

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, July 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 5:34 p.m. Trustees were present as follows: President JoAnne C. Rau, Treasurer Jeff Klank, Erik Collins, Greg Sample, and Wayne Davis. Also present were Development Director Michael Norton-Smith, Finance Director Tyler Roark, City Attorney Scott Liberman, Intern Trayce Cowgill, and Clerk of Council Teri Davis.

EXCUSE ABSENT MEMBERS

The first order of business was to excuse absent members of the Corporation. Upon motion made by Mr. Collins and seconded by Mr. Davis, Mrs. Kenley and Mr. Serr 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, June 15, 2022; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Sample and seconded by Mr. Klank, the Minutes were approved with five ayes.

OLD BUSINESS

1. Conflicts of Interest and Whistleblower Policies

Mr. Norton Smith advised that Mr. Liberman is currently working on the draft policies, which are required per the 990 tax form. Trustees will revisit the issue at the August meeting. Once the policies are adopted, they will require annual compliance signatures by the board membership and ex officio staff.

NEW BUSINESS

1. Economic Development Assistance Application:

- a. 61 West Franklin Street (Manna)
Project total = \$1.3 million
Applicant request = \$50,000

Mr. Norton-Smith explained that the applicant seeks financial assistance for building renovations. He explained that the request meets all the framework thresholds.

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

The Trustees reviewed the forgivable loan terms and discussed the contractual paperwork, which is executed for all loans.

Upon motion made by Mr. Davis and seconded by Mr. Klank, \$50,000 in forgivable loan funding was approved with five ayes, with the condition that a parking agreement with the City be executed.

2. Monthly Financial Statement and Approval of Checks

Mr. Norton-Smith reviewed the CCIC monthly financial statement and advised payment of check number 1517 to Synergia Pro in the amount of \$10,000 needed Board approval.

Upon motion made by Mr. Davis and seconded by Mr. Sample, payment of check #1517 was approved with five ayes

3. Project Update

Mr. Norton-Smith provided updates regarding the following projects:

- a. Agave & Rye
- b. Whit's Custard
- c. Uptown
- d. The Brunch Pub
- e. The daycare
- f. Main and Martha property purchase.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:02 PM. The next CCIC meeting is scheduled for Wednesday, August 17, 2022.

JoAnne Rau

President

ATTEST:

A Davis

Assistant Secretary