



**COMMUNITY IMPROVEMENT CORPORATION
MEETING MINUTES
JUNE 28, 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; Yaz Ashrawi, Law Director; Jason Nahvi, HR Business Partner, Christina Drummond, City Councilmember; and Pam Miller, Executive Director of the Chamber of Commerce.

Chairman Hrivnak turned the floor over to Dan Gunderson and Alex Tranmer, representatives of Camoin Associates for a presentation.

Dan Gunderson and Alex Tranmer gave the presentation and spoke about the current proposal.

Chairman Hrivnak asked for an explanation of the finished product the City would receive. Alex Tranmer stated there were three or four individual research reports full of data used as reference materials. They also use the roadmap or tool, the Action Made Matrix, which lays out actions by goal area. This would become the City's day to day strategic plan. There is also the Executive Summary, which is more public facing and it makes the case of why these elements are important. The research reports, the action made matrix, and the executive summary are what the City will receive.

Assistant City Manager Tyler spoke about working with One Columbus who would be willing to be part of the data collection process. He stated the City is trying to strengthen their relationship with them and they have advised they are more than happy to provide the background data. Therefore, this would be something Camoin would not have to do.

City Manager White spoke of the projects Camoin has done, and wondered what the City would look like in comparison to some of their past projects as a form of a practical outcome.

Alex Tranmer spoke of the Rutland Project, and stated the project was successful, the engagement was right before the pandemic. She also spoke of a project in North Port, Florida. She added they were going to make a lasting generational change in some of these locations.

Dan Gunderson spoke of some of his success stories, beginning with the State of Michigan and their Regional Planning Commission. He stated Albany, New York, cut back on its economic development to save money. Camoin was brought in to form an organizational solution.

City Councilmember Drummond spoke of a standing economic development agreement with our local township, and asked if they have worked with townships in Ohio, and have looked at joint economic development agreements.

Dan Gunderson stated they have dealt with them before. He added they have done an economic strategy in New Albany recently.

Alex Tranmer also mentioned they were currently working with Ohio Southeast Economic Development for some prospecting work.

Chairman Hrivnak thanked them for their presentation.

Chairman Hrivnak advised this was one of the entities that responded to the bid request put out by the CIC for a firm that could help review an economic plan for the City. He added there were five responses and Camoin was one.

II) APPROVAL OF MINUTES

Approval of CIC Meeting Minutes of May 24, 2022.

[CIC Minutes of 05.24.2022.pdf](#)

MOTION: Andrew White moved to approve the CIC Meeting Minutes of May 24, 2022. Nicole Scott seconded the motion.

VOTE: Y 3 N 0 (None) AB 1 (Brian Lorenz)

Motion passed 3-0-1.

Minutes approved.

III) REPORT OF THE PRESIDENT

Chairman Hrivnak spoke of the acceptance of the resignation of Donald Emerick. He added they were looking for someone to fill the vacancy.

IV) REPORT OF THE TREASURER

March 2022 Financial Reports

Powell CIC Incentive Agreement Spreadsheet

2022 Budget Review

V) CITY COUNCIL / COMMISSION / COMMITTEE REPORTS

City Council Report

Councilmember/Committee Member Lorenz stated the Development Committee met last month and discussed changes in the entitlement process and next month they would discuss zoning enforcement.

Planning and Zoning Commission

i. Update on Open and Pending City Development Projects

Andrew White advised there were a couple of cases ongoing but there was nothing new to discuss.

VI) OLD BUSINESS

Rebranding of CIC

Chairman Hrivnak stated it has been discussed to change the name and logo of the CIC. Further, he mentioned a couple of name ideas that had surfaced: the Powell Development Company, and the Powell Economic Development Corporation.

Law Director Ashrawi stated changing the name to include "Company" would not change the fact it is a corporation.

It was agreed upon to re-brand the CIC to PDC (Powell Development Company). Chairman Hrivnak preferred the Powell Development Corporation but asked Staff to do research to see what name would be available.

Chairman Hrivnak spoke about the new logo and advised they could look into this at the next meeting.

