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**TWINSBURG COMMUNITY IMPROVEMENT CORPORATION**

**MINUTES**

**June 18, 2019**

**Item 1. Rollcall:**

The meeting of the Twinsburg Community Improvement Corporation (TCIC) of March 18th was opened by the Executive Director at 6:01 pm. In attendance were Mayor Yates, Bill Furey, Dan Syphen, Kathi Powers, Kathi Procop, and Dolf Kahle. Absent was Scott Barr, Matt Cellura and JoAnne McFearin. Also present was Larry Finch, Executive Director.

**Item 2. Prior Meeting Minutes.**

Minutes of the meeting of February 19, 2019 were previously distributed to the members. A motion was made by Mayor Yates and seconded by Dan Syphen to accept the minutes as submitted. The motion was passed unanimously.

**Item 3. Procedure to Fill Vacant Resident Representative Board Position**

Mr. Finch explained that there have been no additional inquiries related to the vacant Board position. Two individuals, Kathy Williams and Angelo Carciopollo, have previously expressed interest and may be considered. The Mayor has the responsibility to recommend an appointment to the Board of Trustees who then may confirm the appointment. Mr. Carciopollo has a history of community involvement, having served with the Twinsburg Chamber of Commerce. Mayor Yates would like to appoint Mr. Carciopollo to the vacant resident representative position. Mr. Finch suggested that he be notified of his tentative appointment and be invited to the next TCIC meeting. This will give the other Board members an opportunity to meet him. He may be confirmed at or following that meeting.

Mr. Finch will draft letters to both Mr. Carciopollo and Mrs. Williams thanking them for their interest.

**Item 4. Quarterly Financial Activity Report and 2018 Financial Statement**

Mr. Finch distributed copies of the transaction log for 2018 and the Compilation Report prepared by Perry and Associates for the year. The Compilation Report indicated total assets of \$1,004,375 with total liabilities of \$215,417.

Mr. Finch also explained that the annual audit is occurring currently in association with the City's annual financial audit. All information has been provided and we are waiting for the final audit report.

Recent economic activity has been limited with the most significant expenditure being property tax payments for the Lane properties. The recent tax bill was \$1,498. Payment was made today for that expense. The TCIC should not have to pay future property taxes as we are in the process of making application to the State and County for the exemption of property taxes related to these parcels. The TCIC must own property for one year before making application for exemption. We are now able to make application. Once the exemption is approved the obligation will be eliminated. While we may receive future tax bills during the processing period, any payments made may be refunded once the exemption is granted. A copy of the exemption application form was provide to the members.

**Item 5. Downtown Redevelopment Districts**

Mr. Finch distributed a report entitled "DOWNTOWN REDEVELOPMENT DISTRICTS PRELIMINARY REPORT." He explained that this is a draft report that will be provided to Council

for their consideration relative to the creation of Downtown Redevelopment Districts (DRD's). DRD's have been discussed and are supported by the TCIC as a way to stimulate redevelopment and provide for historic and non-historic building renovation. Mr. Finch asked the Board to review and comment on this draft document. He went on to explain that this document will be provided to Council prior to the next regular Council meeting. It provides information that should enable Council to determine if they wish to move forward and if so, with what designated district boundary. Once a specific district is selected, additional work will be required to provide a financial plan specific to the district and its rehabilitation and infrastructure needs.

Mr. Finch asked that any corrections, concerns or comments should be directed to him so they may be addressed in the final report document.

**Item 6. Public Comment**

No public comment was provided.

**Item 7. Schedule the Next Meeting**

The Board determined that the next meeting date will be Monday, July 15<sup>th</sup> at 6:00 pm. This is a new meeting day for the Board that was selected to eliminate Tuesday due to the growing amount of conflicting activities occurring on this day of the week. The meeting will still be held at the City Hall Jury Room.

**Item 8. Other Business**

No other business was presented.

**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 6:22 pm.

Respectfully Submitted by:

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

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Larry Finch, Executive Director