



MINUTES

Powell Community Improvement Corporation

Wednesday, July 18, 2018

6:00 pm

City of Powell

44 N. Liberty Street

Call to Order / Roll Call

The meeting was called to order at 6pm by President Jim Hrivnak. Also in attendance were Mike Linehan, Don Emerick, Brian Lorenz and David Betz. Law Director Gene Hollins and property owner Dan McClurg was also present.

Approval of Minutes – June 18, 2018

The minutes of June 18, 2018 meeting were reviewed and approved by acclamation.

Report of the President or Other Officers

No report.

Report of the Treasurer – June Report

Treasurer Mike Linehan provided the June 2018 report along with a report from Finance Director Debra Miller with regard to the quarterly expenses the City incurred at The 44 North Liberty Street building. Jim Hrivnak made a motion to approve the June 2018 financial report and to approve the CIC payment to the City related to the second quarter expenses. The motion was seconded by Brian Lorenz. Motion passed 5-Y; 0-N.

Report of the Committees – No Committees

No report.

New Business

- a. The 44 Building Discussion – Interested Tenant

Discussion started with the departure of Howard Hanna and Jim Hrivnak asked whether the Board would accept the condition they left the space in. Mr. Betz indicated that the keys were also returned. Mr. Hrivnak made a motion to

approve the return of the \$3,500 deposit to Howard Hanna. The motion was seconded by Mike Linehan. Motion approved: 5-Y; 0-N.

Mr. Betz indicated that there is an interested party who would like to lease the portion of the building that we would not reserve to the Powell Chamber of Commerce. She know the space being a previous realtor for Howard Hanna. This would be a high end clothing consignment shop. Discussion was held about the amount of space and the rent. The Board would like to be able to achieve the same rent total as Howard Hanna was paying, and to leave the telephones and internet services up to the renter, and that the renter would also share in the cost of the utilities on a per sq. ft. portion rate. The Board will have to decide then on what to do with the furniture.

b. Right-of-Way Conveyance by Land Lease for Economic Development Purposes per City Council Ordinance

Dan McClurg was present to discuss this issue. Gene Hollins explained the purpose of conveyance of title from the City and the CIC, and then subsequent land lease between the CIC and McClurg Properties. City Council members expressed concern about retaining the ability to utilize the rights-of-way being discussed (Scioto Street and Case Avenue west of Depot Street) in case the City had opportunity to connect to the other side of the railroad tracks. Being understood by both the CIC members and the property owner, David Betz made a motion to approve a land lease between the CIC and McClurg Properties, for the purpose of the rights of ways to be utilized by McClurg Properties for the Nocterra Brewery improvement at 41 Depot Street, which will be an economic development boost to downtown and future possibilities of public parking, subject to the requirements of Ordinance 2018-27 recently adopted by City Council; all to be determined through legal documents and terms as drafted by our Law Director and approved by the Board President. Also, the CIC approves the payment to Dan McClurg for reimbursement for expenses related to the creation of the legal descriptions to be utilized for this transaction, upon submittal of written proof of payment on his part. The current CIC budget shall also be amended to reflect the same as it is related to this motion, to be amended by the Treasurer. The motion was seconded by Don Emerick. The motion was approved: 5-Y; 0-N.

c. Executive Session for Economic Development Purposes
No session held.

Other Business (No Updates)

- d. City of Powell Market Analysis and Strategic Business Development Plan**
 - 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 meeting was adjourned at 6:34 pm.