



**COMMUNITY IMPROVEMENT CORPORATION  
MEETING MINUTES  
JULY 26, 2022**

**I) CALL TO ORDER/ROLL CALL**

Chairman Hrivnak brought the Community Improvement Corporation meeting to order at 6:30 p.m. Members present included: Jim Hrivnak, Chairman, Brian Lorenz, Nicole Scott, and Andrew White. Also in attendance were: Jeffrey Tyler, Assistant City Manager; Rosa Ocheltree, Finance Director; Jason Nahvi, HR Business Partner, Christina Drummond, City Councilmember, and Pam Miller, Executive Director of the Chamber of Commerce. Also, in attendance were three community members representing the Boy Scouts.

Chairman Hrivnak turned the floor over to Marta Purty, Jolena Presti, Brian Cooper and Elias Mathes, representatives of Baker Tilly, for a presentation and proposal for their economic development services.

Jolena Presti began the presentation by giving the background of Baker Tilly. She advised that their team is organized by industry and not service line. She spoke about their economic development services, categorizing them into three groups: 1) Analysis, strategy and planning, 2) Financing and implementation, and 3) Program management.

Brian Cooper spoke about Baker Tilly's Ohio practice and presence in the state.

Marta Purty reviewed the RFP information provided by the City. She talked about their client services focus, having long-term client relationships, active listeners, and problem solvers. Additionally, she spoke of their unique "fingerprint" approach, on time and on budget. They currently have 60 active Ohio clients in the past 12 months. She continued with discussion on robust data sources and metrics and market-embedded expertise. She also spoke of their project experience.

Elias Mathes discussed past strategies and development with other municipalities.

Chairman Hrivnak asked how Baker Tilly would approach the City of Powell's request. Marta Purty responded stating she liked how much the City defined the subjects the City wants to study, starting with an Economic Conditions Analysis. Then talk to people, including the CIC, do research, who are the key businesses, etc. Get informed input initially. She further discussed the proposal, spoke of internal practices and redevelopment analysis.

Councilmember Drummond asked if they could speak to their experience with municipalities they have worked with that are operating under a cooperative economic development agreement and what that means for the economic development strategy.

Brian Cooper responded working cooperatively is a typical process, and he was not familiar with the cooperative agreement, but he would be glad to review it. It depends on what the City is bound to and what the Township is bound to and how you work together to reach goals.

CIC Member White spoke of CEDA being an instrument that predated a change in the senate law for annexation in 2004 – 2005, so this was a preservation document. The City of Powell is the incorporated body of Liberty Township, so there is a natural organic relationship between the two organizations. There is a chemistry that the City would like to look at as a strategy to incorporate opportunities outside of the City's borders, at the same time retaining our rights to annexation.

CIC Member Lorenz commented on Baker Tilly's previous experience with Liberty Finance Authority. Brian Cooper discussed their dealings with the Liberty Finance Authority. The Delaware County Finance Authority was also discussed.

Chairman Hrivnak asked if Baker Tilly has worked around central Ohio with respect to economic development. If so, how does that help/hinder the City of Powell. Marta Purty spoke of their current relationship with Reynoldsburg, Ohio. Brian Cooper stated the firm is familiar with Ohio economic development. Brian Cooper also stated central Ohio is the only major market in Ohio that is growing and they are lucky to be a part of it. He also stated it is important to know they are municipal advisors by trade.

CIC Member White stated they were looking for some practical aspects to review for the CIC's consideration of the firm.

Marta Purty advised it depended on how the City would want to define the goals. She gave examples for outcomes of the scopes that were requested.

Jolena Presti said the benefit of a team like Baker Tilly, we set clients on the right stage of success working alongside the City.

Assistant City Manager Tyler spoke of working with One Columbus, which is a great resource for the City, and wanted to know if and how Baker Tilly would work with One Columbus to leverage that body to help the City moving forward.

