



**AGENDA**  
**POWELL DEVELOPMENT CORPORATION**  
**COUNCIL CHAMBERS**  
**TUESDAY, OCTOBER 24, 2023**  
**7:00 PM**

**I. CALL TO ORDER/ROLL CALL**

**II. APPROVAL OF MINUTES**

- a. Approval of the Minutes from the Powell Development Corporation Meeting held on September 26, 2023.  
[09.26.2023 community-improvement-corporation\\_minutes\\_summary.pdf](#)

**III. REPORT OF THE PRESIDENT**

- a. Make up of Powell Development Corporation Board

**IV. REPORT OF THE TREASURER**

- a. Financial Report - September, 2023  
[09.30.2023 Monthly Financial Packet.pdf](#)

**V. CITY COUNCIL / COMMISSION / COMMITTEE REPORTS**

**VI. NEW BUSINESS**

- a. Powell Development Corporation Operational Budget - 2024  
[2024 PDC Operational Budget - Draft.pdf](#)
- b. Discussion on Facade Program
- c. Update on CoHatch Agreement
- d. Review of Economic Development Position Hiring Process

**VII. OLD BUSINESS**

- a. Website Design

**VIII. FUTURE BUSINESS**

- a. Next Meeting Date: November 28, 2023

**IX. ADJOURNMENT**



**POWELL DEVELOPMENT CORPORATION  
MEETING MINUTES  
SEPTEMBER 26, 2023**

**I. CALL TO ORDER/ROLL CALL**

Chairman Jim Hrivnak called the September 26, 2023, Powell Development Corporation meeting to order at 7:04 p.m. The following members were present for the meeting: Jim Hrivnak, Chairman; Nicole Scott, Treasurer; Andy White, City Manager; Mayor Daniel Swartwout, Council Representative. Absent from the meeting was Ryan Hercehnroether. Also in attendance was Rosa Ocheltree, Finance Director; Samantha Borchers, Assistant Finance Director; and Pam Miller from the Powell Chamber of Commerce.

Councilmembers present included Jim Hrivnak, Andrew D White, Nicole Scott, Jeffrey Tyler, Rosa Ocheltree, Ryan Herchenroether.

**II. APPROVAL OF MINUTES**

- a. Approval of the Minutes from the Powell Development Corporation meeting held on August 22, 2023.

MOTION: Daniel Swartwout moved to approve the Powell Development Corporation Meeting Minutes of August 22, 2023. Chairman Jim Hrivnak seconded. Motion approved with a vote of 3-0-1 (abstain: Nicole Scott).

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

**III. REPORT OF THE PRESIDENT**

There was no comments provided.

**IV. REPORT OF THE TREASURER**

- a. Financial Reports - August, 2023

Assistant Finance Director Borchers edited the report to show monthly activities. For the month of August there was a \$200,000 transfer from the CIP Fund, \$2,696.53 of interest in the STAR Ohio Account, also there was approximately \$1,500 paid towards audit fees. Year to date net income is \$751,739.45. City Manager White acknowledged the significance of the transfer and the commitment from the City to the Development Corporation. City Manager White and Chairman Hrivnak provided their gratitude to Council for their support. Chairman Hrivnak questioned the status of the signature cards for the bank. Staff reported that either the Chairman Hrivnak or City Manager White would need to have their signatures added to the account. Finance Director Ocheltree explained that either both or one can go to the bank to complete this process, and staff also needs to add. This would allow Nicole Scott access to the bank.

**V. CITY COUNCIL / COMMISSION / COMMITTEE REPORTS**

Mayor Swartwout provided an update highlighting the past City Council meetings in which Council has been preparing for the upcoming budget season. There have been work shops related to the potential redevelopment of Village Green relating to place setting, design guidelines and working on an agreement. There was also the first reading of 2024-2028 CIP and also for a potential economic

development agreement for Redwood. He expects these items to be on for a second reading at the next regular meeting. He discussed the proposed CIP has more details on projects, timelines, and funding. Finance Director Ocheltree discussed that last years CIP included projects to only be funded through the CIP, but this years proposed CIP incorporates other major projects that have funding from other funds, such as, General Funds or TIFs. City Manager White also discussed the inclusion of grant dollars in the proposed CIP.

City Manager White discussed looking at partnering with private entities for large scale engineering projects and discussed the North Depot being flipped for Encore Park. He discussed that it has been two years since the passage of the income tax increase and residents are going to see more projects completed. This funding is cash flow from existing resources due to the restructuring of the income tax. He noted that \$49 M dollars of funding is dedicated to the project scope over five year plan. Mayor Swartwout provided further information on how to access previous recordings and agenda materials on the website, especially relating to the redevelopment of Village Green.

