

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, June 15, 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 5:37 p.m. Trustees were present as follows: President JoAnne C. Rau, Vice President Bill Serr, Secretary Belinda Kenley, Treasurer Jeff Klank, Erik Collins, and Wayne Davis. Also present were Development Director Michael Norton-Smith, Assistant City Manager Mariah Vogelgesang, Finance Director Tyler Roark, City Planner Mark Yandrick, and Acting Clerk of Council Donna Fiori.

EXCUSE ABSENT MEMBERS

The first order of business was to excuse absent members of the Corporation. Upon motion made by Mr. Serr and seconded by Mr. Collins, Mr. Sample was excused from the meeting with six ayes.

MINUTES

The next order of business was the approval of the Minutes of the meeting held Wednesday, May 18, 2022; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Davis and seconded by Mr. Serr, the Minutes were approved with five ayes and Mrs. Kenley abstaining.

OLD BUSINESS

1. Uptown Upgrades Status and Applications

Mr. Norton Smith reviewed the program noting all available funds have been expended.

- Public Funding: \$125,000 Total
 - \$75,000 CDBG Façade Improvement
 - \$50,000 CCIC Streetscape Funds
- Total Applications: 9 Projects (8 Funded)
 - Private Leverage: \$543,816.10

Mr. Norton-Smith presented two (2) applications submitted after funds were already expended.

- 203 W. Franklin (401 Advisor, LLC)- \$3,750 repaint of exterior structure.
- 50 S. Main Street (Dr. Kathy Platoni)- \$8,000 repaint of exterior structure.

Mr. Norton-Smith noted the applications could be kept in reserve for future consideration if previously allocated funds go unused or a project does not move forward, and funds become available.

Trustees discussed refunding the program in 2023 and holding the applications for consideration at that time.

2. Financial Update

Mr. Norton-Smith advised Trustees that Mr. Liberman and staff are developing Corporation whistleblower and conflict of interest policies to be presented at a future meeting.

Mr. Roark provided the Financial Update. He presented a revised draft 2021 990 Tax Return, noting an extension until November 15, 2022, and describing how various items are reported on the return. He discussed the Basic Financial Statements which address assets, liabilities and equity, income statement, and cash flow statement. Mr. Roark notified Trustees of a potential full audit of the Corporation in 2022. He reviewed the May bank reconciliation provided to Trustees.

NEW BUSINESS

1. Economic Development Assistance Application:

- a. 93 West Franklin Street
Project total = \$715,000
Applicant request = \$71,500

Mr. Norton-Smith explained that the applicant seeks financial assistance to repair roof, soffits, gutters/downspouts, a plumbing issue, and windows and to install new signage. He explained that the request meets all 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. Serr 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. Norton-Smith provided updates on Uptown. Staff and Trustees discussed Uptown including project progress, parking, easement agreements, businesses, and demolitions.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:28 PM. The next CCIC meeting is scheduled for Wednesday, July 20, 2022.

Jolanne Rau

President

ATTEST:

Davis

Assistant Secretary