



MCI Investigative Report

Case Name: Perrysburg Heights Community Association
Case Number: ET_06691
MCI Assigned: Corey A. Pratt

Date: November 29, 2016

Investigation:

Fourteen (14) complaints have been filed with the Ohio Attorney General. The complaints (minor edits for grammar and punctuation) read:

1. *Complainant states that the organization is not following their bylaws. They were to have an election for officers and did not do so. 1st and 2nd president resigned. Having closed sessions. One of the board members wants to rent out the association center for personal gain.*

2. *I am here to report that I believe that this non-profit organization is non-compliant on many factors and believe that this needs to be looked into immediately. This joke of an organization is in direct violation of its own charter and bylaws and is misusing financial grants & donations for their own profit. The President of the non-profit organization, who also currently is the owner of Toledo Sport & Social Club, rents the facilities out for his own business' profit as well as the Treasurer who is profiting money as well off of renting out the facilities as a banquet hall for profit not for the community organization it is intended for as well as cash transactions. The Treasurer Mr. Jason Craig has also received multiple gift card donations from many sponsors and has turned around and auctioned them off on eBay for profit none of which is being reported. The Perrysburg Heights Community Center which is receiving multiple grants & money donations has not had any summer programs up and running as announced to the public, but has continued to bring in money from the Toledo Community Foundation that we are all questioning where is it going. Our children nor the community are seeing any new developments or programs being initiated, instead we are looking at a group of unprofessional power & money hungry individuals out for their own profits and feel the need to ask that they have their rights as a non-profit organization be revoked immediately. I thank you for your time.*

3. *(During the) June meeting 2013 this board voted Anita Sanchez Serda off the board the tie breaking vote came from her own cousin (which) is a conflict of interest. This*

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 1 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

board has been in violation of several bylaws, one being not notifying all board members by written notice 7 days prior to meeting. 2 former board members were never notified of one very important meeting, Thus making it not giving them proper notice and all transactions if such meeting (is to) be ratified. There is talk of Treasurer Jason Craig making a rather large monetary donation in exchange for a seat on the board. This same individual Jason Craig is not following the purpose for which this community center was intended for. He has said things about kids in the neighborhood about them being on ankle monitors and being pregnant. Actually calling these kids by name which was recorded in the minutes and angered parents of those children. They leased one of the rooms to a dance group and because they are related to Anita Sanchez Serda, when Anita was voted off they changed the locks on the center and they were never given a key which is against the law. They asked if anyone was interested in being on the board to sign a sheet and they would get back to us. I believe 23 people signed the sheet and only 1 person was confronted by Amanda Becerra and asked what exactly her felony was. She told this individual that they want her on the board because she is against Anita Sanchez Serda as well as her daughter who was also voted off Stephanie Serda. I believe they have bad intentions. Even on Facebook. They speak of the festival that has changed its name about how this will be a real festival and not one that "one family" meaning the Sanchez Serda family thought was a festival. Only 3 people that sit in the board are from Perrysburg the others are from Toledo, Cleveland and as far away as Adrian, Michigan. If they are so willing to help a non-profit group would they not choose one in their own state?

- 4. (Duplicate complaint as #3) June meeting 2013 this board voted Anita Sanchez Serda off the board the tie breaking vote came from her own cousin with is a conflict of interest. This board has been in violation of several bylaws, one being not notifying all board members by written notice 7 days prior to meeting. 2 former board members were never notified of one very important meeting. Thus making it not giving them proper notice and all transactions if such meeting be ratified. There is talk of Treasurer Jason Craig making a rather large monetary donation in exchange for a seat on the board. This same individual Jason Craig is not following the purpose for which this community center was intended for. He has said things about kids in the neighborhood about them being on ankle monitors and being pregnant. Actually calling these kids by name which was recorded in the minutes and angered parents of those children. They leased one of the rooms to a dance group and because they are related to Anita Sanchez Serda, when Anita was voted off they changed the locks on the center and they were never given a key which is against the law. They asked if anyone was interested in being on the board to sign a sheet and they would get back to us. I believe 23 people signed the sheet and only 1 person was confronted by Amanda Becerra and asked what exactly her felony was. She told this individual that they want her on the board because she is against Anita Sanchez Serda as well as her daughter who was also voted off Stephanie Serda. I believe they have bad intentions. Even on Facebook. They speak of the festival that has changed its name about how this will be a real festival and not one that "one family" meaning the Sanchez Serda family thought was a festival. Only 3 people that sit in the board are

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 2 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

from Perrysburg the others are from Toledo, Cleveland and as far away as Adrian, Michigan. If they are so willing to help a non-profit group would they not choose one in their own state?

