

OTR South SID Board of Trustees

Meeting Minutes – Monday, December 21, 2020

Location: Virtual WebEx meeting

Attendance:

Board of Trustees: Bobby Maly • Greg Olson • Robby Wellington • Christian Gill (Represented by Debbie Branscum • 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

Bobby Maly called the Board of Trustees Meeting to order on Monday, December 21, 2020 at 1:00 p.m. via WebEx platform telephonically/video.

Introductions

For the first meeting of the Board of Trustees, Bobby Maly began the meeting with introductions, and each board member introduced themselves.

Background

Bobby Maly began the presentation with background on the definition of a SID, why the OTR South SID was created, and the purpose of the SID. Mr. Maly also discussed how the SID is funded and governed, and the geographical boundary for the new OTR South SID. Mr. Maly discussed the mission and guiding principles for the SID, established by the Committee for a Cleaner & Safer OTR before the SID was officially created.

Mr. Maly stated that the meeting is being live streamed to YouTube. He also discussed varying the time of day for Board meetings so that more stakeholders would be available to observe and to accommodate different schedules.

Services Plan

David Vissman presented the highlights of the 2021-2024 Services Plan for the OTR South SID, discussing the four primary goals of the Services Plan: Enhance Appearance of Streets, Sidewalks, and Public Spaces; Improve Safety and the Perception of Safety in OTR South; Encourage Pride in Location and Space; and Community Engagement and Stakeholder Relations. Mr. Vissman also discussed examples of how these goals are achieved through specific approaches, and the various community partners that 3CDC works with to assist in these efforts.

Operating 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 OTR South SID assessments total \$650M for 2021 with \$582M paid over to 3CDC/OTR District Management to perform services. The variance of \$68M is a result of costs related to insurance, county collection fees, mailings, etc. that were not

contemplated in the original budget. Mr. Szilasi also noted that \$125M support will come in the form of 3CDC not collecting reimbursement for the salary and benefit allocation of salaried employees. This is in addition to the \$60M 3CDC owned assets will be paying as a member of the SID. For the "Environment" budget line item, budgeting for base staffing of 1,400 hours per month will increase to 1,850 hours per month from May-September.

Current 3CDC Operations

Mr. Vissman presented the coverage areas for the current 3CDC operations staff, which includes the three civic Spaces Washington Park, Ziegler Park, and Fountain Square, the Downtown Cincinnati Improvement District boundary, and the Memorial Hall Theater. Mr. Vissman also reviewed the current pay rates for Ambassador staff, as well as insurance coverage, partnerships with job readiness programs for hiring, and resources provided to Ambassadors. Mr. Vissman provided background on the managerial staff for the OTR District Management staff, including Mark Antrobus, Vanessa Theil, and Deangelo Little. Mr. Vissman showed a map of the proposed coverage zones for the OTR South SID, as well as hot spot areas of activity.

3CDC Outreach

Mr. Vissman provided an overview of the social outreach program managed by 3CDC in partnership with Greater Cincinnati Behavioral Health Services (GCBHS). Mr. Vissman discussed the Jobs Van Program managed by City Gospel Mission and part of the GeneroCity 513 initiative, as well as the number of cases, referrals, and connections made with those experiencing homelessness or panhandling and connecting them to services.

Event Management

Mr. Vissman gave an overview of the events managed by 3CDC, including the Street Stage Project, in partnership with ArtsWave and the Cincinnati Music Accelerator. The program included a total of 504 performances from July 6 to September 27 held in the CBD and OTR. For the holiday season, the Event Management Team worked with the Communications Team to form partnerships with several downtown and OTR organizations to create a comprehensive marketing campaign, called Found.

Mr. Maly noted that this presentation will be available for download on the OTR South SID website.

Mr. Hutzel asked what the percentage was for employees hired that were from the OTR neighborhood. Mr. Vissman will follow up with him on that specific number.

Review and Approval of the OTR South SID Code of Regulations

Ms. Felvus explained the purpose of the OTR South SID Code of Regulations, which is the governs where and how the Board of Trustees will meet, the powers of the Trustees, and other functions. Article 3 of these regulations explains the makeup of the Board of Trustees, including four positions: Chair, Vice Chair, Secretary and Treasurer.

Mr. Maly made a motion to approve the Code of Regulations. This was seconded by Robert Sehlhorst and the motion passed.

Ms. Felvus explained that the Trustees will need to elect their officers. Mr. Maly made a motion to appoint himself as Chair and Greg Olson as Vice Chair for one month, until the next meeting when the Trustees can vote on the officer positions. This motion was seconded by Mr. Hutzel and the motion passed.

Ms. Felvus explained that as required by the Code of Regulations, the board must establish a regular meeting and must hold an annual meeting. Mr. Maly suggested that as this is a newly-created Board of Trustees, that they should meet monthly from January to March, and then every other month after that. Mr. Maly discussed the development of a plan for how and where the board should meet during and post-COVID-19.

Mr. Maly and Mr. Olson mentioned that the regulations need to be updated to include the Residential – Renter position on the board as a voting member.

Approval of Services Contract

Mr. Maly introduced the services contract for carrying out the services included in the Services Plan for the OTR South SID. This would be similar to the existing services contract in place for the Downtown Cincinnati Improvement District (DCID).

Mr. Maly made a motion authorize 3CDC to execute the Services Contract for the OTR South SID. Mr. Sehlhorst seconded the motion and the motion passed.

Mr. Baranowski suggested adjusting the time period in the section on terminating services in the Services Contract from 6 months to 60 days. 3CDC staff had no issues with this change, so this will be updated in the Services Contract.

Mr. Maly suggested that 3CDC coordinate the meeting schedule for future Board meetings.

With no further business, Mr. Olson made a motion to adjourn the meeting, seconded by Robby Wellington.

The meeting adjourned at 2:20 p.m.