Brian Cooper responded when there is a project which is definable, One Columbus is the best in taking the lead with Jobs Ohio and maximizing the incentives that can come to a project. He also stated he would strongly encourage to work collaboratively with them.

Marta Purty added having good projects, a strong strategy and a strong staff, is what will attract energy in the region, which she feels is a part of the key to success.

Chairman Hrivnak thanked the representatives of Baker Tilly for their presentation.

## **II) APPROVAL OF MINUTES**

### **Approval of CIC Meeting Minutes of June 28, 2022**

Chairman Hrivnak advised there were corrections on item XI, Executive Session. The reason for Executive Session is not mentioned as well as no motions to enter and exit Executive Session. He added he would work with the Clerk to resolve this and will bring these minutes to the next CIC Meeting for their approval.

## **III) REPORT OF THE PRESIDENT**

None

## **IV) REPORT OF THE TREASURER**

### **June 2022 Financial Reports**

CIC Member Scott stated there were a three invoices to review and approve. One being \$1,008.00 for tax services, which is allotted in the budget.

Chairman Hrivnak asked the reasoning for the extension requested. Finance Director Ocheltree advised she was unaware the City filed the taxes for the CIC, so the extension was requested.

MOTION: Jim Hrivnak motioned to approve the invoice to Oles + Associates in the amount of \$1,008.00 for professional tax services. Brian Lorenz seconded the motion.

Invoiced approved by a vote of 4-0-0.

CIC Member Scott spoke of the next invoice to the Powell Area Chamber of Commerce in the amount of \$131.25 for the annual membership renewal.

MOTION: Jim Hrivnak motioned to increase the allocation to \$200.00 for the Powell Area Chamber of Commerce. Andrew White seconded the motion.

Motion to increase allocation to the Powell Area Chamber of Commerce to \$200.00 approved by a vote of 4-0-0.

MOTION: Jim Hrivnak motioned to approve the invoice to Powell Area Chamber of Commerce in the amount of \$131.25 for the annual membership renewal. Brian Lorenz seconded the motion.

Invoice approved by a vote of 4-0-0.

CIC Member Scott spoke of the third invoice to pay the electric charging stations bills, totaling \$638.58.

MOTION: Nicole Scott motioned to allot budget items to the charging stations costs in the amount of \$1,600.00. Jim Hrivnak seconded the motion.



CIC Member Lorenz asked if the charging stations were making money. CIC Member White advised they had just come on line and they were beginning to be profitable.

Motion to allot budget items to the charging stations costs in the amount of \$1,600.00 approved by a vote of 4-0-0.

MOTION: Jim Hrivnak motioned to pay the City for the charging stations bills in the amount of \$638.58. Nicole Scott seconded the motion.

Invoice approved by a vote of 4-0-0.

## **V) CITY COUNCIL / COMMISSION / COMMITTEE REPORTS**

### **City Council Report**

CIC Member Lorenz stated City Council recently adopted some form of a standard for under-speed vehicles with some modifications that was prescribed by the Ohio House of Representatives.

CIC Member Lorenz also advised the Development Committee would be discussing the implantation of a Bed Tax. Additionally, the committee would be discussing code changes, beginning with the Fire Code. Also, the committee would be discussing the CSX Ground Lease.

### **Planning and Zoning Commission**

#### **i. Update on Open and Pending City Development Projects**

Assistant City Manager Tyler advised there were a couple of cases ongoing. First case is Carmendy Station, with a recommendation of five new residential units. The second case is Lily Reserve, the developer came back to change the architecture and was approved by the Planning and Zoning Commission.

## **VI) OLD BUSINESS**

### **Rebranding of CIC**

Chairman Hrivnak stated it has been discussed to change the name and logo of the CIC. He advised this would carry over to the next CIC meeting.

### **Economic Development Consultant RFQ Responses**

Chairman Hrivnak said the CIC has heard two economic development proposals from economic development consultants. He turned the floor over to Assistant City Manager Tyler.