- 5. Under current acting board: Jesse Spier-Renting out the facilities for profit of his own personal business; Jason Craig, Paul "Chico" Martinez-Renting out the facilities for profit for banquets, weddings, etc., remainder of board- donated gift cards being sold on eBay; grant dollars being misused; no summer programs or community functions; the community center has not been open for programs all summer; filling of available board positions, not filled from at least 18 potential candidates in violation re: proper procedure in accordance with by-laws language. (appearing to not want interference of improper practices on part of current board); Paul "Chico" Martinez- previously involved in similar rental of hall, regarding situation publicized in Adrian, Michigan?
6. During this organization's May meeting Teresa Martinez leaked out to sources that the meeting they had voted off another board member Anita Serda was pre-determined between majority of board without Anita and other board members knowing. At this meeting Teresa Martinez voted Anita off board by cell phone, now per their by-laws this was not legal, to vote by cell. Paul Chico Martinez, who at this time was Secretary, who has multiple absentees from meetings, including this meeting was not there and no minutes of this meeting was ever recorded, important minutes where a board member, Anita Serda was voted off board...not legal! Now Anita Serda was not allowed to vote for herself neither did the board members let Stephanie Serda vote (Stephanie Serda the then acting President) because she was related to Anita, However Teresa Martinez did allow herself to vote Anita off board knowing she is related to Anita, Not legal! Shortly after this meeting Treasure Jason Craig whom is known as the communities "drug dealer" and "adult bully" started sending Stephanie Serda threatening e-mails, also phone calls threatening her to step down, as a result of being scared of Jason's threats Stephanie the then acting President was forced to step down off the board. Shortly after, annual board meeting of Trustees meeting was cancelled twice and then rescheduled where 18+ community volunteers stood up in front of the board and media and asked to please be considered for board member spots were told the board was going into a private closed executive meeting to discuss this and Steve Kramer the then acting Vice President told us "You can sign your name here and the board will do a criminal background check on you, we will run a credit check on you, and we will make sure you are all bondable," I stood up and said fine...that's fine as long as it's done all around the table and everyone on board was treated equally! Steve Kramer and Paul Chico Martinez told me "No, those who were sitting on board now would not have to do these things!" I also have read organizations by-laws and mentioned to the board that in nowhere in there does it state the executive meeting needed to be held behind closed doors and then asked them to please hold the meeting in front of the community so we could know and trust that the board had nothing to hide from us, and they didn't listen...The next meeting that was called was an emergency meeting ("after" the annual date new board members needed to be added to board and current board members needed to be re-

Table with 2 columns: Report on: Perrysburg Heights Community Association; Investigator: Corey A. Pratt; Page 3 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

instated. At this meeting the community along with me went and Jessie Spier and Steve Kramer locked us out of the building and told us to leave. I told them they were violating the Ohio Sunshine Law and they said "Oh well!" Jason Craig has promised and given lots of money and drugs to the community...but holds no job, he has a criminal history as well as his spouse Kristy Koester, these are not people I want my kids or any children around! Jesse Spier cannot legally continue as President on This "non-profit" organization board, as he owns and runs the "Toledo Sports & Social Club" where he rents out and makes "a profit!" which is what he and Jason and the rest of the board have decided to do rent PHCA fields, parks, and community center out to make a personal profit, Jesse Spier is in direct violation and legally this is a "conflict of interest" being involved at all with the PHCA! Paul Chico Martinez and wife Teresa Martinez have been the center of many money scandals involving non-profits, very sad. Jesse lives in Cleveland, Jason & Kristy are from Illinois, Paul Chico Martinez and wife Teresa Martinez are from and live in Adrian Michigan, Mary Ruiz lives in and is from Toledo, these board members have selfish interests that involve this communities non-profit organizations they are not from here and do not live here and most importantly they are not here to carry out the PHCA's mission. This community center was built to give kids and families a sort of safe haven, it was built to give opportunity, to teach children...everyone mentioned in this complaint should be found in violation, because all members have sat around and watched this illegal non-sense go on, knowing that they are wrong and knowing that they are in violation and not one of them has stood up and said "We are in the wrong, We need to take a step back!" This community is where my roots are, I care, I want to help save this center from such a terrible "board" and I have to do my part and help the community fight and win this battle for our children. In closing I only ask that you please help us. Thank you! Amalia Diaz

- 7. I am writing to you to report what I believe that the non-profit organization Perrysburg Heights Community Association has been non-compliant in many of the bylaws in there charter. The current President rents the community center for his own profit. The treasure is also profiting by selling things donated to the center and selling them on eBay. He is using the community centers lawn mower for his own personal use and his properties he owns in the community. They are having meetings behind closed doors and not including the community, they voted each other in on the positions for the board for a term of three years when positions are to be vote on yearly. A list of eighteen people was given to the association for possible members that were interested in the association and not one was considered. Teresa Martinez was the deciding vote to eliminate Anita Serda from the board via cell phone and she is related to her so that vote should have been voided. When they do have meetings they are not giving enough notice as stated in the bylaws then cancel meetings at short notices. The summer programs are not being conducted and there is no activities for the children at this time being held. I believe that this and many more hidden activities are being administered by the currant board and that I strongly feel that their rights as a non-profit organization should be revoked Immediately. Thank You

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 4 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

