

**Greene County Community Improvement Corporation**  
**Board of Directors Meeting**  
**May 26, 2022**  
**35 Greene St., Xenia, OH 45385**  
**9:30 am**

**Board Members:**

Mr. John Finlay, President	Mr. Art Helmstetter
Mr. Joe Harkleroad, Vice President	Mr. Michael Imhoff
Mr. Richard Gould, Greene County Commissioner	Ms. Lesley Ott
Mr. Tom Koogler, Greene County Commissioner	Ms. Toni Overholser
Mr. Rick Perales, Greene County Commissioner – ABSENT	Mr. Bart Sheridan
Mr. Brandon Huddleson, Greene County Administrator	

**Greene County Staff:**

Mr. Eric Henry  
Mr. Jeff Gord  
Ms. Vicki Sheets

**Guests:**

Mr. Thomas Scrivens, Council Member, City of Xenia (arrived at 9:49 am)

**I. Call to Order**

Mr. Finlay called the meeting to order at 9:29 am.

**II. Approval of Minutes – March 17, 2022 Meeting**

Mr. Koogler motioned to approve the minutes of the March 17, 2022 meeting. The motion was seconded by Mr. Huddleson. Motion passed unanimously.

**III. Treasurer's Report November 2021 – January 2022**

Mr. Henry gave an update on the CIC's banking: accounts have all been moved to Huntington Bank and the payment process has been streamlined. He asked for an increase of \$6K to the budget line for Dinsmore and Shohl (it appears under New Business on the agenda). Mr. Imhoff motioned to approve the increase to the Dinsmore & Shohl budget line. Ms. Overholser seconded the motion. Motion passed unanimously.

Mr. Henry shared the J&G Report, which showed the CIC had a clean audit.

Mr. Huddleson motioned to approve the Treasurer's Report. Mr. Imhoff seconded the motion. Motion passed unanimously.

**IV. New Business**

**A. Possible EDIP Application**

Mr. Gord stated that an expected EDIP application has not yet been received, but there are several potential applications in the works. BR&E visits have called attention to the program which has resulted in more interest in the program.

**B. CIG Applications**

Mr. Henry stated that there has been a lot of engagement in the CIG program and that five applications have been received. \$25K was previously granted to Yellow Springs. The following applications were discussed:

**a. Beaver Creek Township**

Alternate funding is being explored, the application is null.

**b. Jamestown**

Ms. Overholser motioned to recommend that the Commissioners approve a \$15K grant to Jamestown. Mr. Imhoff seconded the motion. The motion passed unanimously with two abstentions by the Commissioners. (Mr. Gould and Mr. Koogler)

**c. Xenia**

Mr. Huddleson motioned to recommend that the Commissioners approve a \$100K grant to Xenia. Mr. Helmstetter seconded the motion. The motion passed unanimously with two abstentions by the Commissioners. (Mr. Gould and Mr. Koogler)

**d. Cedarville**

Mr. Gould motioned to table the application at this time. Mr. Huddleson seconded the motion. The motion passed unanimously. Mr. Scrivens joined the meeting at 9:49 am.

**e. Bellbrook**

Mr. Huddleson motioned to recommend that the Commissioners approve a \$75K grant to Bellbrook. Mr. Harkleroad seconded the motion. The motion passed unanimously with two abstentions by the Commissioners. (Mr. Gould and Mr. Koogler)

**C. EDIP Application Change**

Mr. Gord discussed the need to clarify eligibility criteria for EDIP grants. Mr. Helmstetter motioned that a change be made so that companies can only apply once per year. Mr. Imhoff seconded the motion. The motion passed unanimously.

**D. Increase of Dinsmore & Shohl Budget Item**

This was addressed during the Treasurer's Report

**V. Old Business**

**A. BR&E Updates**

Mr. Gord presented an update on his BR&E visits. Twenty visits have been completed this year, which is half of the annual goal. Local, non-chain restaurants are still struggling to recover from the pandemic. Forming a Shop Local campaign was discussed.

**B. Annual Report Review**

There was discussion regarding the Annual Report to the Community. Discussion included what is the value added, having the CIC review the list of invitees, the increasing cost of the event and moving to electronic invitations as opposed to sending them through the mail. It was suggested that the members of the CIC send notes of congratulations to the Greene County Achiever honorees.

**C. SWaRP (Plan) Delivery**

Mr. Gord presented an overview of the SWaRP Plan received by the Department of Development. Discussion included challenges with the high cost of housing, working with Ms. Overholser to distribute ISO training material as part of a BR&E leave behind packet.

The Department of Development has identified the following items for immediate focus:

- a. Altering EDIP project grading to help get a wider range of types of businesses
- b. Lobbyist component for education issues
- c. Leveraging the Port Authority to help bring down the cost of housing developments
- d. One stop shop permitting process

**VI. Good of the Order**

The RFP for GRBP went live this week.

**VII. Adjournment**

Mr. Finlay adjourned the meeting at 10:44 am.

Respectfully Submitted for Approval:

*Vicki Sheets*

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Vicki Sheets

*7/21/22*

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July 21, 2022

Minutes Approved by:

*John A. Smiley*

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CIC Board of Directors

*✓*

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July 21, 2022