



Regular Meeting with Work Session
April 22, 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, Dave Wehner

Excused: Mark Robeson, Mike Selig

Also in Attendance: Park Director John Piepsny, Administrative Coordinator Polly Wheeler, several other attendees and attendees by Zoom

Work Session

- 1) Mr. Piepsny reviewed the idea of renaming Amity House. He suggested Neal House, Lake House, or other ideas from the board. At the eclipse event, several people asked about the reason for the name and the history of the house.

Ms. Gantner thanked Lynn Richardson for putting together a history for the board, including the origin of the name relating to its meaning of "friendship". She said that the board has had a chance to review this and asked for their comments.

Mr. McPeake stated he doesn't have a strong feeling about it and doesn't see a reason to change it, although he found the history interesting. Mr. Wehner concurred, saying that if there was a compelling reason to change it from a marketing standpoint, he might reconsider.

Ms. Gantner said that a couple of people at the eclipse event, as well as some brides in the past, have reacted negatively to the home's name, related to the Amityville Horror movie, but she doesn't think it comes up very often. Ms. Price said that she doesn't see a strong financial reason to change, saying that as many people will be attracted by the name as are put off by it. Ms. Gantner ended the board discussion of the potential change.

- 2) Ms. Price reviewed the status of the website redesign. She had previously shared the proposed structure with the board, and she welcomed any comments. Mr. Wehner, Mr. McPeake, and Mr. Lyons said they had reviewed it but had no comments, not being website experts.

Comments from the floor

One Zoom attendee asked if there would be fundraising opportunities with the renaming of Amity House. However, since it will not be renamed, no such opportunities will exist.

Regular Meeting

Approval of Minutes

Minutes of March 25, 2024 regular meeting were approved as submitted.

Standing Committee Reports

Governance: Mr. Lyons reported that the Governance Committee will meet on Wednesday, April 24. They will look at another draft of the MOU with the Friends [of RHP]. For this purpose, they will review the following:

- a) Amity House restoration agreement
 - b) Friends' other agreements if any
 - c) Possible agreement for Garfield letter of intent (LOI) and champion proposal
- Ms. Gantner reviewed the difference between an LOI and a champion proposal.

Grants & Fundraising:

No report

Administration Report:

Mr. Piepsny reviewed the bridge inspection reports that he received from the inspecting engineers at Euthenics.

- 1) Lower lake bridge – The concrete deck slab is in poor condition, and the pier is not connected to the ground. Damage to the railings is critical but easily fixed. The recommendation is to keep this bridge closed. The rebar is corroding, and the end piers are undercutting.

The professional opinion was that the bridge could be repaired for pedestrians only, never for vehicles or horses. For vehicles or horses the bridge would need to be replaced. Cost estimates for pedestrian repairs are not available yet, but Mr. Piepsny will get bid specifications together. The long term plan would be to replace the structure within five years.

- 2) Upper lake bridge – The steel open deck is good, and other parts are fair. Pressure washing and painting would extend the life of the bridge and is recommended.
- 3) Two other bridges were not inspected: the upper lake dam bridge is being replaced, and the lower lake inlet bridge will require draining the lower lake to allow inspection.

Mr. Piepsny also reported the eclipse event on April 8 was successful.

Ms. Price asked if the horse trail goes across the closed bridge. Mr. Piepsny replied that it does, so he and Molly Eastwood of Ohio Horseman's Council are looking at creating a stream crossing next to the bridge for horses.

Oviatt House Report

Judy Bowman, president of OHI, gave a report for 4th quarter 2023 and 1st quarter 2024.

The siding, exterior painting, shutters, and new windows are complete. 338 hours were contributed by volunteers. Ms. Bowman also mentioned financials. Further construction taking place includes work on trim, doorways, leveling ceilings to prepare for drywall, and stripping layers of paint.

Annual report for 2023 was sent to board and posted on OHI website.

In the first quarter of 2024, volunteers spent 397 hours. The museum committee received a grant for research on lives of abolitionists in Richfield. OHI had an intern this past year and hopes to have another this coming year.

Ms. Bowman said that the organization has more money than it started with this term due to donations and grants. She said that the group has a new treasurer and new accounting software, and she listed the current board members.

