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TWINSBURG COMMUNITY IMPROVEMENT CORPORATION
MEETING MINUTES
July 13th, 2023

Item 1. Rollcall:

A meeting of the Twinsburg C.I.C. was conducted on Thursday, July 13th, 2023. The meeting was opened by the Executive Director, Rebecca Ziegler, at 5:02 pm.

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

Item 2. Prior Meeting Minutes

Executive Director asked for any comments or corrections for the February 9th, 2023 meeting minutes, there were none.

- *A motion to accept the February 9th, 2023 meeting minutes as written was made by Bill Furey and seconded by Gregg Rall. The motion was passed unanimously.*

Item 3. February- June Financials

A review of the February- June 2023 financials was conducted.

- *A motion to accept the February- June 2023 financials as presented as made by Mayor Scaffide and seconded by Karen Labbe. The motion passed unanimously.*

Item 4. Perry & Associates Financial Compilation Report

Executive Director provided a copy of the Perry & Associates Financial Compilation Report. The full CIC audit is underway currently.

Item 5. Lawn Care Issues

Have not received a bill yet for mowing of the CIC parcels. Executive Director has requested an update from Ground Up Lawn Care.

Item 6. CIC Property: Parcel 6407029

Moving forward with a new purchase and sale agreement with a new buyer. Original purchase and sale agreement was never signed by the buyer and the deadline was missed. Property is currently in escrow and expected to close by mid-August.

Item 7. Bed Tax Funds/Grant Program

Executive Director asked the group if there was interest in utilizing the yearly bed tax funds that the CIC receives to implement a grant program. This could be a façade improvement grant, a business recruitment/retention grant, etc. The CIC receives approximately \$68-\$96k a year in bed tax revenue and this could be utilized for a matching grant. This discussion lead into what goals the CIC has in the next couple of years. If this money should be used to purchase more property or not. Final decision was for the Executive Director to look into a grant program and provide the group with options.

Item 8. Properties on E. Aurora Road

2600 E. Aurora road is for sale for \$200k. The committee disused the option to purchase the parcel since it is in a prime location and more than 2 acres.* This purchase meets the goals of the CIC and the would the group moved forward with trying to purchase the property.

- *A motion for the Executive Director and the Mayor to enter into negotiate to purchase 2600 E. Aurora Road with a not to exceed price of \$200,000 was made by Matt Cellura and seconded by Kathi Procop. Motion passed unanimously.*

CIC owns numerous properties across the street. But would not like to get them appraised or move forward with selling them in the foreseeable future.

Action Item: Rebecca to begin negotiations to purchase the property at 2600 E. Aurora Road

Action Item: Rebecca to confirm the list price of the property next to Dunkin Donuts, 2569 E. Aurora Road.

Item 10. Public Comments

No members of the public were present.

Item 11. Schedule Next Meeting

Placeholder meetings are tentatively scheduled for the following:

- Tentative: Thursday, August 10th, 5:00pm
- Tentative: Thursday, September 14th @ 5pm
- Tentative: Thursday, October 12th @ 5pm
- Tentative: Thursday, November 9th @ 5pm
- Tentative: Thursday, December 14th @ 5pm

Item 12. Other Business

Nothing new to report on the TIF or the downtown redevelopment site.

Action Item: Rebecca to outreach to Beachwood Pickle Ball Company to gauge interest in Twinsburg and the old Gander Mountain Site.

Action Item: Rebecca to see if vacant parcel on Ravenna and Aurora Road sold.

Item 13. Adjournment

There being no further business before the Board, the meeting was adjourned at 5:58 pm.

*Correction. The parcel is 1.16 acres.