

MINUTES OF A MEETING OF THE BOARD OF TRUSTEES OF
THE CENTERVILLE COMMUNITY IMPROVEMENT CORPORATION

Pursuant to the call of the President, and notice duly given to the Board of Trustees, a meeting of the Board of Trustees of the Centerville Community Improvement Corporation (CCIC) was held on Wednesday, December 15, 2021, at 5:30 p.m. at the Centerville Municipal Building, Law Library, 100 West Spring Valley Road, Centerville, Ohio 45458.

President JoAnne C. Rau called the meeting to order at 5:36 p.m. Trustees were present as follows: President JoAnne C. Rau, Vice President Bill Serr, Secretary Belinda Kenley, Treasurer Jeff Klank, Greg Sample, and Wayne Davis. Also present were Development Director Michael Norton-Smith, Municipal Attorney Scott Liberman, Finance Director Tyler Roark (via telephone), and Clerk of Council Teri Davis.

MINUTES

The next order of business was the approval of the Minutes of the meeting held Wednesday, October 20, 2021; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Sample and seconded by Mr. Davis, the Minutes were approved with five ayes and with Mrs. Kenley abstaining.

OLD BUSINESS

1. Uptown Upgrades Applications –

- a. 31-33 W. Franklin – Aficionado – Deck Project - \$174, 173.67
Mr. Norton-Smith explained the applicant requests \$15,000 in CDBG Façade Improvement funds and \$10,000 in Streetscape funds.

Mr. Collins arrived for the meeting at 5:40 p.m.

Mr. Norton-Smith recommended the Trustees consider a \$25,000 Streetscape forgivable loan rather than splitting funding between the two funding options. Upon motion made by Mr. Klank and seconded by Mr. Sample, a \$25,000 Streetscape forgivable loan was approved with seven ayes.

- b. 199 N. Main St. – Whit’s Custard – Asphalt and Curbing - \$54,850
Mr. Norton-Smith explained the applicant requests \$10,000 in Streetscape funding but requests consideration of additional funding if possible. Mr. Norton-Smith reviewed discussions he had with Montgomery County to determine if the project could be considered for CDBG Façade Improvement funding. Mr. Collins recused himself from the discussion at this time. A decision by the County is pending. Mr. Norton-Smith noted the CCIC could approve a higher funding amount with a condition that if CDBG funding becomes available, the Streetscape funding would convert. Upon motion made by Mr. Sample and seconded by Mr. Davis, a \$20,000 Streetscape forgivable loan with the CDBG condition as stated above was approved with six ayes and with Mr. Collins abstaining.

- c. Amendments to previous approvals

Mr. Norton-Smith explained that issues due to Prevailing Wage requirements prohibit payments through CDBG funds to two projects previously approved by the CCIC at 79 W. Franklin (\$3,700) and 44 S. Main (\$2,792.50). He recommends voiding the original CDBG funding grants and converting the funding to Streetscape forgivable loans.

Upon motion made by Mr. Davis and seconded by Mr. Serr, the CDBG grant for 79 W. Franklin was nullified with six ayes and with Mr. Collins abstaining.

Upon motion made by Mrs. Kenley and seconded by Mr. Davis, the CDBG grant for 44 S. Main was nullified with six ayes and with Mr. Collins abstaining.

Upon motion made by Mr. Davis and seconded by Mr. Klank, a \$3,700 Streetscape forgivable loan for 79 W. Franklin was approved with seven ayes.

Upon motion made by Mr. Collins and seconded by Mrs. Kenley, a \$2,792.50 Streetscape forgivable loan for 44 S. Main St. was approved with seven ayes.

d. 155 E. Franklin – Residential – Repaint and Repair

Mr. Norton-Smith explained the applicant requests \$2,250 for improvements to a residential property which sits outside of the Uptown boundaries. He informed the Trustees that staff is drafting a new residential façade improvement program based upon a new housing study conducted by the Planning and Economic Development Departments. He noted the applicant's request would be better suited to the new program and recommends the CCIC delay action until the new program is developed. Upon motion made by Mr. Sample and seconded by Mr. Klank, the request was tabled for three months with seven ayes.

NEW BUSINESS

1. Ohio Public Records Compliance – New CCIC Public Records Policy and Poster Requirement

Mr. Norton-Smith explained the Auditor of State is now requiring CICs to adopt a public records policy and to post a Poster publicizing the policy. A draft Public Records Policy and Poster had been previously disseminated to the Trustees for their review. Upon motion made by Mr. Collins and seconded by Mr. Davis, the CCIC Public Records Policy and Poster were approved with seven ayes.

2. Mr. Roark requested CCIC's consent to allow him to pursue quotes for CPA services for the Corporation's 990 Tax Return preparation. Trustees expressed their desire that a CPA be sought who has a background with CICs and with the 990 Tax Form.

3. Mr. Norton-Smith requested approval for two payments. The first for the Bangs Salon project reimbursement and the second for the final payment on the mural. Upon motion made by Mr. Sample and seconded by Mr. Serr, both payments were authorized with seven ayes.

4. Mr. Norton-Smith discussed the particulars of the proposed Residential Façade Improvement Program. Staff will present the Housing Study to CCIC at an upcoming meeting. CCIC may be asked to administer the program.

5. The Trustees discussed the status of the Centerville Place reconstruction project.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:22 PM. The next CCIC meeting is scheduled for Wednesday, January 19, 2022.

JoAnne Ran

President

ATTEST:

A Davis

Assistant Secretary