Treasurer Report:

Mr. Wehner reported that there was \$431,000 in the bank at the end of March. There were \$1,000 in outstanding checks, and \$159,000 restricted to the bond fund, leaving \$269,000 for all other funds. There was \$19,000 in cash inflows, including \$1,000 from rents, \$6,000 miscellaneous, and \$11,000 for The Lodge.

Cash outflows were \$21,000, including \$9,000 related to The Lodge. Of the \$9,000 there were \$4,000 in commissions, \$3,000 in repairs and maintenance, and \$1,000 for utilities. There was \$12,000 from the general fund: \$7,000 for payroll, \$1,000 for professional fees, \$2,000 for utilities, and \$2,000 miscellaneous.

Old Business:

The board revisited the Letter of Intent (LOI) from the Friends of RHP for Garfield Hall. Ms. Gantner mentioned the report sent to the board by Corey Ringle in response to Mr. Lyons' question at the previous meeting. She said it was suggested that a complicated structure like Garfield Hall might require more detail in the LOI than other structures.

Ms. Price asked if there is a latrine near Garfield Hall. Mr. Piepsny replied that there is none nearby.

Ms. Gantner asked about the floor damage listed in the report. Assuming there would need to be a plan to prevent this in the future, she asked Corey Ringle if this repair includes cutting the concrete down. Ms. Ringle replied that it could be one solution. She anticipates working with Mr. Piepsny to create three or four solutions to present to the board for a decision.

Ms. Price stated that she is very comfortable with moving forward to allow the Friends to create a full Champion plan for Garfield Hall. She asked that they please consider the restroom question.

Ms. Gantner said that her main concern is the Friends spreading their resources too thin, although she noted Mr. Selig had previously said that donors may donate specifically to Garfield Hall and not elsewhere. Ms. Gantner also said that Phase I is solid stabilization, allowing the building to remain. The board would not necessarily have to move forward with Phase II unless they chose, but they would have a building that is not falling in on itself.

Mr. Wehner said he has no issue with the LOI and that this is its purpose. Looking at the full Champion application and MOU, that's where the details and timelines are worked out. No other LOIs have been submitted for Garfield Hall.

MOTION: Mr. Wehner moved to accept the LOI from the Friends and allow them to produce a full Champion application. Mr. McPeake seconded.

Discussion: None further

MOTION PASSED: Vote was taken by voice, which was unanimous.

New Business:

None

Announcements:

The next regular board meeting will be on May 20.

The Goat Derby will be May 4 from 11am to 3:30pm, with a rain date of May 5.

New program guide is online on RHP website.

Possible sponsorships for rooms in Amity House are being considered. Ms. Gantner is working on this idea with Village Councilperson Sue Ann Philipbar, who has agreed to be the first sponsor. The plan would ask for sponsorships to provide bedding, toiletries, and other furnishings for the rental of Amity House. Ms. Price asked for clarification on what the terms of the sponsorships would be. Ms. Gantner said this would be a one-time ask.

Comments from the Floor:

Corey Ringle (Hawthorne Dr.) said that she wanted to know the best way to collaborate regarding suggestions for the build out of the Garfield project. She said Friends also did some minor demolition inside Kirby House recently.

Ms. Price responded that the Champion program will proceed differently from Amity and is not a collaborative build out. The Friends should submit their proposal for approval or not.

Lynn Richardson (Wandle Ave, Bedford) said that the Friends submitted the LOI for Kirby in December 2023. They were told to go ahead with the full application. She gave eight copies of the full Champion application to the administration.

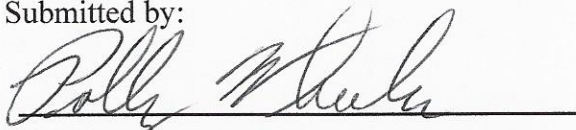
Adjournment:

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

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

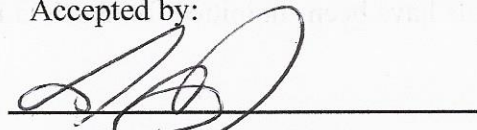
Meeting adjourned at 7:19 p.m.

Submitted by:



Polly Wheeler, Administrative Coordinator

Accepted by:



Anita Gantner, Board Chair