Colerain Township

CIC

Community Improvement Corporation

4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

March 11, 2025

5:30 PM

President
Matt Wahlert

Board of Directors
Cathy Ulrich
Dan Unger
Dave Moravec

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 5:30 PM.

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

2. Approval of Agenda

   Motion: Dan Unger motioned to approve the agenda. Dave Moravec seconded the motion.

   Vote Result: Passed. Yes (6), No (0), Abstained (0)

3. Approval of Minutes

   Motion: Dave Moravec motioned to approve the minutes as provided.

   Vote Result: Passed. Yes (6), No (0), Abstained (0)

4. New Business

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

   Presentation: Jeff McElravy
   Presentation Summary: The CIC has received four offers regarding the sale of Station 26. Jeff McElravy explained that these are the same four offers that were presented at the prior CIC meeting. He also gave a brief update regarding Station 102 and the Training Center. He then provided the board with an overview of each of the four offers for Station 26 and their proposed uses. Jeff McElravy invited Nick Barela, the listing agent, to the podium to provide the board with additional insight.

   Matt Wahlert confirmed that all four offers would require zoning changes. He also confirmed that there are two cash offers not requiring environmental inspections. The board discussed environmental inspections and their potential effect on the sale price. Jeff McElravy stated that a phase one environmental examination has not taken place at this site. Nick Barela explained that it is common for buyers to ask for inspections, but that he will put a clause in the contract that will prevent buyers from renegotiating the price based on any environmental issues that may be found. The board and Nick Barela continued to discuss environmental inspections. Matt Wahlert asked Nick Barela if he felt that any of the offers were at the maximum that he feels he could get for the station. Nick Barela stated that most buyers do not put their best offer on the table initially and feels that there may be some flexibility with the price, but that he feels the offer from California Cars is a good offer. Dan Unger confirmed that California Cars wanted to do an environmental inspection. The board discussed this point further and the positives and negatives of cash offers versus financing. Dave Moravec brought up concerns about the use of this site for automotive retail purposes. He then asked the board if money is the biggest factor in accepting an offer or if use is also a consideration. The board discussed this point. Matt Wahlert expressed his desire to continue to wait before accepting an offer because he did not feel that the current highest offer does not meet the best use. Dan Unger inquired about when the Fire Department would officially vacate the building. Jeff Weckbach, the Township Administrator, informed the board that the Fire Department would likely be out of Station 26 towards the end of May. Jeff McElravy stated that the real estate market tends to pick up in the spring and encouraged the board to wait for an offer that matches or exceeds the appraised value and allow Nick Barela to continue marketing the property. Dave Moravec asked Nick Barela if he felt that there were other potential buyers beyond those who had already submitted. Nick Barela replied that this site has continued to be marketed and that he feels that there will be other potential buyers. Dave Moravec stated that he was comfortable tabling this conversation for two to four weeks, contingent upon getting more information regarding the closing of the Fire Station. Dan Unger asked how waiting two or four weeks may affect the current offers and affect the timeline.

Motion: Dave Moravec motioned not to accept any of the four current bids and to revisit this discussion on April 8th. Cathy Ulrich seconded the motion.
Vote Result: Passed. Yes (6), No (0), Abstained (0)

5. Public Comment (as time permits)

6. Adjournment

With no further business to come before the Board, at 5:45, Dan Unger made a motion to adjourn the meeting. Cathy Ulrich seconded the motion.

Vote Result: Passed. Yes (6), No (0), Abstained (0)

Trustee

Trustee

Trustee

Trustee

Executive Director

Secretary

Treasurer