Colerain Township
CIC
Community Improvement Corporation
4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

April 22, 2025

5:30 PM

1. Roll Call

Matt Wahlert opened the meeting at 5:30 PM.

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

2. Approval of Agenda

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

3. Approval of Minutes

Motion: Dan Unger motioned to approve the minutes from the recent meeting. Cathy Ulrich seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

4. New Business

a. Discussion and Potential Action on Sale of Station 26

Presentation Summary: David Miller gave an overview of the current offers. The board discussed the terms of the current offers. Cathy Ulrich stated that she is not interested in doing an inspection on this property because she does not want the board to be liable if there are any environmental issues. She stated she wanted to take an all-cash offer. Then Cathy Ulrich stated that she wanted to counter the Rendale LLC offer and asked the Development Director and the Law Director to create an agreement that would allow the Township to make up some of the money lost by accepting a lower offer. She also suggested volunteering as part of that agreement.

Cathy Ulrich motioned for the CIC to counter Rendale LLC's offer and have the Development Director work with the Law Director to enter into a development agreement that would allow the CIC to make up the money lost by accepting an offer with a lower sale price and asked that volunteering be included in the agreement.

Dan Unger inquired about the zoning requirements for the current offers. David Miller explained that both offers would need to go through the Board of Zoning Appeals process, but California Cars would require a use variance, whereas the Groesbeck Coffee Collective may need a combination of conditional use variances and standard variances depending on what uses they choose to operate at that location. Dan Unger then asked David Miller about parking requirements and expressed his desire to limit the number of parking spots at the site. David Miller explained that a Master Parking Plan would be required to be submitted and reviewed by the Planning and Zoning Department. Dan Unger then discussed the price difference between the current offers.

Cathy Ulrich motioned to have the Development Director and Legal Counsel renegotiate the contract with Rendale LLC to include a future development cost initiative and some volunteer hours from the Collective to Colerain Township. She explained that this would allow the Township to make up some of the money on the backend since the offer prices are so far apart.

Motion: Cathy Ulrich restated her motion. She motioned to have the Development Director and Law Director renegotiate the contract with Rendale LLC and put a few different aspects that she would like to see in the contract, such as creating an agreement that if the buyer turns around and sells the property, a percentage would come back to Colerain Township. The goal of the agreement would be to make up the price difference between this offer and the offer from California Cars. Matt Wahlert stated that he wants the Coffee Collective to be in Colerain Township, but that he needs to see them bring something else to the table because of the appreciable price difference. Matt Wahlert asked if anyone wanted to second Cathy Ulrich's motion. David Miller seconded the motion.

The board discussed the motion and concerns about if California Cars would resined their offer. Matt Wahlert asked if Cathy Ulrich wanted to add a time limit to the motion. The board decided that a development agreement would need to be reached at 3:00 PM eastern time on April 23rd with Rendale LLC. Matt Wahlert stated that the contract and development agreement would need subsequent board approval.

Vote Result: . Yes (4), No (1), Abstained (0)
Yes: Cathy Ulrich, Matt Wahlert, David Miller, Maggie Klein
No: Dan Unger

Dan Unger made a separate motion. Dan Unger motioned that if we do not have an answer by 3:30 PM that we accept the offer from California Cars with no environmental discounts.

Motion: Dan Unger motioned to counter the offer from California Cars if the other issue is not resolved by 3:30 PM on April 23rd, that the board would counter to California Cars without a phase one inspection that is paid by the seller. Matt Wahlert seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

The board then discussed a third offer.

6. Adjournment

Motion: With no further business to come before the Board, at 5:57 PM, Dan Unger made a motion to adjourn the meeting. Cathy Ulrich seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)

Trustee

Trustee

Trustee

Trustee

Secretary

Treasurer

Executive Director