



10075 Ravenna Road
Twinsburg, OH 44087
330.963.6154

TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

MEETING MINUTES

JUNE 8, 2020

Item 1. Rollcall:

The meeting of the Twinsburg Community Improvement Corporation (TCIC) of June 8th was opened by the Executive Director at 6:00 pm. In attendance were Mayor Yates, Angelo Carcioppolo, Dolf Kahle, Sam Scaffide, Kathi Powers, and Maureen Stauffer. Absent was Matt Cellura, Bill Furey and Kathi Procop. Also present was Larry Finch, Executive Director.

Item 2. Prior Meeting Minutes.

Minutes of the previous three virtual meetings minutes were previously distributed to the members. A motion was made by Kathi Powers and seconded by Mayor Yates to accept the minutes as submitted. The motion was passed unanimously.

Item 3. Board Vacancy Discussion

The current vacancy of a Resident Representative board member has been posted on the TCIC website. No interested parties have responded. Mr. Finch asked the members present to consider suggesting individuals who may have an interest in filling this position. The Board was asked to give consideration to individuals they feel may be compatible with the goals of this body and be willing to spend the limited amount of time to serve. He asked that any ideas be conveyed to him or Mayor Yates. They will be contacted and interviewed prior to attending a Board meeting where the other members would have an opportunity to discuss potential membership with them.

Item 4. Developer RFQ Discussion

Mr. Finch reported that the C.I.C.'s request for developer interest and qualifications was advertised in Crain's Cleveland Business, and on the ULI marketplace website. The due date for responses was May 1st, at the peak of the COVID-19 pandemic emergency. The pandemic has turned the real estate market on end. As a result, the TCIC received no responses to the request. Mr. Finch suggested that the Board postpone any further efforts on this subject until late this fall, in hopes that the pandemic will ease and the real estate market gain momentum. He also noted that our real estate partner in the central area has indicated his willingness to cooperate in the future.

Item 5. Status of Owned Properties

Mr. Finch noted that, with the exception of the E. Aurora Road industrial parcel, all parcels owned by the TCIC are being maintained with grass cutting. All are now tax exempt. He suggested that the Board might consider brush removal and clean up on the industrial property to get more visibility and help showcase the property to potential purchasers. After a brief discussion it was concluded that the Director should obtain estimates for brush removal a clean-up to provide to the Board for its consideration.

Mr. Finch went on to suggest that Board consider an attempt to attract and investment in the former Lane properties where their sale and construction of residential units might signal the residents and the development community that investment is being made in the central area. He described the poor visual aesthetic of the approach to the Square from the west with vacant land and poorly maintained properties and suggested that a successful project here could encourage other investment in the area and help reduce the fear and risk associated with private sector investment. Mr. Kahle

questioned the timing for such an effort in that this is probably the worst market in some time and there is no need to rush into a sale of property just to show the community the TCIC has done something. He questioned the status of vacant restaurant sites on the west side as examples of the week local market. Discussion followed. Mr. Finch suggested that achieving investment in the area could have a stimulating effect and encourage additional investment particularly in residential projects, which have remained in demand even in the current market. After additional discussion it was concluded that this is something that the Board would consider further at a future meeting.

Item 6. Financial Report

The financial report for June 8th is as follows:

Checking account balance	\$ 14,907
Savings account balance	\$ 98,268
Total funds available	\$ 131,175

Mr. Finch summarized the prior month's expense related to the COVID-19 Impaired Business Grant program. The TCIC spent \$26,000 to support 17 small Twinsburg businesses in their time of need. Grant awards were made consistent with the companies and amounts reviewed previously.

Item 7. Public Comment

There being no public present this item was by-passed.

Item 8. Schedule Next Meeting

The next meeting of the Board of Trustees was scheduled for Monday, July 13, at 4:30pm in Council Chambers.

Item 9. Other Business

Kathi Powers inquired about any publicity surrounding the TCIC's recent grant program and indicated that this was a great program that would be worthy of telling the public about and in doing so, help support the image of the TCIC. She suggested that something like a testimonial as to how the grant contributed to the company's survival would be a great story to tell. She also asked if the names of companies and the amounts of grant payment had been released. Mr. Finch explained that the names and amounts had not been released. Only a brief news article was provided to the local paper announcing the program and later stating the results in general terms. Two recipients agreed to appear in a photo op and newspaper article. He suggested that one of these recipients might be good candidates for a testimonial and agreed to contact Mr. Anthony Campo (Anthony's Men's Salon) to see if he would agree to participate.

Mr. Finch explained to the Board that the TCIC's Windstream account that was active at 9833 Ravenna Road did not get cancelled after the Board stopped using the address. While he asked the City's IT Department for it to be terminated, it was not. Apparently the phone line and internet signal was utilized by the City to activate a fire alarm system in the building that is owned by the City. The TCIC has been paying for the line ever since. After discussion Mr. Finch indicated he would pursue the termination of transfer with the City's IT staff. He already requested Windstream to terminate the account by the end of the month. He will need to coordinate with the City for its transfer or termination.

Item 10. Executive Session

No Executive Session was conducted.

Item 11. Adjournment

There being no further business before the Board the meeting was adjourned at 6:29.