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TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

MINUTES

January 15, 2019

Item 1. Rollcall:

The meeting of the Twinsburg Community Improvement Corporation (TCIC) of January 15th was opened by the President at 5:33 pm. In attendance were Mayor Yates, Bill Furey, Dan Sypen, Dolf Kahle, Kathi Powers Debra Haney-Jones, Jo-Ann McFearin, and Scott Barr. Absent was Matt Cellura, and Kathi Procop. Also present was Larry Finch, Executive Director, Sarah Buccigross (City Finance Director), and Councilman Greg Bellan.

Item 2. Prior Meeting Minutes.

Minutes of the meeting of October 30, 2018 were previously distributed to the members. A motion was made by Bill Furey and seconded by Debra Haney-Jones to accept the minutes as submitted. The motion was passed unanimously.

Item 3. Lane Properties

Mr. Finch reported that the clearance of the Lane properties was complete and all related expenses paid. He opened a discussion on the future status of the properties and asked the Board for their opinions related to potential listing for sale. Mayor Yates indicated that he felt there was no immediate need to consider listing the properties for sale. In his discussions with potential developers, there was an opinion expressed that perhaps these properties should be included in the development deal related to other properties to enhance its appeal. Discussion continued after which a consensus was reached to hold the properties in their current state for the present. Consideration will be given to listing after the fate of the primary development effort has been established.

Item 4. Financial Activity Report

Mr. Finch distributed copies of Key Bank Financial Balances, which provided current balances on the organizations Key Bank accounts. He noted that the annual bed tax contribution from the City in the amount of \$93,070.73 was received and deposited. Current checking balance is \$53,621.92. Key Bank savings balance is currently \$68,376.32. Total of current balances is \$121,998.24. The TCIC should expect annual expenditures of about \$70,000 for current obligations.

Item 5. Downtown Redevelopment District (discussion)

Mr. Finch previously distributed information related to the State's recently authorized "Downtown Redevelopment District" (DRD) program. At the last meeting he committed to presenting this information to City Council to explore their interest in moving forward with the creation of a district to support central area redevelopment. He reported that a presentation was made to Council at their January 8th meeting. Council showed interest in moving forward with draft legislation and preparation of required background information necessary to establish a district. The focus of the

district would be the E. Aurora Road corridor. A number of things must be completed to prepare for implementation including preparation of an economic development plan for the district, plan for working with area property owners, a draft ordinance describing the area and the life of the district, etc.. City staff will provide an outline for these efforts and will work with Council and Planning Commission in the preparation of draft documents. This effort will take a number of months, but Mr. Finch expressed his desire to complete the creation of a district in the 2019 calendar year.

Item 6. Public Comment

Councilman Scott Barr raised concerns about the lack of progress on the TCIC's website. The current website displays very minimal information and provides no information on current activities or efforts. He noted that social media sites are rampant with misinformation and conjecture about the TCIC and its activities. As a councilman he received comments and is not able to respond with information. He expressed that it is important for the website to be functional and informative. This will help defer some of the negativity espoused on social media sites.

Mr. Finch explained that he and Mark Gutowski have been collaborating on the update of the site and were striving to create an interactive and informative new website. This has not been a priority and its creation has been languishing due to other commitments. Mr. Finch noted that his contact information is displayed and he has not received a single phone call. He frequently takes the opportunity to invite calls about the status and activities of the TCIC. Discussion followed.

It was concluded that the update of the TCIC website would be a priority and appropriate resources would be devoted to this effort.

Item 7. Schedule the Next Meeting

The Board determined that the next meeting date will be Tuesday, February 19th at 5:30 pm. The meeting will be held at the City Hall Jury Room.

Item 8. Other Business

The current status of the Martin property was discussed that focused on the for sale listing and related activity. Mr. Finch noted that he is not aware of any inquiries and has not heard from the brokers in charge of the listing. Jo-ann McFearin noted that the sale sign was only visible from one direction as a result of vegetation and suggested that efforts should be undertaken to clear the sight-line for better visibility. Mr. Finch will contact the listing agent and request that they provide a report to the Board.

Ms. McFearin inquired about the status of the Meyers (former trailer park) property and title issues. Mr. Finch reported that due to the existence of a lien on the property the Land Bank was not able to clear the property for transfer to the City. The Law Director is working with the Land Bank to resolve the issue. Ms. McFearin suggested that the title insurance company involved in the purchase should be contacted as there is a fault in their work related to the failure to identify the lien.

Debra Haney-Jones has notified the Board that she will be moving outside the City of Twinsburg and will therefore need to resign her Board position.

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. Kahle moved to adjourn. The meeting was adjourned at 6:10 pm.

Respectfully Submitted by:

Scott Barr, Secretary/Treasurer

Larry Finch, Executive Director

Minutes approved by the Board on date _____