8. *As Visionary and Co-Founder of PHCA established in 1991, I am writing with many concerns on the current board members of PHCA. I have several complaints I feel need to be investigated; PHCA put on a fundraising festival August 29-30, 2014 and partnered with a promoter known to scam patrons, Tim Corser, advertising national performers that were never contracted, also that association charged \$100 for VIP Passes, \$20 a ticket with surcharges, other tickets for \$10 and then gave away thousands to ensure numbers of attendees. Also was the Co-chairperson who is an officer on the board current with her bar tending/serve safe certification. Did they have a beer permit and does the board have certified trustees. Entertainers, vendors and services are still owed money and Jason Craig publicized on his Facebook page he was not giving refunds. How can he, as one sole board member, make decisions without a vote of the board of trustees? He also paid his daughter (16) with association funds and she used those cash funds to be involved with payment to Tim Corser and was expecting a 25% profit. Jason Craig also has banned family of his choice from being on the premises of the center, which is property of Perrysburg Township. There are no open board meetings, no knowledge of programs, and misappropriation of grant dollars. Steve Kramer spoke to two (2) Perrysburg Garden Club groups in the name of PHCA for grant money for a garden and all those dollars were not used for a garden nor is there a garden. The center is currently not providing services based on the mission statement and not all inclusive all cultures and residents of Perrysburg Heights. I do have more and proof if I'm needed for your investigation I will be happy to assist where I can. Thank you, Anita Sanchez-Serda*
9. *PHCA is a community association formed 23 years ago to bring resident families together and create a safe haven for children to attend after school activities and fun events to keep them involved in the community. Jason Craig has taken over operations at the center and has brought a lot of negative publicity to the center. Once a month meetings are supposed to be open to the public, that no longer exist, he has verbally banned certain families that have questioned his actions. PHCA just held a Mexican American Festival on Aug 29th and Aug 30th 2014 that for 19 years has been a major fund raiser for the center but this year it was a failure and a fraud. Jason Craig hired a known felon to promote and fraudulently advertise that nationally known hip hop acts were going to perform on Aug 30th. The week before the festival controversy arose and several members of these national acts made it public that they knew nothing about the event. Local New Stations covered the incident in which Jason Craig said he would personally refund unhappy ticket holders. Tickets were sold ahead of time for \$20. The night of the festival, police from three different departments were present dressed in riot gear to make sure there were no problems. At about 9:00 the police shut down the festival due to loss of power to prevent any further chaos. A lot of people have asked for refunds and Jason Craig stated on his own Facebook page, without holding a board meeting that there would be no refunds given for the failed event. I believe he should be investigated for theft and misuse of funds received as a result of the fraudulent advertising. I also believe he should be forced to resign from the board of Perrysburg Heights Community association for failing to follow the mission of the center.*

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 5 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

10. For the second year in a row I am filing a complaint against this non-profit organization for violation of their by-laws as well as being non-compliant with their 501c3 status. All board members are at fault in wrongful doing in what recently was said to be a fundraiser for the community center turned out to bankrupt the center and violate more by laws then I can even list. This one event alone has cost our local and extended police force and community nearly \$25,0000.00 in taxpayers money for a falsely advertised & promoted event. The director & board used a cash only process for this event no profits have been accounted for whatsoever. we demand that the entire current board be removed from their positions immediately to allow a new board to step in to save this community center and restore the communities faith in the organization.

11. This is pertaining to the fraudulent manner in which Jason Craig has been running the Perrysburg Heights Community center in the last 2 years since he took over as Treasurer and Director of Operations. Although Steve Spier is on the records as President of the organization, he has never been an active or vocal participant with his board and Jason Craig is the person to actually be controlling the decisions made for the entire group and with the support of his elected board. Mr. Craig's shady way of running the non-profit has caused much concern among the residents of Perrysburg Heights and the Township for the past 2 years with the diminishing financial accountability of the PHCA and the growing instability of PHCA leadership. This year, what was promoted as an "Epic Event" by Mr. Craig and his board for a Mexican American/OG BBQ festival in which he claimed there would be an expected crowd of 10,000 ended up as a flop and left many individuals with a great debt? Individuals included the Perrysburg police department and other police departments from the surrounding area, as well as ticket purchasers demanding their money back for being misled about headliners who never appeared and who Mr. Craig knew were not appearing, the township of Perrysburg who actually own the building and property of PHCA, and the residents of Perrysburg Heights who stand to lose their homes should the center be shut down. A resident of the "heights" also witnessed Mr. Craig and girlfriend carrying out computers and files from the PHCA center which has caused further suspicion of Mr. Craig's motives. This is not a situation which should be ignored and immediate investigation is expected and demanded.

12. Mr. Jesse Spier is owner of a sports club in Cleveland and Toledo and from what we understand, rents the center to hold sporting activities, events, and tournaments, in Perrysburg Heights Community Center gym, (very possibly) for his personal monetary gain and profit. Mr. Jason Harold Craig also rents the gym to himself and then sub-leases it to other residents for a higher rate in order to make a profit. These same complaints were filed last year with nothing being done. Could it be that the majority of us are Latinos?

13. I WRITE FOR THE Toledo Free Press...
Director of Operations/ OG Fest Organizer Jason Craig knowingly and fraudulently deceived the public while promoting a concert happening at the Community Center

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 6 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

inside Perrysburg Heights. Mr. Craig sought out and went into business with Michigan native and concert promoter Tim Corser. Mr. Corser was recently convicted of two felonies for fraud for a failed concert in Jackson County, Michigan called Rockapoolaza. The OG BBQ Fest fundraising event was sold to the public as a concert featuring National Recording Acts– Bone Thugs-N-Harmony, Naughty By Nature and Coolio.

Mr. Craig told Perrysburg Township Police Department that 10,000 plus people were expected at the Community Center. Mr. Craig also produced paperwork showing he had contracted a private firm hiring 20 security guards at a rate of \$26 per hour.

PTPD spent three weeks preparing for the date due to potential gang activity.

Numerous local artists, who were billed as performing, were believed to have gang connections and the department wanted to make sure they were adequately prepared. According to PTPD Deputy Chief of Police Mike Gilmore– on the morning of the OG Fest, Jason Craig informed Gilmore the TEN hired security guards were not coming because they were all involved in a “car accident”. iHeartGlassCity has investigated and cannot confirm that a car accident involving ten people happened anywhere within the state of Michigan. PTPD with the help of neighboring police departments provided a safe environment inside and out of the venue. The low ballpark estimate of cost to the taxpayers of Wood County is at least \$37,000. Mr. Craig promised to pay for 30 police officers at \$30 per hour, at a total cost of \$10,800. The PTPD has yet to receive a payment.

Mr. Craig admitted days before the concert that only Coolio was coming. Mr. Craig and Mr. Corser received a Cease-And-Desist letter from Bone Thugs-N-Harmony’s manager demanding they stop using the group’s name to promote the concert. Mr. Craig offered a deliberately confusing trail of paperwork blaming numerous people and accusing some of theft. He also gave two interviews stating exact opposite views on concertgoers’ ability to receive a refund.

