BOARD OF TRUSTEES MEETING
Tuesday, September 10, 2019
The Union Club

5:00 – 6:30 pm, business meeting
6:30 – 7:30 pm, reception

AGENDA

1. Chair’s Report, Scott Holbrook
   A. Introductory Remarks
   B. Approval of the Minutes of the May 14th Meeting
   C. Introduction of New Trustees
      i. Debbie Coakley
      ii. August Fluker
      iii. Joe Gondek
      iv. Jim McCue
      v. Crystal Montgomery
      vi. Pastor James Quincy
   D. Reminder to support the Harcourt Manor and Garden annual benefit

2. Finance Committee Report, 2nd Quarter Operating Results – Mike Cummins, Treasurer and Tom Jorgensen, Chief Operating Officer

3. Small Deals Program
   A. Introduction of the goal of the program – Mike Cummins, Committee Chair
   B. Introduction of our Guests & CRS first investments – Kathleen Crowther, President
      i. Gund Brewing Building – Tom Gillespie
C. Establishing a Pipeline
D. Discussion

4. Lee-Harvard Cultural Heritage Project, Kathleen Crowther
   A. Book to be published: *The Making of Cleveland’s Black Suburb in the City*  
   B. Pre-order forms available now
   C. City of Cleveland’s Middle Neighborhood Initiative
   D. Lee-Harvard Community Fair, Saturday, October 5, Lee Road Baptist Church

5. Miscellaneous Updates:
   A. Recent TV Coverage from News Channel 5
      i. Luther Moses House
      ii. Heritage Home Program
   B. Sacred Landmarks Assistance Upcoming Workshop underway: Life Safety and Seasonal Maintenance for your Sacred Landmark, Tuesday, October 15, 2019, 6:00 – 8:00 pm, Trinity Commons @ Trinity Cathedral
   C. Heritage Home Program workshops across the region

6. Old And/or New Business

Next Board of Trustees Meetings:
   ➢ November 11, 2019, Bill Hubbard’s Offices -- Thompson Hine LLP, Key Tower, 127 Public Square, Suite 300, 5:00 pm to 7:30 pm (reception after meeting)
   ➢ January 21, 2020, Scott Holbrook’s Office – BakerHostetler, Key Tower, 127 Public Square Suite 2000

Upcoming CRS Events
   ✓ Saturday, September 21, Annual Benefit Dinner, Harcourt Manor and Garden (Cleveland Heights)
   ✓ Tuesday, October 15, 2019, 6:00 – 8:00 pm Life Safety and Seasonal Maintenance for your Sacred Landmark, Trinity Commons @ Trinity Cathedral
   ✓ Saturday, October 19th, Rescheduled SNOOP! Of Scofield Mansion
   ✓ Heritage Home Program Workshops
      ➢ Wednesday, September 11, 7:00 pm: Bratenahl Place Information Session, 1 Bratenahl Place, Bratenahl, OH
      ➢ Wednesday, September 18, 6:00 pm: South Euclid/Euclid Information Session, South Euclid-Lyndhurst Public Library
      ➢ Tuesday, September 24, Tremont Farmer’s Market, 4-7pm
      ➢ Thursday, September 26, 5:00 pm: Mayfield Village Senior Fair, 6621 Wilson Mills, Mayfield Village, OH
- Thursday, September 26, 6:00 pm: Ward 9 and 14 Information Session, Sarah Benedict House
- Wednesday, October 2, 7:00 pm: Hudson Workshop – Energy Efficiency, Barlow Community Center
- Monday, October 7, 6:00pm: Slavic Village Housing Workshop, 5700 Broadway Ave. Cleveland, Ohio 44127
- Wednesday, October 23, 5:30 pm: Cleveland Housing Court Clinic, Bratenahl Community Center, 10300 Brighton Rd, 44108
- Wednesday, October 23, 6:30pm: Oakwood Windows Presentation, Oakwood Community Center
Alabama Department of Social Services

Alabama Medicaid Program

Medicaid Provider Manual

Services and Products

July 1, 2021 - June 30, 2022

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VIII. Payment
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X. Fraud, Waste, and Abuse
XI. Appendices

All exhibits and attachments referenced herein are on file in the CRS office and are available upon request.

Trustees in Attendance

Tom Boccia
Mike Cummins
Joseph Denk
Greg Frost
Arne Goldman

Anthony Hiti
Scott Holbrook
William Hubbard
Elizabeth Corbin Murphy

Dana Noel
Rosemary Reymann
Brian Stark
Robert Weeks

CRS Staff in Attendance

Tom Jorgensen, Margaret Lann, Michael Fleenor, Kathleen Crowther

1. Chair's Report, Anthony Hiti

A. Tony explained that the Board would have the opportunity to tour the Winslow Road house immediately following the Board meeting.

