



**City of Powell, Ohio**  
Community Improvement Corporation  
47 Hall Street, Powell, Ohio 43065  
(614) 885-5380 Telephone  
(614) 885-5339 Fax

## MINUTES

### Powell Community Improvement Corporation

Tuesday, May 25, 2021  
7:00 pm  
Village Green Municipal Building  
47 Hall Street  
Powell, OH 43065

**1. Call to Order / Roll Call**

The meeting was called to order by President Jim Hrivnak at 7:03 pm. Others present were Brian Lorenz; Don Emerick; Jeffrey Tyler; Mike Linehan via phone; Yazan Ashrawi; and Pete Fingerhut.

**2. Approval of Minutes**

MOTION: Brian moved to approve the minutes of April 27, 2021. Don seconded the motion. By unanimous consent of the remaining members, the minutes of April 27, 2021 were approved.

**3. Report of the President or Other Officers:** There was no report.

**4. Report of the Treasurer**

- a. April 2021 Financial Report: Jim presented the April Financial Report. MOTION: Jim moved to approve the April 2021 financial reports. Brian seconded the motion. By unanimous consent of the remaining members, the motion was approved.
- b. Powell CIC Incentive Agreement Spreadsheet: There were no changes from April. MOTION: Brian moved to approve the Incentive Agreement Spreadsheet. Brian seconded the motion. By unanimous consent of the remaining members, the motion was approved.
- c. CARES Act Grants – Audit Report: There is one remaining vendor to be paid.

**5. Commission/Committee Reports**

- a. Planning and Zoning Commission
  - i. Update on Open and Pending City Development Projects: Don reported that P&Z approved a few plans with recommendations to Council, including the Venerly Social Club and the Redwood Development located south of Home Road. The next meeting is May 26 and Yaz will be providing some training.

**6. Old Business**

- a. Incentive Agreement with Scioto Properties, LLC – The Incentive Agreement is going forward and details will be finalized soon. They are still working on construction and a contractor.
- b. Murphy's Park Charging Station Update – No update.
- c. CIC Records Retention System

- i Status, Member Access and City IDs – Andy is meeting with IT for options and will report back.
- d. Appropriateness of CIC Insurance Coverage – Jim instructed Yaz to investigate coverages. Yaz suggested teaming with a professional, but would help to facilitate. Jim is concerned with real estate as well, specifically at 44 N. Liberty. Jim feels this is a good time to look due to the City's favorable cash position. Jim will have a speaker on this issue next month.
- e. CARES Act Funding - Downtown Development Projects & (g) Small Business Grant 2.0 – The CIC would like to support another round of assistance as some funds remain. Jeff, Jim, and Andy will gather in a small group to brainstorm on the possibilities related to where funds come from. Council did support an Economic Development line item in the last income tax approval.
- f. Income Tax Restructuring Proposal – no update.

7. **New Business**

- a. Income Tax Restructuring Passage: Jeff updated the group on the rate of passage (2:1) and the percentage of voters (13%). Monies will be directed to the City effective 1/1/2022. Items to tee up are rightsizing the Staff, supporting business, and aligning the CIP. A separate but important issue to show the residents in the refinancing of the Golf Village CIFA.
- b. Powell CIP Advisory Committee: There will be a comprehensive study with key stakeholders to represent plans and improvements. It will take roughly six months to develop a strategy and implement as well as finance these improvements.
- c. City Council Goals: Brian gave a brief report on the goals presented in January 2020. Jim suggest a postmortem or review now that life is getting back to normal and Council has significant momentum.
- d. Other New Business: There was none.

8. **Other Business**

- a. Website Review and Update Plan: Staff hopes to address this later this year. Staff will meet with John Stickel regarding archiving CIC documentation, software, records retention, etc. Jeff will have updates in the future.

9. **Other CIC Matters**: Jeff briefed the group on a downtown parking study to be held this summer and hopes to have community participation. A meeting is scheduled on June 15, 2021 at 1:30 p.m. at City Hall.

10. **Next Meeting**: June 22, 2021 at 7:00 p.m.

11. **Adjourn**

MOTION: Jim moved to adjourn at 7:53 p.m. Don seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned.