



Minutes

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

Present and Voting: Dan Unger, Cathy Ulrich, Matt Wahlert, Dave Moravec, David Miller, Jeff McElravy, Maggie Klein
2. Approval of Agenda
3. Approval of Minutes
Motion: Cathy Ulrich motioned to approve the minutes. Dan Unger seconded the motion.

Vote Result: Passed. Yes (6), No (0), Abstained (1)
4. New Business
Motion: Dave Moravec motioned to amend the agenda to switch New Business items A and B. Cathy Ulrich seconded the motion.

Vote Result: Yes (7), No (0), Abstained (0)
 - b. Discussion and Potential Action on Pending Offers for Station 26
Presentation: David Miller
Presentation Summary: David Miller explained that there has been a significant amount of interest in this site and stated that this site has only been listed since November. David Miller gave an overview of the prior offers and a history of the property since it has been on the market and explained that the offers received were lower than expected. In a prior meeting, the CIC discussed waiting to accept an offer to give Nick Barella more time to get higher offers for this site. David Miller stated that the parties with the two highest current offers were in attendance and proposed that they be allowed to address the Board. David Miller clarified that there are other offers being considered outside the two current highest offers. Matt Wahlert suggested that the representatives for the two highest offers to date be given five minutes to present to the board and also allow for public comments to be made with a time limit of two minutes. The board agreed to this proposal.

Nick Barella (the Listing Agent) was invited to provide the board with his insight into this property. Nick Barella provided an overview of how the valuation of 690,000 was determined. Nick Barella stated that his valuation is similar to the valuation made by the independent appraisal done in the past. Nick Barella stated that the real estate market tends to be more active during warmer months and feels that the most significant activity for the site will occur as we get closer to April.

Matt Wahlert announced that the two highest contracts were from PES and

Groesbeck Community Collective. For the sake of fairness Matt Wahlert flipped a coin to determine who would present to the board first.

Ace Ehrenschwender and Angel Ehrenschwender spoke on behalf of Ethan Pagliaro, who put in an offer from Groesbeck Community Collective to buy Station 26. Speakers then clarified that the company is called Groesbeck Community Collective and that there is a separate company called Colerain Coffee Company. Ace and Angel Ehrenschwender explained that they were born and raised in Colerain and attended Colerain High School. Ace Ehrenschwender stated that Ethan Pagliaro is a retired fighter from the City of Cincinnati, a non-profit business owner, and affiliated with Young Life. Ace Ehrenschwender asked the audience to raise their hands if they were in support of their proposed idea. A majority of the audience raised their hands. Ace Ehrenschwender explained that many of the people in support of this idea attending the meeting were from Colerain or affiliated with Colerain in some way. Ace Ehrenschwender stated that everyone in Colerain believes in the potential of Colerain. Ace Ehrenschwender felt that he and his business partners have identified a need in the community and are attempting to fill that need. Angel Ehrenschwender explained that Colerain needs a place where people can gather, which is something she feels is missing. Angel Ehrenschwender stated that this business is meant to bring unity to the community. Angel Ehrenschwender explained that this idea is not limited to one business, but is intended for the use of multiple businesses with the goal of being a business incubator and stated that this site will also be used as a space for the Young Life club to meet and also employ students with disabilities to learn job skills and start Young Life Capernum at this building. Angel Ehrenschwender reiterated her desire for this building to be utilized by people from all walks of life.

Jeff Delate spoke on behalf of PES Field Systems. Jeff Delate explained that PES is looking at the purchase of this site from a business perspective. Jeff Delate explained that he was born and raised in the area and that he has business in Colerain Township. Jeff Delate stated that PES feels this is the best location for their business to grow. PES is a turf manufacturing and installation company for recreational, sporting, and playground surfaces that support the development of physically challenged athletes and traditional athletes. PES felt that this location in Colerain Township is a good location for national business and also for community giveback. PES plans to produce a functional area for local athletes to utilize and develop their talents. PES felt that there is a tremendous opportunity for Colerain Township to benefit from their growing business, which they believe they may be able to take global. Jeff Delate explained that PES feels that the building will need some significant improvements to cater to their needs, which is something that their business is able to afford. Jeff Delate stated that PES is prepared to make the necessary financial contributions to this site to allow a business to thrive in this location. Jeff Delate explained that PES are committed to continuing giving back to the community as they have been for the past 15 years that they have operated in the Township.

Matt Wahlert asked if anyone in the audience wanted to address the board regarding either of the proposed offers.

Ethan Pagliaro spoke on behalf of Groesbeck Community Collective and the Colerain Coffee Company. Ethan Pagliaro explained that he is providing the financing for Ace Ehrenschwender and Angel Ehrenschwender's endeavour. Ethan Pagliaro stated that this offer is a cash offer and provided the board with a packet of repurposed firehouses and provided some examples of old firehouses that became thriving community spaces. Ethan Pagliaro explained that he was involved in the development of a Firehouse in Wyoming, Ohio and provided

some background on that project.

