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TWINSBURG COMMUNITY IMPROVEMENT CORPORATION
MEETING MINUTES
February 9th, 2023

Item 1. Rollcall:

A meeting of the Twinsburg C.I.C. was conducted on Thursday, February 9th, 2023. The meeting was opened by the Executive Director, Rebecca Ziegler, at 5:03 pm.

- Trustees present: Mayor Scaffide, Bill Furey (VP), Karen Labbe (Secretary/Treasurer), Matt Cellura, Dolf Kahle, Kathi Powers, Kathi Procop, Gregg Rall was a few minutes late and missed role call but was present.
- Trustees absent: None
- Staff present: Rebecca Ziegler, Executive Director

Item 2. Prior Meeting Minutes

Executive Director asked for any comments or corrections for the January 12th, 2023 meeting minutes, there were none.

- *A motion to accept the January 12th, 2023 meeting minutes as written was made by Mayor Scaffide and seconded by Dolf Kahle. The motion was passed unanimously.*

Item 3. January Financials

A review of the January 2023 financials was conducted.

- *A motion to accept the January 2023 financials as presented as made by Matt Cellura and seconded by Kathi Powers. The motion passed unanimously.*

Item 4. TIRC Committee

Executive Director gave an update that all the CRA and TOP annual monitoring letters had been sent out. TIRC reviews these annual monitoring reports and moves to approve continuance of the agreements. All monitoring checks are mailed to the CIC and the forms and other administrative work is completed by the CIC Executive Director. Other than that, the CIC does not take an active role in the CRA/TOP Agreements.

Item 5. Potential TIF District

Executive Director presented possible areas for a TIF District to be established. There is consensus from the group that establishing a district instead of creating a project specific TIF would be more beneficial for the City Center Redevelopment Area. TIF funds can be used for projects located within the district. Per Ohio regulations a TIF District cannot exceed more than 300 acres.

Next steps would be for the Executive Director to work with the Law Director on formulating an agreement and then public outreach and Council approval would be. Kathi Powers suggested that the ED present the concept of a TIF and how it would impact the schools at an upcoming school work session.

Item 6. City Center Redevelopment Area

Executive Director stated that appraisals are needed for both the CIC owned site and the City owned site within the City Center Redevelopment Area and that they will be completed by the end of February.

A survey would also be needed on the City owned site to decide what portion of the parcel would be split off and retained ownership for a public access and/or future public access trail. Discussion about whether or not to require future buyers/developers to maintain the area near the creek rather than the City owning it ensued.

Item 7. Aurora Road Parcels for Sale

Discussion regarding the CIC purchasing various properties occurred. The group decided these parcels are highly visible but at this time they would prefer to wait to purchase anything.

Item 8. CIC Property: Parcel 6407029 on E. Aurora Road

The purchase and sale agreement for this parcel was sent to the buyer for review. Executive Director anticipates the agreement to be signed by middle of February.

Item 9. Perry & Associates Contract

Executive Director requested approval from the Secretary/Treasurer to enter into the annual agreement with Perry and Associates to complete the CIC audit.

- *A motion to continue with Perry & Associates for the CIC annual audit with a not to exceed amount of \$3,000.00 was made by Karen Labbe and seconded by Bill Furey. The motion passed unanimously.*

Item 10. Public Comments

No members of the public were present.

Item 11. Schedule Next Meeting

Next place holder meetings were scheduled for the following:

- Thursday, March 9th at 5:00pm at City Hall
- Thursday, April 13th at 5:00pm at City Hall

Item 12. Other Business

None

Item 13. Adjournment

There being no further business before the Board, the meeting was adjourned at 6:01 pm.