Mayor Swartwout discussed attending the recent Planning and Zoning Commission meeting that included a presentation on a potential next phase of Horse Power Farms. There was a lot of community interest and public comment regarding the sketch plan. Being a sketch plan, there was no formal action taken by the Commission.

## **VI. NEW BUSINESS**

### **a. Powell Development Corporation Operational Budget - 2024**

Finance Director Ocheltree discussed the budget process and that the City is starting the operating budget process. For the Powell Development Corporation budget, the normal process would be for the board to talk about the strategy and what they want to accomplish. Once these are identified, then staff can determine what resources will be needed to accomplish their goals and then embed these figures into the budget. The budget needs to be completed earlier or at the same time as the City budget is approved. She is currently planning on having the first reading of the budget presented to the City Council at the November 7 meeting. She is hoping to have the budget from PDC by the first reading.

Finance Director Ocheltree reviewed the beginning balance of year end, the transfer of the City to the PDC, and the interest rate of STAR Ohio. Based on these factors she discussed the anticipated funds available to the PDC. She reviewed the expenditures, including audit fees, insurance renewals, tax preparation fees, accounting fees, and EV charging station maintenance. Ms. Borchers discussed the charging station increased utility costs. At the Murphy Park charging station, AEP has started charging a transmission and distribution fee. This is a new fee, and the monthly invoices for electric have increased from approximately \$250/month to \$1,500/month. Chairman Hrivnak discussed that Assistant City Manager Tyler indicated that he would be working on a reconciliation with staff and do a market survey to present at a future meeting. Nicole Scott questioned if the rates charged have flexibility to change as the PDC sees fit. The PDC set up the pricing structure and can change. This is not seen in the Fee Schedule. Finance Director Ocheltree discussed that she sent the invoice to the energy consultant to review.

Chairman Hrivnak discussed the new website cost. staff is estimating the cost to revamp the website at around \$50,000. Finance Director Ocheltree discussed that there will be a part of the cost for the website by the PDC, but is unsure the amount. She also discussed other projects, including the pending job creation contract with a final payout in 2024, and development grant attached to CoHatch TIF agreement. Nicole Scott questioned if there was further discussion on the cost structure for the economic development position. City Manager White discussed the template provides the availability of fund balance that is not appropriated. The budget does not include the expression of the liability of the cost share of the employee to be hired. They are currently in the interview process and hope to include a

final interview process to include Chairman Hrivnak and other members of Council. Chairman Hrivnak discussed the Facade Improvement Program and voiced his support of the concept and may need more detailed discussion on consideration of limited projects or limit the total investment. City Manager discussed the benefit of having the Economic Development position to assist with this project alongside staff and PDC. Chairman Hrivnak requested that members of the board bring back at the next meeting requested items to be added to the budget. Finance Director recommended that PDC consider adopting a Fund Balance Policy. This will allow the PDC to know their limits.

## **VII. FUTURE BUSINESS**

### **PUBLIC PARTICIPATION:**

Pam Miller, Executive Director  
Powell Area Chamber of Commerce  
36 Grace Drive  
Powell, Ohio

Pam Miller invited the PDC to attend the upcoming workshop on October 18, 2023 on Intel on Intel.

- a. Next Meeting Date - October 24, 2023 @ 7 pm

## **VIII. ADJOURNMENT**

MOTION: Mayor Dan Swartwout moved to adjourn the Powell Development Corporation Meeting. This motion was seconded by City Manager Andy White. Motion approved by consensus. The meeting adjourned at 7:57 p.m.

VOTE: Y: 4 N: 0 (none) AB: 0 (none)

