



**City of Powell, Ohio**  
Community Improvement Corporation  
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## MINUTES

### Powell Community Improvement Corporation Annual Meeting

Tuesday, January 26, 2021  
7:00 pm  
Village Green Municipal Building  
47 Hall Street

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

The meeting was called to order by President Jim Hrivnak at 7:00 pm. Others present were Jim Hrivnak, Brian Lorenz, Don Emerick, Mike Linehan, Andy White, Jeff Tyler, Claudia Husak, Megan Canavan, and Yaz Ashrawi, Law Director.

#### 2. Approval of Minutes

- a. **12/14/2020 MOTION:** Mike moved to approve the minutes of 12/14/2020. Don seconded the motion. By unanimous consent of the remaining members, the minutes of 12/14/2020 were approved.
- b. **12/22/2020 MOTION:** Brian moved to approve the minutes of 12/22/2020. Mike seconded the motion. By unanimous consent of the remaining members, the minutes of 12/22/2020 were approved.

#### 3. Report of the President or Other Officers

- a. Introduction of Claudia Husak, Planning Director – Claudia previously served the City of Dublin in the same position and worked with Jeff as well. The Board expressed their excitement for her in the position.

#### 4. Report of the Treasurer

- a. November and December 2020 Financial Reports - Mike reviewed the November statement with the Board. The Columbus Monthly piece was well received.

The December statement was reviewed with a \$40,000.00 received entry. These were funds the City moved to the CIC for incentives dealing with Health Edge. The agreement was not finalized in time for the end of the year and Council cannot carry it over. The balance is to be returned to the General Fund.

Expenditures included insurance, tax prep, Murphy Parkway charging station overages, SBA transfer for CARES Act funding.

**MOTION:** Jim moved to approve the November and December 2020 financial reports. Don seconded the motion. By unanimous consent of the remaining members, the motion was approved.

- b. CARES Act Grants – Status, as of December 31<sup>st</sup>, 18 of the 31 grants were paid out. As of today, January 26<sup>th</sup>, only four are pending release.

**MOTION:** Jim moved to adopt the proposed 2021 budget. Don seconded the motion. By unanimous consent of the remaining members, the motion was approved.

- c. Community Improvement Corp Budget for 2021 – Mike shared details of the proposed budget for 2021.

**MOTION:** Jim moved to adopt the proposed 2021 budget. Don seconded the motion. By

unanimous consent of the remaining members, the motion was approved.

- d. Incentive Agreements – Status - Health Edge was the only firm to file for a 2021 incentive agreement. BCI, Elite Land Title, and Group Investments, LLC did not file.
- e. Invoice Approvals – the CIC needs to reimburse the City \$182.47 for charging station reimbursements.

**MOTION:** Jim moved to approve the invoices as presented. Mike seconded the motion. By unanimous consent of the remaining members, the motion was approved.

5. **Commission / Committee Reports**

- a. Planning and Zoning Commission
  - i. Update of Open and Pending City Development Projects – The extension for the OSU property was approved. The next P&Z meeting is February 24, 2021 with three items.

6. **Old Business**

- a. Incentive Agreement with Scioto Properties, LLC – CIC was given a status update.
- b. CARES Act Funding – Small Business Grant Program – The CIC and the City received several thank you notes from applicants.
- c. Charging Station Project Update - Murphy's Park – Andy will examine bringing in revenue for charging stations.
- d. CIC Records Retention System Access – Karen Mitchell and Karen Sybert are updating the CIC files. Members of the CIC need access. City email addresses were also discussed for the CIC members.
- e. Incentive Inquiry - Edward Jones – Terry Hoppmann – Mr. Hoppmann, owner, requested applications six months ago, but has not responded.

7. **New Business**

- a. Chamber Sublease of Offices at the “44” – The Chamber wants to sublease for two additional tenants - Destination Delaware and a small real estate firm. Andy brought up the need to ensure the building at 44 South Liberty was compliant with zoning and downtown aesthetics. Jim is working on the signage aspect with the Chamber. Jeff noted that new tenants would need to comply with life safety codes, zoning, and parking. Yaz will look into the lease agreement and advise back to the CIC on all items.
- b. Updates to the Facility at 44 North Liberty – exterior and interior updates were discussed. The matter was tabled.
- c. CIC Insurance Coverage – Jim asked staff to determine if the CIC insurance coverages were appropriate. This will be examined and responded to by staff.
- d. CARES Act Funding – Downtown Economic Development – Jeff reported that the Development Committee would be looking at utilizing CARES Act funding for economic related activities for downtown projects. Jim noted that the CIC was ready to assist Council as needed.

8. **Other Business**

- a. Review of City Council Goals - Andy mentioned that City Council certified a tax restructuring proposal for the May ballot. Essentially, this will modify the credit aspect of income tax collections by offering a full credit to those residents working outside of Powell. The overall tax rate would be raised from .75% to 2%. The credit will redirect funds lost to other communities and will provide a tax savings to those residents working outside of the City.

Andy also indicated a kick off meeting was held with the consultant heading up the wellness feasibility study. Brian added the study would include interviews with key stakeholders with a focus on community programming, fitness, pool demand, and meeting space.

9. **Other CIC Matters**

- a. There was none.

10. **Next Meeting:** February 23, 2021 at 7:00 p.m.

11. **Adjourn**

By unanimous consent of the members, the meeting was adjourned at 8:16 p.m.