

**MINUTES
REGULAR MEETING
COMMUNITY IMPROVEMENT CORPORATION
May 21, 2021**

The Community Improvement Corporation (CIC) met on Friday, March 19, 2021 at 8:00 a.m. via Zoom. The meeting was called to order at 8:03 AM by Chris Harmon, Acting Chair. Roll call was taken and attendance was as follows:

MEMBERS

Jon Boss
Tim Cavanaugh
Al Delgado
Chris Harmon
Thaddeus Hoffmeister
Barry Porter

ABSENT

Fred Robbins

STAFF

Megan Statt Blake, Community Development Director
Rusty Herzog, Acting City Manager
Jeremiah Caudill, Finance Director

OTHERS

Karen Klaus, Station Family +BBQ
Kelly Trush, Station Family + BBQ

Approval of Prior Meeting Minutes

Mr. Boss moved to approve the minutes of the March 19, 2021 meeting, seconded by Mr. Cavanaugh. The motion passed unanimously.

Reports of Trustees

No reports.

Report of Officers

Financial Statements were previously distributed via email.

New Business

- a. Review of expenditure for replacement of rooftop HVAC unit at 400 Wyoming Avenue. The 400 Wyoming Avenue building has a rooftop HVAC unit that has failed due to a cracked heat exchanger. 3 quotes have been obtained from HVAC

contractors and Wyoming Air came in with the lowest bid at \$8,052. Karen Klaus stated that Station previously replaced 3 units, and not including the unit in question 3 older units remain in operation. Mr. Boss moved to approve the contract with Wyoming Air at \$8,052, seconded by Mr. Cavanaugh, and the motion passed unanimously.

- b. Proposal for outdoor concession post at Station Family + BBQ, 400 Wyoming Avenue. Ms. Klaus shared a conceptual rendering of an outdoor concession post at the rear (northeast) corner of the building facing the Village Green, to serve guests during special events only. It would be closed and secured when not in use. It could be used when there is live music scheduled at the gazebo and could be used by other organizations (i.e. WSMA sale of Graeter's chip wheelies). There are 2 televisions proposed on the background of the stand, which could be kept silent to not impact neighbors with noise. Paving in front of the proposed concession post is to be determined, and there would need to be coordination with the City's planned improvements to the Village Green. Ms. Statt Blake explained that if this concept gains approval by the CIC it would then go through the City's Development Plan review process, likely involving the Architectural Review Board and/or Planning Commission. The costs of the installation would be paid by Station utilizing a restaurant relief grant. Ms. Klaus is operating with the understanding that DORA beverages would be permitted to be served. Mr. Herzog stated that he is comfortable with being able to close the concession post and only using it for special events. Mr. Delgado likes the focus to be on special events and grab-and-go food, less so on alcoholic beverages, in terms of the potential for negative impact on the community. Mr. Cavanaugh moved to accept the proposal with the understanding that all costs would be borne by Station, the proposal must receive Development Plan approval, and the design must be compatible with the Village Green renovation plans. The motion was seconded by Mr. Delgado and passed unanimously.
- c. Request to change external paint colors (top interior stairwell door) at BigOrange Marketing, 500 Wyoming Avenue, 2nd Floor. Mr. Porter moved to approve the request, seconded by Mr. Boss. The motion passed unanimously.

Miscellaneous

Mr. Porter inquired about the Wyoming Glen properties currently owned by the CIC, and whether there is a solution that removes the property tax burden on the CIC. Ms. Statt Blake shared that the Wyoming Glen HOA has been approached about taking ownership of the 2 lots and either developing or incorporating them into their open space. She is awaiting response from the HOA President Jim Kalla and HOA Manager Ray McCollum with Towne

Properties. If the HOA is not interested in owning the lots, the CIC could consider selling them to an adjoining property owner or homebuilder.

Mr. Hoffmeister joined the meeting at 8:40 AM.

432 Springfield Pike is being reviewed by the Economic Development Commission, and in preliminary conversations with Sara Aschliman regarding a potential purchase and development agreement that would go into effect when the current residential lease term ends. This would come to the CIC for review, acceptance, and ultimately execution of an agreement.

The Committee of the Whole of City Council met in April and Mr. Harmon presented the CIC's questions regarding the development concept for 522 Wyoming Avenue. The Council voted to not pursue a development agreement.

The rear sump pump and battery backup pump at 500 Wyoming Avenue failed and was recently replaced. An electrical disconnect panel will soon be replaced in the same basement. Though these expenses do not require specific approval by the CIC, they are being noted due to being greater than the typical maintenance expenses for the building.

Adjournment

There being no further business to discuss, Mr. Boss moved to adjourn the meeting, seconded by Mr. Porter. The motion passed unanimously. The meeting adjourned at 8:45 a.m.

Respectfully Submitted,

Megan Statt Blake
Community Development Director