Colerain Township

CIC

Community Improvement Corporation

4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

January 16, 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 5:32

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

2. Election of Officers

   Matt Wahlert gave an overview of the election process for the CIC.

   a. Election of President

   Motion: Dan Unger motioned to elect Matt Wahlert as CIC President. Cathy Ulrich seconded the motion.
   Vote Result: Passed. Yes (5), No (0), Abstained (1)

   b. Election of Vice President

   Motion: Matt Wahlert motioned to elect Dan Unger as Vice President of the CIC. Cathy Ulrich seconded the motion.
   Vote Result: Passed. Yes (5), No (0), Abstained (1)

   c. Election of Secretary

   Motion: Dan Unger motioned to elect Maggie Klein as Secretary of the CIC. Matt Wahlert seconded the motion.
   Vote Result: Passed. Yes (5), No (0), Abstained (1)

   d. Election of Treasurer

   Motion: Dan Unger motioned to elect Jeff McElravy as Treasurer of the CIC. Cathy Ulrich seconded the motion.
   Vote Result: Passed. Yes (5), No (0), Abstained (1)

   e. Election of Executive Director

   Motion: Cathy Ulrich motioned to elect David Miller as Executive Director of the CIC. Matt Wahlert seconded the motion.
   Vote Result: Passed. Yes (5), No (0), Abstained (1)

   f. Election of Other Officers

   Motion: Matt Wahlert motioned to elect Dave Moravec as an Officer of the CIC. Cathy Ulrich seconded the motion.

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

3. Approval of Agenda

   Motion: Dan Unger motioned to approve the agenda as printed. Cathy Ulrich seconded the motion.
   Vote Result: . Yes (6), No (0), Abstained (0)

4. Approval of Minutes

Motion: Dan Unger motioned to approve the October 22, 2024 Meeting Minutes. Matt Wahlert seconded the motion.
Vote Result: . Yes (6), No (0), Abstained (0)

5. New Business

a. Proposal to Sell Vacant Corner Lot - Poole Road at Woodthrush Drive
Presentation: David Miller
Presentation Summary: David Miller presented information regarding the vacant lot at Poole Road and Woodthrush Drive. David Miller is proposing the sale of this vacant lot through the CIC. David Miller explained the current offers that have been made prior to this meeting.

Motion: Dan Unger motioned to authorize the executive director to sell the vacant lot at the highest price and for the best use. Matt Wahlert seconded the motion.
Vote Result: Yes (6), No (0), Abstained (0)

b. Proposal to Sell Training Center
Presentation: David Miller
Presentation Summary: David Miller provided background information regarding the sale of the Training Center and then invited the Commercial Real Estate Broker responsible for selling this property to present to the board.

Nick Barela (the Listing Agent for the Training Center) described the Training Center as a bunker and gave an overview of some potential buyers he has met with regarding this property. He stated that he is pleasantly surprised by the interest in this property thus far. He feels confident about the pricing of this property.

The board discussed the offers for this site including an offer to sell to a buyer who wanted to remodel the building for a single family residence on the site, with the potential to parcel off acreage in the future for two additional homes. The board felt that this use would be appropriate given the zoning of this parcel (RER, Rural Estate Residential). Other uses may require variances. Cathy Ulrich wanted Nick Barela to reduce the inspection period listed by the buyer in the purchase terms. Dan Unger inquired about the timeline. Nick Barella stated that the deal could be closed in 60 days or sooner once the sale papers are signed.

Motion: Jeff McElravy motioned to give the Executive Director the authority to move forward to enter into a contract at or above the offer for the high bidder with the caveat that there is a reduction to the inspection period to 30 days. Dan Unger seconded the motion.
Vote Result: . Yes (6), No (0), Abstained (0)

c. Discussion and Potential Action on Pending Offers for Station 26
Presentation: Nick Barela
Presentation Summary: Nick Barela explained the current offers that have been presented to him regarding this property. Cathy Ulrich discussed asking Underground Detective to purchase Station 102, instead of Station 26. Nick Barela agreed with Cathy Ulrich's statement. Matt Wahlert discussed the current offers being lower than the appraised value and his desire to wait for higher offers. Cathy Ulrich felt that the current offers represented the market value of the property and that she felt uncertain that buyers would be willing to pay the appraised value. The board discussed the real estate market and the valuation of this property. Nick Barela felt confident in waiting and trying to get a better price because sometimes commercial properties take longer to sell. David Miller then

read a portion of the ORC as interpreted by the Ohio Attorney General that prohibits employees and recent former employees (within one year) from purchasing property from the Township. This topic was raised due to some of the offers for this property coming from current or former employees. Those current and former employees are ineligible to purchase this property directly at this time due to the ORC. The board discussed this point. David Miller recommended that we give this property more time and continue to look for other offers. The board discussed pricing, the current real estate climate, and the possibility of waiting for more offers.

No further action is needed at this point. Nick Barela will continue to market this property and work with those who have submitted offers already.

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

Presentation: Nick Barela

Presentation Summary: Nick Barela explained the current offers that have been presented for this property. The board felt that the offer in hand would be a good fit for this site. Dan Unger asked the board if an appraisal was needed for this site. The board did not feel that this was necessary, but will confirm this information. David Miller asked the board to give Nick Barela more time to get a higher offer since the offer was lower than the list price. Jeff McElravy reiterated that it would be best to wait before accepting this offer and to give Nick Barela more time to get a higher offer. The board continued to discuss different proposals and their desired uses for the site. The proposed buyer is also interested in the potential of a real estate exchange, but the board did not feel that this was a good idea. Discussion continued about the need for an appraisal and the valuation of the property. The board seemed satisfied with the property's valuation.

No further action is needed at this time. Nick Barela will continue to market the property and work with those who have already submitted offers. However, the board made it clear that they were not interested in a property exchange.

6. Consent Items

Matt Walhert explained an overview of the consent items to be heard at the meeting.

a. Motion to Allow Executive Director to procure Director & Officers Liability Insurance Policy with Hylant

Motion: Jeff McElravy motioned to accept the Consent Items in the agenda. Cathy Ulrich seconded the motion.

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

b. Motion to Allow Executive Director to Enter into contract with Plattenburg & Associates, Inc. for Financial Services

Motion: Jeff McElravy motioned to accept the Consent Items in the agenda. Cathy Ulrich seconded the motion.

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

7. Public Comment (as time permits)

Ian Watt lives on Topeka Street and explained that his street is missing a street sign. The board asked him some additional questions and directed him to whom is best to contact about this issue.

8. Adjournment

Motion: Cathy Ulrich motioned to adjourn the CIC meeting at 6:17. Dan Unger seconded the motion.

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

Trustee

Daniel

Trustee

Trustee

Trustee

Maggie

Secretary

Treasurer

David Miller

Executive Director