



MINUTES

Powell Community Improvement Corporation

Tuesday, November 23, 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. Roll Call: Jim Hrivnak, Brian Lorenz, Nicole Scott and Jeff Tyler.
2. **Approval of Minutes**
MOTION: Brian moved to approve the minutes of October 26, 2021. Nicole seconded the motion. By unanimous consent of those present, the minutes were approved.
3. **Report of the President or Other Officers** – No Report.
4. **Report of the Treasurer**
 - a. October 2021 Financial Report – Rosa Ocheltree was introduced as the new Finance Director for the City of Powell and there was a discussion of bills. CIC will approve budget at the December meeting.
 - b. Powell CIC Incentive Agreement Spreadsheet – No Report.
5. **City Council/Commission/Committee Reports**
 - a. City Council Report – Brian discussed Council’s first reading of the 2022 Budget. There is an uptick in revenues anticipated around \$4,000,000. Many new costs will allocate for infrastructure and some personnel. Discussed the re-tooling of the development process and changes to the zoning code.
 - b. Planning and Zoning Commission – Jeff reported on a potential lot combination in the downtown area.
6. **Old Business**
 - a. Scioto Properties – Incentive Agreement is ready to be executed. The Board reviewed the agreements. All parties are prepared to proceed. MOTION: Jim move to approve. Brian seconded the motion. By unanimous consent of those present, motion passed.

- b. CIC Insurance Coverage – Jim briefed the group that only liability insurance would be needed from the main tenant. Jim reported there were some repairs needed and completed by the City. The tenant indicated they were not interested in re-negotiating a lease at 44 N. Liberty. Due to the conversation the request for proof of insurance was tabled by Jim and he will follow up after the first of the year. Jim indicated CIC should contract to clean the coils in the air handlers and ductwork. Also cleaning the attic and sanitize the interior of the building. Staff to investigate pricing for these activities.
- c. CARES Act Funding – Changing title to American Rescue Plan Act (ARPA). City to determine how to spend the roughly \$700,000 per year. No immediate discussions.
- d. Powell CIP Advisory Committee – No report. Council is awaiting the final draft and will provide direction in early 2022.
- e. Other Old Business – None.

7. **New Business**

- a. Chamber of Commerce – Lease is coming due at 44 N. Liberty Street. There was a discussion on the current lease. The Chamber has mentioned they are not pleased with the conditions and they are looking to move. Lease likely to be extended. Staff will look to invest and cost some repairs. CIC should contemplate future ideas for the building; city offices, redevelop, etc.
- b. Other New Businesses in Powell – Brian discussed the proposed changes to the development process, zoning map, and Comprehensive Plan changes.
- c. Other New Business – None.

8. **Other CIC Matters**: None.

9. **Next Meeting**: December 21, 2021 at 7:00 p.m. at Gallo's Tap Room.

10. **Adjourn**

MOTION: Jim moved to adjourn the meeting. Brian seconded the motion. By unanimous consent, the meeting was adjourned at 7:55 p.m.