



**City of Powell, Ohio**  
Community Improvement Corporation  
47 Hall Street, Powell, Ohio 43065  
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## MINUTES

### **Powell Community Improvement Corporation**

Tuesday, September 28, 2021 at 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 7:00 pm. Others present were Brian Lorenz; Don Emerick; Jeffrey Tyler; and Nicole Scott.

**2. Approval of Minutes**

August 24, 2021 Minutes are still being drafted. They will be approved at the October 26, 2021 meeting.

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

- a. Jim welcomed new Council appointed CIC Board Member, Nicole Scott. All other Board Members were introduced.

**4. Report of the Treasurer**

- a. August 2021 Financial Report

MOTION: Don moved to approve the Financial Report. Brian seconded the motion. By unanimous consent of the remaining members, the motion was approved.

- b. Powell CIC Incentive Agreement Spreadsheet – Reviewed.

**5. City Council/Commission/Committee Reports**

- a. City Council Report – Brian discussed the street maintenance program, Council Development Goals – Zoning Code update, revised entitlement process and Comprehensive Plan update.

- b. Planning and Zoning Commission

- i. Update on Open and Pending City Development Projects: Sketch Plan Review from Crawford Hoying the new owners of the former Santer Communities development Powell Green on S. Liberty Street.

**6. Old Business**

- a. Scioto Properties – incentive agreement going forward, details to be finalized soon. Still working on construction contractor and final numbers. Still working on the charges and application is pending.
- b. Murphy Park Charging Station – Jeff provided a survey on what communities are assessing for charging stations. Staff studied Worthington as a case study and will make suggestions on a rate and time. Staff is looking to break even with some reserve for maintenance. Rate is proposed to be \$0.10 per minute for the first 30 minutes and \$0.20 for every minute thereafter.

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

- c. CIC Insurance Coverage – Jim briefed the group that only liability insurance would be needed from the main tenant. Jim is working to obtain all the agreements and will report back.
- d. CARES Act Funding – Staff wants to transfer all these funds to the CIC. Development Committee will discuss this process on October 5, 2021. Nicole verified that funds must be spent by 2024. Jeff shared the City would be looking at a Broadband policy.
- e. Powell CIP Advisory Committee – Next meeting is September 29, 2021. Jim said the group would finalize project priorities, descriptions and layouts. Next step will be vetting in the public. A public workshop will be held in October after Council has reviewed the plan. Projects include, but are not limited to, City facilities, wellness center, CSX Tunnel Upgrade and items out of the Keep Powell Moving Plan.
- f. Other Old Business – None.

**7. New Business**

- a. Liberty Township CIC – Have a very different charge. They are event driven whereas the Powell CIC is utilized to drive commerce. Jim has had conversations to talk about how the respective Boards might help each other in the future.
- b. Chamber of Commerce – Discussion on current lease at 44 N. Liberty Street. Chamber is well placed in current location.
- c. Other New Business
  - i. Board Roles – Jim President, Don Vice-Chair and Brian Secretary. Jim nominated Nicole to serve as Treasurer.

MOTION: Jim moved to nominate Nicole Treasurer. Don seconded the motion. By unanimous consent of the remaining members, the motion was approved. Nicole abstained.

**8. Other Business** – Jeff indicated the Strategic Investment discussion on downtown improvements will be held next week. Jim, Don and Brian will be consulted. Development Committee vetted the firm and Council enacted the contract.

**9. Executive Session** Per Ohio Rev. Code §121.22(G)(2) Personnel Appointments. Not requested.

**10. Other CIC Matters**: There was none.

**11. Next Meeting**: October 26, 2021 at 7:00 p.m. Time will be spend reviewing the CIP plan.

**12. Adjourn**

MOTION: Jim moved to adjourn the meeting. Brian seconded the motion. By unanimous consent of the remaining members, the meeting was adjourned at 8:04 p.m.