On Friday August 29th, the day before the OG Fest and opening night of the Mexican American Fest–Mr. Craig posted on Facebook that Naughty by Nature was going to perform the following day and that Comedian George Lopez was going to make an appearance at the Festival that night. George Lopez never appeared, although he did meet Mr. Craig’s family privately for a picture off site. Naughty by Nature failed to appear the next day.

Naughty by Nature has since stated publicly that the group was never contacted, nor booked to perform and warned promoters to not use the group’s name/image in fraudulent capacities.

On Saturday August 30th, the day of OG BBQ Fest, witnesses saw Jason Craig collect cash from the various areas generating income and combining it all into one general pile. There wasn’t a single attempt made for any accountability. Mr. Craig would simply take piles of cash, shove it into his pockets and disappear.

Perrysburg Township Deputy Chief of Police Mike Gilmore told iHeartGlassCity that “Jason Craig was offered police escorts to the bank on numerous occasions during the day, but none happened. In fact we had a car pull up to take him but Craig said he had to pay an artist, pulled out a wad of cash from his pocket and walked away.” Chief Gilmore added “Police escorts to the bank are a very common procedure for festivals like these” and it was “highly unusual” that they did not take place during

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 7 of 17

This document is the property of the Ohio Attorney General’s Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

the festival. During previous PHCA Festivals prior to Jason Craig, a PTPD Officer would escort a volunteer throughout the center as they collected cash and would act as a witness when two separate volunteers would count the money in a secure room. PTPD would act as a escort for numerous trips to the bank.

This cash-in-pants process happened the entire time money was coming into the festival up until Mr. Craig’s medical emergency which required an ambulance ride out of the venue and to a local hospital.

Over 1,500 people attended the concert with zero accountability handling the cash. PTPD ended the concert at 11:30 PM after the show went 30 minutes longer than the agreed upon 11 o’clock ending. None of the promised National Acts performed or appeared.

iHeartGlassCity asked co-promoter Tim Corser for a comment on the arrangement made between Jason Craig and himself. The following was received: “This email is to clarify that the beginning of the week before the show I was on the phone with Jason Craig and told him we should cancel this event and that it wasn’t a good idea to go through with it. I was then threatened with legal proceedings if i canceled. Our original agreement was i would get 80% of the alcohol, parking and the door but when the show was looking highly successful it became that i would only get my restitutions paid off from a past engagement i still owed. I had some volunteers handling parking but all funds that were collected were given to Jason Craig or a member of the community center. I have lost a few thousand dollars on this event as i am refunding tickets to unhappy concert goers. I am doing this because i believe it’s the right thing to do as i would be upset if i was in the consumer’s position. Please let me know if you need anything else. Sincerely, Tim Corser”

During an interview a Toledo Free Press Reporter and myself on Wednesday mentioned above, Jason Craig repeatedly informed us that Tim Corser was not getting paid red cent and he was volunteering his services because of the love of the Community Center.

The PHCA

The PHCA is a registered 501c3. Since May of 2013 there has been shown zero transparency with anything related to the organization. There has been no public documents showing anything regarding it’s 2013 finances and taxes. There has been no open meetings, no public documents and no information as to anything internal.

Jason Craig and Kristie Koester

During the summer of 2012 Harold Jason Craig was sworn onto the PHCA’s Board of Directors. He immediately volunteered to run the Community Center’s daily activities and became its “Director of Operations”. He also pushed hard to become the PHCA’s Treasurer telling then Board President Anita Serda, “Although I haven’t finished college, I’ve taken an accounting class”.

As Director of Ops, Mr. Craig often states that he volunteers 50+ hours a week working unpaid at the center. When asked how he can afford to be so generous with so much of his time, Mr. Craig has stated numerously to numerous people that “he won the lottery”. iHeartGlassCity has yet to be able to confirm a lottery win.

Mr. Craig is in a relationship and lives with a woman named Kristie Koester. Ms. Koester is currently listed as serving on the Board of Directors. Since 2009, Jason Craig and Kristie Koester have been buying parcels of land all located within

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 8 of 17

This document is the property of the Ohio Attorney General’s Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

Perrysburg Heights, 16 total. For reasons unknown, all sixteen parcels of land are titled in Kristie Koester's name.

Jason Craig has been very vocal about his plans of bulldozing the Heights and profiting of a future development deal. The Heights location is the only underdeveloped area in all of Perrysburg proper and sits just feet away from Levis Commons, an incredibly coveted retail location. Many believe that if the PHCA Community Center is closed the neighborhood will be redeveloped, displacing a lot of families.

If you were to do a Google search on the names Harold Jason Craig and Kristie Koester you will find an extensive history of civil and criminal issues, with most dealing with complaints of fraud. In 2002 the couple was successfully sued for \$75,000 over allegations of forgery and grand theft.

PHCA Board President Jesse Spier is also the founder and proprietor of Toledo Sport and Social Club?

DYK that there are 6 leagues ran and organized by the Toledo Sports and Social Club scheduled to take place solely and entirely inside the PHCA Hall between October and December?

It appears Jesse Spier's company has a lot of money to lose.

There are 7 leagues scheduled to play from October 3 to December-- these are 6-8 weeks long and average at least 12 teams a league.

So the company that PHCA Board President Jesse Spier is the founder of (Toledo Sport and Social Club) stands to bring in \$28,272. Let me repeat the money that will be generated in just TWO MONTHS by the man who is both the PHCA Board President and Founder of a sports club... OVER TWENTY EIGHT THOUSAND DOLLARS.

Hmmm do you think this could POSSIBLY be a conflict of interest?

BONUS: All of the leagues are Adult, meaning "no children".. and teams pay \$220, \$330 or \$480 a piece to play. How many people in this community can afford to even play here?

14. This amount of money is happening in one quarter of the fiscal year...

I am writing to file a formal complaint with the Attorney General's office in regards to a very serious issue, and immeasurable damage and devastation done to The Perrysburg Heights community, and entire neighborhood and surrounding community, in the state of Ohio, by the Officers and Trustees, on the board of the Perrysburg Heights Community Association. This is a complaint regarding an issue (from 06/14-present, 09/14), about which all attempts were made to secure your help and remedy, to rectify and correct all of the violations, and damage which were occurring then, and continue to do so now. They were addressed to you previously in a former complaint, approximately one year ago. We requested your help to remove and secure the resignation of the President, Jessie Spier who runs his Toledo Sports Club at the "Non-profit Center," for personal profit and gain, while serving as an officer on the board, as well as Jason Craig, Treasurer, renting the Center out, and then, sub-letting, or sub-renting it for his own personal profit and gain, as well as the rest of the board, who have supported all of their actions and behavior, and numerous, ongoing violations, including the devastating catastrophe of the

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 9 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

fraudulently represented, failed hip-hop concert, which is all in direct violation of the 501-3C laws and regulations. These violations include continuously violating so many PHCA by-laws, many questionable practices, and improper use of their positions on the board, improperly adding and removing of board members and officers, excluding, banning, changing the locks on, and locking out several members of the neighborhood and of the community, as well as misuse of a non-profit organization and the Center, for personal and private gain. The most recent were the witnessing and observation by community residents, of seeing Jason Craig removing computers and other items from the Center, leaving a great deal of debt, unpaid salary to Law Enforcement agencies resulting from the failed concert, operating on a strictly cash basis, without any trackable, or traceable accountability, or paper trail, or verification of his spending, payments, or his actions. I plead with you, and implore you to please truly help our entire community this time by conducting a truly in depth investigation, and removing these people that have brought so much devastation, so that we, who are willing to step in to these positions, will not lose our affordable non-profit long-term lease agreement, as well as to not lose our 501-C3 status for our non-profit that so many of worked long and hard to secure. I trust and thank you for the help that I am sure you recognize we need this time, before all is lost. Thank you, Martha (Marty)Ledesma

July 31, 2013, the case involving Perrysburg Heights Community Association (ET_06691) was assigned to me through Clearinghouse. Upon reviewing the organization through COIN, it should be noted there was a previous complaint from August 26, 2009 that was investigated by MCI Jodi Nyahay. The 2009 complaint revolved around then PHCA President, Anita Serda, giving preferential treatment to companies associated with her family members and providing family member(s) employment through PHCA. It appears the case was worked as a registration complaint and closed January 5, 2012.

Due to the number of complaints (14) involved in this case, each complaint was reviewed and broken down into what the investigative team felt were the main topics of the complaint for investigation. The issues to investigate are:

1) Organization is not following their bylaws

- a) They were to have an election for officers and did not do so.*
- b) (During the) June meeting 2013 this board voted Anita Sanchez Serda off the board the tie breaking vote came from her own cousin (which) is a conflict of interest.*
- c) Not notifying all board members by written notice 7 days prior to meeting.*
- d) There is talk of Treasurer Jason Craig making a rather large monetary donation in exchange for a seat on the board.*
- e) They asked if anyone was interested in being on the board to sign a sheet and they would get back to us. I believe 23 people signed the sheet and only 1 person was confronted by Amanda Becerra and asked what exactly her felony was.*
- f) Filling of available board positions, not filled from at least 18 potential candidates in violation re: proper procedure in accordance with by-laws language. (appearing to not want interference of improper practices on part of current board)*
- g) Teresa Martinez voted Anita off board by cell phone*

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 10 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

- h) No minutes of (all) meetings was recorded*
- i) Anita Serda was not allowed to vote for herself neither did the board members let Stephanie Serda vote (Stephanie Serda the then acting President) because she was related to Anita, However Teresa Martinez did allow herself to vote Anita off board knowing she is related to Anita,*
- j) Annual board meeting of Trustees meeting was cancelled twice and then rescheduled where 18+ community volunteers stood up in front of the board and media and asked to please be considered for board member spots were told the board was going into a private closed executive meeting to discuss this... I stood up and said fine...that's fine as long as it's done all around the table and everyone on board was treated equally! Steve Kramer and Paul Chico Martinez told me "No, those who were sitting on board now would not have to do these things!"*
- k) The next meeting that was called was an emergency meeting ("after" the annual date new board members needed to be added to board and current board members needed to be re-instated. At this meeting the community along with me went and Jessie Spier and Steve Kramer locked us out of the building and told us to leave. I told them they were violating the Ohio Sunshine Law and they said "Oh well!"*
- l) Jesse Spier cannot legally continue as President on This "non-profit" organization board, as he owns and runs the "Toledo Sports & Social Club" where he rents out and makes "a profit!" which is what he and Jason and the rest of the board have decided to do rent PHCA fields, parks, and community center out to make a personal profit, Jesse Spier is in direct violation and legally this is a "conflict of interest" being involved at all with the PHCA!*
- m) They are having meetings behind closed doors and not including the community, they voted each other in on the positions for the board for a term of three years when positions are to be vote on yearly.*
- n) A list of eighteen people was given to the association for possible members that were interested in the association and not one was considered.*
- o) Teresa Martinez was the deciding vote to eliminate Anita Serda from the board via cell phone and she is related to her so that vote should have been voided.*
- p) When they do have meetings they are not giving enough notice as stated in the bylaws then cancel meetings at short notices.*
- q) One sole board member makes decisions without a vote of the board of trustees. (Re: Hip Hop Festival)... A lot of people have asked for refunds and Jason Craig stated on his own Facebook page, without holding a board meeting that there would be no refunds given for the failed event.*
- r) There are no open board meetings... Once a month meetings are supposed to be open to the public, that no longer exist*
- s) Misappropriation of grant dollars. Steve Kramer spoke to two (2) Perrysburg Garden Club groups in the name of PHCA for grant money for a garden and all those dollars were not used for a garden nor is there a garden.*
- t) The center is currently not providing services based on the mission statement and not all inclusive all cultures and residents of Perrysburg Heights.*
- u) operating on a strictly cash basis, without any traceable accountability, or paper trail, or verification of his spending, payments*

