

OTR South SID Board of Trustees

Meeting Minutes – Tuesday, January 19, 2021

Location: Virtual WebEx meeting

Attendance:

Board of Trustees: Bobby Maly • Greg Olson • Robby Wellington • Robert Sehlhorst • Dan Baranowski • Jim Price • Bob Deck • Andy Hutzel • Anthony Maieron • Tammie Scott • Lisa Webb

3CDC Staff: Tim Szilasi • Caitlin Felvus • David Vissman • Adam Gelter • Cate Douglas • Mark Antrobus • Joe Rudemiller • Marissa Reed

Social Outreach Staff: Nicole Smith, Greater Cincinnati Behavioral Health Services

Bobby Maly called the Board of Trustees Meeting to order on Tuesday, January 19, 2021 at 2:00 p.m. via WebEx platform telephonically/video.

Approval of Minutes

Robert Sehlhorst made a motion to approve the minutes from the December 21, 2020 meeting. This was seconded by Bob Deck and the motion passed.

Adoption of Guiding Principles

The Trustees discussed the adoption of the following guiding principles:

Transparency—we will make our effort as clear to all stakeholders as possible. We will take on our role as stewards of our neighbors' resources as openly as we can.

Hyper-Locality—we believe that we should benefit the people and businesses in and around OTR as much as possible, including hiring from within the neighborhood and using local services and vendors wherever and whenever possible.

Diversity—our stakeholders have created a diverse Board representing diverse interests. 100% consensus may not be always achievable, but we will be willing to listen to variety of interests and perspectives on the Board to be as inclusive as we can.

Geographic Expansion within OTR—we believe ultimately that a SID in OTR should include the entire OTR community, and we will work to advance that goal.

Greg Olson made a motion to adopt these guiding principles. This was seconded by Andy Hutzel and the motion passed.

Election of Officers

The Trustees voted to elect the following members to officer positions:

- Chair - Bobby Maly
- Vice Chair - Greg Olson
- Secretary - Dan Baranowski
- Treasurer - Andy Hutzel

Robert Sehlhorst made the motion to approve of the elected officers. Bob Deck seconded the motion and the motion passed.

Selection of Legal Counsel

The Trustees discussed two recommended firms to serve as legal counsel: Bricker & Eckler, based in Columbus and Dayton; and Graydon, based in Over-the-Rhine. The selected firm would assist with finalizing the setup of the SID, including the application for tax exemption, registration with the state, as well as reviewing contracts and other services. The firm would also make recommendations for making residential renter a voting member. After discussing both options, the consensus was that Graydon would be the preferred firm.

Bob Deck made the motion to select Graydon as legal counsel. The motion was seconded by Dan Baranowski and the motion passed. Caitlin Felvus will be contacting Graydon to begin the process.

OTR South SID Budget

Tim Szilasi reviewed the OTR South SID Operating budget including revenues and expenses estimated in the SID budget and projected for 2021. Mr. Szilasi noted that the budget includes County Collection Fees. The assessment is collected by Hamilton County as part of property taxes, with collected funds remitted to the SID typically in April and September. They charge a fee of 3% on all collection, plus an additional 10% on collection of past due amounts. The 2021 amount is estimated to be 3.5% of assessment based on DCID's experience. Mr. Szilasi also noted that the Overhead Costs include amounts for insurance, legal services and accounting services which were estimated based on DCID's costs. The Reserve amounts are set aside for uncollected assessment or expenses that came in higher than anticipated.

Andy Hutzel made a motion to approve the budget. The motion was seconded by Bob Deck and the motion passed.

OTR District Management Budget

Mr. Szilasi reviewed the OTR District Management Budget as included in the Services Plan, which includes funding allocations to the following areas: clean and safe activities, beautification projects, GeneroCity 513 program, stakeholder services, marketing, events, personnel, and overhead costs.

Greg Olson made a motion to approve the OTR District Management budget. Anthony Maieron seconded the motion and the motion passed.

OTR South SID Treasury Management

Mr. Szilasi reviewed the procedures for maintaining the OTR SID bank account and provided recommendations for the banking provider, authorized signers, and who should administer the online platform. Mr. Szilasi reviewed the proposed process for recordkeeping and accounting.

OTR South SID Insurance

Mr. Szilasi reviewed two proposals received to provide Directors and Officers (D&O) coverage, as well as Commercial Liability Coverage.

3CDC Operations

Cate Douglas reviewed the services and outreach provided to OTR South SID stakeholders, and the tracking of stakeholder requests. Mark Antrobus discussed the Ambassador program, presenting on the current Ambassador hours, deployment areas and technology used for tracking Ambassador activities. David Vissman reviewed the planter program, including current planter locations and cost estimates for 2021. Mr. Vissman reviewed the Street Tree Program and coordination with the City's Urban Forestry department.

Website

Joe Rudemiller made a note that the meeting materials, as well as dates of future meetings will be posted on the OTR SOUTH SID website.

3CDC Outreach

Nicole Smith, Social Outreach Worker with Greater Cincinnati Behavioral Health Services, reviewed social outreach efforts and results in connecting those who are experiencing homelessness and/or panhandling with needed services.

With no further business, Bob Deck made a motion to adjourn the meeting, seconded by Lisa Webb and the motion passed.

New Business

Items to be discussed at the next meeting include the process for filling vacancies when they occur and opportunities to include diverse interests and representation on the board.

With no further business, the meeting was adjourned at 3:09 p.m.