



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

### Powell Community Improvement Corporation Annual Meeting

Tuesday, February 23, 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 Don Emerick, Mike Linehan, Andy White, Jeff Tyler, Megan Canavan, Yaz Ashrawi, Law Director, and Tim Wilson, Delaware County Convention & Visitor's Bureau.

2. **Approval of 1/26/2021 Minutes**

**MOTION:** Mike moved to approve the minutes of January 26, 2021. Don seconded the motion. By unanimous consent of the remaining members, the minutes of January 26, 2021 were approved.

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

- a. Tim Wilson, Delaware County Convention and Visitor Bureau, gave a presentation describing a marketing campaign the bureau is kicking off to increase business revenues along the Powell Road Corridor from Polaris to the Zoo, including downtown Powell. The campaign is being funded by a \$25,000 grant from Delaware County.

4. **Report of the Treasurer**

- a. **2021 Budget:** Mike reviewed the 2021 approved budget. There were no changes.
- b. **January 2021 Financial Report:** Mike presented the January Financial Report. It was noted that the Chamber is now current with the three month deferred rent courtesy. **MOTION:** Jim moved to approve the January 2021 financial reports. Don seconded the motion. By unanimous consent of the remaining members, the motion was approved.
- c. **Invoice Approvals:**  
**MOTION:** Jim moved to approve the invoices by approved for payment:
  - i. **Auditor of the State**
  - ii. **Chamber of Commerce Membership**Mike seconded the motion. By unanimous consent of the remaining members, the motion was approved.
- d. **Powell CIC Incentive Agreement Spreadsheet:** Mike reviewed the incentive spreadsheet.
  - i. **HealthEdge:** 2018 and 2019 to be submitted in February.
  - ii. **BCI, Elite Land Title and Platinum:** Karen Sybert has sent reminders to these businesses reminding them of the filing requirements.
- e. **CARES Act Grants - Payment Status:** Mike noted that three Cares Act Fund Grant checks remain to be cut. Karen Sybert is awaiting required documentation from the recipients.

5. **Commission / Committee Reports**

a. **Planning and Zoning Commission**

- i. Update of Open and Pending City Development Projects: Don reported that there are three items on tomorrow's P&Z agenda; two certificates of appropriateness and a rezoning/preliminary plan at Liberty Reserve.

6. **Old Business**

- a. **Incentive Agreement with Scioto Properties, LLC:** Jim reported that this is still pending.
- b. **Murphy's Park Charging Station Update:** Andy reported that the stations are operational. The suggested hourly rate of \$9.00 still needs to be formalized by Ordinance. The revenue is to return to the CIC.
- c. **CIC Records Retention System:** Andy reported that he has a meeting set with the city's IT consultant to review the record retention items below. Andy will have more information at our next meeting.
- i. Status, Member Access and City IDs
- d. **Chamber Sublease of Offices at The 44**
- i. **Law Director Review of Chamber Sublease Agreements:** Yaz reported that the sublease agreements are in order.
- ii. **Tenant Compliance with Life Safety, Zoning and Parking:** Jeff reported that things seem to be in order at the 44 with regard to life safety, zoning and parking. Jeff will verify with the certificate of occupancy prior to our next meeting.
- e. **Appropriateness of CIC Insurance Coverage:** Andy and Yaz to report at the next meeting.
- f. **CARES Act Funding - Downtown Development Projects:** This item was tabled.
- g. **Updated Signage at 44 North Liberty:** Sign code received from zoning. Chamber to present drawings to Zoning for approval.
- h. **Other Old Business:** There was none.

7. **New Business**

a. **Income Tax Restructuring Proposal - May Ballot**

- i. **Overview:** Andy reminded the group the current City of Powell tax rate is 0.75% with a 0.25% credit. Council has approved a resolution that will place a city tax restructuring proposal on the May ballot. This proposal will raise the credit for taxes paid to other municipalities to 100% and raise the rate from 0.75% to 2.0%. This restructuring will generate an additional \$3.4 million annually.
- ii. **Communication Plan:** Megan indicated that the City has hired FrazierHeiby, a communication consultant, to develop a messaging plan. This plan would provide relevant information to the citizens of Powell regarding the tax restructuring.
- b. **CARES Act Funding - Small Business Grant 2.0:** Jeff led a discussion regarding the CIC's involvement in potential future annual CARES Act Grants for local business.
- c. **Powell Summer Events Update:**
- i. **Powell Festival:** Megan commented that the format of the Annual Powell Festival will need to change this year due to the COVID 19 crisis. Consideration is being given to smaller summer events, to be held on the fourth Friday nights of June through October, such as a street market, children's programs, a concert, fireworks or a fall party.
- ii. **The DORA:** The DORA continues to be successful in its purpose to increase commerce in the downtown. Megan reviewed the results of a stakeholder's survey regarding the DORA. The city is contemplating permanent DORA boundary signage to reduce costs of placement and removal of temporary signs.
- d. **Website Review and Update Plan:** This item was tabled.
- e. **Other New Business:** There was none.

8. **Other Business:** No discussion was had regarding any of the following items.

- a. Review of City Council Goals
- b. Plan a CIC Goal Setting Meeting

- c. CIC Presentation to Council
- d. Downtown Quadrant Mailbox Project
- e. Powell, Liberty Twp. and Chamber Events Committee - Andi Moore
- f. Business Developments Efforts with the Chamber
- g. Maintenance Issues at 44 North Liberty - Costs
- h. Updates to the Facility at 44 North Liberty

9. **Other CIC Matters**

There was none.

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

11. **Adjourn**

MOTION: Don moved to adjourn. Mike seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned.