the tax assessments to OTR District Management to carry out the services plan.

3CDC Stakeholder Services Overview

Marissa Reed introduced 3CDC's new Community Engagement Coordinator Sara Bujas and encouraged board members & stakeholders to contact Sara with any issues. Ms. Reed then reviewed stakeholder requests recorded for January 2022 and noted the use of a new survey to track all requests in one place and allow for more consistent reporting and analysis of issues.

3CDC Operations Overview

David Vissman reported on budgeted ambassadorial hours for 2022 and spoke to the increase in full-time staff to provide a more consistent presence across the SID. Mr. Vissman reviewed ambassador zones and reviewed reported ambassador jobs completed in January. Mr. Vissman then reported on snow removal efforts and noted the operations team will continue to refine process and work with City on improving snow removal. Andy Hutzel asked about business checks and Mr. Vissman explained business checks entail an ambassador visiting a business to introduce themselves and assist in addressing any issues the business may have.

Finally, Mr. Vissman reported on GeneroCity 513 outreach efforts and reviewed data collected as part of the Built for Zero program in partnership with Community Solutions. The group is focused on housing chronically homeless clients and working through challenges with this population.

Events

David Vissman reported on recently completed and upcoming events at Imagination Alley, Washington Park and Ziegler Park. 3CDC's events team is working with POAH (Presentation of Affordable Housing) on activating Imagination Alley with community-focused events. At Ziegler Park, events staff are working to increase engagement at the children's park and hope to grow the swim program at the pool this summer.

New Business

Bobby Maly asked for feedback from the Board on meeting frequency. Mr. Maly suggested having quarterly board meetings plus the Annual Meeting (5 meetings annually) and requested 3CDC bring proposed adjusted schedule to next meeting.

Andy Hutzel asked for any other known board vacancies coming up – none known.

With no further business, Bob Deck made a motion to adjourn the meeting, seconded by Marc Von Allmen. The meeting was adjourned at 3:11 p.m.