

OWEA Board Meeting Minutes
3/12/2024, 7:00 pm, 2205 Collingwood

Call to Order at 7:11 pm

Attendees: Kim Howard, Andrew Larsen, Christine Palmer, Kent Ilenden, Mary Glasmeier, Chuck Madrigal, Chris Hanley, Shaiem Hampton, Jae Morales, Mac Driscoll, Nick Malenda, Kira Alvitre (via Phone)

Announcements:

- Mac Driscoll has been appointed to Toledo Council, and therefore, is resigning from his position as trustee effective Sunday, March 17th to avoid any perception of Conflict of Interest. He and Laure Hammond had both applied for the position. We are so proud of these two civic-minded neighbors. (A resignation letter was submitted to Chris Hanley.). His last meeting will be the strategy meeting Saturday, March 16th.
- Chris Hanley and Anna are closing on a land bank house on Scottwood.

Correspondence: None

Secretary Report: Reading of the minutes was tabled until next month due to Mary's omission from the document email for the meeting. Motion made by Mac Driscoll, second by Laure Hammond. Carried.

Financial Report: A full report was emailed by Kim Howard. Summary below:

YTD 2024

- Net loss \$21k
- Income. \$2K (Main drivers; Festival marketplace, ARJA Fundraiser, \$1k offset by annual fund drive loss)
- Expenses \$23k (Main drivers; \$14k "624" heating/AC/plumbing, \$5.5k NBI grant for Cushing-Utopia, ARJA \$2k OWEA insurance \$1.5k. A TCF check will reimburse for NBI.)
- Other items
 - Feb 2024 closing complete
 - ARJA investments to TCF - docs signed, LPL moved, waiting on stock check, 1-2 weeks
 - 2501 Scottwood Garden - waiting on recorded deed, Rob filing land restriction
 - Insurance for 624 Delaware - Tom Guyton to make final recommendation for insurance after discussion at the Preservation Meeting. Note: a front door must be installed to acquire insurance.
 - Working with agent to procure festive insurance - Note: golf cart insurance is highly unlikely
 - Rental Agreement for Mansion View carriage house sent to landlord, landlord let us know interested in taking the property back
 - Working with accountant on how to classify our funds at TCF

Know Your Neighbor for General Meeting: Shelly Varelli will be asked to present at Social Committee meeting on Wednesday evening. If the Social Committee not available, consider reviewing Survey Results

Standing Committees

Festival: Jae Morales

- Tom Guyton is not available to organize the 5k this year. Nick Malenda suggested finding a replacement for Tom to advise because it is a good source of revenue. Christine mentioned that the festival Marketplace is being expanded which should make up for any lost revenue. Following that, we should begin planning for 2025 5k in August.

- Lucas County Sheriff Dept. and Toledo Police Depts have been asked to assist with festival security for 2024
- Volunteer sign-up is live.
- There will be an “all hands” meeting on 3/24 at Christine Palmer’s home.

Old Business:

Workshop

A reminder was given regarding the Board Workshop on Saturday, March 16, 9:00 am at 2492 Scottwood – corner of Scottwood and Delaware

- 9-1 for board members and trustees
- 1-3 (or later) to also include committee chairs

Lead Initiative

Nick Malenda is meeting with a Lead Specialist to expand his knowledge on the subject which will be used to educate all in the neighborhood.

Mansion View Carriage House

Storage began at MVCH 9 years ago with the expectation of it being temporary. The owners wish to regain use of it for renovation purposes. Chris Hanley stated that there is a need to clarify who has responsibility to move this forward. Items stored are from festival, preservation, and parade. Kim will coordinate with two resources – one from Festival and one from Preservation. The Preservation resource will be Chuck Madrigal. The Festival Steering committee will discuss who the resource will be and will let Kim know. Andrew Larsen suggested checking into Collingwood Arts Center.

New Business:

Board Development:

With the resignation of Mac Driscoll, a committee made up of Chris Hanley, Laure Hammond, Nick Malenda, and Mary Glasmeier will explore a replacement trustee. They will examine the current skills of members, as well as needed skills in choosing a candidate. Christine mentioned it is around the timing for the Nominating Committee to restart, so resources for that will be taken into consideration as well.

NB&I Andrew Larsen

A question had been raised about whether OWEA committees can ask for grants from NBI to fund their budget. This was in relation to the 2023 approved grant for the roof of the 624 Delaware project home. At that time, Preservation did not have a budget and sought the NBI grant to fund the roof portion of the project. It was determined that NBI did not fund the budget of the Preservation Committee, rather it funded a specific project request which is in accordance with the guidelines of NBI. Questions raised by concerned neighbors at the last NBI meeting:

- Is it appropriate for one committee to fund another committee’s shortfall?
 - Discussion – Seen as a one-time event as 624 Delaware did not have a budget at the time.
- Does it meet the NBI guidelines? NB&I is for projects enjoyed by all neighbors, not personal property.
 - Discussion: 624 is owned by OWEA and will be sold for seed money to begin the next preservation property.)
- Should Preservation have requested funds from OWEA?
 - Discussion: Preservation did this very thing and obtained a substantial budget in 2024.

February General Meeting

- Chris Hanley inquired about the meeting in his absence. Nick Malenda, who chaired the meeting, stated that the new format was very good
- An IT person is needed to oversee the Zoom equipment and operation for all general meetings in order to make them accessible for all neighbors. Jae Morales offered his assistance going forward.
- Zoom availability must be publicly announced with sufficient advance notice.
- It was observed that Skip Gaynor and Pam Johnson are skilled at keeping things moving and defusing at the meetings. They will be asked to actively take on these positions, as will Judy Stone.

Prep for 3/16 Workshop

Seating is prepared at the venue. A motion was made for OWEA to provide breakfast and lunch for attendees, not to exceed \$250, was made by Nick Malenda, and seconded by Mac Driscoll. Motion carried. Chris Hanley will procure coffee and donuts. Christine Palmer will procure lunch.

Additional Announcements:

- Toledo Strong requested volunteer bartenders for the Blarney St. Patrick's Day event. (From Laure Hammond.
- Lutheran Social Services needs volunteers for their annual food pantry drive on Friday, May 17, Stock the Shelves. (From Chris Hanley)
- Nick Malenda suggested the Same Cafe for Know Your Neighbor for the April meeting. Kim Howard made a request to include Steve North as well as the SAME CEO.
- Mudhens Concession volunteer program would be a fun way to raise money for preservation. It was suggested that the Detroit team volunteer program is more lucrative.
- Equality Toledo is hosting Trans Day of Visibility at Grindhers on 3/29 at 6:00 pm (from Jae Morales)
- Collingwood Presbyterian Church is presenting the grand opening of a steel guitar museum and hall of fame on 4/27 (From Christine Palmer)

Adjourn: A motion to adjourn at 8:26 pm was made by Mac Driscoll, seconded by Kim Howard. Motion carried.