Colerain Township

CIC

Community Improvement Corporation

4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

June 24, 2025

5:30 PM

1. Roll Call

Matt Wahlert called the meeting to order at 5:30 PM.

Present and Voting: Dan Unger, Cathy Ulrich, Matt Wahlert, David Miller, Maggie Klein
Excused: Jeff McElravy

2. Approval of Agenda

Matt Wahlert motioned to approve the agenda with consent. The board unanimously consented to approve the agenda.

3. Approval of Minutes

Motion: Cathy Ulrich motioned to approve the minutes. David Miller seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

4. New Business

a. Motion to Sell Parcel 510-0013-0011-00 (2800 West Kemper)

Presentation: David Miller

Presentation Summary: David Miller explained that when Station 109 was built this parcel was left over and not utilized as a part of the Fire Station development. The parcel is slightly over 0.8 acres and is located at 2800 West Kemper Road. The Township Trustees previously transferred this parcel to the CIC for potential economic development. Since advertising the property for sale through various means, the executive director received three offers to buy the parcel. David Miller gave the board an overview of each of the offers. Two offers were made with the intention of building a new single-family home, and the other offer was to build an accessory structure. David Miller recommended that the board motion to authorize the executive director to enter into a contract with the highest and best use for the site out of these offers and include a clause in the purchase contract that gives the builder a deadline to break ground and stipulate that if the builder does not break ground during the agreed-upon time frame the CIC could claw back a certain amount of money and put the property back up for sale. Matt Wahlert asked David Miller about the market value of the house for the highest offer. The offer stated that the estimated value of the house would be $450,000-$470,000. Cathy Ulrich asked about how updates to the Zoning Resolution may affect this property and inquired about if a variance may be needed for the sewer requirements. The board discussed zoning requirements and what would be required for the different proposed uses. Dan Unger expressed that he wanted to sell the property to the owners of the neighboring parcel, who wanted to build an accessory structure. The board discussed property valuations and how the proposed uses may impact it and discussed sewer requirements at the County.

Motion: Dan Unger motioned to sell the property to the first offer of $25,000 to the immediate next-door neighbor if they agree to combine the parcels. Matt Wahlert seconded the motion.
Discussion: Matt Wahlert asked David Miller if this decision needed to be made that night. The board discussed the possibility of tabling this discussion until the next meeting when developer plans, zoning and county requirements could be confirmed.
Vote Result: Failed. Yes (0), No (5), Abstained (0)

Motion: Matt Wahlert motioned to table the discussion for Item A until the next meeting. Cathy Ulrich seconded the motion.
Vote Result: . Yes (5), No (0), Abstained (0)

b. Update, Discussion, and Potential Action Related to the Sale of Station 26
Presentation: David Miller
Presentation Summary: David Miller provided the board with an update on the contract to purchase Station 26 and the BZA approval needed for the proposed use. First, the phase one environmental assessment of the property came back clean. He then explained that the purchase contract with California Cars had two conditions: that they apply for financing by May 16th and that they also apply for a use variance from the Board of Zoning Appeals by May 16th. He explained that they applied for and received financing, but their Board of Zoning Appeals application was not started until June 23rd. Their hearing will be heard at the July 23rd BZA meeting and, if the board approved the variance, the deal could be closed no sooner than August 22nd after the 30-day referendum period had concluded. Cathy Ulrich asked if the purchase contract was amended to account for the purchaser not meeting the second condition. David Miller stated that the Administration discussed it but did not feel it was necessary. The Board then discussed the timeline and the BZA appeal process and referendum period.

c. Motion to Extend Commercial Brokerage Agreement with Nick Barela at Republic Commercial Real Estate by 90 days
Presentation: David Miller
Presentation Summary: David Miller explained that he felt it was prudent to extend Nick Barela's commercial brokerage agreement because it was expiring on June 30, 2025 due to the Station 26 deal having not closed by such date. David Miller recommended extending his agreement until September 30th.

Motion: Dan Unger motioned to extend the commercial brokerage agreement with Nick Barela at Republic Commercial Real Estate for 90 days. Matt Wahlert seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

5. Public Comment (as time permits)

No members of the public spoke before the board.

6. Adjournment

Motion: With no further business to come before the board, at 5:48 PM, Dan Unger made a motion to adjourn the meeting. Cathy Ulrich seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

President

Executive Director

Board Member

Treasurer

Board Member

Secretary