

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, April 20, 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 5:32 p.m. Trustees were present as follows: President JoAnne C. Rau, Vice President Bill Serr, Treasurer Jeff Klank, Greg Sample, and Wayne Davis. Also present were Development Director Michael Norton-Smith, Municipal Attorney Scott Liberman, Finance Director Tyler Roark, and Clerk of Council Teri Davis.

MINUTES

The next order of business was the approval of the Minutes of the meeting held Wednesday, February 16, 2022; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Klank and seconded by Mr. Davis, the Minutes were approved with five ayes.

OLD BUSINESS - none

Mrs. Kenley arrived for the meeting at this time.

NEW BUSINESS

1. Economic Development Assistance Application: Batu, LLC
 - a. 101 W. Franklin
Project total = \$822,000
Applicant request = \$50,000

Mr. Norton-Smith explained that the request meets all of the Framework thresholds but exceeds the \$50,000 limit.

Staff recommendation = \$50,000 forgivable loan with the condition that the applicant execute a parking agreement with the City.

Upon motion made by Mr. Sample and seconded by Mrs. Kenley, \$50,000 in forgivable loan funding was approved with six ayes, under the condition that a parking agreement with the City be executed.

Mr. Collins arrived for the meeting at this time.

2. Residential Rehabilitation Program
Mr. Norton-Smith discussed the Building Together Dayton pilot program in the works and expected to be approved by City Council at an upcoming meeting.

Mr. Norton-Smith also discussed how this program would impact the status of an application submitted last year regarding 155 E. Franklin. The application had been tabled at the December 15, 2021 meeting. The application would not qualify under this new program nor under any current funding programs being administered by the CCIC. The Trustees discussed the necessities of implementing a low interest loan funding program.

Upon motion made by Mr. Serr and seconded by Mr. Davis, the funding application for 155 E. Franklin was removed from the table with seven ayes.

Upon motion made by Mr. Serr and seconded by Mr. Davis, the funding application for 155 E. Franklin was denied with seven ayes.

Upon motion made by Mr. Serr and seconded by Mrs. Kenley, Mr. Norton-Smith was directed to explore low interest loan mechanisms, which could be used to assist these types of applications, with seven ayes.

3. Authorization of Accounting Services

Mr. Roark discussed the proposals received during his search for a Certified Public Accountant to file the CCIC's Form 990 tax return. Six proposals were reviewed. He recommends executing an agreement with Matthew J. Scarr, CPA LLC.

Upon motion made by Mr. Collins and seconded Mr. Davis, a professional services agreement with Matthew J. Scarr, CPA LLC was authorized with seven ayes.

4. Approve Checks and Payments

Upon motion made by Mr. Davis and seconded by Mr. Serr, check numbers 1515 (\$18,837.70) and 1516 (\$21,462.30) (both to Properties by Bangs) were approved for payment with seven ayes.

5. Draft Basic Annual Financial Statement

Mr. Roark explained the document is required by the end of this month. He reviewed the statement's inclusions, reconciliations, and balances.

Upon motion made by Mr. Sample and seconded by Mr. Klank, the Trustees authorized submittal of the document to the State Auditor with seven ayes.

FOR THE GOOD OF THE ORDER

1. Trustees discussed the status of Whit's Custard renovation. The machinery funded by the CCIC has been ordered. There may be a need at a future CCIC meeting to amend the CDBG agreement.
2. Trustees discussed the status of the façade improvement funds. The fund is depleted.
3. Trustees discussed the status of 11 N. Main. Communications continue with the developer.

4. Trustees discussed the renovation progress for Manna Restaurant. They are experiencing supply chain issues.
5. Mr. Klank complimented City management for its communications efforts.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:14 PM. The next CCIC meeting is scheduled for Wednesday, May 18, 2022.

JoAnne Rau

President

ATTEST:

A Davis
Assistant Secretary