**MINUTES APPROVED: Tuesday, October 24, 2023**

---

Daniel Swartwout, Date Mayor

---

Elaine McCloskey, Date Clerk

**Powell Development Corporation**  
**Financial Report**  
**As of Sep 30, 2023**

	2023 <u>Budget</u>	2023 YTD Sep <u>Actual</u>	2023 Mth Sep <u>Actual</u>	2023 <u>Remaining Balance</u>
<b>Beginning Balance</b>	\$ 468,614.13	\$ 468,614.13	\$ -	\$ -
Previous month outstanding checks - cashed				
Transfer in from General Fund	-	-	-	-
Transfer in from CIP Fund	385,000.00	650,000.00	-	(265,000.00)
Interest	15,000.00	8,914.79	3,022.93	6,085.21
44 N Liberty Rental Income	-	-	-	-
Other	-	10,000.00	-	(10,000.00)
<b>Total Revenue</b>	<u>\$ 868,614.13</u>	<u>\$ 1,137,528.92</u>	<u>\$ 3,022.93</u>	<u>\$ (268,914.79)</u>
	<u>Budget</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Remaining</u>
<u>Administrative Expenses</u>				
Insurance	\$ 1,500.00	\$ 250.00	\$ -	\$ 1,250.00
Audit Fees	2,000.00	1,480.00	-	520.00
Tax Preparation Fees	1,250.00	1,219.00	-	31.00
Accounting Fees	10,000.00	15.00	15.00	9,985.00
Charging Station Maintenance (yrly)	1,000.00	-	-	1,000.00
Charging Station Utility Costs (yrly)	3,500.00	5,414.81	3,443.49	(1,914.81)
Charging Station Installation	17,000.00	16,854.00	-	146.00
Powell Community Concert Band Supplies (shirts)	2,000.00	-	-	2,000.00
Advertising - Chamber of Commerce	1,600.00	131.25	-	1,468.75
Contingent Expenses	10,000.00	1,082.50	-	8,917.50
<u>Prior Year Remaining Encumbrance</u>				
Camoin Associates - 2023	64,487.25	64,487.25	-	-
<u>44 N. Liberty Expenses</u>				
Repair and Maintenance Costs	-	-	-	-
<u>Relocation Contracts:</u>				
Elite Title (2019 - 2023 payout)	20,000.00	-	-	20,000.00
<u>Job Creation Contracts:</u>				
BCI (2019 - 2024 payout)	26,000.00	-	-	26,000.00
Platinum Group (2019 - 2023 payout)	20,000.00	-	-	20,000.00
<u>Strategic Land Acquisition</u>				
Elite Land Title Purchase - 4630 W Powell Road	300,000.00	295,291.22	-	4,708.78
<u>Small Business Grant Program - carry over from 2021</u>				
Remaining balance to be issued	-	-	-	-
<b>Total Expenditures</b>	<u>\$ 480,337.25</u>	<u>\$ 386,225.03</u>	<u>\$ 3,458.49</u>	<u>\$ 94,112.22</u>
<b>Net Income/(Loss)</b>	\$ 388,276.88	\$ 751,303.89	\$ (435.56)	
<b>Health Giving Escrow</b>	-	-		
<b>Powell Chamber Escrow</b>	-	-		
<b>Actual Available Ending Balance</b>	<u>\$ 388,276.88</u>	<u>\$ 751,303.89</u>		
Outstanding check balance		\$ 3,443.49		
Available Balance		\$ 754,747.38		
Balance per bank statement - Fifth Third		\$ 85,831.96		
Balance per bank statement - StarOhio		668,914.79		
Diff		<u>\$ 0.63</u>		
Outstanding Checks				
American Electric Power	Ck 1204	\$ 3,443.49		
		<u>\$ 3,443.49</u>		

**FIFTH THIRD BANK**  
 (CENTRAL OHIO)  
 P.O. BOX 630900 CINCINNATI OH 45263-0900

POWELL COMM IMPROVEMENT CORP  
 47 HALL ST  
 POWELL OH 43065-8357



0

4723

Statement Period Date: 9/1/2023 - 9/30/2023  
 Account Type: 5/3 BUS ELITE CKG  
 Account Number: 7282960348

Banking Center: Powell Road  
 Banking Center Phone: 614-734-4287  
 Business Banking Support: 877-534-2264

## Account Summary - 7282960348

09/01	Beginning Balance	\$85,846.96	Number of Days in Period	30
	Checks			
1	Withdrawals / Debits	\$(15.00)		
	Deposits / Credits			
09/30	Ending Balance	\$85,831.96		

Analysis Period: 08/01/23 - 08/31/23

Standard Monthly Service Charge \$50.00

Standard Monthly Service Charge Waived (see below) -\$50.00

**CHK RETURNED ITEM OR CHARGEBACK**

**\$15.00**

Will look into this charge. No other info on the statement.

Service Charge withdrawn on 09/13/23 \$15.00

Standard Monthly Service Charge waived if:

Current Relationship Overview:

Your business maintains a total monthly average balance of \$50,000 across its business checking, savings, and certificate of deposit accounts.

Balance Criteria Met?	Yes
Total Combined Monthly Average Balance	\$109,920.64

OR your business has a business loan or line of credit.

Business Loan or Line of Credit? No

OR your business spends at least \$500 per month on its business credit card PLUS has one of the following:  
 Electronic Deposit Manager OR Cash Management Essentials.

