



Regular Meeting with Work Session October 28, 2024

Call to Order: The Board met in person in Council chambers at Richfield Village Hall. The meeting was called to order at 6:30 p.m. by Anita Gantner, Board Chair.

Pledge of Allegiance

Roll Call

Present: Anita Gantner, Mike Lyons, Steve McPeake, Holly Price, Mark Robeson, Mike Selig, Dave Wehner

Also in Attendance: Park Director John Piepsny, Administrative Coordinator Polly Wheeler, Village rep Sue Ann Philippbar, Township rep Don Laubacher, about 13 other attendees, and 2 attendees by Zoom

Work Session

- 1) Ms. Gantner introduced the discussion of the Friends of RHP MOU and presented options. Mr. Wehner suggested that the champion program should be used to evaluate structures and projects with a scope of scale. Mr. Selig stated that he agrees with using the champion model, but not every group needs a champion agreement.

Ms. Gantner asked how smaller projects should be handled. Mr. Wehner responded that employees, i.e. park director and volunteer coordinator, can manage the volunteer work and make sure it's being done in line with the park's goals. This is a foundation on which the board can build.

Mr. Lyons said that the general agreement does not contain specifics for projects, and he is not sure a general agreement is necessary. The current MOU contains mostly terms about fundraising. Ms. Price stated that the board should think about park needs beyond buildings, since the champion program is about buildings. The Friends organization name, Friends of Richfield Heritage Preserve, aligns it with the park.

Further discussion followed regarding the Friends' organization name and the terms of their fundraising efforts. The current Friends fundraising is for their designated projects, not for the benefit of the entire park. Mr. Robeson mentioned that other Friends groups have no restrictions on the funds they raise; rather, all funds are for the benefit of the supported park. Ms. Gantner asked if it is accurate to say that the board does not believe the MOU is necessary.

Mr. Selig suggested that the Mill could be grandfathered into the champion program. Ms. Price said that a Mill agreement already exists. The board needs to look at the Friends history, park history, and how they have worked together for 10 years. She reminded the board that the Friends were instrumental in getting the park started, and they need to discuss where each organization has now developed.

Ms. Gantner agreed with Ms. Price but stated that a 501(c)(3) is needed for general support of the park. The Friends have done a lot of work, and they'll continue to do that on projects like [the stabilization of] Garfield.

Mr. Lyons said that a usual nonprofit group is a fundraising arm of its park, but the Friends are not that. The board should focus on the broader issue, not just this MOU. He suggested work sessions to define the goals of the board. Ms. Gantner agreed that an additional work session will follow.

Comments from the Floor:

Gary LaGuardia (N. Royalton) reminded the board that the original name of the group was Friends of Crowell-Hilaka, but that it was changed at the behest of the board. He stated that the paid employees could handle fundraising and grant writing and that the Friends are not the fundraising arm of the park. In addition, Mr. LaGuardia said that the MOU assures donors that their donations will be used as they have been told. He stated that the champion program has not been effective.

Lynn Richardson (Bedford) said that she looks for friends groups in other parks when visiting. She referenced the guidebook from the Gettysburg Foundation, from which she read three sentences.

Regular Meeting

Approval of Minutes

Minutes of August 26, 2024 regular meeting were approved, subject to two corrections in the second and third sentences of the second paragraph, requested by Ms. Price.

Standing Committee Reports

Governance: Mr. Lyons reported that a draft addendum was sent to the board for the Lodge event consultant agreement. It included a 10% commission to the Lodge event consultant for Amity House bookings she makes in conjunction with Lodge events. It would be retroactive to the first mention of this at the July 2024 board meeting.

Grants & Fundraising: Mr. Selig reported that there have been no meetings since the last board meeting, so there is no report.

Administration Report:

- 1) Mr. Piepsny reported that the Trick or Treat on the Trail event was great! Over 1200 people attended. He showed a portion of a video created by one of the attendees, highlighting an interview with Ms. Gantner at the event. The videographer showed some concern at the mention of the name "Amity House". Mr. Piepsny asked the board to think once again about renaming the house.
- 2) Mr. Piepsny said that HTZ Design+Build, a Richfield company, will donate a design for the refurbishing of North House. This service has thousands of dollars in value.
- 3) The 2025 budget will be submitted to the board in November.

Ms. Price asked if the board has discussed what to do with North House and how it will be used. Mr. Piepsny replied that it will be a similar use to Amity House, but the board can discuss further once the design is received.

Oviatt House 3rd quarter report:

Bob Hooper, vice-president and acting president of Oviatt House, Inc., said that Judy Bowman resigned from the OHI board. He is filling in for the time being. He reported that about 300 volunteer hours were spent in the third quarter of 2024. A crew has volunteered to do all of the electrical work, and a plumber has also volunteered to work on the house. Mr. Hooper reviewed the rest of his report on the status of work on the house. He then reviewed the progress on the project of setting up the museum. Mr. Hooper listed OHI's financials for third quarter.

