



**Powell Community  
Improvement Corporation**  
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## MINUTES

### Powell Community Improvement Corporation

Monday, October 26, 2015

**6:00 pm**

Powell Municipal Building  
47 Hall Street

#### 1. Call to Order / Roll Call

The meeting was called to order by President Jim Hrivnak at 6:05pm. Board members attending included Don Emerick, Dick Brahm and David Betz. Staff present included Law Director Gene Hollins and City Manager Steve Lutz. Guests included Mike Linehan.

#### 2. Minutes

The minutes of the August 8, 2015 meeting were reviewed and by acclamation were approved. Jim Hrivnak abstained as he was absent.

#### 3. Board Vacancy/Appointment Discussion

Jim Hrivnak said that due to the untimely death of Brad Sprague we have a vacancy on the Board. Brad will be sorely missed. David Betz introduced Mike Linehan. Mike has been with Wendy's Corp. for many years, is recently retired, and is eager to participate in the CIC. Mike discussed his qualifications and experiences with Wendy's. Motion by Dick Brahm to appoint Mike Linehan to the CIC Board, per the CIC's Code of Regulations, subject to his resignation from the Board of Zoning Appeals. The Motion was seconded by Don Emerick. All were in favor of the motion: 4-Y, 0-N.

#### 4. Incubator Space Availability

David Betz mentioned that with the dissolution of Heart of Powell, their office space within the business incubator is available, and that Howard Hanna has approached the City about taking over that space. Jim Hrivnak asked if all of their obligations to the CIC were in order or is there any delinquency that we should make sure of as the Heart of Powell closes their books. Also, should we provide an official release to their agreement? Gene Hollins mentioned that we can look into that and just prepare a letter for the release. He mentioned we want to get a Bill of Sale for the items left in the building.

With regard to the lease, it was recommended by David Betz that the same amount per square foot be applied to the new space and use that to start negotiations with. All agreed to that, and Mr. Betz will discuss with Patti Brown-Wright from Howard Hanna.

**5. Other Business**

None.

**6. Adjourn – Schedule Next Meeting – TBD**

Mr. Hrivnak suggested that we try to get the lease with Howard Hanna completed by next month and we need to schedule our annual meeting at Liberty Tavern. It was decided that the next meeting will be November 3, 2015 at 7pm. Mr. Betz said he will discuss with Liberty Tavern a time for our December meeting. The meeting adjourned at 6:53 pm.