Other Criteria Met?	No
\$500 Business Credit Card Spend?	No
Electronic Deposit Manager?	No
Cash Management Essentials?	No

### Withdrawals / Debits

1 item totaling \$15.00

Date	Amount	Description
09/13	15.00	SERVICE CHARGE

### Daily Balance Summary

Date	Amount
09/13	85,831.96

IF YOU USE TREASURY MANAGEMENT SERVICES, PLEASE NOTE THAT WE HAVE UPDATED OUR TERMS & CONDITIONS. GO TO 53.COM/TM-TC TO VIEW.

This page intentionally left blank.



P.O. Box 7177  
Dublin, OH 43017

## Account Statement

September 01, 2023 - September 30, 2023

ACCOUNT NUMBER

76970

REGISTRATION

POWELL DEVELOPMENT CORPORATION  
INVESTMENT SAVINGS  
ATTN: FINANCE DIRECTOR  
47 HALL ST  
POWELL, OH 43065

### Return Service Requested

0002086-0002224 PDFE 001 ----- 574571



POWELL DEVELOPMENT CORPORATION  
INVESTMENT SAVINGS  
ATTN: FINANCE DIRECTOR  
47 HALL ST  
POWELL, OH 43065

### Client Services



Call: 800-648-STAR (7827)



Visit our website: [www.tos.ohio.gov/star-ohio](http://www.tos.ohio.gov/star-ohio)



Funds Management  
STAR Ohio  
Columbus, OH 43260

### Shareholder Message Center

STAR Ohio will be closed on Monday, October 9, 2023 in observance of Columbus Day and Thursday, November 23, 2023 in observance of Thanksgiving. The market will close early on Friday, November 10th and November 24th. The deadline for all transactions will be 1:00 p.m. on these days.

Updated STAR Ohio forms can be accessed via the web portal or by contacting STAR Ohio. Old versions of forms will no longer be accepted.

STAR Ohio accounts must have **at least two Authorized Signers** on file. Please submit a new Authorized Signer Certification Form if you need to update the signers on your account to meet this program requirement.

To protect the security of your account, verbal confirmation from an Authorized Signer is required prior to processing requests for trades and/or account payee updates submitted by written request.

For questions or to update your account, please contact STAR Ohio from 8:30 a.m. to 5:00 p.m. Monday through Friday at 1.800.648.STAR (7827) or by emailing [info@starohio.com](mailto:info@starohio.com).

### ACCOUNT SUMMARY

Funds	Total Shares	Share Price	Share Value
STAR Ohio	668,914.790	\$1.0000	\$668,914.79

### DISTRIBUTION SUMMARY

Funds	YTD Earnings	Reinvestment Option
	Income	Income
STAR Ohio	\$8,914.79	Reinvest

### TRANSACTIONS

STAR Ohio Account Number: 76970

30 Day Yield = 5.52%

Date	Transaction Type	To/From Account Number	Shares	Share Price	Gross Amount	Share Value
	<b>Beginning Shares Balance</b>		<b>665,891.860</b>	<b>\$1.00</b>		<b>\$665,891.86</b>
09/29/2023	Income Dividend Reinvestment		3,022.930	\$1.00	\$3,022.93	668,914.79
	<b>Closing Balance</b>		<b>668,914.790</b>	<b>\$1.00</b>		<b>\$668,914.79</b>



# IMPORTANT NOTICE TO WEST BEND MUTUAL POLICYHOLDERS REGARDING COVERAGE CHANGES

2023-10-03

Policy Number: 1382075

Powell Community Improvement Corporation  
47 Hall St  
Powell, OH 43065

RECEIVED  
OCT 10 2023  
BY: .....

This is a summary of the major changes in your Not-For-Profit Organization Directors, Officers and Trustees Liability policy. No coverage is provided by this summary nor can it be construed to replace any provision of your policy. You should read your policy and review your declaration page for complete information on the coverages that you are provided. If there is any conflict between the policy and this summary, THE PROVISIONS OF THE POLICY SHALL PREVAIL.

The areas within the policy that broaden, reduce, or clarify coverage are highlighted below. The material is organized by individual coverage forms and endorsements. However, not all coverage forms or endorsements are included in a particular policy.

Applicable to Virginia Policyholders Only: Virginia law provides that within 15 days of receipt of this notice you are entitled to request in writing to the Commissioner of Insurance that the Commissioner review the action of this company in changing the premium and/or coverage(s) applicable to your policy. The Commissioner's address is: Commissioner of Insurance, Bureau of Insurance, State Corporation Commission, P.O. Box 1157, Richmond, VA 23218.

