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TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

MEETING MINUTES

January 4, 2021

Item 1. Rollcall:

A virtual meeting of the Twinsburg C.I.C. was conducted via Zoom on Monday, January 4, 2021. The meeting was opened by the Executive Director at 5:02 pm. In attendance were Mayor Yates, Angelo Carcioppolo, Bill Furey, Maureen Stauffer, David Post, Dolf Kahle, Matt Cellura and Sam Scaffide. Absent was Kathi Powers, Doug Holtzman and Kathi Procop.

Item 2. Prior Meeting Minutes.

Minutes of the November 9th meeting were previously distributed to the members. The Executive Director acknowledged that the date in the header of the previously distributed minutes has been corrected and asked for comments or any further corrections. There being none, a motion was made by Bill Furey and seconded by Sam Scaffide to accept the minutes as edited. The motion was passed unanimously.

Item 3. Financial Report

Mr. Finch distributed via email copies of the monthly financial reports for the months of July, August, September, October and November. December reports were not yet finalized. Current bank account total cash as of the end of November was \$71,534.92. Checking account value was \$10,762.68 of the total while the remaining savings account balance stood at \$60,772.23. Expenses of about \$6,500 are anticipated in the month of December. This should leave a total of about \$63,500 to be carried into next year.

Item 4. Central Area Residential Redevelopment Discussion

The Executive Director suggested that the Board should have discussions on two topics related to this subject. First, there has been additional activity surrounding developer interest, and secondly, the Board needs to resolve the re-issue of the Request of Qualifications / Proposals. Since the last meeting in November the Mayor and Executive Director have had further discussions with a developer regarding interest in central area redevelopment. This developer is very capable in terms of experience and resources. Mr. Finch asked the Mayor if he would care to comment on the meetings. Mayor Yates explained that the developer was a major one with substantial financial resources. They are someone who can bring any other expertise to the project should it be needed. Mayor Yates explained that two meetings have occurred and a conceptual plan for discussion purposes was submitted. The submittal was provided to illustrate a general approach that would phase development by providing residential units on a majority of the site, to be followed by commercial development as the project matured. This is in part in recognition of the current status of commercial real estate and the declining demand for retail space. Providing residential uses would help create the need for any supporting commercial service uses and help that component's viability. David Post asked about the number and type of residential units proposed. The Mayor explained that the units proposed were attached townhouse type units, while a few mixed use buildings with residences over first floor commercial uses were also indicated. He anticipated that the townhouse units would be two or three floor units, some with first floor master bedrooms. Mr. Finch acknowledged that there were 100 townhouse units proposed along with a couple of commercial buildings. Additional townhouse units were anticipated on the Post Office

site if it could be relocated in later project phases. The two corner commercial lots would be redeveloped in a later phase.

Mr. Scaffide questioned what would happen if the residential phase of the project were to be implemented and the later commercial phase postponed. It was suggested that the residential development activity should stimulate demand and encourage additional investment, but there is no guarantee. The two corner businesses could remain in place indefinitely.

The discussion then turned to the re-issuance of a Request for Qualifications / Proposals. Mr. Finch noted that he distributed an electronic version of the revised RFQ/P that included language that would enable respondents to provide proposals that included phased development as discussed previously. It was suggested that the cover be updated to reflect the clearance of the Old School from the City property. The Mayor suggested that if a suitable aerial photo is not available the City's drone could be used to take a current photo. Discussion followed. It was concluded that the Board would like to get the RFQ/P out to the development community. Mr. Finch committed to revising the cover, providing appropriate issue and due dates, and provide the Board with a final revised draft for consideration at the next meeting.

Item 5. Organizational Meeting Discussion

The Executive Director explained that the Twinsburg C.I.C. Code of Regulations provides that there should be an organizational meeting annually in January. As only one meeting (the present meeting) is scheduled for this month, the Board may consider organizational matters or postpone this to a subsequent meeting. He then explained that the regulations provide that Trustees are two year terms unless otherwise stipulated. The organizational meeting of last year provided the current roster of members and officers. The Executive Committee, which consists of the President (Bill Furey), Vice-President (Sam Scaffide) and Secretary/Treasurer (Matt Cellura) shall be appointed annually and no officer shall serve for more than three consecutive years in the same office. Again, as the current Executive Committee was elected last year for the first time with none serving in the same position the prior year, these officers may remain in the current positions or a new roster elected. After a brief conversation a motion was made by Dolf Kahle to approve the re-appointment of the current slate of Trustees and Executive Committee. The motion was seconded by Angelo Carcippolo and passed unanimously.

Item 6. Public Comments

No public was in attendance.

Item 7. Schedule Net Meeting

The Board determined that the next meeting of the Twinsburg C.I.C. will be a virtual meeting via Zoom on Monday, February 8th at 5pm.

Item 9. Other Business

No other business remained for discussion.

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 5:45 pm.