Carrie Davis spoke as a concerned resident and stated her concerns regarding the Attorney General's opinion about current and former employees' ability to purchase property from the Township.

The board discussed what the next steps should be regarding the sale of Station 26. Cathy Ulrich suggested that we give a time limit to potential buyers to provide their highest and best offer and asked Nick Barella to give his opinion on this proposal. Nick Barella stated that he felt it would be reasonable to give the interested parties a week to submit their highest and best offer. Matt Wahlert explained that the board reached out to the Attorney General because multiple offers for Station 26 came from current or former employees of Colerain Township. The Attorney General's opinion was that the CIC cannot sell property to current employees and former employees (employed in the last 12 months) because it would be considered a conflict of interest. David Miller elaborated that the AG's opinion on this matter comes from the language in the Ohio Revised Code about unlawful interest in a public contract. Matt Wahlert felt that the board should give potential buyers 10 days instead of a week to submit their best and final offers. Matt Wahlert stated that one of the offers involves some legal questions and the board will get additional legal advice regarding that particular situation.

Motion: Matt Wahlert motioned to give 10 business days to buyers to submit their highest and best offers and best-use proposals. Dave Moravec seconded the motion.

Dan Unger stated that he wants a buyer who can move into the building directly after the Fire Station vacates. Nick Barella stated that buyers want closing to occur when possession can be given, allowing a seamless transition.

Vote Result: Passed. Yes (7), No (0), Abstained (0)

a. Discussion and Potential Action on Pending Offers for Station 102

Presentation: David Miller

Presentation Summary: David Miller provided an overview of Station 102, which is located on the corner of Kemper and Old Colerain Road. David Miller explained that this property has continued to be shown by the listing agent, Nick Barella, and stated that there has been interest in the site. David Miller explained that there was a signed offer for the site. This offer was near the asking price, determined by the listing agent, Nick Barella. An independent valuation was not done for Station 102. David Miller felt that this offer was worthy of board consideration.

Motion: Dan Unger motioned to authorize the Executive Director to sell Station 102 for the best price and the best use. Cathy Ulrich seconded the motion.

Dan Unger commented that he would like to have a cash offer for the site to avoid the financing process, and a buyer who is ready to move in when the site is vacated. Dan Unger inquired about the details of the offer. David Miller called Nick Barella to the podium to provide some insight into this offer. Nick Barella explained that the buyer is a local company called EnviroCore. Matt Wahlert asked Nick Barella to confirm that no hazardous materials were being stored on site. Nick Barella confirmed that this was the case and explained that most of their work is remote at other sites. Cathy Ulrich asked if the applicant was planning to do a Phase I or Phase II environmental study on the property. Nick Barella said that they did not mention doing a study and stated that he felt this

was a good offer. Dan Unger asked Nick Barella if the buyer understands the age of the building and is prepared to buy it as is with a cash offer. Nick Barella stated that the buyer had a few complaints regarding the outside of the buildings and leakage from the roof. The buyer has requested that the leaking portion of the roof be repaired. Nick Barella stated that the buyer is ready to purchase the site. David Miller explained that the leak began recently due to ice and snow, and that facilities will look at the leak. Nick Barella confirmed that the leak was caused by heavy rain and snow and also possibly by work done to HVAC. Cathy Ulrich stated that she felt this was a great offer. Jeff McElravy stated that he felt this offer is good and that the CIC would be wise to accept it.

Vote Result: Passed. Yes (7), No (0), Abstained (0)

5. Public Comment (as time permits)

No Public Comment session took place, as time did not permit.

6. Adjournment

With no further business to come before the Board, at 6:03 PM, Dan Unger made a motion to adjourn the meeting. Matt Wahlert seconded the motion.

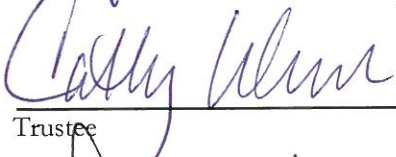
Vote Result: Passed. Yes (7), No (0), Abstained (0)



Trustee



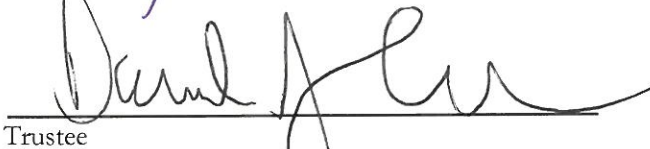
Executive Director



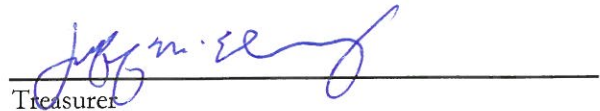
Trustee



Secretary



Trustee



Treasurer



Trustee