Applicable to Wisconsin Policyholders Only: If we mailed or delivered this notice to you within 60 days of your policy's renewal date, these new terms as described in this notice will not become effective until 60 days from the date we mailed or delivered this letter to you. Wisconsin law provides that you have a corresponding 60 days within which to elect to cancel your policy. These rights are in addition to any rights described in the provisions contained in your policy.

Please contact your insurance agent if you have any questions or desire any changes in your policy.

## NOT-FOR-PROFIT ORGANIZATION DIRECTORS, OFFICERS AND TRUSTEES LIABILITY INSURANCE POLICY

NS 0309 / NS 0309 NC

### A. Reduction in Coverages

Coverage is excluded for bodily injury, property damage, personal and advertising injury damages, injury, or any other loss of any kind, cost, or expense arising out of one or more of actual or alleged access to, retention or possession of, disclosure of, and/or failure to obtain consent to, failure to destroy, and/or failure to create or develop any policy (written or otherwise) related to the: capture, scanning, retrieval, collection, protection, obtainment, storage, conversion, transfer, sale, sharing, or dissemination of any kind of an individual's biometric identifiers or biometric data, regardless of how such biometric identifiers or biometric data are captured, scanned, retrieved, collected, protected, obtained, stored, converted, transferred, sold, shared, or disseminated by any insured or any third party acting by, on behalf of or at the direction of the insured

### B. Clarification Of Coverages

1. Definition of "Biometric identifiers" has been added.
2. Definition of "Biometric data" has been added.

### C. Other Changes

Typographical changes were made throughout.

**INVOICE(S) PENDING APPROVAL**



**Non-Payment/Return Mail:**  
PO BOX 24401  
CANTON, OH 44701-4401

**RECEIVED**  
OCT 09 2023

BY: .....

Amount due on or before **\$1,584.43**  
November 1, 2023

Bill mailing date is Oct 3, 2023  
Account #100-056-355-1-0

11

SERVICE ADDRESS: VILLAGE OF POWELL, 47 MURPHY PKWY UNIT DCCHARG, POWELL, OH 43065

CY 03



002379 5169504 000 01 001

MSP 65  
00044928



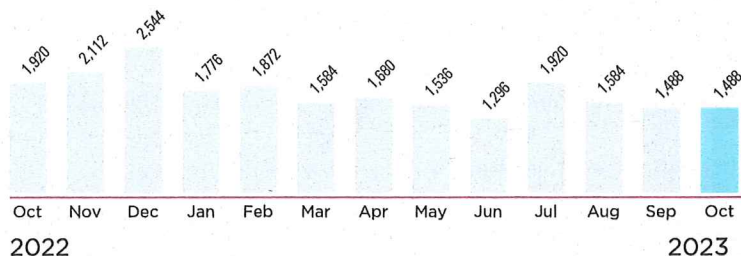
VILLAGE OF POWELL  
47 HALL ST  
DC CHARGER  
POWELL OH 43065-8357

**APPROVED FOR PAYMENT**  
DATE: \_\_\_\_\_  
PO#: \_\_\_\_\_  
BY: \_\_\_\_\_

### Notes from AEP Ohio:

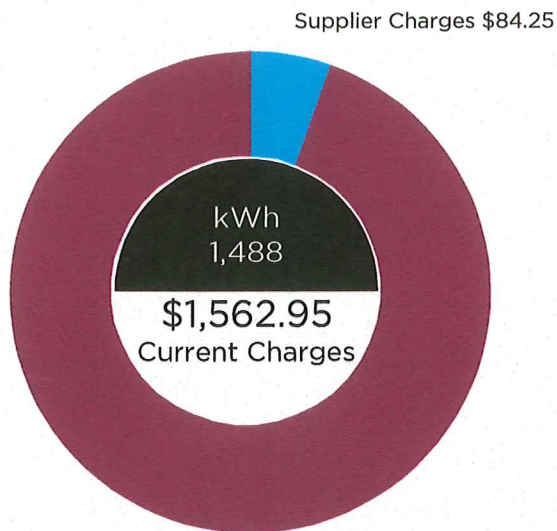
**Make this bill the last one sent in the mail!** Go paperless and get email alerts when your bill is ready. Sign up at [AEPPaperless.com](http://AEPPaperless.com)!

### Usage History (kWh):



### Current bill summary:

Billing from 09/01/23 - 10/02/23 (32 days)



Delivery Charge \$1,478.70

### Methods of Payment

- [aepohio.com](http://aepohio.com)
- PO Box 371496  
Pittsburgh, PA 15250-7496
- 1-800-611-0964 (fee may apply)

### Need to get in touch?

Customer Operations Center: 1-888-710-4237  
Outages: [AEPOhio.com/outages](http://AEPOhio.com/outages) or 1-800-672-2231

Please tear on dotted line.

