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TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

MEETING MINUTES

August 3, 2020

Item 1. Rollcall:

The meeting of the Twinsburg Community Improvement Corporation (TCIC) of August 3, 2020 was opened by the Executive Director at 4:35 pm. In attendance were Mayor Yates, Angelo Carcioppolo, Matt Cellura, Bill Furey, Dolf Kahle, Maureen Stauffer and Sam Scaffide. Absent was Kathi Procop. Also present was Larry Finch, Executive Director, and two candidates for the vacant resident Trustee position; Doug Holtzman and David Post.

Item 2. Prior Meeting Minutes.

Minutes of the previous July 13th meeting were previously distributed to the members. A motion was made by Bill Furey and seconded by Sam Scaffide to accept the minutes as written. The motion was passed unanimously.

Item 3. Board Vacancy Interviews

Mr. Finch introduced the two prospective candidates for the vacant resident representative position and ask each to give a brief introductory statement providing some background information on them and describing their interest in the vacant positions. David Post provided a brief summary of his sixteen years as a Twinsburg resident including his services on various boards and commissions including the Charter Commission, Parks and Recreation Commission and others. He acknowledged some awareness of the TCIC's efforts to improve central Twinsburg and indicated a desire to see more uniform development and adherence to some particular style.

Doug Holtzman, an eight year resident of Twinsburg, provided a brief description of his experience as a commercial real estate agent, acknowledging the need for investment and increased residential density in the area and cautioned about any unrealistic expectations of attracting commercial development when surrounding communities already provide substantial retail and restaurant venues.

Mr. Finch made each candidate aware that they would be expected to sign a "Conflict of Interest Policy" and asked each if they anticipated any problems with the general meeting time of the first Monday of the month at 4:30pm. Both indicated their willingness to sign the policy statement and confirmed their ability to be available at the discussed meeting time.

Sam Scaffide asked each how they felt about the goals of the TCIC and if they thought the TCIC's efforts were appropriate and valuable to the community. Each candidate responded favorable regarding their opinion that the TCIC served a valuable purpose. Mr. Finch provided a brief overview of the TCIC's goals and efforts to date. The candidates were then asked about their opinions regarding a focus of residential uses in central Twinsburg and about their opinion of increased residential density with structures up to three stories tall. Mr. Post indicated some concern with more dense residential development but did not object to it. He indicated more of a concern related to the "look" of the area and need to see more uniform development styles. Mr. Holtzman indicated that he recognized that increased residential density was needed to support any new or existing commercial (restaurant) development in the area.

After some additional discussion the interviews were closed and the candidates were thanked for their interest and informed that a decision would be forthcoming prior to the next meeting in September.

Item 4. Status of Owned Properties

Mr. Finch previously committed to securing a price estimate for the cleanup of the TCIC's industrial property near the GetGo Gas Station on E. Aurora Road. After examining the site Mr. Finch realized that removal of brush and low growth would have only minimal benefits related to opening the property for viewing. The site has heavy tree cover that will limit the ability to see the extent of the full area. He suggested that it would be advisable to cut at least some of the trees, but that may need to be delayed until after October 1st due to tree removal restrictions associated with the endangered Indiana Bat. Mr. Furey suggested that we consider clearing the site so that it could be seen as ready for development. Discussion followed.

Mr. Kahle suggested we contact Jade Sterling Steel to see if they would have an interest in buying the land for future expansion. Mr. Finch explained that a prior owner of Jade Sterling Steel granted the land to the TCIC and it is doubtful that the same company would buy it back. Mr. Cellura suggested that we contact the owners of the GetGo gas station and inquiry as to whether they might have an interest in acquiring the land for future expansion. Mr. Holtzman contributed a comment that GetGo generally develops larger sites than the adjacent one and may have some interest in this. Mr. Finch agreed to contact the owners and inquire about their interest in a purchase and will get back to the group.

Mr. Finch then noted that the former Lane property that is now owned by the TCIC is overgrown with weeds at least waist high. When the City Service Department removed the buildings on the site the basements were back filled with debris and never finished graded. The ground terrain has made it impossible for the TCIC's lawn maintenance contractor to cut the property. After a discussion with the Mayor and Service Director it was agreed that the Service Department would finish grade and seed the site to enable property maintenance. Chris Campbell will put this on the Service Department's schedule

Mr. Finch then reported on the status of the eroded ditch in front of the TCIC's industrial property that was brought to the Board's attention by Mr. Cellura at the last meeting. Chris Campbell visited the site and acknowledged the need for immediate repairs. He will also put this on the Service Department's schedule for correction.

Item 5. Financial Report

Mr. Finch summarized the recent attempts to acquire financing of the existing mortgage loan and the purchase of 2619 E. Aurora Road. He acknowledged the rejections from Key Bank and Middlefield Bank and the current delay of a decision from Huntington Bank due to the vacation schedule of the commercial credit manager. Mr. Finch acknowledged that he anticipated a similar rejection from Huntington as few banks are financing the speculative purchase of land.

Mr. Carcioppolo suggested that we contact Cross-Country Mortgage. He agreed to provide a contact name and number.

Mr. Finch distributed monthly statements for the month of July, as well as, budget estimates for the 2020 and 2021 calendar years. The budget forecasts were requested by the financial entities that were approached for possible financing of the purchase of 2619 E. Aurora Road. Mr. Finch reviewed the July statement which indicated a savings balance of \$73,269.87 and a checking balance of \$26,030.12 for a total cash balance of \$99,299.99.

Item 6. Public Comment

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

Item 7. Schedule Next Meeting

The next meeting of the Board of Trustees was scheduled for Monday, September 14, at 4:30pm in Council Chambers.

Item 8. Other Business

No other business remained for discussion. A motion was made by Mr. Scaffide to adjourn to an Executive Session. The motion was seconded by Maureen Stauffer. The meeting was adjourned and an Executive Session was entered into at 5:20pm.

Item 9. Executive Session

An Executive Session of the TCIC was called for by Sam Scaffide and seconded by Bill Furey. The Executive Session began at 5:20pm for the purposes of discussing personnel issues. The session ended at 5:29pm, after which the Board reconvened the regular meeting.

Item 8. Other Business (cont'd)

The regular meeting was reconvened at 5:29, at which time Dolf Kahle moved to amend the TCIC Bylaws to allow a 10-member Board of Trustees. The motion was seconded by Kathi Powers and passed unanimously. The Board requested that Mr. Finch provide a draft of the revised By-Laws reflecting this request prior the next meeting.

Item 10. Adjournment

There being no further business before the Board, Kathi Powers moved to adjourn. The motion was seconded by Dolf Kahle and the meeting was adjourned at 5:30pm.