

Greene County Community Improvement Corporation
Board of Directors Meeting
January 21, 2021
Meeting Location:
9:30 am via Zoom

Board Members:

Mr. John Finlay, President
Mr. Joe Harkleroad, Vice President
Mr. Richard Gould, Greene County Commissioner
Mr. Tom Koogler, Greene County Commissioner
Mr. Rick Perales, Greene County Commissioner
Mr. Brandon Huddleson, Greene County Administrator
Ms. Toni Overholser
Mr. Michael Imhoff
Mr. Bart Sheridan
Mr. Arthur Helmstetter
Ms. Sarah Ballard

Greene County Staff:

Mr. Eric Henry
Ms. Kristie Tidd
Mr. Jeff Gord
Ms. Janese Brooks

I. Call to Order

Mr. Finlay called the meeting to order at 9:31 am. Ms. Brooks completed the attendance roll call. Introductions were made due to new members present.

II. Annual Review of the Code of Regulations and Mission Statement

Both items were included in the meeting packet for the convenience of the members.

III. Election of Officers

Mr. Koogler motioned to retain the current slate of officers; Mr. John Finlay, President, Mr. Joe Harkleroad, Vice President, and Mr. Eric Henry, Secretary/Treasurer. Mr. Huddleson seconded the motion.

Mr. Finlay confirmed all three officers were willing to continue in their present roll. No nominations were received from the floor.

Upon roll call the result was as follows:

Mr. Finlay.....	Aye	Ms. Overholser.....	Aye
Mr. Harkleroad.....	Aye	Mr. Huddleson.....	Aye
Mr. Perales	Aye	Mr. Sheridan	Aye
Mr. Gould.....	Aye	Mr. Helmstetter.....	Aye
Mr. Koogler.....	Aye		

IV. Approval of Minutes

A. November 12, 2020 Meeting Minutes

Mr. Helmstetter motioned to approve the minutes of the November 12, 2020, meeting. The motion was seconded by Mr. Imhoff. Motion passed by a voice vote with Mr. Perales and Ms. Overholser abstaining.

B. November 3, 2020, Executive Committee Meeting Minutes

Mr. Huddleson motioned to approve the minutes of the November 3, 2020, meeting. The motion was seconded by Mr. Harkleroad. Motion passed by a voice vote of the Executive Committee members present, with Mr. Imhoff.

(Secretary's Note: Ms. Sarah Ballard joined the meeting at 9:42 am.)

V. Treasurer's Report

A. Treasurer's Report November 1, through December 31, 2020

Mr. Henry reviewed the report. Mr. Huddleson moved to accept the treasurer's report. Mr. Helmstetter seconded the motion. Motion passed unanimously by a voice vote.

B. Wright Patt Credit Union Dividend

Mr. Henry explained the recently received dividend from Wright Patt should be moved from the business account to the Money Market account. Mr. Harkleroad motioned to approve the money to be moved, motion seconded by Ms. Ballard. Motion passed unanimously by a voice vote.

VI. New Business

EDIP reporting and Possible Clawbacks

Mr. Henry explained this is the time of year we ask for reports from the previous grantees to verify they are meeting contract terms. Discussion ensued: In light of the ongoing Pandemic, how does the Board wish to handle companies that have not met their contract terms for 2020? It was decided to evaluate each company separately and to ask the companies upfront if they were effected by the 2020 Pandemic and recent shutdowns, etc.

A. New Program Discussion (Municipal Grant Program)

Mr. Henry explained the basics of the Board of County Commissioners' (BOCC) new grant program. The Commissioners would like CIC to evaluate the applications and recommend applicants to receive the grant. The BOCC will retain final approval.

1. EDIP Changes

Mr. Henry explained the new funding plan for the EDIP grants. The BOCC will give the CIC \$250,000 per year to invest in grant funding for economic development until a limit of \$850,000 is reached in total of all accounts. The BOCC will resume funding when funds are spent below a predetermined balance. The idea is grants will be made to companies each year to ensure the economic future of Greene County is strong.

2. CIC Investments

Mr. Finlay and Mr. Henry explained to member why the CIC needed to have an investment committee. Discussion ensued and included the expertise is "already on board", and Mr. Koogler and Mr. Sheridan do not see a need for an investment committee.

(Secretary's Note: Ms. Bonnie Meibers, Dayton Daily News joined the meeting at 10:00 am.)

3. CIC Funding

Discussed with A. 1. Above.

4. Additional Programs

Mr. Henry explained there are a lot of requests for seed money from small start-up companies that typically would not be eligible for an EDIP grant. The funding would come from Port Revenue similar to the funds for the non-profit grant program.

Mr. Harkleroad motioned for the CIC to be the recommending body for the new Municipal Grant Program. The motion was seconded by Mr. Imhoff. Upon roll call the result was as follows:

Mr. Finlay.....Aye
Mr. Harkleroad.....Aye
Mr. Gould.....Abstain
Mr. Koogler.....Abstain
Mr. Perales.....Abstain
Ms. Overholser.....Aye

Mr. Huddleson.....Abstain
Mr. Sheridan.....Aye
Mr. Helmstetter.....Aye
Ms. Ballard.....Aye
Mr. Helmstetter.....Aye

VII. **Old Business**

A. **Greene Regional Business Park (GRBP)**

Mr. Henry reviewed options for selling the GRBP as discussed with a Mr. Sheridan and Mr. Harkleroad while seeking guidance on how best to proceed with developing the GRBP. Those options were as follows:

1. Locate an equity partner
2. List the site with a Realtor
3. Sell the entire site to one developer
4. Continue to market the property as has been done in the past

Discussion ensued including Mr. Sheridan and Mr. Harkleroad believe listing with a Realtor is the best option; possibly use a Realtor specializing in vacant industrial land, look outside Greene County for that person, perhaps a national company would be better. Consensus was to have Mr. Henry move forward with looking for a potential Realtor to market the GRBP.

(Secretary's Note: Mr. Finlay left the meeting at 10:18 am and the Vice President, Mr. Harkleroad assumed the role of President for the remainder of this meeting.)

VIII. **Good of the Order**

Mr. Henry update the Board members on the Stowe Family Cemetery that maybe located at the GRBP making part of the land undevelopable. Staff has completed research into the cemetery and has found evidence the cemetery is/was not located on the property. The State Historic Preservation Office has agreed to review the new research. If their staff agree with the findings they will release the property for development.

A. **EDIP Applicant**

A conditional offer was made to Desin in November and will expire soon. Mr. Henry has reached out to Michael Gebhart, with the City of Fairborn, the company has gone silent. Mr. Henry will report back with an update at the next meeting.

B. **United Way of Greater Dayton**

A thank you letter is attached to this packet

C. **Revised Meeting Calendar**

The date for the Report to the Community has been moved to August in hopes the Public Health Orders are rescinded to enable a live event to be held.

Mr. Henry stated the March dates will be rescheduled due to his mandatory military training in March.

IX. **Next Scheduled Board Meetings**

A. **Executive Committee Meeting is March 9, 2021**

B. **Full Board Meeting – March 18, 2021**

Dates of both meetings will be changed. Staff will inform members via email when the meetings have been rescheduled.

X. Adjournment

Mr. Sheridan voted to adjourn the meeting. Motion was seconded by Mr. Perales. Motion passed by unanimous voice vote. Meeting adjourned at 10:24 am.

Respectfully Submitted for Approval:

Janese M. Brooks

_____ April 22, 2021

Date

Minutes Approved by:

CIC Board of Directors

_____ April 22, 2021

Date