

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, January 19, 2022, 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 5:33 p.m. Trustees were present as follows: President JoAnne C. Rau, Vice President Bill Serr, Treasurer Jeff Klank, Erik Collins, 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.

EXCUSE ABSENT BOARD MEMBERS

Upon motion made by Mr. Collins and seconded by Mr. Davis, Mrs. Kenley and Mr. Sample were excused from the meeting with five ayes

MINUTES

The next order of business was the approval of the Minutes of the meeting held Wednesday, December 15, 2021; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Klank and seconded by Mr. Collins, the Minutes were approved with five ayes.

APPOINTMENT OF CORPORATION MEMBERS

Mr. Norton-Smith explained the Trustees, according to the bylaws, must reappoint one half of their membership each year in January. The Trustees needing to be reappointed are JoAnne Rau, Belinda Kenley, and Bill Serr. Upon motion made by Mr. Collins and seconded by Mr. Davis, the Trustees were reappointed for a two-year term with five ayes.

ELECTION OF OFFICERS

Mr. Norton-Smith explained during the Annual Meeting in January, the Trustees must elect the Corporation's officers for the upcoming year. The current officers are President JoAnne Rau, Vice President Bill Serr, Secretary Belinda Kenley, and Treasurer Jeff Klank. Upon motion made by Mr. Davis and seconded by Mr. Collins, the 2021 slate of officers was elected to fill the same positions for 2022.

APPOINTMENTS TO NOMINATING COMMITTEE

Corporation bylaws provide that the nominating committee will be comprised of the Secretary and two members appointed by the President. President Rau appointed Wayne Davis and Jeff Klank to the nominating committee along with Belinda Kenley.

OLD BUSINESS

1. Uptown Upgrades Funding
 - a. Mr. Norton-Smith provided an update regarding the Witt's Custard funding. It appears they may qualify for a \$50,000 CDBG grant. If approved, he will bring an

amendment to CCIC to convert the Streetscape funding accordingly.

- b. Mr. Norton-Smith advised there is still \$21,000 available to the City in CDBG funds. There is a possibility of two applications being submitted. If the applications are not received, the CCIC could look into utilizing the funds for a demolition program.

NEW BUSINESS

1. Economic Development Request – A Beckel Family Affair, Inc.
Mr. Norton-Smith introduced Mr. Pat Beckel who presented his request for \$150,000 in forgivable loans for a multi-tiered, three-season deck with awning at his business located at 31-33 W. Franklin. Mr. Beckel discussed his recent improvements to the site (\$245,000 in acquisition costs plus \$110,000 in renovations), reviewed his community involvement, and elaborated on the specifics of the deck project. The deck would be accessible for public use at all times, and agreements are in place with neighboring restaurants for their use for customer seating. CCIC Trustees discussed business trends, the business history, the legalities of the funding, mechanisms for securing public usage, proposed timeline, the CCIC's available budget, funding justifications, and staff's recommendation. The Trustees requested staff develop a funding criteria template for evaluating funding requests. Mr. Norton-Smith will create a framework and a staff recommendation for funding and will bring it back to the Trustees at an upcoming meeting.
2. Mr. Norton-Smith explained the need for a minor amendment to the Bangs funding repayment requirement. The agreement stipulated repayment to begin on January 1, 2022, but due to construction contingencies, he requests an amendment allowing repayment to begin on April 1, 2022. Upon motion made by Mr. Davis and seconded by Mr. Klank, the amendment was approved with five ayes.
3. Mr. Norton-Smith provided a copy of the Strategic Plan Goal One initiatives and accomplishments. He will provide an update at the February CCIC meeting.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:42 PM. The next CCIC meeting is scheduled for Wednesday, February 16, 2022.

JoAnne Rau

President

ATTEST:

A. Davis

Assistant Secretary