Colerain Township

CIC

Community Improvement Corporation

4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

May 8, 2025

5:30 PM

President
Matt Wahlert

Board of Directors
Cathy Ulrich
Dan Unger

Executive Director
David Miller

Secretary
Maggie Klein

Treasurer
Jeff McElravy

"Proactively promoting economic development by promoting business expansion and retention to improve the quality of life in Colerain Township, Ohio"

1. Roll Call

Matt Wahlert called the meeting to order at 5:31.

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

The board secretary was absent from the meeting. Matt Wahlert nominated Jeff McElravy to act as the recording secretary of the meeting. Cathy Ulrich seconded the appointment.

Motion: Matt Wahlert nominated Jeff McElravy to act as the recording secretary of the meeting. Cathy Ulrich seconded the appointment.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

2. Approval of Agenda

Motion: Dan Unger motioned to approve the agenda as written. Cathy Ulrich seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

3. Approval of Minutes

None.

4. New Business

a. Motion to Acknowledge Declination of Development Agreement for Station 26 from Rendale LLC

Presentation: David Miller
Presentation Summary: David Miller gave an overview of the current status of the purchase agreement. He explained that at the last meeting the board directed him, the executive director of the CIC, to negotiate the development agreement and the purchase agreement with Rendale LLC with the conditions and stipulations agreed upon by the board at the last meeting. Between the previous meeting and the current meeting an agreement was not reached between the CIC and Rendale LLC. Given the inability for the parties to come to terms and Rendale LLC's decision to decline the CIC's counter offer, David Miller stated that the next step in this process would be for the CIC to acknowledge their declination.
Motion: Dan Unger motioned to acknowledge the declination of the CIC's counter offer and sdevelopment agreement for Station 26 from Rendale LLC. Matt Wahlert seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

b. Discussion and Potential Action on Pending Offers for Station 26

Presentation: David Miller
Presentation Summary: David Miller stated that there is still an offer on the table for Station 26 from California Cars. He provided the board with a memo

that explained the contract and the potential issues that could arise with this offer. He then gave an overview of the offer to the board. Cathy Ulrich asked David Miller if any proof of financing was sent to him. He stated that he had not been sent any proof of financing. Cathy Ulrich stated that there needs to be a stipulation that proof of financing is sent to the board. David Miller explained that the buyer would also need zoning approval for the proposed use. Then he explained that the phase one environmental study is required to be provided by the seller. He explained that the offer was valid until May 9th at 3:00 PM. He explained some background about the businesses and their presence in the area. David Miller then expanded on the zoning issues with this site. This site is zoned as MUR (Multi-Unit Residental). The buyer would need to obtain a use variance from the Board of Zoning Appeals, because their proposed use is prohibited in the MUR zoning district. The purchase is contingent on obtaining a use variance from the Board of Zoning Appeals. The board discussed business use and logistics along with the use table in the zoning resolution. Matt Wahlert expressed his concerns about a variance being granted and this site being used for automotive service indefinitely. Matt Wahlert and Dan Unger asked about creating a new category in the Zoning Resolution that better fits this use. David Miller explained that this is possible if the Zoning Resolution is amended. David Miller suggested that the board could make a condition to limit the use. The board then discussed the BZA timeline. David Miller stated that the phase one and BZA application can be done concurrently. Cathy Ulrich asked what would happen if the board paid for the phase one and the BZA rejected the variance request. Matt Wahlert stated that he did not have a problem paying for the phase one. Jeff McElravy explained that the no further action letter that was issued in 1983 was because the tanks were removed, so any environmental risks with them were resolved. But he explained that there could still be environmental issues with the site, but that we would not have been responsible for causing those issues. Cathy Ulrich stated that number nine on the purchase contract would need to be changed. David Miller stated that the box on number nine would need to be changed from "has not" to "has been furnished" regarding environmental reports in the CIC's possession. Cathy Ulrich stated that now that we know about the tanks we need to disclose that information. Matt Wahlert reiterated that he does not have an issue with doing the phase one environmental analysis, and also stated there needs to be a letter of finance in hand prior to doing the phase one. The board continued to discuss this point. Cathy Ulrich asked the board if they could put a condition in that contract that they need to apply for the June BZA meeting. David Miller explained that all BZA decisions have a 30-day referendum period. The board discussed the timeline for when the fire department will be out of the building and agreed that the timeline for this project would work. Cathy Ulrich stated that she wanted to make it clear that there would be no proration of taxes from the Township. David Miller stated that we could add this to Section 6, stating that the Township is only responsible for assessments of $60.20. David Miller then gave an overview of what needs to be updated in the contract: Section 9 will be changed from "has not" to "has been furnished" and paragraph 11 on proration of property taxes.

Motion: Matt Wahlert motioned to authorize the executive director of the CIC to execute a purchase contract with California Cars with the stipulations as discussed in the meeting. Dan Unger seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

5. Adjournment

Motion: Cathy Ulrich motioned to adjourn the meeting. Matt Wahlert seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

Trustee	Trustee
Trustee	Trustee
Secretary	Treasurer
Executive Director	