

## 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, November 15, 2023, at 5:30 p.m. at the Centerville Municipal Building, Kingseed Law Library, 100 West Spring Valley Road, Centerville, Ohio 45458.

President JoAnne Rau called the meeting to order at 5:48 p.m. Trustees were present as follows: Secretary Belinda Kenley, Erik Farrell, and Wayne Davis. Also present were Development Director Erik Collins, Economic Development Administrator Joey O'Brien, Finance Director Tyler Roark, City Attorney Scott Liberman, and Clerk of Council Teri Davis. Vice President Bill Serr was in attendance via telephone but was not considered present with regard to the quorum.

Also in attendance were Mike McCann from the Entrepreneur's Center and Bill Menker of Creativity Commons.

### EXCUSE ABSENT MEMBERS

The first order of business was to excuse absent members. Upon motion made by Mrs. Kenley and seconded by Mr. Davis, Mr. Serr and Mr. Klank 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, October 18, 2023; the minutes had been distributed to the Trustees prior to the session. Upon motion made by Mr. Farrell and seconded by Mr. Davis, the minutes were approved with three ayes and with Mrs. Kenley abstaining.

### PRESENTATION

Mike McCann Vice President of Innovation and Engagement for the Entrepreneurs' Center presented an overview of the organization including information about its business creation services which include resource assistance, education, space and capital.

*Mr. Sample arrived for the meeting at this time.*

Mr. McCann also spoke about the organization's strategic plan priorities and about how its programs align with the City's strategic plan.

*Mr. McCann and Mr. Menker left the meeting at this time.*

### EXECUTIVE SESSION

At 6:19 p.m., Mr. Sample 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. Mrs. Kenley seconded the motion, and it passed 5-0 in a roll call vote.

*Mr. Farrell left the meeting at 6:35 p.m.*

At 6:42 p.m., after no official business was conducted, Mr. Sample made a motion to move out of Executive Session. Mrs. Kenley seconded the motion, and it passed 4-0 in a roll call vote.

#### OLD BUSINESS

##### A. Applications for Funding Review

###### 1. 264 N. Main Street

Upon motion made by Mr. Davis and seconded by Mr. Sample, the application item was removed from the table.

Upon motion made by Mr. Davis and seconded by Mrs. Kenley, the application item was tabled until the February 21, 2024 meeting.

###### 2. 33 W. Franklin

Upon motion made by Mr. Sample and seconded by Mr. Davis, the funding agreement with the owner of 33 W. Franklin was amended per the following terms:

- a. The loan amount is revised to be \$21,500.
- b. The parties agree that the Promissory Note is hereby cancelled and considered paid in full as of December 31, 2023.
- c. That the Guarantee is hereby cancelled and considered satisfied as of December 31, 2023.
- d. The CCIC has no further obligation to provide any additional funds to the Borrower and the Borrower does not expect any additional funds for the Loan Amount.

#### NEW BUSINESS

##### 1. Financial Update

Mr. O'Brien provided an overview of the Corporation's financial status. The current unencumbered funds for 2023 are \$12,977.

##### 2. Approve Checks

Upon motion made by Mr. Davis and seconded by Mrs. Kenley, payment of check #1548 in the amount of \$10,000 and check #1549 in the amount of \$5,000 was approved with four ayes.

##### 3. Business Walk Update

- A. Mr. O'Brien and Mr. Collins reviewed the participation level and some workforce statistics regarding last month's Business Walk.

ADJOURNMENT

There being no further business to come before the Trustees, the President adjourned the meeting at 6:51 PM. The next CCIC meeting is scheduled for Wednesday, December 20, 2023.

*JoAnne Rau*

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President

ATTEST:

*Donna Fiori*

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Assistant Secretary