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## TWINSBURG COMMUNITY IMPROVEMENT CORPORATION

### MEETING MINUTES

September 15<sup>th</sup>, 2022

#### Item 1. Rollcall:

A meeting of the Twinsburg C.I.C. was conducted on Thursday, September 15<sup>th</sup>, 2022. The meeting was opened by the Executive Director, Rebecca Ziegler, at 5:05 pm.

- Trustees present: Mayor Scaffide, Bill Furey (VP), Karen Labbe (Secretary/Treasurer), Kathi Procop, Kathi Powers, Matt Cellura, and Dolf Kahle
- Trustees absent: Gregg Rall, Karen Labbe
- Staff present: Rebecca Ziegler, Executive Director

#### Item 2. Prior Meeting Minutes

Executive Director asked for any comments or corrections for the August 11<sup>th</sup>, 2022 meeting minutes, there were none.

- *A motion to accept the August 11<sup>th</sup>, 2022 meeting minutes as written was made by Kathi Powers, and seconded by Dolf Kahle. The motion was passed unanimously.*

#### Item 3. July and August Financials

Review of the July and August Financials. No questions presented by the trustees.

#### Item 4. 2548 Maple Drive Water Drainage Issue

Mayor gave an update on the status of this property. Heavy rains have occurred in the last few days, a service department employee completed a site visit during these heavy rains and reported back that no standing water was visible on the property. Rebecca called and emailed the property owner stating that the City would need to actively see standing water on his property in order to address it correctly. No response from the property owner.

#### Item 5. Downtown Redevelopment Area Project

Rob Benjamin outreached to Rebecca to inform her that he did connect with Regis Brown and they are still willing to sell. Rob would like to run some numbers and see if the project would be feasible with the discussed dollar amount. Regis contacted Kathi Procop and asked if we had made any movement with establishing a TIF or not.

Regis also contacted the Mayor and requested to meet and chat about prior agreements. A meeting has been scheduled with the Mayor and Rebecca next week. Discussion occurred regarding finding a new developer or keeping our options open. Current understanding is that the bank on the corner would be willing to move if a new building was constructed for them and they had no lease.

- **Action Item: Rebecca and Mayor to meet with Regis Brown to make introductions and talk about the future of this project.**
- **Action Item: Confirm whether or not any earnest money had been paid to these property owners.**

- Past Action Item: Executive Director to move forward with creating a timeline for DRD's and work with Matt Vazzana, the Law Director, to talk about next steps.
- Past Action Item: Executive Director to create a mini-presentation about the similarities and differences of a Tax Increment Financing District and a Downtown Development Districts and present it at an upcoming CIC meeting.

#### **Item 6. Property Appraisal of Vacant Industrial Land**

Dave Barnett is still interested in the property. Dolf stated that Randy is still interested in clear cutting the property. Trustees stated that they would be willing to sell the property but not at the price that was originally offered.

- Action Item: Rebecca to confirm that brown bat clearance won't be an issue on this property.
- Action Item: Rebecca to outreach again to real estate agent of the neighboring property that is for sale to inform them of our plans to list the property again.

#### **Item 7. Public Comments**

No members of the public were present.

#### **Item 8. Schedule Next Meeting**

Next meeting was set for Thursday, October 13<sup>th</sup> at 5:00pm at City Hall.

#### **Item 9. Other Business**

Everyone except for Gregg Rall has signed the Conflict of Interest form.

#### **Item 12. Executive Session**

No Executive Session was conducted

#### **Item 13. Adjournment**

There being no further business before the Board, the meeting was adjourned at 5:38 pm.