



**POWELL DEVELOPMENT CORPORATION  
MEETING MINUTES  
JANUARY 31, 2023**

**CALL TO ORDER/ROLL CALL**

Chairman Jim Hrivnak called the Powell Development Corporation Meeting of November 29, 2022 to order at 7:00 p.m. Members present included: Jim Hrivnak, Nicole Scott, and Brian Lorenz. Also in attendance were: Jeffrey Tyler, Assistant City Manager/Community Development Director; Nancy Stanfill, Accountant; Jason Nahvi, HR Business Partner, and Christina Drummond, Council Member.

**PRESENTATION BY CAMOIN**

Alex Tranmer and Jordan Hensley, of Camoin gave a presentation.

In the presentation, Demographic and Economic Data, Real Estate Data Overview, CIC Activities and Examples, and Opportunities for Powell are all topics that would be covered.

Mr. Hensley spoke of how Powell is evolving and having implications for housing, vitality, public services, business growth, employment and entrepreneurship and a sense of community.

Further, Mr. Hensley stated that Powell has gained employment steadily since 2001 outside of the pandemic and Great Recession. Additionally, between 2022-2028 Powell is projected to gain 10% in jobs.

Mr. Hensley spoke of some of the opportunities for the City. The same being retaining talent and skills of residents who commute out, growth of medical investments in the region, and growth of professional services. Also, marketing opportunities in services/retain in the downtown as a destination and the unique combination of uses that match the scale and character of the City.

Mr. Hensley then discussed real estate. He stated the retail dominates five of the six market areas – exception is Seldom Seen area. Also, Powell retain vacancies are 0.5% which is less than half the rate in Columbus metro overall. Tight supply has driven retail rates above regional average, but is still lower than Dublin or Polaris. Almost all properties are either B or C class real estate – opportunities for other quality office product.

Opportunities were discussed. Redevelopment of aging properties, aligning with industry trends and needs was mentioned. Also marketing sites/opportunities, land acquisition and infill, opportunity to vision the future of Powell, City Hall, mixed-use, incorporating housing and business, future growth/land use, and scaling of amenities (ex: parking, streetscape) were discussed.

Alex Tranmer stated the list of opportunities is an extensive one and of course, this will not happen overnight or without a leader. She added the Development Corporation could tackle this list.

Mr. Hensley discussed Regional CIC Activity, mixed-income housing development in Bexley, Funk Museum and Exhibition Center in Trotwood as well as grants and fundraising in Painesville.

## **APPROVAL OF MINUTES**

### **a. Approval of CIC Minutes of November 29, 2022.**

[CIC Meeting Minutes 11.29.2022.pdf](#)

MOTION: Brian Lorenz moved to approve the amended CIC Meeting Minutes of November 29, 2022. Jim Hrivnak seconded the motion.

VOTE: Y 3 N 0 (None) AB 0

CIC Meeting Amended Minutes of November 29, 2022 were approved with a vote of 3-0-0.

### **b. Approval of CIC Minutes of December 13, 2022.**

[CIC Meeting Minutes 12.13.2022.pdf](#)

MOTION: Jim Hrivnak moved to approve the amended CIC Meeting Minutes of December 13, 2022. Brian Lorenz seconded the motion.

VOTE: Y 3 N 0 (None) AB 0

CIC Meeting Amended Minutes of December 13, 2022 were approved with a vote of 3-0-0.

## **REPORT OF THE PRESIDENT**

## **REPORT OF THE TREASURER**

### **CIC Financial Reports December, 2022**

[CIC Financial Report December 2022.pdf](#)

Nicole Scott stated there were no invoices to review.

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

### **City Council Report**

#### **i. CIC appointment from Planning and Zoning Commission**

Brian Lorenz advised there has been an appointment to the Planning and Zoning Commission. There have been a couple of people identified as being interested in transitioning to the Development Corporation.

Assistant City Manager/Community Development Director Tyler spoke about Encore Park, a residential community on Dan McClurg's property just north of Nocterra. There has been a Preliminary Development Plan approval and still needs to be approved as a Final Development Plan. It also involves the Depot Street extension.

Assistant City Manager/Community Development Director Tyler advised the Corporation of the demolition of the Carry-Out at 35 Liberty Street approval. He added the bidding process is ongoing and will end on Friday, February 3, 2023.

## **OLD BUSINESS**

### **Economic Development Plan - Camoin Update**

#### **Rebranding of the CIC**

Chairman Hrivnak announced the Corporation is now known as the Powell Development Corporation. He would like Staff to work on a new logo.

Assistant City Manager/Community Development Director Tyler advised Staff was currently working on hiring a new Communication Manager and this will be their first task.

#### **44 N. Liberty - Chamber Lease Termination / Building Clean-out**

Assistant City Manager/Community Development Director Tyler stated this could probably be done within the next thirty days. The heat, electricity and water have been taken care of. The locks are due to be changed.

#### **CIC Funding from City Council**

#### **44 N. Liberty St. Sub-Lease / Health Giving**

Accountant Stanfill stated she would look into the disbursement of funds to Health Giving.

#### **Hall Street Car Charging Stations - Convert to Pay to Charge**

Assistant City Manager/Community Development Director Tyler advised a vendor has been out and received some preliminary feed-back but would like to discuss this issue with the Development Committee and then onto City Council to discuss their wishes.

#### **Calm & Scents Candle Co.**

#### **Chamber 2023 Community Guide**

#### **Other Old Business**

## **OTHER BUSINESS**

#### **Website Review and Update Plan**

#### **CIC Records Retention System**

##### **i. Status, Member Access and City ID's - Staff to Report**



Plan a CIC - 2023 Goal Setting Meeting

CIC Presentation to Council

Downtown Quadrant Mailbox Project Update

OTHER POWELL DEVELOPMENT CORPORATION MATTERS

FUTURE BUSINESS

Next Powell Development Corporation Meeting is scheduled for February 28, 2023 at 7:00 p.m.

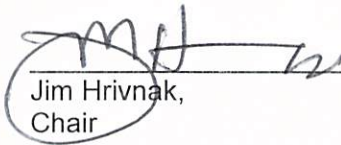
ADJOURNMENT

MOTION: Jim Hrivnak moved to adjourn. Brian Lorenz seconded the motion.

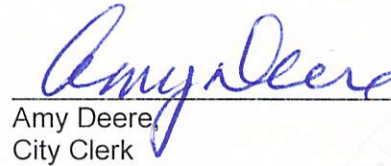
VOTE: Y 3 N 0 (None) AB 0 (None)

Meeting adjourned at 8:23 p.m. with a vote of 3-0-0.

MINUTES APPROVED: FEBRUARY 28, 2023.

  
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Jim Hrivnak,  
Chair

2-28-23  
Date

  
\_\_\_\_\_  
Amy Deere,  
City Clerk

2-28-23  
Date