B. Approval of the Minutes of the March 19th Meeting. Robert Weeks moved to approve the Minutes of the March 19th Board Meeting. Greg Frost seconded the motion, and it was approved unanimously.

C. Racial Equity & Inclusion Training. The importance of racial equity and inclusion to the Society was discussed. CRS's founders were diverse and it has always been an important issue to the Society, including diversity of the Staff and the Board. Seven staff members recently took diversity and inclusion training, and two Trustees are scheduled to take the training. The Board was asked to consider taking the training as well.

2. Finance Committee Report, Mike Cummins, Acting Chair & Treasurer & Tom Jorgensen, Chief Operating Officer

A. Mike Cummings reviewed the 2018 Results. He explained that CRS had a break-even year. Income and expenses were both slightly higher than budgeted and balanced each other out. CRS received a $50,000 Grant from the 1772 Foundation that was not budgeted, but Endowment Income was slightly less than budgeted. Direct costs in several categories were less than budgeted, but publications, office technology, and equipment costs were slightly higher than budgeted.

B. Mike explained that the results from the first quarter of 2019 aligned with the budget and our expectations.

C. Mike explained changes in CRS’s 403(b) Plan, which the Executive Committee has already approved. The first change allows more flexibility for staff members to withdraw their funds earlier.
in accordance with law. The next amendment changes the matching formula. The change is to increase the match from an effective 4.5% of compensation to 6% of compensation. Mike Cummings moved to approve the changes to the plan. Elizabeth Corbin Murphy seconded the motion, and it was approved unanimously.

D. 2018 Audit is underway and there might be a special telephonic Board Meeting in June to review the results of the Audit.

3. President’s report – Kathleen Crowther
   A. Kathleen and Michal Fleenor provided an update for work in the Roundwood Manor at Daisy Hill Farm. Through the hard work of Michael Fleenor putting together the nomination, the Manor was entered into the National Register of Historic Places. Michael reviewed the reasons that the Manor was worthy of listing. The owner of the Manor underwrote Michael's time in writing the nomination. Michael has been listed as an expert witness to be called upon at trial in the owner’s lawsuit seeking a variance. The Society also wrote a letter to the Daisy Hill residents and city officials regarding the historic importance of the Manor.
   B. Margaret Lann and Kathleen discussed the Lee-Seville and Lee-Harvard Publication, which is a three-chapter book regarding the history of five African American builders in the Lee-Miles area. The draft contains over sixty illustrations and 19 oral histories.
   C. Kathleen reminded the Board of the Celebration of Preservation event, which is scheduled for 5:30 p.m. on May 22nd at the Ohio Theater. Twenty-six projects were reviewed and thirteen projects were selected. It is a great event to invite friends and colleagues and introduce people to the Society.

   A. Scott Holbrook and Anthony Hiti updated the Board on work done at the Dall Mays Houses and the Luther Moses House.
   B. The Task Force for the Dall Mays Houses have met four times, tarped the roofs, conducted an informal structural evaluation, and secured funding from the City to remove porches that are significantly deteriorated and not historic or architecturally appropriate. The Task Force is also working on a plan to clean out the houses. They are in discussions with Court Community Service to clean out the houses and are working with Mr. May's guardian to provide the Task Force with permission to do so.
   C. The Luther Moses House Task Force has met twice, tarped the roof, opened discussions with the County Land Bank, and started a site plan.

5. Old And/or New Business. No old or new business.
   The meeting adjourned at 6:18 and the Board members toured the Winslow House.

4819-9994-0503.1
Debbie Coakley is Vice President of Business Development for PCScompanies. PCS is a family of construction and construction consulting companies. The University of Michigan graduate is the former President and Founder of +space, a Knoll office furniture dealership. She also spent part of her career as a senior sales and business development executive for other office furniture organizations.

When it comes to historic preservation and restoration, Debbie is in love with stories of centuries old buildings and century homes. As far as Coakley is concerned, the more dilapidated the condition of the structure the better.

To put it simply, Debbie is addicted to renovation, and that’s a good thing since her day job perfectly meshes with her personal life. The master swimmer, who was a varsity member of her university aquatics team, is married to Chip Coakley. They have one adult son and both Debbie concedes both men are perfect candidates for a “renovation 12 step program”. In addition to renovation and swimming Debbie enjoys digging up her garden.
August L. Fluker, AIA, LEED AP

Principal,

City Architecture

August Fluker has been active in many of Cleveland's neighborhoods through devoted civic and community engagement for more than 30 years. As a partner at City Architecture, August is responsible for client contact and project management, in addition to administration and production of projects.

His range of experience and involvement span large and intimate projects affording him the ability to communicate the importance of implementing all aspects of architecture.