Turn over for important information!

Thank you for your prompt payment. Please include your account number on your check and return this stub with your payment.

VILLAGE OF POWELL, 47 MURPHY PKWY UNIT DCCHARG, POWELL, OH 43065



**Non-Payment/Return Mail:**  
PO BOX 24401  
CANTON, OH 44701-4401

Make check payable and send to:  
AMERICAN ELECTRIC POWER  
PO BOX 371496  
PITTSBURGH, PA 15250-7496



147870  
Account #100-056-355-1-0  
VILLAGE OF POWELL

Amount due on or before **\$1,584.43**  
November 1, 2023

Payment Amount \$

Pay \$1,606.61 after 11/01/2023

☐ The Neighbor to Neighbor program helps disadvantaged customers pay their electric bill. I want to help. My payment reflects my gift of \$ \_\_\_\_\_

0001584430001606610100000000001000563551003100311003900003

8416-0001-W





## Service Address:

VILLAGE OF POWELL  
47 MURPHY PKWY UNIT DCCHARG  
POWELL, OH 43065

Account #100-056-355-1-0



## Line Item Charges:

Previous Charges	
Total Amount Due At Last Billing	\$ 3,443.49
Payment 10/02/23 - Thank You	-3,443.49
Late Payment Charge	21.48
<b>Previous Balance Due</b>	<b>\$ 21.48*</b>
Current AEP Ohio Charges	
<b>Tariff 840 - Medium General Service 10/02/23</b>	
Service Delivery Identifier: 00040621077558952	
Transmission Service	\$ 579.75
Distribution Service	889.55
Customer Charge	9.40
<b>Current Electric Charges</b>	<b>\$ 1,478.70*</b>

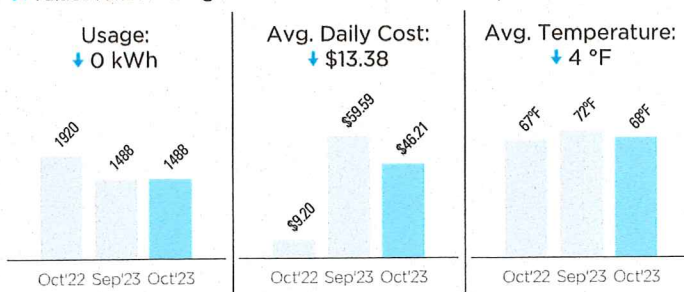


Current IGS Energy Charges (800-280-4474)	
Service Delivery Identifier: 00040621077558952 10/02/23	
Energy Charge (1488 kWh @ \$0.058)	\$ 86.30
Capacity Adjustment	-2.05
Current SDI Charges	\$ 84.25*
<b>Current Supplier Balance Due</b>	<b>\$ 84.25*</b>

<b>Total Balance Due</b>	<b>\$ 1,584.43</b>
*Charges make up the "Total Balance Due"	
Pay \$1,606.61 after 11/01/2023	

## Usage Details:

↑↑ Values reflect changes between current month and previous month.



Total usage for the past 12 months: 21,312 kWh

Average (Avg.) monthly usage: 1,776 kWh

## Billed Usage 10/23

Usage	Power Factor (22.2)	Power Factor Constant (3.4049)	Meter Location Comp.	Billed Usage
1,488	-	-	-	1,488 kWh
65,520	-	-	-	65,500 kW
-6,528	-	-	-	-6,528 kVARh

## Meter Read Details:

Meter #686783338					
Previous	Type	Current	Type	Metered	Usage
-	-	1.365	Actual	1.365	65.52 kW
1065	Actual	1096	Actual	31	1,488 kWh
995439	Actual	995303	Actual	-136	-6,528 kVARh
Service Period 08/31 - 10/02				Multiplier 48	
Next scheduled read date should be between Oct 30 and Nov 2.					

## Notes from AEP Ohio:

**For Informational Purposes only:** The below costs are NOT NEW CHARGES and are approximate values. AEP participates in programs required by the state of Ohio to support energy conservation and to secure renewable energy resources. For more information on energy efficiency programs, please visit [www.AEPOhio.com/Save](http://www.AEPOhio.com/Save).

Renewable Programs: \$2.74  
Energy Efficiency Programs: \$0.00  
Peak Demand Reduction Programs: \$0.00

Pursuant to state law in Case No. 23-0779-EL-UNC the Universal Service Fund (USF) rider has been adjusted effective with this bill. The USF helps low income customers avoid disconnect during the winter. A residential customer using 1,000 kWh per month will see an increase of \$0.91.

