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TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

MINUTES

February 19, 2019

Item 1. Rollcall:

The meeting of the Twinsburg Community Improvement Corporation (TCIC) of February 19th was opened by the Executive Director at 6:00 pm. In attendance were Mayor Yates, Matt Cellura, Dan Syphen, Kathi Powers, Kathi Procop, Jo-Ann McFearin, and Scott Barr. Absent was Bill Furey and Dolph Kahle. Also present was Larry Finch, Executive Director and Kathi Williams, a resident of Maple Drive.

Item 2. Prior Meeting Minutes.

Minutes of the meeting of January 15, 2019 were previously distributed to the members. A motion was made by Matt Cellura and seconded by Mayor Yates to accept the minutes as submitted. The motion was passed unanimously.

Item 3. Procedure to Fill Vacant Resident Representative Board Position

Mr. Finch distributed copies of the TCIC Code of Regulations and referred to Article 6 Trustees. This Article describes the powers and composition of the Board of Trustees, including the process for appointing members. Mr. Finch noted that resident members are selected and approved by the Trustees generally. Discussion turned to the practice used to make prior selections. That process included advertising the vacancy and interviewing candidates. After further discussion it was determined that the Executive Director would place a notice on the TCIC website upon its re-activation, provide a notice for the local paper and coordinated a notice to appear on the City's website announcing the vacancy. A deadline for responses would be established to be one week prior to the next Board meeting. Upon closing of the candidate response times the Executive Director will provide all pertinent information to the Board via email and schedule interviews for the up-coming meeting. If more than one-half dozen responses are received the Board will consider conducting interviews over more than one meeting. If possible the Board would interview and make a selection the same night, notify the selected applicant and invite them to the next meeting.

Kathi Procop inquired about the designation of the Member Emeritus. Former Mayor Procop was appointed by Mayor Yates to this position in prior years. It was noted that the Member Emeritus shall be appointed annually by the Mayor. That being recognized, Mayor Yates stipulated that he hereby nominates Kathi Procop as Member Emeritus and asked for confirmation on this appointment by the Board. Kathi Powers motioned to confirm this appointment and Matt Cellura seconded the motion to confirm. The motion was approved by unanimous voice vote.

Item 4. Financial Activity Report

Mr. Finch explained that current economic activity includes paying a reduced amount for property taxes related to the Lane properties. We recently received a pro-rated tax bill that considered the removal of the houses on the properties in a reduced tax bill. This tax bill will be further reduced in the next half in recognition of the demolition. Mr. Finch committed to providing a full report at the next meeting which will summarize the first quarter's activity.

Item 5. Downtown Redevelopment Districts

Presentations related to the creation of "Downtown Redevelopment Districts" (DRD's) were made to City Council and to Planning Commission since the last Trustee meeting. Both entities considered the DRD to be a potentially valuable program worth implementing. City Council must take the lead on this program as only Council can establish special districts and impose tax assessments or abatements. Mr. Cellura inquired about the process. Mr. Finch explained that the Planning Commission would be involved in some aspects of planning including contributing to the Economic Development Plan and contributing to the establishment of boundaries of possible districts. Council would be responsible for approving the primary elements including goals and objectives, a plan for collaboration with area property owners, establishment of a DRD fund, a plan for collection and distribution of funds and passing appropriate legislation.

Mr. Finch noted that Planning and Development staff has developed a general outline of the process and will be preparing various elements for Council and Planning Commission including a draft economic development plan for the proposed district.

Item 6. Public Comment

Kathi Williams commented on the character and closeness of the Maple Drive neighborhood. She expressed concern about the proposals to create a Downtown Redevelopment District which was illustrated in the local paper as occurring next to her property. She indicated she was disappointed that she would learn of this proposal from the paper and not directly from the City prior to seeing it in the paper. She expressed concerns related to her home and other homes and commented on earlier proposals to open Maple Drive at its west end.

Mayor Yates indicated that the newspaper article and the district title of "Downtown Redevelopment" understandably would create an impression of substantial change. He noted that several different district layouts had been discussed and the one in the paper was not necessarily the final configuration. He noted that the CIC and the City are only in the beginning stages of this process and substantial effort and additional communications will occur over the process.

Mr. Cellura assured Ms. Williams that proposals considered and previous efforts by the TCIC have been directed at protecting Maple Drive residences. He cited the Lane property acquisition which was done to keep the north side of E. Aurora Road from developing as a continuous retail strip and suggested that Ms. Williams look at the Sherwin Williams store recently constructed in Aurora, as it would have been located on the Lane property if the TCIC did not purchase the property to keep that type of development from this area.

Mr. Finch reiterated that the TCIC meetings are open to the public, they are announced at Council meetings and he has invited residents with questions to contact him at any time.

Both the Mayor and Mr. Finch volunteered to meet with the Maple Drive residents at one of their sit-in meetings to communicate City efforts.

Item 7. Schedule the Next Meeting

The Board determined that the next meeting date will be Tuesday, March 19th at 6:00 pm. The meeting will be held at the City Hall Jury Room.

Item 8. Other Business

JoAnn McFearin ask about the status of the Martin property and any communications related to discussions at the last meeting. Mr. Finch noted that he had contacted the realtor and suggested that they consider re-positioning the sign or clearing foliage around it to make it more visible. The realtor acknowledged that they had not had any inquiries. The realtor also indicated that they had an ownership change and expected that this would bring them broader exposure.

JoAnn also asked about the status of the Meyers property that is in limbo due to an outstanding lien that clouds the title and is inhibiting the City from obtaining title. Mr. Finch acknowledged that no change has occurred since our last meeting

Item 9. Executive Session

An Executive Session was held to discuss the status of land purchases by investors related to potential future projects in the central area.

Item 10. Adjournment

There being no other business Mr. Scott Barr moved to adjourn. The meeting was adjourned at 7:00 pm.

Respectfully Submitted by:

Scott Barr, Secretary/Treasurer
Minutes approved by the Board on date _____

Larry Finch, Executive Director