Economic Development Consultant RFQ Responses

Assistant City Manager Tyler spoke about the RFQ and the 2% tax structure. This begins to provide more potential resource allocation and he feels the re-branding of the CIC goes along with that. Council has made some bold decisions up to this point including the CIP, and the funding for the CIP, which directly impacts the CIC. He spoke of strategies and Staff identifying and incorporating them into the next steps.

He spoke about other discussions, such as Broadband and spoke about the CIC's vital role.

It was agreed upon to seek an interview with the second company for the economic development proposal.

A lot of further discussion about Camoin. Assistant City Manager Tyler spoke of the ranking of the bids and would research the second choice outcome and would send the information out to the CIC by email. He asked if the CIC would like to hold a special

meeting or have a company come in at the next scheduled CIC meeting. He added, time is of the essence.

Other Old Business

None

VII) NEW BUSINESS

CIP Funding Policy Approved By Council

Assistant City Manager Tyler reiterated that Council did approve the 25%, with 20% allocated to capital for projects and 5% would be allocated to the CIC. Currently, there is no strategy for the CIC to spend the 5%, but it should be structured in a way the CIC spends the funds correctly.

Andrew White spoke of Council's approval of the Phase 1 of the CSX Tunnel Project, and it is underway. Also, he would expect direction for more projects in 2023, approximately six or seven total.

Councilmember Drummond spoke of strategy and in the next two years it should be seen, some balancing between the economic development strategies that emerge and what happens within the CIP.

Land Acquisition

None

Other New Business

None

VIII) OTHER BUSINESS

a. Appropriateness of CIC Insurance Coverage

b. Chamber of Commerce Lease Renewal at 44 N. Liberty Street

There was discussion of the lease renewal. Pam Miller advised they were looking for a different location. She also stated that the Chamber also works with economic development and it might not be a bad idea for the Chamber and City to work together.

Chairman Hrivnak stated he would review the lease agreement.

Andrew White spoke of the East Room and the thought to move the Chamber of Commerce to that location. He stated there is a lot to look into before this is initiated. There are a lot of classes which are held there, which will have to be re-located and the design contents of the Chambers' office, which could involve infrastructure.

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**

IX) OTHER CIC MATTERS

There was much discussion about the co-staff/CIC person, when they would be hired, what the position would entail, etc.

X) FUTURE BUSINESS

Next CIC Meeting scheduled for July 26, 2022, at 7:00 p.m.

XI) EXECUTIVE SESSION

Ohio Revised Code Section 121.22 (G)(2) to consider the purchase of property for public purposes.

Chairman Hrivnak moved to enter into Executive Session. Committee Member Scott seconded the motion. Chairman Hrivnak did a roll call for passage: Nicole Scott, yes; Jim Hrivnak, yes; Brian Lorenz, yes; and Andrew White, yes.

Motion passed 4-0-0.

Entered Executive Session at 8:30 p.m.

Brian Lorenz moved to enter back into Regular Session. Jim Hrivnak seconded the motion. Chairman Hrivnak did a roll call for passage: Nicole Scott, yes; Jim Hrivnak, yes; Brian Lorenz, yes; and Andrew White, yes.

Entered Regular Session at 9:01 p.m.

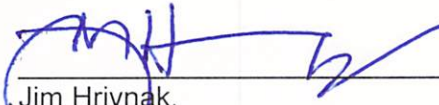
XII) ADJOURN

Chairman Hrivnak moved to adjourn. Brian Lorenz seconded. Voice vote on approval: all ayes; nays, none.

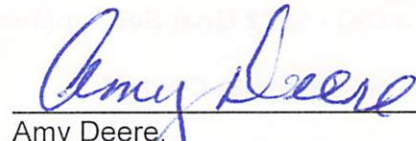
Motion passed 4-0-0.

Meeting adjourned at 9:03 p.m.

MINUTES APPROVED: JULY 26, 2022



Jim Hrivnak,
Chairman
Date 7/27/22



Amy Deere,
City Clerk
Date 7/26/22