The Public Utilities Commission of Ohio in Case number 23-169-EL-RDR on August 9, 2023 approved an adjustment to Ohio Power Company's Enhanced Service Reliability Rider rate effective with this bill. A residential customer using 1,000 kWh of electricity will see an increase of \$0.28 per month.

The Public Utilities Commission of Ohio, in case number 23-84-EL-ATA, approved AEP Ohio's request to amend its Schedule GS. This allows GS secondary or GS primary customers having operational characteristics not aligned with its average monthly power factor to take service under the excess reactive demand charges available to transmission customer.

AEP now furnishes Commercial & Industrial payment histories to credit reporting agencies.

As a participant in the AEP Ohio Customer Choice Program, your electric energy is being supplied by **IGS Energy**. This bill reflects AEP Ohio charges for delivery of the electric and all electric energy supply charges AEP Ohio has received from your supplier as of the Billing Date shown on this bill. For questions about your electric energy supply charges please contact IGS Energy at (800)280-4474. Please note that failure to pay charges for competitive retail electric services (CRES) may result in loss of those products and services, the cancellation of your contract with the CRES provider and your return to AEP Ohio's Standard Offer for energy supply services.

Due date does not apply to previous balance due.

## Supplier Message(s)

Thank you for making IGS Energy your trusted energy partner.

## End Supplier Message(s)

Enjoy the benefits of constant connection. Download our mobile app today, at Google Play and iTunes stores.

**Invoice for Services**

**How to Contact Us:**  
1-800-282-0370  
Monday - Friday 8-4

**Customer Number: 08C97**

POWELL COMMUNITY IMPROVEMENT CORPORATION  
ROSA OCHEL TREE, FINANCE DIRECTOR  
47 HALL STREET  
POWELL OH 43065

**Account Summary**

Previous Balance	\$0.00
Current Charges	\$192.70
Payments, Credits	\$0.00
<b>Current Balance</b>	<b>\$192.70</b>
Statement Date:	9/30/2023
<b>Payment Due Date:</b>	<b>10/30/2023</b>

**Transactions**

09/30/2023	BILL0000000332175	IPA Quality Review - 08C97DELA-FI122	\$192.70
------------	-------------------	--------------------------------------	----------

The AOS is transitioning to accept  
only electronic payments.  
Please visit <https://eservices.ohioauditor.gov>

Current	1-30	31-60	61-90	91-120	120+
\$192.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PLEASE RETURN BOTTOM PORTION WITH YOUR REMITTANCE



**Balance Due:** \$192.70  
**Payment Due Date:** 10/30/2023  
**Customer Number:** 08C97  
**Customer Name:** POWELL COMMUNITY IMPROVEMENT CORPORATION

**Make Check Payable To:**  
Treasurer of State of Ohio

**Apply Payment To:**

42200 - IPA Quality Review - 08C97DELA-FI122 \_\_\_\_\_

**Remit To:**  
Keith Faber  
Auditor of State  
Accounts Receivable Office  
P.O. Box 711825  
Cincinnati, OH 45271-1825

**Amount Enclosed:**

## EXPLANATION OF BILLING RATES and CHARGES

Ohio law requires the Auditor of State to charge public offices the total cost of audits conducted. ORC 117.13

However, the law also provides that, for **local public offices**, AOS audit charges shall be offset based on resources provided by the Ohio General Assembly. Resources currently available to subsidize AOS audit costs are the Local Government Audit Support Fund (LGASF)<sup>[1]</sup> and the state General Revenue Fund.

For **state agencies**, AOS audit charges are offset to comply with federal cost recovery guidelines by a subsidy provided by the Ohio General Assembly from the state General Revenue Fund.

The current federally approved cost recovery rate for **local public offices** is **\$92.30**. The subsidized AOS rate charged is **\$41.00 per hour**.

The current federally approved cost recovery rate for **state agencies** is **\$91.28**. The current subsidized AOS rate charged to **state agencies** is **\$85.00 per hour**.

For audit services performed by AOS interns, the AOS rate is 50 percent of the otherwise applicable rate.

The current subsidized AOS rates are financially feasible only due to state appropriations made by the Ohio General Assembly from the Local Government Audit Support Fund and the General Revenue Fund.

<sup>[1]</sup> The Auditor of State's Office proposed establishment of the LGASF in FY 2020 is to avoid an immediate and substantial increase in audit charges for AOS local audit clients..