Fluker's hand is evidenced in the diversity of services which City Architecture has been committed, throughout its existence. August's skills and passions go beyond the typical scope of work. His service as a youth leader and role model to Believe in Ohio STEM, the Boys and Girls Club of Greater Cleveland, the City of Cleveland Planning Commission, New Village Corporation, Baseball Heritage Museum, American Institute of Architects, Partnership for a Safer Cleveland, and Greater Cleveland Habitat for Humanity Board of Trustees are just some of examples.
Joe Gondek is the Director of Digital Marketing and Communications at Swagelok Company leading the division for the past three years. Swagelok Company is a privately held international company with headquarters in Solon, Ohio. Mr. Gondek commands more than 20 years of digital and integrated marketing experience in global business environments.

As the leader in his division, Gondek provides strategic counsel to converge IT, Marketing and PR best practices. His expertise in this capacity enables him to develop valued, proactive and measurable strategies to evolve business communications utilizing the latest technology to achieve company goals along with business objectives.

Joe is an Ohio transplant who has lived in New York City, Atlanta, and Philadelphia. He and his wife Karen have been married 13 years. The family of five which includes; sons Kai (10), Torin (8) and daughter Dylan (6) all of whom love the water. In his spare time, Joe enjoys landscaping, making homemade wine and water surfing.
Jim McCue

Estimator and Project Manager,

Coon Restoration & Sealants, Inc.

Jim McCue is now in his 42nd year in the construction industry and related services. Mr. McCue began his career in 1978 as a construction field inspector for Pittsburg Testing Laboratories/PSI Industries in Cleveland. During his 21 years there he became Department Manager for Non-Destructive Examination (NDE), Special Tests and Forensics. He spent the next 17 years as Managing Partner with Engineering Diagnostics Inc., an engineering firm specializing in Building Envelope Systems, Historic Preservation, Failure Investigation and Dispute Resolution.

For the past five years, Jim has been employed with Coon Restoration as an Estimator and Project Manager, specializing in historic and renovation projects.

Jim has been a CRS participant for the past 18 months and is a Task Force member for the Scofield Mansion and Dall Houses projects. He is also a member of the Building Owners and Managers Association (BOMA) of Greater Cleveland. The mission of the organization is to provide advocacy, professional development, networking and economic savings opportunities for its members.

Mr. McCue holds multiple industrial related certifications.
Crystal Montgomery is a Historic Preservation Specialist at the NASA Glenn Research Center in Cleveland, Ohio. She is a graduate of the University of Cincinnati with an undergraduate degree in Architecture and a certification in Historic Preservation.

Before joining NASA Chrystal lent her knowledge and expertise at several architectural firms in Cincinnati and is a former member of the Cincinnati Preservation Association.

Ms. Montgomery is a member of the American Institutes of Architects (AIA), has held an associate board member post with the organization, and created a sub-committee to focus on architectural registration, to benefit interns.

Montgomery’s dedication and passion to her field also lead her to become a founding member of the Cleveland Chapter of the National Organization of Minority Architects, where she serves as secretary.
Rev. Dr. James P. Quincy, III

Pastor,

Lee Road Baptist Church

The Reverend Doctor James P. Quincy, III is an ordained American Baptist minister, who is the Pastor of Lee Road Baptist Church and Executive Director of the William E. Sanders Family Life Center in Cleveland, Ohio. He is on the Board of Trustees for the Cleveland Baptist Association.

Pastor Quincy served as Executive Minister at Calvary Baptist Church in Jamaica, New York, where he was a member of the Board of Directors for the American Baptist Churches of Metropolitan New York and the Vice President of the Queens Federation of Churches.

For over twenty years, Rev. Quincy been one of our nation's premiere youth ministers. He has served as Assistant Pastor at both First Baptist Institutional Church in Detroit and Massachusetts Avenue Baptist Church in Cambridge, Massachusetts. In 2007, he served five weeks as Acting Pastor at the Tabernacle Church of God in Christ in South Africa.

He is a graduate of Tuskegee, Harvard and Eastern Universities. Rev. Quincy has been deeply involved in community development, working with church and community leaders to share God's vision of love in action. Quincy is the author of four books. His most recent, Black Lives Matter: An Emergency Response to Crisis (2015). These books and additional information are available at www.Revquincy.com.
### Cleveland Restoration Society

