



MINUTES

Powell Community Improvement Corporation

Tuesday, November 7, 2017

6:00 pm

City of Powell Municipal Building
47 Hall Street

Call to Order / Roll Call

The meeting was called to order by President Jim Hrivnak. Other members attending included Mike Linehan, Don Emerick and David Betz. Others attending included Gene Hollins, Law Director.

Approval of Minutes – September 27, 2017

The minutes of the September 27, 2017 meeting were reviewed and approved by acclamation.

Report of the President or Other Officers

No report.

Report of the Treasurer – September & October Report; & City Reimbursement

Mike Linehan presented the September 2017 and October 2017 Financial Reports. Motion by Mr. Betz to approve said reports. Motion seconded by Jim Hrivnak. Motion was approved: 4-Y; 0-N.

Mr. Linehan then presented Debra Miller's report regarding the CIC's financial reimbursement to the City per our Agreement. Mr. Betz moved to approve the reimbursement to the City as outlined in the report. The motion was seconded by Mr. Hrivnak. The motion passed: 4-Y; 0-N.

Report of the Committees – No Committees

No report.

New Business

Mr. Betz mentioned that the next two items we are discussing certain Economic Development items and that the CIC may wish to enter into Executive Session to discuss the particulars. It shall take a unanimous vote of the members to enter into executive session.

Mr. Emerick moved to enter into Executive Session in order to discuss specific Economic Development issues. Mike Linehan seconded the motion. All were in favor of the motion: 4-Y; 0-N.

- a. Revised Agreement with Building Control Integrators - 383 N. Liberty Street Representative Grant Meloun was present with regard to the proposed Incentive Agreement for Building Control Integrators, LLC.
- b. Funding Presentation Gil Ford, CEO, Earstorms LLC Representative Gil Ford was present to discuss Earstorms, LLC incentive request.

Mr. Emerick moved to exit from Executive Session and return to regular session. Mr. Linehan seconded the motion. Vote: 4-Y; 0-N. Motion passed.

Mr. Emerick moved to approve the revised Incentive Agreement for Building Control Integrators, LLC as presented in their revised application. The motion was seconded by Mike Linehan. Vote: 4-Y; 0-N. Motion passed.

Mr. Hollins went over the CIC Origination documents and By-Laws and indicated that The incentive proposal by Earstorms, LLC, as presented can only happen with additional information submitted by them about possible bank financing that they have tried to obtain. The CIC can only provide assistance if the company has not been able to obtain bank financing. Mr. Betz indicated he will discuss this with Mr. Ford.

- c. Approval of Right-of-Way Agreement/Deed Transfers with the City of Powell and DJCF Holdings, LLC for a small portion of Grace Drive.

Mr. Hollins explained that the CIC and the City can work together to dispose of any unneeded City right-of-way. The proposal by the City is to remove a portion of unneeded Grace Drive ROW that was a remnant from the original plat, and was since changed with the extension and reconstruction of the road. This will enable the construction of the new Ill Mannered microbrewery that is growing and provide additional jobs and benefits to the City.

Motion by Mr. Betz to approve receiving the right-of-way from the City and then transferring it to DJCF Holdings Inc. as identified on the submitted survey. Mr. Linehan seconded the motion. Vote: 4-Y; 0-N. Motion passed.

- d. Agreement for Contribution of Costs for Screening a Pathway Project on behalf of the City of Powell.

Mr. Betz explained the pathway project that the City recently completed and the privacy concerns that the neighbors brought up near the end of the project, even though the City reviewed the project with the overall Golf Village Association. The proposal is for the CIC to transfer \$3,000 to the Lakes of Golf Village Condo

Association in order for them to perform the screening and landscaping they wish to do. Mr. Hollins indicated that the CIC exists as a mechanism to help the City with all sorts of things that benefit the City. The City sees the pathway system as not only a leisure system but also an economic development capital improvement adding value to the City. The City, he explained, will then reimburse the CIC for this expense. Mr. Linehan moved to approve the \$3,000 payment to the Lakes of Golf Village Condominium Association subject to the Agreement that has been drafted. The motion was seconded by Mr. Emerick. Vote: 4-Y; 0-N. Motion passed.

e. Appointments to Board by City Council

Mr. Betz indicated that with Mr. Brahm's resignation, and the remainder to the Board's terms end the end of 2017, City Council will need to be tasked to consider appointments to the CIC Board. Mr. Hrivnak said he would remind City Council of this.

f. City Council Presentation

Mr. Hrivnak said that he and Mr. Betz will prepare a Year in Review presentation for City Council.

Other Business (No Updates)

- a. Business Development Efforts with Chamber – Status
- b. Economic Development Plan Update
- c. The 44 Furniture and Fixture Inventory Update

Adjourn – Schedule Next Meeting – TBT

There being no further business, the members discussed the next meeting date. It was decided that December 6th was a good evening to have the CIC Annual Meeting at Liberty Tavern. (It has since been moved to December 7th at 6pm at Liberty Tavern).