



**COMMUNITY IMPROVEMENT CORPORATION
MEETING MINUTES
SEPTEMBER 27, 2022**

CALL TO ORDER/ROLL CALL

Chairman Hrivnak called the Community Improvement Corporation Meeting of September 27, 2022, to order at 7:00 p.m. Members present included: Chairman Jim Hrivnak; Nicole Scott; and Andrew White. Staff in attendance was Jeffrey Tyler, Assistant City Manager. Brian Lorenz was absent. Also present was Councilmember Christina Drummond and Pam Miller, Executive Director, Powell Chamber of Commerce.

Chairman Hrivnak turned the floor over to Camoin associates for the Agenda Kick-Off with the City of Powell.

Alex Tranmer started conversation introducing all who would be speaking at tonight's meeting. Jordan Boege began by stating he would be helping with project management. Dan Gundersen stated he would be the overall Principal for the project and he is the senior Vice President with Camoin.

Jordan Boege stated they would like to speak of the process, site visits, interviews, and data collection. Additionally, they would like to hear the vision that everyone has. He then turned the floor over to Alex Tranmer.

Alex Tranmer stated Camoin would be anticipating touch points with the CIC for key deliverables. She also advised Camoin would be seen in the City quite frequently for the next seven months. She spoke about scheduling a meeting for October 25, 2022. She also spoke of visioning and sets of expectations, what that means for the City and what defining success means.

She mentioned the interview process and the businesses they would like to speak with, being a business that just opened as well as a business, which has been present for some time. Understanding their differences or similarities is valuable.

The data analysis is something they would dig into internally as the plan begins. They look at the City within the context of the County in a larger region and working with the data they may have available. They are looking forward to seeing historic trends, current status and projected trends.

Alex Tranmer asked the group of their vision of Powell in the next ten years, to try to get a sense of where the group would like to see Powell going.

Assistant Committee Member Tyler stated he thinks that Powell is a destination point and does not want to lose that. There is a sense of a village quality and mentality that is not desired to ignore. He added in the past, the City has been reactive to economic development opportunities and not strategic. He believes something special could be created in the City. He also believes in looking into a partnership with the Township, as he feels if the City is going to be successful with economic development in this area; the City should be in concert with the Township.

Chairman Hrivnak advised he believed ten years from now, the City of Powell would still be a place where people want to live. He spoke of health and home services being important and having them located in the City to serve the type of community the City has. He also spoke about not only joining with the Township but also the school system.

Committee Member White spoke about ten years from now, he would hope there would be a much more predictable self-governance. The City has had a lot of opportunity to set up plans but have not had the ability to fund the outcomes as outlined in those plans. Today, we have an opportunity to do this.

In terms of the services, the residents expect and the businesses are looking for, ten years from now it would be a missed opportunity if the downtown does not represent a much more sophisticated approach to infrastructure.

He also stated as we look to partner with the Township, the City does not have a lot of open land, but the Township is much more expansive, and together, may be able to attract supplemental development opportunities away from the downtown to compliment both communities in a smart fashion.

Further he added, ten years from now, he looks to a more perfected version of the downtown, as there are dead spots in the downtown, but there is a resource that has just began in 2022. He feels that capturing the information and data from the experiences of the Dublin and New Albany medical centers, you can see some of the spin-offs of development.

Committee Member Scott stated the City likes the ability to not have to leave the surroundings to get the services and experiences that are of interest to the type of residents the City has in this footprint. We would like to maximize the economic opportunity that allows us to bring in the right revenue streams to provide the services in a neutral way.

She also spoke of residents not knowing whether they are in Powell, the City, or if only their mailing address is Powell, but they live in the Township or Columbus City, etc. She mentioned the multi-jurisdiction in getting projects accomplished as well.

Councilmember Drummond stated that economic development in the downtown core is very important as well as accessibility, recognizing that City is transportation and broadband challenged.

