

## 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, March 15, 2023, at 5:30 p.m. at the Centerville Municipal Building, J.V. Stone Council Chambers, 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, Treasurer Jeff Klank, Secretary Belinda Kenley, Greg Sample, and Wayne Davis. Also present were Development Director Erik Collins, Economic Development Administrator Joey O'Brien, Finance Director Tyler Roark, 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. Farrell 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, February 15, 2023; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Sample and seconded by Mr. Davis, the minutes were approved with four ayes and with Mrs. Kenley abstaining.

### OLD BUSINESS

#### A. Project Updates

Mr. Collins and Mr. O'Brien provided updates on the following items:

1. Uptown
  - Sweeney's
  - 93 W. Franklin parking agreement
  - Tree removal
  - Manna
  - Agave & Rye loan agreement
  - Parking agreements for the next phase
  - Oberer property
2. Program budgeting – prioritization
3. South Suburban property

#### B. Work Plan Review

Mr. Collins discussed:

1. Performance monitoring
2. Incentive Applications updates – he invited feedback from the Trustees
3. Onboarding of new members – he advised of an upcoming Boards and Commission Training scheduled for Monday, March 27 at 5:30 p.m. in the Police Department

4. Residential Improvement program – staff to create framework
  - Will also utilize partnership with Rebuilding Together Dayton pilot program
5. Work plan publicity – public awareness initiatives

#### NEW BUSINESS

1. Financial Update

Mr. Roark provided an overview of the Corporation’s financial status. The current unencumbered balance for 2023 is \$17,402.82. Check number 1541 in the amount of \$100 to Matthew J. Scarr, CPA LLC is in need of Board approval.

Upon motion made by Mr. Klank and seconded by Mr. Sample, payment of Check #1541 was authorized with five ayes.

2. ExecutivePulse CRM Dashboard Overview

Mr. Collins demonstrated a dashboard, which serves as a data warehouse for tracking all City current and prospective businesses and which is available to the City through its partnership with BusinessFirst. Mr. Collins explained it will be used by staff as a tool for strategic planning.

3. Entrepreneurship Meeting/Opportunities

Mr. Klank discussed recent meetings with the library et al regarding leveraging local resources to facilitate assistance to entrepreneurs by developing an incubator for start-ups, following the example of the Arcade Innovation Hub and the library’s makerspace at Rec West.

4. Speakers for Future Meetings

Mr. Collins advised he would like to invite guest speakers to future meetings such as:

- a. Scott Koorndyk
- b. Heart of Centerville representatives
- c. Library representatives
- d. Bank representatives

#### FOR THE GOOD OF THE ORDER

Mr. Davis noted an article in today’s *Dayton Daily News* about new coffee shops and businesses in Centerville.

#### 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, April 19, 2023.

*JoAnne Rau*

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President

ATTEST:

  
Assistant Secretary