



Community Improvement Corporation

4200 Springdale Rd. | Cincinnati, Ohio 45251 | 513.385.7500

Minutes

December 9, 2025

5:30 PM

President
Matt Wahlert

Board of Directors
Cathy Ulrich
Dan Unger

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, David Miller, Jeff McElravy, Maggie Klein

2. Acceptance of the Agenda

Motion: David Miller motioned to amend the agenda to make item 4.C. an update about the vacant property located at 2800 W Kemper. Cathy Ulrich seconded the motion.

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

3. Approval of Minutes

Motion: David Miller motioned to approve the minutes. Cathy Ulrich seconded the motion.

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

4. New Business

a. Motion to Accept the Financial Statements for Year to Date 2025

Mr. McElravy provided the board with an update regarding the year-to-date financial statements. He explained that there was not a large change in the volume of transactions, but that the transactions were larger. The two most significant transactions were the sale of the Training Center and the sale of Station 102. He explained that there were some modest regular ongoing expenses shown in the financial statements from a management standpoint and related to property maintenance, and transactional items. The CIC began the fiscal year with \$68,631.29 and ended with \$1,103,628.29.

Ms. Ulrich asked if the CIC had closed on Station 26 because the sale was not in the financial report. Mr. McElravy explained that the sale did close, but that the buyer intended to close the transaction via a wire transfer. The wire was made to the Township's general checking account due to uncertainty about the CIC's non-profit checking accounts ability to receive a wire transfer. His expectation is that there will be a motion to transfer these funds from the Township to the CIC at the beginning of the year. Mr. Miller stated that the wire transfer was approximately \$619,000, including \$15,000 in earnest money.

Motion: Cathy Ulrich motioned to accept the year-to-date financial statements for 2025. David Miller seconded the motion.

Discussion: Mr. Unger asked for clarification about the financial statement regarding the sale of Station 26. Mr. McElravy confirmed with him that there will be a Township motion made in 2026 to transfer the funds to the CIC.

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

b. Motion to Appoint Tim Bachman to Community Improvement Corporation

Mr. Miller explained to the board that earlier in the year Mr. Moravec had resigned from the board in preparation for his upcoming retirement. In order to fill his spot, the Township opened up applications to fill Mr. Moravec's position on the board. The application was posted in a variety of places. Mr. Bachman, the vice chair of the zoning commission, was selected to fill the position. He has decades of experience in public service and was the economic development director at Fairfield and did work with REDI Cincinnati as well. Mr. Miller explained that Mr. Bachman would be resigning from the zoning commission board if his appointment to the CIC was approved. The board discussed the potential of Mr. Bachman briefly being a member of two boards simultaneously until he is able to officially resign from the zoning commission. Mr. Miller stated that it was prudent for him to resign from the Zoning Commission effective at the end of the year to prevent any conflicts of interest from occurring, but that there is no major concern with the brief overlap since it was not expected to have any projects before both boards during the short window. Mr. Wahlert asked Mr. Miller if Mr. Bachman worked for Fairfield Township or the City of Fairfield. Mr. Miller stated that he served for the City of Fairfield. Mr. Wahlert asked Mr. Miller to provide a brief overview of what REDI Cincinnati does. Mr. Miller explained that Mr. Bachman was also a Senior Project Director for REDI Cincinnati, which serves as the local regional economic development initiative organization for JobsOhio.

Motion: Dan Unger motioned to appoint Tim Bachman to the CIC board contingent on his resignation from the Zoning Commission. Cahty Ulrich seconded the motion.

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

c. Update Regarding the Vacant Property Located at 2800 W. Kemper
Mr. Miller explained that earlier in the year the CIC put the vacant property located at 2800 W. Kemper Road up for sale. The board received three offers to buy the property. The highest offer was for \$27,500 with a proposal to build a single-family home and an accessory dwelling unit. Mr. Miller worked to negotiate a contract with the potential buyer. After some initial title work by the buyer, he felt that the property had excessive right of way restrictions which would require the house to be built at least 40 feet from the road. Mr. Miller then explained that the Zoning Resolution requires a 30-foot setback in his zoning district.

The buyer countered the original offer of \$27,500 with an offer which was below the second highest offer by another interested buyer. Mr. Miller explained to him that he did not feel the board would accept his counteroffer. The buyer submitted a second counteroffer of \$25,000, which is equal to the second-highest offer. Mr. Unger asked if the applicant would be able to build a single-family home and accessory dwelling unit with the 40-foot setback. Mr. Miller stated that the lot is large enough and this should not be an issue. Mr. Unger inquired about the required timeline. Mr. Miller explained that the contract stipulated that construction needs to begin within two years and that there are also some clawback provisions. Mr. Wahlert inquired about proof of funds and what would happen if this purchase did not come to fruition. Mr. Miller explained that he will continue to negotiate and discuss the details of the contract with the potential buyer and the Law Director. If terms cannot be agreed upon, then Mr. Miller would come back to the board, and they choose a different buyer.

Motion: Matt Wahlert motioned to authorize Mr. Miller to accept the counteroffer of \$25,000 for the 2800 W. Kemper site and direct him and the Law Director to negotiate the details of the contract. Mr. Miller seconded the motion.

Discussion: Mr. Unger asked Mr. Miller to ensure that the contract is properly recorded with the Hamilton County Records Office. Mr. Wahlert asked Mr.

Miller if this sale would be subject to the real estate transfer tax. Mr. Miller explained that this sale would be subject to the real estate transfer tax.

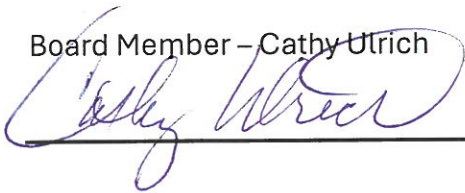
Vote Result: Passed. Yes (6), No (0), Abstained (0)

5. Adjournment

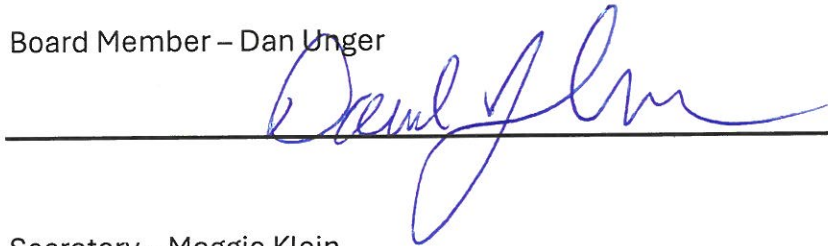
Motion: Dan Unger motioned to adjourn the CIC meeting at 5:47 PM. Cathy Ulrich seconded the motion.

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

Board Member – Cathy Ulrich



Board Member – Dan Unger

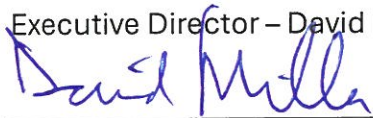


Secretary – Maggie Klein



Treasurer – Jeff McElravy

Executive Director – David Miller



Board Chair – Matt Wahlert