2) One of the board members wants to rent out the association center for personal gain

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 11 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

- a) *The current President rents the community center for his own profit. The treasure is also profiting by selling things donated to the center and selling them on eBay. He is using the community centers lawn mower for his own personal use and his properties he owns in the community.*
 - b) *The President of the non-profit organization, who also currently is the owner of Toledo Sport & Social Club, rents the facilities out for his own business' profit as well as the Treasurer who is profiting money as well off of renting out the facilities as a banquet hall for profit not for the community organization it is intended for as well as cash transactions. The Treasurer Mr. Jason Craig has also received multiple gift card donations from many sponsors and has turned around and auctioned them off on eBay for profit none of which is being reported.*
 - c) *Mr. Jesse Spier is owner of a sports club in Cleveland and Toledo and from what we understand, rents the center to hold sporting activities, events, and tournaments, in Perrysburg Heights Community Center gym, (very possibly) for his personal monetary gain and profit. Mr. Jason Harold Craig also rents the gym to himself and then sub-leases it to other residents for a higher rate in order to make a profit.*
 - d) *Jesse Spier-Renting out the facilities for profit of his own personal business; Jason Craig, Paul "Chico" Martinez-Renting out the facilities for profit for banquets, weddings, etc.*
 - e) *donated gift cards being sold on eBay; grant dollars being misused; no summer programs or community functions*
- 3) *The Perrysburg Heights Community Center which is receiving multiple grants & money donations has not had any summer programs up and running as announced to the public, but has continued to bring in money from the Toledo Community Foundation that we are all questioning where is it going.***
- a) *grant dollars being misused;*
 - b) *no summer programs or community functions; the community center has not been open for programs all summer*
- 4) *If you were to do a Google search on the names Harold Jason Craig and Kristie Koester you will find an extensive history of civil and criminal issues, with most dealing with complaints of fraud. In 2002 the couple was successfully sued for \$75,000 over allegations of forgery and grand theft.***
- 5) *Mr. Craig is in a relationship and lives with a woman named Kristie Koester. Ms. Koester is currently listed as serving on the Board of Directors. Since 2009, Jason Craig and Kristie Koester have been buying parcels of land all located within Perrysburg Heights, 16 in total. For reasons unknown, all sixteen parcels of land are titled in Kristie Koester's name.***
- Jason Craig has been very vocal about his plans of bulldozing the Heights and profiting of a future development deal. The Heights location is the only underdeveloped area in all of Perrysburg proper and sits just feet away from Levis Commons, an incredibly coveted retail location.***

July 31, 2013, this case was assigned to MCI Pratt.

September 3, 2013, a records request was issued to Perrysburg Heights Community Association (PHCA). The date for compliance to the records request was September 17, 2013. September 10, 2013, I received a call from Jesse Spier. Jesse introduced himself as the current President of

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 12 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

PHCA. A cursory interview was conducted with Jesse Spier by telephone. During the interview, Jesse advised he became President of PHCA in August of 2013. Jesse advised the organization has been very deficient with its role in bookkeeping and record management. During the conversation, Jesse advised then current President of PHCA, Anita Serda (aka Anita Sanchez, Anita Sanchez Serda) during a board meeting attempted a coup to remove members of the board. During this meeting, Anita was not able to get enough votes to remove people from the board. The board in turn, voted to remove Anita and was successful in doing so. Jesse believes the complaints filed against PHCA are being made by family members of Anita Serda. Jesse further advised Anita's daughter, Stephanie Serda was once a paid employee of PHCA and voluntarily left when her mother was removed from the board. I addressed some of the complaint issues with Jesse. Jesse advised Jason Craig and Paul (Chico) Martinez do not rent the facility. Prior to the removal of Anita Serda, her daughter, Stephanie handled all facility rentals. The rentals are now handled by Jason Craig.

September 6, 2013, Jesse Spier called and advised he had received the records request. Jesse requested and was granted an extension for compliance to the records request. The new compliance date was listed as October 8, 2013. While speaking to Jesse, I set up a date and time to visit PHCA and interview the board members individually. During the conversation, Jesse advised he feels like the complaint filed against PHCC is from a disgruntled board member. Jesse advised there has been a lot of turmoil in the last six months at the organization over the 501(c)(3). Jesse stated he became the president of the organization in August of 2013. Jesse advised the organization has been very deficient in its bookkeeping and record keeping and there are a lot of things in the records request that he doesn't have and that the ex-president/director, Stephanie Serda, took with her. Jesse advised Stephanie Serda was the president of the board and the board then hired her to be the director of the facility as a salaried employee. Jesse stated Stephanie's mother, Anita Serda, was also on the board and was a founding member of the organization. Jesse clarified that Jason and Paul (Chico) do not rent the facility and that Stephanie Serda was in charge of rentals for the facility. Jesse advised Jason and Stephanie were both distributors for ViSalus (dietary products) and used a loophole against ViSalus to sell the products over EBay as a fundraiser for the organization.

