



**TWDC Board of Directors Meeting**  
**Thursday, March 19, 2009**  
**TWDC Offices 6:00 PM**

Present: C. Alvarado, K. Bulava, T. Cook, S. Coy, H. Crowther, A. LeMieux, D. Malaker, L. McLaughlin Murray, D. Mehring, K. Moss, D. Purpera, R. Richardson, S. Smith, S. Yambor  
Excused: E. Russ  
Ex-Officio: T. Jenkins  
Guests: A. Ahmed,

6:07 The meeting was called to order by S. Smith. We have quorum.

6:00 ACTION ITEM – Approval of Minutes – February 19, 2009  
D. Mehring moved to approve the February 19<sup>th</sup> minutes. L. Murray second the motion. All approved.

6:01 ACTION ITEM – Approval of Minutes – 6:00pm February 5, 2009  
L. Murray moved to approve the February 5<sup>th</sup> 6:00pm minutes. C. Alvarado second the motion. All approved.

6:02 ACTION ITEM – Approval of Minutes – 6:47pm February 5, 2009  
L. Murray moved to approve the February 5<sup>th</sup> 6:47pm minutes. D. Purpera second the motion. All approved.

6:05 ACTION ITEM – Administrative Resolution – Operating Line of Credit  
Financial team has been working diligently regarding the reorganizing. This is a separate operating line of credit of \$60, 000.00 that is available if needed. The board is asked to approve the staff to apply for a line of credit. This would only be used for paying bills, salaries.  
L. Murray asked for a resolution to adopt the operating line of credit. K. Moss second the motion. There was unanimous approval.

6:06 ACTION ITEM – Administrative Resolution – Checking Account Consolidation  
We have 26 separate accounts at this time. Our consultant has suggested consolidating to fewer accounts. We are looking to consolidate to five accounts.  
L. Murray asked for a resolution to adopt the checking account consolidation. K. Moss second the motion. There was unanimous approval.

6:15 ACTION ITEM – Administrative Resolution – Operating Credit Card  
Consultant suggested to apply for credit card with credit line of \$5,000.00, with the

expectation that it would be paid monthly. Suggestion by D. Mehring as to whether we need to look into best credit card and rates. The thought is that we would work with the same bank as with the above items.

C. Alvarado moved to adopt the resolution for an operating credit card: D. Mehring second the motion. There was unanimous approval.

6:20 Election of TWDC Executive Officers

R. Richardson made motion to accept the following officers. C. Alvarado second the motion.

There was unanimous approval of the following:

1<sup>st</sup> VP, S. Smith

2<sup>nd</sup> VP, D. Mehring

Secretary, S. Yambor

Treasurer, L. Murray

6:35 Program Committee Reports

A. Housing Development: Tim Jenkins, D. Purpera

Most of time taken up by West 8<sup>th</sup> Street project. Housing committee will send letter to board of zoning to restate their position in supporting the block clubs.

S. Coy read information regarding BOZA direction to people in sending letters of support/not.

B Economic Development / LRP: Dave Purpera, S. Smith

Discussion regarding parking issues. Looking at existing lots, amount of cars in area. Considering discussions with St J. Cantius re: parking.

C. Fund raising & Marketing: Sandy Smith

S. Coy and K. Bulava joined the committee. Looked at presentation from Channel 19 to buy spots to highlight Tremont. Will look at other media outlets as well. Art and Cocktails is May 2<sup>nd</sup>. Tickets are \$60.00 per individual, \$100.00 per couple once again. Board volunteers will be needed. Blue Star submitted a proposal for the website design. We are looking for other proposals.

D. Safety: David Mehring, E. Russ

The committee is republishing curfew and the camera project in Inside Tremont. They will submit a grant from Neighborhood Connections regarding signage.

E. By-Laws : L. Murray, T. Jenkins

CSU law professor Hayward and students attended the meeting and will provide support and guidance as needed. The committee is very active and are discussing articles of incorporation, membership. The committee is working in person and on line. The committee group is talented and very versatile.



F. Finance Comm: L. Murray

The committee is looking at the financial structure and are going to look at projections for 2010 and 2011. There is a need for contingency plans regarding funding sources. T. Jenkins had specific questions regarding line items in P and L budget vs. actual (misc. income) and Statement of Activities- comparison to last year. K. Moss expressed concern regarding how long it is taking to complete the process to get the finances in place. Next committee meeting is 4/06/09 at 6pm. Malaker stated that he thought we would have a better idea about how to understand financial statements. He is uncomfortable with voting on anything related to finances unless it is clearer. H. Crowther agreed that the changes need to be clearer. He said the Committee needs to be responsible for control systems. He suggested pushing scenarios down to the committee level. K. Bulava agreed with D. Malaker. Many board members reiterated that they are not accountants and that there is confusion during this transitional time. D. Mehring asked if we will find the financial's reconciled within 60 days. T. Cook recapped the discussion. Will have a finance retreat. It was highly recommended that meetings be more regular. L. Murray moved to table approval of the financials. T. Jenkins second the motion. All approved unanimously.

7:27 Organizational: *Chris Garland*

TWDC Accomplishment Measures Matrix

It is useful to have a tool regarding city, block grand and NPI funders. C. Garland has started the work on this.

West 25<sup>th</sup> / Clark Avenue Discussion Process (see attached form)

C. Garland provided presentation utilizing J. Ricuchio's model.

D. Malaker had questions regarding the neighborhood boundaries and the specific request for assistance.

He clarified the service request with the mission of TWDC for board members that had questions. T. Jenkins requested tabling to next meeting. K. Bulava asked if we are looking at hypothetical vs. actual. K. Moss wants to know what we are being asked as a board. H. Crowther said that the model is a useful tool to make decisions. We are looking at having the specifics of the contract by the next board meeting. S. Smith said that at some point we need to trust that staff isn't taking on more than able. She said we already have contracts outside the service area. D. Purpera suggested a separate meeting with an executive session to discuss further. Motion by T. Jenkins to table the issue to the next meeting/special meeting. R. Richardson 2<sup>nd</sup> the motion. There was unanimous approval. T. Cook cautioned that we are asking to place 3 major issues on the next meeting agenda.

Program Staff Presentations in 2009

There will be a monthly staff presentation. Next month S. Catania will provide the presentation.

8:06 New Business

It was decided that the next meeting will be two hours in length.

Green Tremont: Jill LeMieux and Jessica Davis provided a presentation regarding sustainability in Tremont. Both were thanked for waiting such a long time before speaking.

8:14 C. Alvarado made motion to adjourn. R. Richardson second the motion. All agreed unanimously.

NOTES: \_\_\_\_\_  
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**Next Meeting:** Thursday, April 16, 2009 at 6pm (TWDC Office)

*Please turn all cell phones on vibrate for TWDC Meetings*