

## 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, October 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 5:44 p.m. Trustees were present as follows: President JoAnne C. Rau, Secretary Belinda Kenley, Treasurer Jeff Klank, and Wayne Davis. Also present were Development Director Michael Norton-Smith, Finance Director Tyler Roark, City Attorney Scott Liberman, Assistant City Planner Joey O'Brien, 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. Davis and seconded by Mrs. Kenley, Mr. Serr and Mr. Sample were excused from the meeting with four ayes.

### MINUTES

The next order of business was the approval of the minutes of the meeting held Wednesday, September 21, 2022; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mrs. Kenley and seconded by Mr. Klank, the minutes were approved with four ayes.

### NEW BUSINESS

#### 1. Financials

Mr. O'Brien provided an overview of the Corporation's financial status. The current balance is \$27,052.

#### 2. Approval of Checks

Mr. O'Brien advised payment of check numbers 1519 in the amount of \$2,045, 1520 in the amount of \$7,360, 1521 in the amount of \$8,357.69, and 1522 in the amount of \$50,000 needed Board approval.

Upon motion made by Mr. Davis and seconded by Mrs. Kenley, payment of the four checks was approved with four ayes.

#### 3. 2023 Budgets

Mr. O'Brien reviewed the programs the corporation made available in 2022 which included the Uptown façade, streetscape, and centerpieces mural programs and economic development assistance loans.

Trustees inquired about recipient feedback on the streetscape program and discussed making criteria/application edits to the program.

*Mr. Collins joined the meeting at this time.*

Trustees requested staff bring back funding recommendations as well as a 2021-2022 project recap to the next meeting. Trustees requested staff research residential assistance programs such as bank loan buy downs. Trustees discussed the status of the murals program.

*Mr. Roark left the meeting at this time.*

Trustees discussed more promotion of the available programs via newsletter articles or in-person meetings with other organizations such as the Heart of Centerville Washington Township.

#### OLD BUSINESS

1. Conflicts of Interest and Whistleblower Policies

Mr. Liberman discussed the procedure and timing of filling out the annually-required forms. The forms will be filled out each year at the annual meeting in January. The Clerk of Council will maintain the forms.

#### EXECUTIVE SESSION

At 6:12 p.m., Mr. Klank made a motion to move into Executive Session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance. Mr. Davis seconded the motion, and it passed 5-0 in a roll call vote.

At 6:27 p.m., after no official business was conducted, Mrs. Kenley made a motion to move out of Executive Session. Mr. Collins seconded the motion, and it passed 5-0 in a roll call vote.

#### PROJECT UPDATES

Mr. Norton-Smith reviewed the status of the following projects:

- Panera
- Acro Court development
- Kettering Health Center and the associated plaza and outlots

#### ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:36 PM. The next CCIC meeting is scheduled for Wednesday, November 16, 2022.

*JoAnne Rau*

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President

ATTEST:

*A Davis*  
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Assistant Secretary