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**TWINSBURG COMMUNITY IMPROVEMENT CORPORATION**

**MEETING MINUTES**

**May 3, 2021**

**Item 1. Rollcall:**

A virtual meeting of the Twinsburg C.I.C. was conducted via Zoom on Monday, May 3, 2021. The meeting was opened by the Executive Director at 5:35 pm. In attendance were Mayor Yates, Angelo Carcioppolo, Kathi Powers, Maureen Stauffer, Doug Holtzman, Bill Furey, David Post, Dolf Kahle, and Matt Cellura. Absent was Sam Scaffide,

**Item 2. Prior Meeting Minutes.**

Minutes of the March 1<sup>st</sup> meeting were previously distributed to the members. The Executive Director asked for comments or corrections. There being none, a motion was made by Bill Furey and seconded by Dolf Kahle to accept the minutes as written. The motion was passed unanimously.

**Item 3. Results of the Request for Qualifications**

The Executive Director informed the Board that we received two responses to our request for qualifications and proposals related to central area redevelopment. We received a response from Heritage Land Development and from Bo Knez Homes. Both were very minimal responses and neither addressed the goal statements as requested in the solicitation. Copies of the responses were emailed to the Board members prior to the meeting. Mr. Finch explained that he emailed the request directly to 28 separate development entities. He discussed the project with both companies that submitted a response. No others inquired.

Mr. Finch provided a brief summary of each of the submittals. David Post expressed concern that the drawings included in the Heritage submittal reflected essentially a larger residential development. Mr. Finch reminded him that at this point a graphic is just a conceptual expression of what could be provided. It is not a specific plan for development. Mayor Yates acknowledged that the project will be subject to review and comment by the larger community. Substantial uncertainty exists in the commercial property sector that makes it difficult for a developer to have confidence in moving forward with a project involving mostly commercial real estate. Mr. Finch commented that the residential focus of redevelopment was encouraged in the City's Comprehensive Plan and has been discussed consistently as a goal in redevelopment efforts. Greater numbers of persons in the central area will provide more economic activity to support existing businesses and any additional businesses that might result from the project. Mr. Post also commented that he felt the area needed to have a standard look. Discussion followed.

It was concluded that both respondents should be interviewed to gain a better understanding of how they can address the goals of redevelopment and to learn more about their approach to the project and what they view as the mix of uses that is supportable by the market.

Mr. Finch will work with Mayor Yates to identify possible dates for a meeting to interview the respondents.

**Item 4. Financial Report – Quarter 1 Summary**

The Executive Director provided a brief review of the first quarter's bank balances. As of the end of the first quarter the checking account balance was \$55,715.35. Savings balance was \$55,774.10 for a total funds balance of \$111,489.45. Mr. Finch indicated that he planned to transfer a portion of the checking account balance to savings to achieve some interest earnings.

**Item 5. Annual Budget Proposal**

The Executive Director distributed a draft budget prior to the meeting. The proposed budget reflected primarily anticipated operational expenses. While expenses for the year are uncertain, no significant expenses except the current commercial loan are reflected. No action was taken on the budget at this meeting.

**Item 6. Public Comments**

No public was in attendance.

**Item 7. Schedule Net Meeting**

The next meeting of the Board would be dependent upon developer interview scheduling. Mr. Finch will work with the Mayor to identify possible dates for the interviews. When possible dates have been identified he will pole the members to determine appropriate dates.

**Item 8. Other Business**

Mr. Finch made the Board aware that the City has received a complaint regarding the dead trees on the C.I.C. owned property next to the Post Office. A number of dead trees represent a hazard to vehicles on Darrow Road, should they drop limbs. The C.I.C. will need to have the trees removed. As they are significant size and located adjacent to a busy roadway a profession tree service will be required. It was suggested that a local company be used and Mr. Kahle suggested a local tree service his company has used in the past. Mr. Finch will acquire estimates and report back to the Board. .

**Item 9. Executive Session**

No Executive Session was conducted

**Item 10. Adjournment**

There being no further business before the Board the meeting was adjourned at 5:37 pm.