



10075 Ravenna Road
Twinsburg, OH 44087
330.963.6154

TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

MEETING MINUTES

July 13, 2020

Item 1. Rollcall:

The meeting of the Twinsburg Community Improvement Corporation (TCIC) of July 13th was opened by the Executive Director at 4:35 pm. In attendance were Mayor Yates, Angelo Carcioppolo, Matt Cellura, Bill Furey and Sam Scaffide. Absent was Dolf Kahle, Kathi Procop, Kathi Powers, and Maureen Stauffer. Also present was Larry Finch, Executive Director.

Item 2. Prior Meeting Minutes.

Minutes of the previous June 8th meeting were previously distributed to the members. A motion was made by Bill Furey and seconded by Angelo Carcioppolo to accept the minutes as edited. The motion was passed unanimously.

Item 3. Board Vacancy Discussion

Two individuals have expressed interest in the current vacancy of a Resident Representative board member. Mayor Yates has been made aware that David Post has an interest and Angelo Carcioppolo has been approached by Doug Holtzman about the position. Mr. Finch place calls to each. Mr. Post indicated he was interested but also made the statement that he will be pursuing election as a Councilman in November. The vacant position is for a resident representative. That means if he is successful in November he would need to serve next year as a Council representative and the resident representative position would be vacant once more.

Mr. Finch will ask each candidate to attend the next Board meeting to meet the members and provide an opportunity for the Board to ask questions.

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. He has identified three companies who may wish to submit cost estimates for that work. He reported that prior to securing their estimates he needs to prepare a graphic and narrative indicating the exact nature of what we propose as part of the cleanup so each company is providing estimates on the same scope of work. He has prepared an aerial view and will prepare the narrative supporting the request for cost estimates. He will report again on the status at the next meeting.

Mr. Cellura noted that a significant erosion problem is occurring along the ditch in front of the TCIC's industrial property. He asked if this is something that should be addressed in the cleanup effort or if it is something that needs to be address by the City or County? He noted that severe erosion in this area is presenting a potential hazard and should be addressed. After discussion it was concluded that the problem is likely in the road right-of-way and would need to involve either the City or ODOT in the correction efforts. Mayor Yates indicated that he would investigate the issue. He and Mr. Finch will contact Chris Campbell and visit the site to assess the problem.

Item 5. Financial Report

Mr. Finch distributed monthly statements for the first six months of 2020 to the Board prior to the meeting. Mr. Finch reported that at the end of the month of June total cash assets were \$104,583.21. This included \$98,269.21 in our savings account and \$6,314.74 in the TCIC's checking

account. Mr. Cellura asked if all the checks for the COVID-19 grant program were reflected in the reports and Mr. Finch confirmed that they were.

Mr. Finch noted that since the end of June a transfer from the savings account to the checking account in an amount of about \$25,000 was made to enable mortgage payment withdrawals to be made against the checking account for mortgage payments related to the former Lane properties.

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, August 3, at 4:30pm in Council Chambers.

Item 9. Other Business

Mr. Cellura asked if there was an interest in purchasing the property at 2619 E. Aurora Road that was recently listed for sale? Mr. Finch expressed interest in purchasing the property but warned that the TCIC's bed tax revenues for next year will likely be significantly lower than previously as a result of the COVID-19 pandemic. He noted that we continue to have an obligation for the mortgage for the Lane property and our revenues may not be strong enough to support both purchases. It may also be difficult for the TCIC to find financing due to our short credit history. Mayor Yates indicated his interest in securing the property and suggested that we should investigate what options may be available to secure it. He suggested that we might approach the bank for an interest-only loan or short-term loan since we think the TCIC would be able to find a developer interested in the several adjacent properties west of it. Discussion followed. It was concluded that Mr. Finch would contact our bank to investigate the likelihood for financing and contact the realtor representing the property to discuss price. Mr. Finch agreed to contact both and report back to the Board as soon as possible.

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 4:55pm.