Ms. Gantner said that she and Mr. Piepsny met with the OHI board regarding a wagon shed and restroom that OHI would like to build. Mr. Hooper said that the OHI board still needs to vote on the restroom location.

Treasurer Report:

Mr. Wehner reported that there was \$899,000 in the bank at the end of September. This includes \$3,000 in adjustments and \$3,000 in outstanding checks, with \$892,000 available. \$469,000 is restricted to the bond fund, leaving \$423,000 for operating and Lodge funds.

In August there was \$36,000 in cash inflows, including \$32,000 from The Lodge, \$1,000 from donations, \$2,000 from Amity House revenue, and \$1,000 miscellaneous. In September, there was \$331,000 in cash inflows, with \$23,000 from The Lodge, \$5,000 from the summer sports camp, \$91,000 from the tax levy for operating, \$205,000 from the bond levy, and \$2,000 miscellaneous.

Cash outflows in August were \$25,000, including \$6,000 for payroll and taxes, \$3,000 in utilities, \$6,000 in commissions, \$5,000 in fees, and \$5,000 in miscellaneous repairs and maintenance. In September, cash outflows were \$23,000, including \$7,000 for payroll and taxes, \$4,000 in utilities, \$1,000 in supplies, \$6,000 in professional services (tax collection), \$4,000 in commissions, and \$1,000 in miscellaneous.

The park has received 105.69% of the general fund, 109.60% of the Lodge fund, and 109.21% of the bond fund. This amounts to \$844,00 year to date: \$237,000 to the general fund, \$175,000 to the Lodge fund, and \$431,000 to the bond fund.

Year to date \$411,000 has been spent: \$205,000 from the general fund, \$79,000 from the Lodge fund, and \$120,000 from the bond fund. This is 76.13% of the general fund, 60.20% of the Lodge fund, and 29.15% of the bond fund. The principal on the bond, \$170,000, is due in November along with \$114,000 in interest, for a total of \$284,000.

In 2025 the new levy rates will take effect.

Old Business:

1) Lodge event consultant contract addendum

MOTION: Mr. Wehner moved to approve the addendum to the Lodge event consultant contract; Mr. McPeake seconded.

MOTION PASSED: Vote was taken by roll call: Ms. Gantner (yea); Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea); Mr. Robeson (yea); Mr. Selig (yea); Mr. Wehner (yea).

2) Garfield Hall stabilization

Corey Ringle gave the update on what still needs to be done to stabilize Garfield Hall. Ms. Gantner asked if extending the agreement to the end of the year is acceptable, or if it should be to the end of January or to the end of the project.

Mr. Peipsny said that the covering over the patio on the side of the hall was replaced, which he did not know would be done. However, he would like to extend the agreement to completion. Ms. Gantner then suggested June 2025 for the end date.

MOTION: Mr. Lyons moved to extend the Garfield stabilization agreement to June 30, 2025, with the provision that any additions to the plan be approved by the park director; Mr. McPeake seconded.

MOTION PASSED: Vote was taken by roll call: Mr. Lyons (yea); Mr. McPeake (yea); Ms. Price (yea); Mr. Robeson (yea); Mr. Selig (yea); Mr. Wehner (yea); Ms. Gantner (yea).

New Business:

Estimated tax rates for 2025.

MOTION: Mr. Wehner moved to approve Resolution 08-2024, Accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor; Mr. Lyons seconded.

MOTION PASSED: Vote was taken by roll call: Mr. McPeake (yea); Ms. Price (yea); Mr. Robeson (yea); Mr. Selig (yea); Mr. Wehner (yea); Ms. Gantner (yea); Mr. Lyons (yea).

Announcements:

The next regular board meeting will be on November 25.

Comments from the Floor:

Corey Ringle (Hawthorne Dr and Friends of RHP) gave the monthly update on the Garfield Hall project. The group is repairing wood where a roof collapse had caused damage. They are also repairing shutters that are in bad shape. Volunteers are working very well and quickly. Many visitors stop to see the progress and ask questions, including when the group will start work on other buildings.

Doug Wisneski (N. Medina Line Rd) mentioned that the Girl Scouts had put doors in Garfield Hall where Jim Kirby did not have them. The volunteers are reframing the windows in these locations to restore the building to its original configuration.

Adjournment:

MOTION by: Mr. Lyons moved, seconded by Mr. Selig, to adjourn the meeting.

MOTION PASSED: Vote taken by voice, which was unanimously yea.

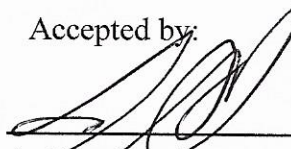
Meeting adjourned at 7:35 p.m.

Submitted by:



Polly Wheeler, Administrative Coordinator

Accepted by:



Anifa Gantner, Board Chair