

## 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, August 21, 2024, at 5:30 p.m. at the Centerville Municipal Building, Kingseed Law Library, 100 West Spring Valley Road, Centerville, Ohio 45458.

Vice President Bill Serr called the meeting to order at 5:33 p.m. Trustees were present as follows: Secretary Belinda Kenley, Treasurer Jeff Klank, and City Manager Wayne Davis. Also present were Development Director Erik Collins, Economic Development Administrator Joey O'Brien, Finance Director Tyler Roark, City Attorney Scott Liberman, and Assistant Clerk of Council Donna Fiori.

Vice President Serr rearranged the agenda and moved excusing absent board members to later in the meeting.

### MINUTES

Minutes of the meeting held July 17, 2024; 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.

### EXECUTIVE SESSION

At 5:35 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 4-0 in a roll call vote.

At 5:48 p.m., after no official business was conducted, Mrs. Kenley made a motion to move out of Executive Session. Mr. Klank seconded the motion, and it passed 4-0 in a roll call vote.

### EXCUSE ABSENT BOARD MEMBERS

Upon motion made by Mrs. Kenley and seconded by Mr. Davis, Mr. Farrell, Mr. Sample, and President Rau were excused from the meeting with four ayes.

OLD BUSINESS – none.

### NEW BUSINESS

#### 1. Applications for Funding Review

- A. Mr. O'Brien reviewed the application for 110 West Franklin Street requesting a \$50,000 Economic Development Program grant for a new restaurant project in Uptown.

Applicant: 110 Franklin Street Associates, LTD

Tenant: Mudlick Tap House, LLC

Investment: \$3,843,757 in acquisition, new construction, and equipment

Creating: 45 jobs and \$850,000 in payroll Year 1

Upon motion made by Mr. Klank and seconded by Mr. Davis, a grant of \$50,000 was approved with four ayes.

- B. Mr. O'Brien reviewed the application for 60 South Main Street requesting a \$10,000 Streetscape Fund Grant for improvements to the parking lot, landscaping, hardscaping, and exterior façade.

Upon motion made by Mr. Davis and seconded by Mrs. Kenley, a grant of \$10,000 was approved with four ayes.

- C. Mr. O'Brien reviewed the application for 150 South Main Street requesting a \$5,000 Streetscape Fund Grant for façade painting/repairs, hardscape improvements, landscaping, and repairs to the fence and deck.

Upon motion made by Mr. Klank and seconded by Mrs. Kenley, a grant of \$5,000 was approved with four ayes.

2. Modify outstanding Uptown Streetscapes Funds Program Awards – In light of the recent Uptown Streetscapes Funds Program Awards modification the following applications were formerly approved as forgivable loans and have not yet been completed. Mr. O'Brien noted these applicants have submitted a new application and request that their project be converted into a traditional reimbursement grant.
- A. 79 South Main Street. requesting a \$5,000 Streetscape fund grant for perimeter fencing and HVAC replacement.
  - B. 138 South Main Street requesting a \$5,000 Streetscape fund grant for the replacement of 22 windows and a new roof.
  - C. 43 South Main Street requesting a \$2,000 Streetscape fund grant for exterior painting.
  - D. 16 West Franklin Street requesting a \$10,000 Streetscape fund grant for exterior improvements.

Upon motion made by Mr. Davis and seconded by Mrs. Kenley, modifications to the four outstanding Streetscapes funding program applications to a traditional reimbursement grant were approved with four ayes.

3. Economic Development Program Programmatic Thresholds Review – Mr. O'Brien discussed expanding the scope of the economic development program to include business retention projects, not just job creation and business expansion. This would include considering grants for businesses that need interior renovations to retain operations, even if no new jobs are created. Businesses would still need to meet specific criteria and demonstrate the impact of the grant on job retention, evaluated on a case-by-case basis. A formal program outline, including these new criteria, will be presented for Trustees' review and action at a future CCIC meeting.

Mr. Collins provided an example where a grant could help offset the costs of a transition for a business that might automate processes and reduce its workforce but stay in operation.

4. Financial Update

Mr. O'Brien provided an overview of the Corporation's financial status. The current unencumbered funds for 2024 are approximately \$75,748.

5. Approve Checks

Upon motion made by Mr. Klank and seconded by Mrs. Kenley, payment of check #1557 to Matthew J. Scarr, CPA LLC in the amount of \$200 was approved with four ayes.

6. Work Plan Update – Mr. O’Brien and Mr. Collins discussed the following:

- A. Housing Roundtables
- B. Movement of programs from forgivable loans to grants
- C. Upcoming Business Expo Resource Rally
- D. Request for Proposal for a broker to lease or sell 30 North Main Street
- E. Potential improvements between Wilson Advertising and Felicity Wine & Coffee Bar, focusing on making the area more walkable

The Trustees and staff discussed the progress of the Benham’s Grove project.

ADJOURNMENT

There being no further business to come before the Trustees, the Vice President adjourned the meeting at 6:15 PM. The next CCIC meeting is scheduled for Wednesday, September 18, 2024.

*JoAnne Rau*

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President

ATTEST:

*A Davis*

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Assistant Secretary