Jordan Boege spoke of the next steps that will be taken. They will begin with scheduling an onsite visit. They will also be pulling the data as discussed earlier and pull some threads together to prepare for the initial visit.

APPROVAL OF MINUTES

Approval of CIC Meeting Minutes of August 23, 2022.

MOTION: Jim Hrivnak moved to approve the CIC Meeting Minutes of August 23, 2022. Nicole Scott seconded.

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

Motion to approve the CIC Meeting Minutes of August 23, 2022, passed with a vote of 3-0-0.

REPORT OF THE TREASURER

Committee Member Scott stated there was limited financial activity in the month of August.

MOTION: Jim Hrivnak moved to approve the bill from the Auditor of the State of Ohio for \$192.70. Nicole Scott seconded.

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

Motion to approve the bill from the Auditor of the State of Ohio for \$192.70, passed with a vote of 3-0-0.

CITY COUNCIL / COMMISSION / COMMITTEE REPORTS

Committee Member White advised Sunday, September 25, 2022, was declared Dustin Sunday, as Dustin Sun was recognized for all of his efforts within the community. There were several Ordinances that came through for their first reading, which included the 2023 Fee Schedule, the 2023-2027 CIP Five Year Plan, the 2023 Tax Rates, the Fire Code, the Property Maintenance Code and Appropriations. He also mentioned the current vacancy within the City Council and there were interviews completed at the last meeting.

OLD BUSINESS

Chairman Hrivnak stated there have been previous discussions of the re-branding of the CIC, and going through the Economic Strategy first and then discuss the re-branding.

Chairman Hrivnak spoke about the Chamber Lease Termination. Pam Miller of the Chamber of Commerce advised their moving day is October 14, 2022, and the utilities are scheduled to turn over on October 28, 2022.

Committee Member White spoke of the strategy of City Council and the CIC of how to move forward with the property. The tenant that is remaining does not come with the same revenue as the Chamber of Commerce provided. He stated this is a topic that he would like to discuss in a future conversation.

NEW BUSINESS

Chairman Hrivnak spoke of the sub lease of 44 N. Liberty, with Health Giving, and this would be discussed in the future Executive Session.

OTHER CIC MATTERS

Chairman Hrivnak stated he had an opportunity to speak at the Powell Police Academy and Alumni Association previously, and explained to them what exactly the CIC does.

FUTURE BUSINESS

Next scheduled meeting is October 25, 2022, at 7:00 p.m.

EXECUTIVE SESSION

MOTION: Jim Hrivnak moved to enter into Executive Session referencing ORC 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 assistance. Nicole Scott seconded.

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

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

Motion to enter into Executive Session, passed with a vote of 3-0-0.

Entered into Executive Session at 7:57 p.m.

MOTION: Jim Hrivnak moved to adjourn Executive Session Nicole Scott seconded.

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

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

Motion to adjourn Executive Session, passed with a vote of 3-0-0.

There was discussion regarding Health Giving sublease at 44 Liberty, and it was agreed to let Health Giving continue the sublease until it expires on December 31, 2022. It was also agreed a long term lease of 44 Liberty is not compatible with the long terms plans for the property.

MOTION: Jim Hrivnak moved to notify Health Giving that a long term lease is not available at this time. Nicole Scott seconded.

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

ADJOURN

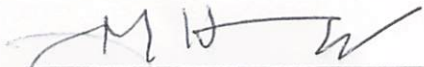
MOTION: Nicole Scott moved to adjourn. Andrew White seconded the motion.

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

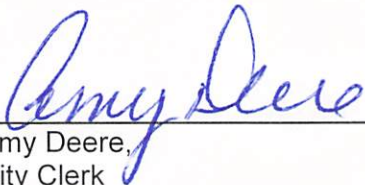
Motion to adjourn passed 3-0-0.

Meeting adjourned at 8:30 p.m.

MINUTES APPROVED: OCTOBER 25, 2022

 10/25/22

Date
Jim Hrivnak,
Chair

 10/25/22

Date
Amy Deere,
City Clerk