

Community Improvement Corporation Meeting – November 13th

Meeting called to order at 6:00PM followed by introductions by attendees:

- Jim Flick, Executive Director
- Jennifer Richardson, Finance Director
- Ryan Silverman, Board Member
- Carrie Fritz, Board Member
- Lelle Hedding, Board President
- Julie Byrne, Board Vice President
- Eric Reiners, Board Member
- Scott Csendes, Board Member

Excused

- Chip Storie, Board Member

Executive Directors Report:

Update on recent development activity:

Foster's Crossing

At our last meeting we discussed Foster's Crossing and how the township owns some land along the river near the bridge. It was further discussed that I was going to look into preparing a RFQ to see what kind of developer interests there were for that area and what types of development they think would be possible. Finally, we discussed a potential grant from the economic development administration to do an economic impact analysis.

To date, I have not moved forward on those items because we came across a map that highlighted some potential historical and archaeological sites near or on the land that we own. I'm currently working through identifying what those are and what the issues surrounding those are to see how we could move forward. That involves trying to get in touch with the necessary state agencies to see how they are identified and determined if they are registered. Once that is done, I will go ahead and pursue the RFQ and the grant has discussed previously.

Wilkins and Bardes

At the last meeting we also discussed a potential development near the intersection of Wilkins and Bardes that we were actively pursuing. Unfortunately that site did not work out for that project and a self-storage facility is being built at that corner.

We are working with the developer on secondary site options.

US 22/3

Finally we previously discussed Landen Deerfield Square and the potential opportunity along our US 22 and 3 corridor

I'm happy to report that in a conversation I had with the owner, Phillips Edison, that they have invested money into that space to white-box the remaining spaces that they have in that development to make them more attractive to potential tenants. It's also my understanding, as of this week, our Planning Department has been in contact with another developer who is going to develop two out lots at Landen Deerfield Square into a Chipotle and a Starbucks which will help attract some traffic to that area.

We also just did a ribbon-cutting for the Countryside YMCA that sits back in the corner next to the Kroger. They expanded their preschool adding classroom space and they have some really great programming that they're going to be starting next year.

Tax Exempt Status

I am happy to report that we did officially file our 501 paperwork with the US Treasury Department. We are waiting for that to be accepted. It's my understanding that once your application is in you can operate as if you have the designation until you're told you're not. So, we are so we are operating as if we do have 501 status with the United States Treasury and the IRS at the federal level. The state did accept our status and we are a tax-exempt entity with the state of Ohio now as of October 31st.

Business Retention Visits

In the meeting packet I included some business retention and expansion summaries just to catch you up on the activities related to business retention and expansion meetings that I've taken over the last six to nine months. Those were with E-Premium, NSC global, London Computer Systems, Pratt industries, and Anthem.

All those businesses are very happy to be in Deerfield Township. They are proud to be community members and want to want to stay in our community for the long term. If there was a common theme on challenges that they're facing its workforce which is a common theme throughout many businesses in the Cincinnati MSA. Particularly, what came up over and over again is the fact that they're having to pay salaries and wages that are above market in order to hire and retain their talent. That's just a function of the health of the economy and the fact that the economy is doing so well and that there's more jobs available than there are people in the workforce looking actively for jobs. All of that was essentially to be expected.

Training and Certification

Finally, regarding training and certification I am also happy to report that I will be very soon completing my certification as an economic development finance professional through the National Development Council.

Finance Director's Report:

Tonight we will be asking the board to elect a treasurer, approve an agreement with the Auditor of the State to use their accounting software, a memorandum of understanding with the township for accounting services, the Fifth Third deposit account, and a records retention policy.

The signers on the accounts will be the President the Vice President and the Treasurer we elect tonight.

The CIC currently does not have any funding so as we proceed with opening the account with Fifth Third, Deerfield Township we'll be taking action in January to allocate funds to be to be pushed over to the CIC. Initially those funds will just be to cover the cost of the accounting system on a monthly basis however the trustees will be considering a larger line-item budget amount for 2020 potential economic development incentive that Jim will report back on in January.

New Business:

Nomination and Election of Treasurer/Secretary

Eric Reiners nominated, accepted and seconded. Vote 6-0 approved.

Memorandum of Agreement for Accounting Services

Motion made and seconded. Vote 6-0 approved.

Uniform Accounting Network Participation Agreement

Motion made and seconded. Vote 6-0 approved.

Memorandum of Agreement for Economic Development Services

Motion made and seconded. Vote 6-0 approved.

Records Retention Policy

Motion made and seconded. Vote 6-0 approved.

Approval of 8-14-2019 Meeting Minutes:

Motion made and seconded. Vote 6-0 approved.

Meeting Adjourned.