



**COMMUNITY IMPROVEMENT CORPORATION
MEETING MINUTES
FEBRUARY 22, 2022**

I) CALL TO ORDER / ROLL CALL

CIC members present include Jim Hrivnak, Chair; Don Emerick, Committee Member; Nicole Scott, Committee Member; and Brian Lorenz, Committee Member. Also present were Christina Drummond, Council Member; Jeffrey Tyler, Assistant City Manager; Rosa Ocheltree, Finance Director; and Jason Nahvi, HR Business Partner. Committee Member Lorenz appeared by telephone and it was stated that he could comment on issues but could not vote on issues, for he wasn't appearing in person.

II) APPROVAL OF MINUTES

Minutes of January 25, 2022

MOTION: Committee Member Emerick moved to approve the meeting minutes of January 25, 2022. Chairman Hrivnak seconded the motion. Chairman Hrivnak took a roll call for passage: Committee Member Emerick, yes; Committee Member Scott, yes; and Chairman Hrivnak, yes.
VOTE: Y 3 N 0 (None) AB 0 (None)

Minutes of January 25, 2022, passed 3-0.

III) REPORT OF THE PRESIDENT

No report this evening.

IV) REPORT OF THE TREASURER

Finance Director Ocheltree spoke about the monthly financial report for the month ending January 31, 2022, and stated the month end balance is in the amount of \$169,038.88, and the only expense for the month was for \$82.00 to the State Auditor. She also spoke of some invoices regarding the CIC, Murphy Park Charging Station, and the charging stations for here at City Hall.

MOTION: Chairman Hrivnak moved to approve the invoice for Supplies Purchased for the Powell CIC Tax Reporting. Committee Member Emerick seconded. Chairman Hrivnak took a roll call for passage: Committee Member Scott, yes; Chairman Hrivnak, yes; and Committee Member Emerick, yes.
VOTE: Y 3 N 0 (None) AB 0 (None)

Motion passed 3-0.

Discussion took place on the charging stations. Assistant City Manager Tyler stated this was recently passed the end of last year, and there is an upcoming meeting to discuss set up of fees for the charging station fees at Murphy Park. It was discussed that an appropriation to the budget needed to be made prior to approving these two invoices.

MOTION: Chairman Hrivnak moved to make an appropriation change, taking \$3,700.00 from the Administrative Expense Contingency and putting it into the Charging Station Utility Cost. Committee Member Emerick seconded. Chairman Hrivnak took a roll call for passage: Chairman Hrivnak, yes; Committee Member Emerick, yes; and Committee Member Scott, yes.
VOTE: Y 3 N 0 (None) AB 0 (None)

Motion passed 3-0.

MOTION: Chairman Hrivnak moved to pass both invoices pertaining to charging stations. Committee Member Scott seconded. Chairman Hrivnak took a roll call for passage: Committee Member Emerick, yes; Committee Member Scott, yes; and Chairman Hrivnak, yes.
VOTE: Y 3 N 0 (None) AB 0 (None)

Motion passed 3-0.

V) CITY COUNCIL / COMMISSION / COMMITTEE REPORTS

Committee Member Lorenz spoke of the meeting with Liberty Township and he stated it was a very high level conversation. Joint economic development activities were discussed. It was also discussed meetings could become annually. He then spoke of the Council Goal Setting Session, and stated was a lot of validated information. Implementing plans that have been developed, for example, "Keep Powell Moving", what pieces of those do we want to work on next? So now the phase is executing instead of planning, we are ready to move forward. He added the CIP was a big topic, and there is a general observation of what the projects are moving ahead. Council Member Drummond added how she felt the CIC would be well positioned to take some transformational steps for our region especially given the increased funding. She also stated that we have the capacity to think bigger than we have before.

Committee Member Emerick gave his Planning Commission Report and stated the big item they were currently working on was the Redwood Development. They came to the Planning Commission with a Preliminary Plan at the last meeting to which that plan was tabled. Assistant City Manager Tyler added there was a Sketch Plan presented approximately two years ago regarding the Redwood Development which included a pre-annexation agreement that was associated with the annexation process and so they are at the point of Preliminary Development Approval going into the Final Development Approval. Chairman Hrivnak asked if the pre-annexation agreement was approved and Assistant City Manager stated it was approved last year. Committee Member Emerick advised this development was a mixture of commercial and residential. Assistant City Manager Tyler added Zoning Code Modifications were being reviewed to make the process easier.

VI) OLD BUSINESS

Chairman Hrivnak spoke of the first item in this section, the Incentive Agreement with Scioto Properties. Assistant City Manager Tyler advised this agreement has been fully

executed and completed. Chairman Hrivnak then spoke of the CIP Advisory Committee and asked Committee Member Lorenz if Council has looked at the list and/or commented on the list. Committee Member Lorenz stated they have not received a final draft to review yet and are in hopes of having that very soon. He spoke of projects which will make a big impact and return for our residents, such as the current agreement to fix the CSX Tunnel.

VII) NEW BUSINESS

Assistant City Manager Tyler spoke of the Economic Development Consultant, and advised this would be a major help. What was attempted, for request for proposal, was very similar to what City Council approved for IT Consultant Contract, and that is bringing in someone to help us from an overview standpoint, wanting them to oversee the entire economic development structure. Discussion of costs for the consultant as well as length of consultant services transpired. Committee Member Lorenz added bringing in these trusted advisors are really going to give us more for the money. It was also discussed this action could be approved through the CIC, for the CIC has the funding for it.

Chairman Hrivnak spoke of the next item, Chamber Community Guide and stated there needed to be an appropriation change and an approval for the \$800.00 invoice for an ad.

MOTION: Chairman Hrivnak moved for an appropriation change under Administrative Expenses/Advertising. Committee Member Emerick seconded. Chairman Hrivnak took a roll call for passage: Committee Member Scott, yes; Chairman Hrivnak, yes; and Committee Member Emerick, yes.

VOTE: Y 3 N 0 (None) AB 0 (None)

Motion passed 3-0.

MOTION: Chairman Hrivnak moved for an approval for the invoice of \$800.00 for the ad. Committee Member Scott seconded. Chairman Hrivnak took a roll call for passage: Chairman Hrivnak, yes; Committee Member Emerick, yes; and Committee Member Scott, yes.

VOTE: Y 3 N 0 (None) AB 0 (None)

Motion passed 3-0.

VIII) OTHER BUSINESS

Chairman Hrivnak asked if there was anyone wishing to discuss any of the items listed in this section. Assistant City Manager Tyler stated that he wished to speak on the Murphy Park Charging Stations and stated they would be looking to get that completed as soon as possible.

IX) OTHER CIC MATTERS

X) NEXT MEETING: March 22, 2022, at 7:00 p.m.

XI) ADJOURN

MOTION: Committee Member Emerick moved to adjourn. Chairman Hrivnak seconded the motion.

The meeting was adjourned by consensus.

MEETING ADJOURNED AT 7:56 P.M.

MINUTES APPROVED: March 22, 2022

Jim Hrivnak, Date
 Chair

Amy Deere, Date
 City Clerk