



## February 28, 2024, Board Meeting

3:30 p.m. – 4:30 p.m.

St. Vincent Charity Medical Center

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### In attendance:

**SAIC Board:** Greg Deming, Michael English, Chad Jones, Karen Perkowski, Alex Ragon, Antonin Robert, and Ashley Ross

**Guests:** Charles Garven (St. Vincent Charity Community Health Center) and Derek Johnson (Michael Baker International)

**Staff:** Emily Dahnert and Mark Lammon

- I. Welcome & Overview of Meeting Layout Mark Lammon
  - a. Mark Lammon welcomes board members and guests.
  
- II. Welcome & Call Meeting to Order Karen Perkowski
  - a. **There is a quorum present for the SAIC board meeting.**
  - b. **Board Chair Karen Perkowski calls the meeting to order.**
  
- III. February Board Meeting Minutes Karen Perkowski
  - a. Antonin Robert motions to approve the February board meeting minutes. Michael English seconds the motion. **The motion to approve the February board meeting minutes passes.**
  
- IV. Superior Avenue Landscaping Resolution Karen Perkowski
  - a. There is a resolution in front of the board to enter into a contract to landscape Superior Avenue, as discussed at the February 7, 2024, SAIC board meeting.
    - i. The contract would be through Downtown Cleveland, Inc., which works with Lutheran Metropolitan Ministry's SEEDS program.
      1. Antonin Robert notes that the budgetary process is ongoing at Downtown Cleveland, Inc., which will determine the SEEDS program's budget.
      2. Hiring a contractor directly would cost astronomically more than the current quote from Downtown Cleveland, Inc. and the SEEDS program.
    - ii. The goal with the landscaping is to match what is currently in front of GBX Group and CrossCountry Mortgage to make the street look more cohesive.
      1. The landscaping is primarily harsh and will help deter from tents being placed.
  - b. Chad Jones motions to approve the resolution to enter into a contract to landscape Superior Avenue. Antonin Robert seconds the motion. **The motion to approve the resolution to enter into a contract to landscape Superior Avenue passes.**
  
- V. Master Plan RFQ Resolution Karen Perkowski
  - a. There is a resolution in front of the board to release a request for quote (RFQ) for master planning services, as discussed at the February 7, 2024, SAIC board meeting.
    - i. There are two parts to the RFQ: the Superior Arts District service area and the Campus District service area.
      1. The master plan would show what we know is in every building and what we know is coming soon to each building based on development plans.

2. CDI wants a master plan for the SAID because of concerns that the City of Cleveland will not design the Superior Midway correctly and will not include enough curb cuts.
  - a. The goal is to take ownership of the project and provide the Ohio Department of Transportation (ODOT) and the City of Cleveland with a document that includes business needs, residential needs, etc.
  - ii. CDI applied for grant funding from Cleveland Neighborhood Progress (CNP) for master planning.
  - iii. The RFQ would gather proposals through posts on the International Downtown Association (IDA) and Urban Land Institute (ULI) websites over the course of a month.
  - iv. CDI is not committing to anything yet and is just gathering quotes.
    1. Alex Ragon is not sure if the SAID is ready for a master plan yet.
    2. Karen Perkowski had a meeting with Jon Pinney, and he agreed that an RFQ was a good idea.
    3. A master plan for the SAID could be helpful with all the changes that Cleveland State University is talking about, such as a new arena near East 25<sup>th</sup> Street and Payne Avenue.
  - b. Michael English motions to approve the resolution to release a request for quote (RFQ) for master planning services. Chad Jones seconds the motion. **The motion to approve the resolution to release a request for quote (RFQ) for master planning services passes.**

VI. New Business and Announcements Karen Perkowski  
 a. There is no new business to discuss.

VII. Adjourn Karen Perkowski  
 a. There are no members of the public present.  
 b. **Board Chair Karen Perkowski adjourns the meeting.**

**Board Packet Includes:**

- February 7, 2024, SAIC Board Meeting Minutes
- Photographs of Current Superior Avenue Landscaping
- SAIC Resolution to Enter into a Contract to Landscape Superior Avenue
- SAIC Resolution to Release a Request for Quote (RFQ) for Master Planning Services
- January 2024 Clean & Safe Report