#### Financial Performance Overview 2nd Quarter 2019

<table>
<thead>
<tr>
<th>Actual vs. Budget 2019</th>
<th>Actual Jan - Jun 2019</th>
<th>2019 Budget</th>
</tr>
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<tbody>
<tr>
<td><strong>Income</strong></td>
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<td>Service Fees &amp; Public Grants</td>
<td>253,188</td>
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<td>Private Grants</td>
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<td>Operating Revenue</td>
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<tr>
<td>Other Income</td>
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<tr>
<td><strong>Total Income</strong></td>
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<td>1,314,328</td>
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| **Expenses**          |                       |             |
| Direct Costs          | 178,503               | 436,560     |
| Property Related Expense | 49,369               | 93,500      |
| Staffing Expense      | 373,827               | 854,746     |
| **Total Expense**     | 601,699               | 1,384,806   |

| **Net Income**        | 12,714                | (70,478)    |

| **Add Back Depreciation** | 15,614 | 86,000 |
| **Adjusted Net Income** | 28,328 | 15,522 |

**Note 1**
Service Fees (cities) expect 7% increase. Addition of South Euclid and Oakwood Village City of Cleveland Grants higher than anticipated. Expect 22% increase over budget

**Note 2**
Private Grants less than budget. Anticipate 3rd floor SBH to remain vacant through 12/31.

**Note 3**
Expenses in several categories less than budgeted

**Note 4**
Staffing expense lower than budgeted due to vacant positions. It is anticipated all positions will be filled within the next 30 days.

**Note 5 and 6**
Depreciation change (net effect is 0)
Name of Developer: Tom Gillespie
Project Start Date: June 30, 2016
Final Total Project Cost: $2,026,777
Final Qualified Rehabilitation Expenditures: $1,818,881
Final Historic Tax Credit: $363,776.2
Final CRS Historic Properties Fund Investment: $279,794.25
Investment Payments Made to Date: $279,784.25
Bristol Apartment Building
2928 South Moreland Boulevard
Cleveland, Ohio

Name of Developer: James Sosan
Estimated Project Start Date: 12/28/2017
Estimated Total Project Cost: $1,868,615
Estimated Qualified Rehabilitation Expenditures: $1,650,000
Estimated Historic Tax Credit: $330,000
Estimated CRS Historic Properties Fund Investment Commitment: $237,600
Investment Payments Made to Date: $5,000
Our story starts just west of the intersection of Lee and Seville Roads, where a Black enclave took shape in the 1920s. By establishing a foothold in Cleveland’s far southeastern reaches, African Americans laid the successful groundwork for this vicinity to develop as a Black “suburb in the city.”

This book, the first-ever published history of these neighborhoods, documents and celebrates a success story, a Cleveland case of Black community-building. The making of Lee-Seville and Lee-Harvard unfolded under remarkable circumstances and against considerable odds, thereby offering an instructive example of the life possibilities that some Black Americans in earlier generations were able to create at the city’s outskirts.

The Cleveland Restoration Society, a regional historic preservation non-profit, has worked for the past several years collecting community history, interviewing and filming residents of the neighborhood and scouring archives and private collections for historical images that help tell the story of this remarkable place.

Print copies will be available late September for $19.99
Pre-order your copy today!
75TH ANNIVERSARY CELEBRATION
Honoring the Past, Celebrating the Present,
Embracing the Future!
PROVERBS 3:5&6

FRIDAY, OCTOBER 4, 2019 – 7 p.m. – TICKETS $75
75TH ANNIVERSARY BANQUET
CONGRESSWOMAN MARCIA L. FUDGE, GUEST SPEAKER
CLEVELAND MARRIOTT EAST
26300 HARVARD ROAD
WARRENSVILLE HEIGHTS, OH 44122

SATURDAY, OCTOBER 5, 2019 – NOON – 5 p.m.
LEE-HARVARD COMMUNITY FAIR
LEE & STOCKBRIDGE AVENUE

SUNDAY, OCTOBER 6, 2019 – 11 A.M.
75TH ANNIVERSARY SERVICE
REV. DR. OTIS MOSS, JR., GUEST PREACHER

SUNDAY, OCTOBER 6, 2019 – 3:30 p.m.
THE SINGING PASTORS OF CLEVELAND
LIFE SAFETY AND SEASONAL MAINTENANCE FOR YOUR SACRED LANDMARK

A WORKSHOP FOR CHURCH TRUSTEES & FACILITIES DIRECTORS

TUESDAY, OCTOBER 15, 2019
6:00 – 8:00 pm
Trinity Commons @ Trinity Cathedral
2333 Prospect Avenue, Cleveland

The Cleveland Restoration Society Sacred Landmarks Support Group was formed in 2014 to help stem the tide of deteriorating sacred landmarks through the introduction of technical assistance, planning and guidance. In this workshop for church Trustees and facilities managers, experts in architecture, roofing, masonry, stained glass, and other construction trades will give advice on:

- Scheduling seasonal maintenance;
- Important fire & safety improvements;
- Energy efficiency;
- And useable products and equipment.

TO REGISTER GO TO
https://www.clevelandrestoration.org

St. James, Lakewood
Antioch Baptist Church
St. Aloysius