Colerain Township

CIC

Community Improvement Corporation

4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

April 8, 2025

5:30 PM

1. Roll Call
Matt Wahlert called the meeting to order at 5:33 PM.

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

2. Approval of Agenda
Motion: Dan Unger motioned to approve the agenda as written. Dave Moravec seconded the motion.
Vote Result: Passed. Yes (7), No (0), Abstained (0)

3. Approval of Minutes
Motion: Dan Unger motioned to approve the minutes as written. Jeff McElravy seconded the motion.
Vote Result: Passed. Yes (7), No (0), Abstained (0)

4. New Business

a. Motion to Accept Transfer of Township-Owned Vacant Property - 2800 West Kemper Road

Presentation: David Miller
Presentation Summary: David Miller was approached by a resident to purchase this property. The property is at the corner of Kemper and Pippin at 2800 West Kemper Road. After speaking with the Township and the Fire Department, it was determined that the Township did not need this property for any purposes moving forward. Donation of this land to the CIC is an agenda item at the Board of Trustee meeting. If the site was donated to the CIC, it would be sold for future economic development purposes. There was discussion regarding whether this may be needed for future sidewalk projects.

Motion: Dave Moravec motioned to accept the property as described if it is awarded by the Board of Trustees at a future meeting. Cathy Ulrich seconded the motion.
Vote Result: Passed. Yes (7), No (0), Abstained (0)

b. Discussion and Potential Action on Sale of Station 26

Presentation: David Miller
Presentation Summary: David Miller gave a brief overview of the current offers for Station 26. These offers were discussed at the previous meeting. David Miller also noted that all the current offers are expired and have the opportunity to be renegotiated. The board discussed and compared the offers.

Matt Wahlert proposed the idea of a counter-offer agreement in the form of a development agreement for Groesbeck Coffee Collective. He also requested that the Groesbeck Coffee Collective provide an affidavit stating that there is no financial involvement by any other individuals and that language be included in the development agreement to prevent this business from being sold as a nonprofit and to also include a list of prohibited uses. Matt Wahlert explained that he feels this proposed use is extraordinary and has a lot of support and excitement from the community and young people in particular. Dan Unger stated that he would choose the highest offer. Cathy Ulrich stated that she feels the board has fiduciary responsibility to the residents to get the best and highest offer and wants the contract to state that the property needs to be bought as is, whereas, and that the Township will assume no responsibility for any additional environmental testing. Dan Unger inquired about the site's parking spaces and its ability to meet the needs of the different proposed uses. David Miller explained that the Zoning Department removed parking minimums in lieu of a Master Parking Plan. The board continued to discuss concerns regarding the parking lot. The board then discussed facade updates. Matt Wahlert implored the board to consider the impact of having a use like the Groesbeck Coffee Collective in Colerain and the potential impact it could have on young people remaining engaged in the community. Dave Moravec stated he feels that the Groesbeck Coffee Collective would bring a new use to the area that could attract more activity to the area. Matt Wahlert made a motion to have the Township's law director negotiate a development agreement with Groesbeck Coffee Collective. The motion failed for lack of a second.

Dan Unger inquired about the California Cars offer. Cathy Ulrich noted that none of the offers are currently valid because they have expired. Dan Unger made a motion to have the Development Director talk to California Cars about their expired offer and see if their offer still stands. The motion failed for lack of a second.

Motion: Cathy Ulrich motioned to have Nick Barela get updated offers from all potential buyers and bring them to the next CIC meeting. Dan Unger seconded the motion.
Vote Result: Passed. Yes (6), No (1), Abstained (0)
Yes: Dan Unger, Cathy Ulrich, Matt Wahlert, Dave Moravec, David Miller, Jeff McElravy, Maggie Klein
No: Matt Wahlert

5. Administrative Items

a. Acceptance of Resignation of Board Member Dave Moravec

Motion: Dan Unger motioned to accept the resignation of Board Member Dave Moravec. Matt Wahlert seconded the motion.
Vote Result: Passed. Yes (6), No (0), Abstained (1)
Yes: Dan Unger, Cathy Ulrich, Matt Wahlert, David Miller, Jeff McElravy, Maggie Klein
Abstain: Dave Moravec

6. Public Comment (as time permits)

7. Adjournment

With no further business to come before the Board, at 6:03pm Dan Unger made a motion to adjourn the meeting. Matt Wahlert seconded the motion.
Vote Result: Yes (7), No (0), Abstained (0)

David J ...

Trustee

David Miller

Executive Director

Cathy Ulrich

Trustee

Maggie ...

Secretary

Trustee

Treasurer

Trustee