

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

373 South High Street, 26th Floor, East Conference Room
Columbus, OH 43215
May 10, 2012

MINUTES

Board Members in Attendance:

Ed Leonard, Franklin County Treasurer, Chairperson
Paula Brooks, President, Franklin County Commissioner
John O'Grady, Franklin County Commissioner
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler

Representatives in Attendance:

John Edgar, COCIC President, Designee for Franklin County Treasurer
Jim Schimmer, Designee for Commissioner Marilyn Brown
Eric Wagenbrenner, Designee for Commissioner John O'Grady

Board Members Absent:

Marilyn Brown, Franklin County Commissioner
Sadicka White

Others in Attendance:

Joel Teaford, COCIC Executive Director and Vice-President
Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
Don Brown, Franklin County Administrator
Erik Janas, Franklin County Commissioners' Office
Hanna Greer, Franklin County Commissioners' Office
LaGrieta Holloway, Franklin County Commissioners' Office
Melissa Messina, Franklin County Treasurer's Office
Stephen Porte, Franklin County Treasurer's Office
Lillian Williams Purkey, Franklin County Treasurer's Office
Debbie Willaman, Franklin County Commissioners' Office

Board Members and Representatives Voting are in Bold

Call to Order

Chairperson Leonard called the meeting of the Central Ohio Community Improvement Corporation to order at 11:10 a.m. and welcomed those in attendance.

Opening Remarks

Chair Leonard stated that May 10, 2012 marks the assumption by the Central Ohio Community Improvement Corporation (COCIC) of the role as Franklin County's land reutilization corporation and the undertaking of the challenge of obtaining and restoring vacant and abandoned property to productive use. He emphasized that the assumption of the land reutilization role would not have been possible without the Franklin County Commissioners' resolution to approve a five percent increase in the Treasurer's Delinquent Tax and Assessment

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Collection (DTAC) fund to support this activity of COCIC. Chair Leonard then recognized the President of the Board of Commissioners, Paula Brooks.

Commissioner Brooks welcomed the board and others to the meeting. She shared her vision and aspirations for COCIC as a transparent process that leads to the regeneration of blighted neighborhoods into growth, new homes, and urban farming.

Chair Leonard then recognized Commissioner John O'Grady.

Commissioner O'Grady commended Treasurer Leonard for his leadership role in having the COCIC assume the County's land reutilization role. He said Treasurer Leonard's success was due to his foresight, persistence and hard work.

Acknowledgement of the Selection of Director Representatives

At this time, Chair Leonard asked the ex-officio Directors to introduce their Representatives, who will serve and vote on the Board in their absence. Treasurer Leonard's Representative is Rev. John Edgar; Commissioner Brown's is Jim Schimmer; and Commissioner O'Grady's is Eric Wagenbrenner. Commissioner Brooks has chosen not to name a Representative at this time. The Director's representative designation letters were filed with the Minutes of this meeting.

Chair Leonard acknowledged and thanked the County Administrator Don Brown and Erik Janas for their assistance in the transformation of COCIC.

Resolution to Appoint Additional Directors

Chair Leonard noted that Ohio Revised Code §1724 provides that the board can have five, seven or nine members. In order to have broad representation on the board, he recommended nine members. He also noted that RC§1724 requires that the board include a representative from a township with a population in excess of 10,000; a representative from the largest city, and at least one member with experience in real estate rehabilitation or real estate acquisitions. Following the introductions, each nominee briefly shared their background.

Upon motion made by Commissioner Brooks, seconded by Commissioner O'Grady, the following resolution was unanimously adopted:

Resolution 12R-15

Resolved that the following persons are appointed as Directors of the Corporation:

For a two-year term commencing May 10, 2012

Robert Garvin (township member)

Boyce Safford, III (city of Columbus member)

For a four-year term commencing May 10, 2012

Carole Olshavsky

Robert Weiler (real estate experience member)

Sadicka White

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It was noted that a number of the other Board members and Representatives have real estate rehabilitation and acquisition experience.

Resolution to Appoint Officers of Corporation

Chair Leonard recapped each officer's prior affiliation with the Corporation. He further noted that officers are not required to be board members. Following the introduction of the officers, the Chair then called for a motion.

Upon motion made by Mr. Weiler, seconded by Mr. Garvin, and unanimously adopted the following resolution was adopted:

Resolution 12R-16

Resolved that the following persons be appointed as Officers of the Corporation:

Officers of Corporation

President – John Edgar

Vice-President – Hamilton J. Teaford

Treasurer – Todd Dieffenderfer

Secretary – Linda Craig

Resolution to Adopt Amended Code of Regulations

Chair Leonard introduced the draft of the Amended Code of Regulations. After discussion, he asked that the Resolution to Adopt Amended the Code of Regulations be tabled until all the board members had a chance to thoroughly review the documents. He noted that the Board would be operating under the existing Code of Regulations in the interim.

Chair Leonard also recommended the tabling of the proposed Purchasing Policy.

Without objection, Chair Leonard tabled the motions to adopt an Amended Code of Regulations and to create a Purchasing Policy until the next Board meeting.