## NOTICE TO DELINQUENT ACCOUNTS

A failure to pay the Auditor of State in full within forty-five days of the payment due date identified on this invoice shall constitute a delinquent account. Failure to make payment will result in the delinquent account being certified to the Ohio Attorney General's Office, Collection Enforcement, for collection under Ohio Revised Code 131.02(A). Alternatively, Ohio Revised Code section 117.13 (D) authorizes the Director of the Office of Budget Management or the county auditor, in order to satisfy certified balances owed to the office of the Auditor of State, to withhold from a public office with delinquent accounts any amounts that are available up to the amount owed by the public office from those funds lawfully payable and due to the public office.

The public office should contact the Auditor of State's Finance Department to make arrangements to pay delinquent balances prior to certification.

## Current Invoice Charge Detail

Audit			Hours	Amount
08C97DELA-FI122	Renner, Dawn M	9/7/2023 - 9/23/2023	4.00	\$164.00
	Alexander, Leah C	9/7/2023 - 9/23/2023	0.70	\$28.70
<b>BILL0000000332175</b>			<b>4.70</b>	<b>\$192.70</b>

**Powell Development Corporation  
2024 Proposed Budget**

	2023 <u>Budget</u>	<u>Budget</u>	<u>New</u>	Notes:
<b>Beginning Balance</b>	\$ 468,614.13	\$ 475,000.00		This is an estimate. Beg. Balance will vary based on actual 2023 expenses.
Transfer in from General Fund	\$ -	\$ -		
Transfer in from CIP Fund	\$ 450,000.00	\$ 850,000.00		
Interest	\$ 15,000.00	\$ 30,000.00		Star Ohio monthly statements
44 N Liberty Rental Income	\$ -	\$ -		
Other	\$ -	\$ -		
<b>Total Revenue</b>	<u>\$ 933,614.13</u>	<u>\$ 1,359,000.00</u>		
	<u>Budget</u>	<u>Expenditures</u>		
<u>Administrative Expenses</u>				
Insurance	\$ 1,500.00	\$ 1,500.00		
Audit Fees	\$ 2,000.00	\$ 2,000.00		
Tax Preparation Fees	\$ 1,250.00	\$ 1,500.00		
Accounting Fees	\$ 10,000.00	\$ 10,000.00		
Charging Station Maintenance (yrly)	\$ 1,000.00	\$ 1,000.00		
Charging Station Utility Costs (yrly)	\$ 3,500.00	\$ 3,500.00		Pricing structure is self sufficient
Charging Station Installation	\$ 17,000.00	\$ 17,000.00		Budget Revised at Feb Meeting
Powell Community Concert Band Supplies (shirts)	\$ 2,000.00	\$ 2,000.00		
Advertising - Chamber of Commerce	\$ 1,600.00	\$ 1,600.00		
Website Costs	\$ -	\$ 10,000.00	X	
Promotional Video/Material	\$ -	\$ 20,000.00	X	
Powell Festival Sponsorship	\$ -	\$ 20,000.00	X	
Contingence Expenses	\$ 10,000.00	\$ 10,000.00		
<u>Prior Year Remaining Encumbrance</u>				
Camoin Associates - 2023	\$ 64,487.25	\$ -		
<u>Relocation Contracts:</u>				
Elite Title (2019 - 2023 payout)	\$ 20,000.00	\$ -		PDC should reach out to contact to closeout pending reimbursements
<u>Job Creation Contracts:</u>				
BCI (2019 - 2024 payout)	\$ 26,000.00	\$ 26,000.00		
Platinum Group (2019 - 2023 payout)	\$ 20,000.00	\$ -		
<u>Strategic Land Acquisition</u>				
Elite Land Title Purchase - 4630 W Powell Road	\$ 300,000.00	\$ 296,250.00		
<u>Cohatch Economic Development Agreement</u>				
Development Grant (\$940,000 in 5 years)	\$ -	\$ 188,000.00	X	
Rental Agreement	\$ -	\$ -		
<u>Downtown Façade Improvement Program</u>				
Blanket Distribution	\$ -	\$ 100,000.00	X	Up to \$25,000 per application/project. Up to 4 grants per year
<b>Total Expenditures</b>	<u>\$ 480,337.25</u>	<u>\$ 710,350.00</u>		
<b>Total Ending Balance</b>	\$ 453,276.88	\$ 648,650.00		
<b>Health Giving Escrow</b>	\$ -	\$ -		
<b>Powell Chamber Escrow</b>	\$ -	\$ -		
<b>Actual Available Ending Balance</b>	<u>\$ 453,276.88</u>	<u>\$ 648,650.00</u>		
<b>Available Balance</b>		<b>\$ 648,650.00</b>		