September 27, 2013, I traveled to PHCA located at 12282 Jefferson Street, Perrysburg, Ohio. Interviews were conducted with board members (President) Jesse Spier, (Treasurer) Jason Craig, Mary Ruiz and Steven Kramer. Prior to individual interviews being conducted, I asked Jesse Spier and Jason Craig (together) how the news media was informed of the AGO investigation. Jason Craig stated he contacted the news media because he has media contacts and that this was an attempt to get Anita Serda to stop interfering and saying bad things about them.

During the interview with Jesse Spier, Jesse stated he believes the complaints were filed to be vindictive due to Anita Serda being voted off the board and Stephanie Serda being laid off. Stephanie Serda is reportedly the only paid employee (2 years) for PHCA and received \$42000 yearly. Stephanie's salary was paid the first year through a grant. Stephanie's salary for the second year was paid directly by PHCA. Jesse advised Anita Serda was the president of the board and is a founding member of PHCA and that Anita's daughter, Stephanie Serda, was the executive director. Jesse stated Anita was the chairperson for the fundraising committee and donations. Jesse further stated the fundraising efforts made by Anita were a failure. Jesse claims

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 13 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

all the complainants are either family members or close friends to Anita and Stephanie Serda. Jesse explained a rift occurred between Anita and the board when Anita attempted to have Jason Craig voted off the board. When the attempt failed, Anita ended up being voted off the board during an executive session of a special meeting. Jesse advised the vote was 3-2 for Anita to be removed from the board. One of the votes was taken by telephone due to Teresa Rodriguez attending the special meeting and executive session by telephone. When addressing the allegations involving the rental of the PHCA gymnasium, Jesse advised Jason Craig operates the gymnasium rentals for weddings and other social events. Jesse advised he is renting the center's gymnasium for his personal business, Toledo Sports and Social Club, and has been doing so prior to Anita Serda asking him to be a board member of PHCA. Jesse advised he pays full rental fees and does not receive any special treatment. Jesse advised all rentals occur after operating hours to ensure there are no conflicts involving children using the center.

During Jason Craig's interview, Jason advised he too believes the complaints are vindictive in nature and provided the same reasons given by Jesse Spier. I asked Jason about the facility rentals. Jason advised Jesse Spier was renting the facility prior to being a board member and that Anita Serda asked Jesse to join the board. Jason advised this information would show up in the September 24, 2012 meeting minutes. Jason was questioned about conducting fundraisers. Jason advised he conducted fundraisers through sales on eBay. Jesse stated he sold Visalus through eBay by purchasing the Visalus with his personal money at a bulk discount. Jason claimed all profits were given to PHCA. Jason also advised he obtained PlayStation \$20 and \$50 cards through Chad Walshire (South Carolina) and sold them on eBay. Jason claimed once again, all proceeds went to PHCA. Jason further stated he bought/sold Purina points to obtain BestBuy gift cards which were then also sold on eBay with all proceeds going to PHCA. The eBay sales reportedly occurred around October/September 2012 until December 2012 or January 2013.

During the interview with Mary Ruiz, Mary stated she believes the complaints were filed to be vindictive for the same reasons Jesse and Jason stated. Mary advised Jason Craig is the driving force behind PHCA and when Anita attempted to have Jason Craig voted off the board, a vote was taken and there were not enough votes to have Jason removed from the board. Mary stated once the vote was taken, she overheard Stephanie say "Well that didn't go as planned". Mary stated Anita's family was heavily involved/employed with PHCA and there have been complaints throughout the community that Anita ran the PHCA as her own facility and not a community facility. Mary advised once Anita was voted off the board, Stephanie resigned. Mary claimed Anita could have stayed on as a member of PHCA, just not a board member. Mary alleges once Anita and Stephanie left, there were multiple attempts by someone to sabotage the summer festival held by PHCA. Mary reiterated there were summer programs run through the center which included golf and tennis camps.

During the interview with Steven Kramer, Steven advised he is not a current board member but was on the board from the summer of 2009 until June 2013. Steven advised he believes the center is well run because of Jason Craig and feels the complaints are vindictive in nature for the same reasons stated by Jesse, Jason and Mary. Steven advised Anita and Stephanie were in charge of fundraisers and that the fundraisers were a failure. Steven claimed Chico doesn't rent the facilities and furthermore lives in Michigan. Steven stated when Jesse Spier was asked to become a board member, Jesse sent an email stating he has never been given preferential

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 14 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

treatment by PHCA and pays full rental prices and expects to continue to pay full rental prices and not receive any preferential treatment. Steven advised he would forward a copy of that email to me.

October 21, 2013, Jesse Spier complied with the records request.

October 22, 2013, a folder was compiled of the drop box items for the RR. Once reviewed, an email as sent to Jesse Spier requesting additional information. It was discovered only QuickBooks printouts were supplied instead of actual bank statements. No grant information was provided.

November 12, 2013, I exchanged e-mail with Jesse Spier and requested the bank account numbers for the organization so records requests could be issued to the banks.

