

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 21, 2023, at 5:30 p.m. at the Centerville Municipal Building, Kingseed Law Library, 100 West Spring Valley Road, Centerville, Ohio 45458.

President JoAnne C. Rau called the meeting to order at 5:35 p.m. Trustees were present as follows: President JoAnne C. Rau, Vice President Bill Serr, Treasurer Jeff Klank, Eric Farrell, and Wayne Davis. Also present were Development Director Erik Collins, Economic Development Administrator Joey O'Brien, Finance Director Tyler Roark, Municipal Attorney Scott Liberman, and Clerk of Council Teri Davis.

Also in attendance was Matt Hiatt of The Hiatt Group.

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. Klank, Mr. Sample and Mrs. Kenley 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, March 15, 2023; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Davis and seconded by Mr. Farrell, the minutes were approved with five ayes.

PRESENTATION

- A. Mr. Hiatt presented information regarding the property recently acquired by his company and located at 18, 24, and 28 W. Franklin. Mr. Hiatt informed that 28 W. Franklin, (formerly Sweeney's Seafood) is being renovated and will be reopen as a restaurant called *Meridien*. He discussed the business concept, the business plan, the financials, profit/growth expectations, planned exterior improvements, and interior design concepts.

Mr. Hiatt left the meeting at this time.

Mr. Collins advised that staff is engaging in ongoing conversations with Mr. Hiatt regarding parking agreements and the potential for the site to be used for a future mural.

OLD BUSINESS

- A. Work Plan Update

Mr. O'Brien explained how staff is monitoring the CIC Work Plan initiatives and progress. Staff utilizes the Work Plan to program processes, public awareness efforts, and organizational compliance.

EXECUTIVE SESSION

At 6:18 p.m., Mr. Serr 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 6:36 p.m., after no official business was conducted, Mr. Serr made a motion to move out of Executive Session. Mr. Klank seconded the motion, and it passed 5-0 in a roll call vote.

NEW BUSINESS

1. Financial Update

Mr. O'Brien provided an overview of the Corporation's financial status. The current unencumbered balance for 2023 is \$17,402.82.

2. Approval of Checks

Check numbers 1542, 1543, and 1544 totaling \$50,350 were in need of Board approval.

Upon motion made by Mr. Klank and seconded by Mr. Davis, payment of the three checks was authorized with five ayes.

3. Economic Development Program Application Review

Mr. Collins reviewed the application for 28 W. Franklin requesting a \$50,000 forgivable loan. Mr. Klank requested more information about the applicant's financial plan.

Mr. Klank left the meeting at this time.

Upon motion made by Mr. Davis and seconded by Mr. Farrell, the forgivable loan request was approved with four ayes and with the following two conditions: the applicant must execute a parking agreement with the City and the applicant must provide verification of the owner's equity in the project.

4. Uptown Streetscape Funds Application Review

Mr. O'Brien noted the applicant at 50 S. Main St. requested \$10,000 toward their improvement project. Staff is recommending a \$5,000 award.

Upon motion made by Mr. Farrell and seconded by Mr. Davis, a \$5,000 Uptown Streetscape Funds award was approved with four ayes.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:50 PM. The next CCIC meeting is scheduled for Wednesday, July 19, 2023.

Jo Anne Rau

President

ATTEST:

A Davis

Assistant Secretary