Assistant City Manager Tyler advised the CIC had previously heard a proposal from Camion, and that proposal came in at approximately \$94,815, and Camion really met the majority of the scope that was defined within the RFP. This evening, the CIC spoke to Baker Tilly comes in at \$100,000, and there are things that are not included in their scope.

CIC Member Lorenz stated he felt it better to discuss this in Executive Session.

CIC Member White stated he would feel more comfortable speaking with the Law Director prior.

#### **Other Old Business**

None

### **VII) NEW BUSINESS**

#### **CIP Funding Policy Approved By Council**

Chairman Hrivnak stated this was discussed at the last meeting. No further discussion needed.

#### **Land Acquisition**

None

#### **Other New Business**

Chairman Hrivnak spoke of a request of support of the Powell Community Band and their desire to be more involved in the City of Powell's events.

MOTION: Jim Hrivnak motioned to support the Powell Community Band in the sum of \$617 to be reimbursed. Brian Lorenz seconded.

Motion to support the Powell Community Band in the sum of \$617 to be reimbursed was approved with a vote of 3-0-0.

### **VIII) OTHER BUSINESS**

- a. Appropriateness of CIC Insurance Coverage
- b. Chamber of Commerce Lease Renewal at 44 N. Liberty Street
- c. Website Review and Update Plan
- d. CIC Records Retention System
  - i. Status, Member Access and City IDs - Staff to Report
- e. Plan a CIC - 2022 Goal Setting Meeting
- f. CIC Presentation to Council
- g. Downtown Quadrant Mailbox Project Update
- h. Updates to the Facility at 44 N. Liberty Street
- i. Murphy Park Car Charging System

There was discussion on the car charging systems. Assistant City Manager Tyler stated he would be doing more research on this topic and would provide more information to the CIC at a later date.

**IX) OTHER CIC MATTERS**

There was discussion about moving the CIC meetings to the second Tuesday of the month rather than the fourth Tuesday. It was decided to leave the CIC meetings scheduled on the fourth Tuesday of every month.

There was discussion about the parking issue in the downtown area. Assistant City Manager Tyler gave an update on short-term parking issues as well as long-term.

**X) FUTURE BUSINESS**

**Next CIC Meeting scheduled for August 23, 2022, at 7:00 p.m.**

**XI) EXECUTIVE SESSION**

MOTION: Brian Lorenz moved to adjourn and enter into Executive Session regarding Ohio Revised Code Section 121.22 (G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiate with other political subdivisions respecting requests for economic development. Jim Hrivnak seconded the motion.

Chairman Hrivnak requested a roll call for passage: Andrew White, yes; Jim Hrivnak, yes; Nicole Scott, yes; and Brian Lorenz, yes.

Motion passed, 4-0-0, adjourned to Executive session at 8:40 p.m.

MOTION: Brian Lorenz motioned to adjourn Executive Session and enter into Regular Session. Jim Hrivnak seconded the motion.

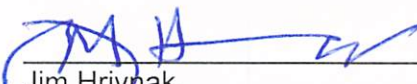
Motion passed 4-0-0, adjourned Executive Session and entered into Regular Session at 9:02 p.m.

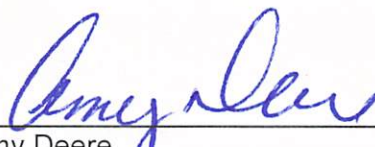
**XII) ADJOURN**

MOTION: Brian Lorenz motioned to adjourn. Jim Hrivnak seconded.

Motion passed 4-0-0, meeting adjourned at 9:02 p.m.

**MINUTES APPROVED: AUGUST 23, 2022**

 8/23/22  
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Jim Hrivnak,  
Chairman Date

 9-6-22  
\_\_\_\_\_  
Amy Deere,  
City Clerk Date