September 5, 2014, Jesse Spier was contacted by email. A request was made for all of PHCC's receipts. Shortly after sending the email, I received a phone call from Jesse Spier. Jesse was concerned that the OAG was now investigating the recent controversy regarding the Mexican American Festival's concert fundraising event. I assured Jesse I was still conducting the initial investigation and needed copies of the organization's receipts. Jesse advised it would be too time consuming to photocopy the receipts and advised he would just box them and mail them to me. I assured Jesse we would mail the receipts back when we were finished with them. During the conversation, Jesse began addressing issues with the concert fundraising event. The phone call was recorded and on September 9, 2014, a copy of the recording was e-mailed to Consumer Protection Investigator Supervisor, Sheila Austin Laverty

September 18, 2014, David Sanchez requested a call regarding updating his complaint. I called David and he advised the Perrysburg Heights Township Trustees had served Perrysburg Heights Community Association with a letter advising PHCA was in violation of the 99 year lease. The letter was outlined in a news article in the Toledo Blade. Upon reviewing the article, it advised there were two violations of the lease. The first violation was the lack of maintenance (picking up trash and mowing the lawn. The second violation was for using the grounds for uses outside of public purposes. The second violation appears to address the rental of the facility by Jesse Spier for the Toledo Sport and Social Club. It should be noted, however, that the facility is rented for private events and has been for several years. During the conversation with David, he advised a trustee was interested in removing PHCA and using the facility for a YMCA.

September 18, 2014, an email was sent to Jesse Spier asking the status of the request for receipts. The receipts were provided shortly after this request.

October 16, 2014, CFA Ashley Clifton and I traveled to the Perrysburg Heights Community Center to meet with Jason Craig and Jesse Spier and discuss specific transactions from the financials.

December 15, 2014, I received a voicemail message from Investigator Erin Hall from Consumer Protection. I returned the call and was advised Erin has been assigned to investigate PHCA. Erin requested any documents or interviews be forwarded to her.

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 15 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

December 30, 2014 at 4:28PM, I placed a call to Jesse Spier at 216-403-0532. Jesse answered the phone and I advised him I had emailed him several times but had not received a reply. Jesse asked if this was about the documents I was requesting and I advised him it was. Jesse stated he thought he had forwarded this to Jason but would check and see that Jason gets the documents.

February 4, 2015, team met to discuss case. AAG Kline will send a request for records along with scheduling an Examination Under Oath (EUO) for March 4th at 11am.

February 10, 2015, team met to prepare for the EUO.

February 25, 2015, I received an email from Jason Craig with an 18 page attachment of records. The supplied information was forwarded to AAG Kline and CFA Clifton.

I called Jesse Spier. Jesse was upset at being served an EUO and stated he would not have appeared anyway. After re-scheduling with AAG Kline, I called Jesse to advise him of the new date and stated I would send the notices to him.

March 12, 2015, I emailed the notice to Jesse Spier and requested he forward the notice to Jason Craig. I further requested they both call me to verify receipt.

March 13, 2015, Jesse emailed me and stated he had received the notices and had forwarded the notice to Jason. Jesse was again upset and stated "It is tough for me to get behind the effort to gather detailed information when I see such simple mistakes in your own records." Jesse was also upset over the 10:00 a.m. time he is scheduled to appear. Jason Craig left a voice mail message advising he has received the notice.

March 17, 2015, I emailed Jesse Spier advising him to change his EUO time to 2pm and Jason's to 10am.

March 26, 2015, AAG Abby Kline, CFA Clifton and MCI Pratt traveled to the BCI office located in Bowling Green, Ohio for the EUO's. Upon arrival, it was discovered the EUO's stated a different address than where the office is located. I emailed Jesse Spier to let him know the new address. I called Jason and advised him of the new address. Jason advised he would be right over. Jesse Spier appeared for his EUO. Jesse was uncooperative throughout the EUO and was verbally combative with AAG Kline.

April 20, 2015, I received a voice mail message from Jesse Spier asking how much effort they should be putting forward. They have started the process having a new treasurer (Michael) take over as well as putting new procedures in place.

April 23, 2015, a meeting was held with MCI Pratt, AAG Kline and CFA Clifton. It was decided a formal records request would be issued for clarification on the questionable expenditures.

PAAG Yvonne Tertel has been assigned to this case and has extensive knowledge of the Perrysburg area as well as some of the people involved in the case.

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 16 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.

INVESTIGATIVE REPORT

December 21, 2015, at PAAG Tertel's request, I called and spoke to Attorney Paul Belazis. Paul reportedly was an original PHCA board member and is working with the group to get back on track. Paul advised he is now one of the new board members. Paul stated PHCA is trying to remove Jason Craig from operating the facility and they are interviewing candidates for the position this week.

March 11, 2016, PAAG Tertel located a news article naming Shane Komives as the new operations director of PHCA.

March 14, 2016, I called PHCA (419-874-4529) to attempt to speak with Shane Komives; however, the call went to an answering machine.

March 15, 2016, I again called PHCA and left a message for Shane Komives.

(I have never been able to get Shane Komives to return my calls; however, Paul Belazis has stated Shane has been out of town.)

July 20, 2016, PAAG Tertel attended the PHCA board meeting and gave board governance training to the group.

November 29, 2016, Supervising Attorney Patrick Denier, AAG Kline, SCFA Clifton, and I met with Investigator Douglas Kinder from the Wood County Prosecutor's Office.

December 6, 2016, the case was discussed, recommended, and accepted for closure during the Team A meeting.

CASE CLOSED

APPROVED: 12/19/2016



A handwritten signature in blue ink, appearing to read "C. Patrick Denier".

C. Patrick Denier
Supervising Attorney – Investigative Unit
Charitable Law Section

Report on: Perrysburg Heights Community Association	Investigator: Corey A. Pratt
	Page 17 of 17

This document is the property of the Ohio Attorney General's Office, Charitable Law Section, Investigative Unit and is confidential in nature.