Resolution to Authorize Executive Director to Draft Documents

Chair Leonard recommended that the Executive Director be authorized to draft certain documents for Board review and consideration at the next meeting. He noted that the policy changes are necessary because of the transition of the Corporation. They will be sent to the Board in sufficient time to review them prior to the meeting. The Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Ms. Olshavsky, the following resolution was unanimously adopted:

Resolution 12R-17

Resolved that the Executive Director be authorized to draft the following documents for review by the Board prior to the next meeting of the Board:

- a. Agreement and Plan with County
- b. Policies and Procedures Manual
- c. Interim Budget for Remainder of 2012

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- d. Public Records Policy
- e. Conflict of Interest Policy

Resolution to Authorize COCIC to Apply for the Attorney General's Moving Ohio Forward Grant Program

The Board was presented with a draft of a resolution requested by the Attorney General authorizing the COCIC to file an application with the Attorney General's Office to participate in the Moving Ohio Forward Grant Program. That draft is attached to the Minutes of this meeting.

Chair Leonard recapped that the Attorney General had designated \$8.2 million, which can be used only for residential demolition in Franklin County. The Attorney General is requiring a match of \$7.7 million to receive the funds. The application is due June 30, 2012. The Attorney General expects the funds to be used before December 31, 2013. The Board held an in-depth discussion with regard to the Attorney General's guidelines for funding, particularly the issue of allocation of matching funds. Following the discussion, the Chair affirmed that the five percent DTAC funds are the only funds available from the County for funding COCIC's program and that no other funding is expected from the County Commissioners for the Moving Ohio Forward Grant Program. Matching funds will come from the City of Columbus and other entities as well.

The Chair called for a motion to approve making the application.

Upon motion made by Mr. Safford, seconded by Mr. Weiler, the following resolution was unanimously adopted:

Resolution 12R-18

COCIC shall apply for a grant from the Ohio Attorney General's Moving Ohio Forward program in the form attached to these minutes.

Resolution to Authorize the Executive Director to Continue in His Capacity as a Consultant while Coordinating the Implementation of Office Operations and Employee Infrastructure.

Chair Leonard stated that once the organization is operating at capacity the Executive Director will transition to the status of an employee. Meanwhile, he will continue as a consultant while coordinating the implementation of office operations and employee infrastructure. The Chair called for a motion.

Upon motion made by Mr. Garvin, seconded by Mr. Weiler, the following resolution was unanimously adopted:

Resolution 12R-19

Resolved that the Executive Director continue in his capacity as a consultant to coordinate the implementation of the office operations and employee infrastructure.

Resolution to Authorize the Executive Director to Acquire Office Furniture, Equipment, and Supplies.

Chair Leonard advised the Board that the Commissioners and the Public Facility Management division are providing COCIC temporary office space on the 15th floor of the County Courthouse and office furniture. He noted that there, nevertheless, will be a need for computer and other equipment and office supplies. The Chair called for a motion to authorize the Executive Director to acquire those additional items.

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Upon motion made by Mr. Safford, seconded by Mr. Weiler, the following resolution was unanimously adopted:

Resolution 12R-20

Resolved that the Executive Director be authorized to acquire office furniture, equipment, and supplies provided that total expenditures in excess of \$5,000 be approved by the Chairperson or President of the Corporation.

Resolution to Authorize a Committee to Work with Chair and President to Identify and Recommend Staff Positions.

Chair Leonard said that the additional responsibilities of COCIC require that the Board consider the staff requirements of COCIC. The Chair called for a motion.

Upon motion made by Ms. Olshavsky, seconded by Mr. Weiler, the following resolution was unanimously adopted:

Resolution 12R-21

Resolved that the Chairperson be authorized to appoint a committee to work with the Chairperson and President to identify and recommend to the Board job titles and positions for the Corporation.

Other Business

The Board discussed the need to secure dates for future board meetings. The Board directed the Executive Director to survey the board for proposed dates and times via email to determine a date/time that works for the majority of the members.

There was Board discussion regarding the need for the Board to meet prior to the Moving Ohio Forward Grant Program application deadline, June 30, 2012 to review the application. Following Board deliberation, by consensus the Board agreed to hold a special meeting at 11:00 a.m. on June 1, 2012. The location of the meeting will be determined at a later date. The Board also requested an updated roster with the Board members' contact information.

Adjournment

Hearing no other business Chair Leonard called for a motion to adjourn.

Upon motion made by Commissioner Brooks, seconded by Commissioner O'Grady, the meeting of the Central Ohio Community Improvement Corporation adjourned at 12:05 p.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Downtown High School
364 South 4th Street, Room 100
Columbus, Ohio 43215

MINUTES OF JUNE 1, 2012 MEETING

Board Members in Attendance:

Ed Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Boyce Safford
Robert Weiler

Representatives in Attendance:

John Edgar, COCIC President, Representative for Franklin County Treasurer
Jim Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady
Don Brown, Ad Hoc Representative for Commissioner Paula Brooks

Board Members Absent:

Paula Brooks, President, Franklin County Commissioner (Representative present)
Marilyn Brown, Franklin County Commissioner (Representative present)
John O'Grady, Franklin County Commissioner (Representative present)
Robert Garvin
Sadicka White

Others in Attendance:

Joel Teaford, COCIC Executive Director and Vice-President
Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
Melissa Messina, Franklin County Treasurer's Office
Stephen Porte, Franklin County Treasurer's Office

Note: Board Members and Representatives Voting are in Bold

Call to Order

Chairperson Leonard called the meeting to order at 9:10 a.m., and called upon Ms. Olshavsky for opening remarks.

Opening Remarks

Ms. Olshavsky welcomed those in attendance and briefly discussed the history, goals, and programs at the Downtown High School. The Chair then informed the Board that Ms. Olshavsky has graciously offered to host the COCIC meetings at the Downtown High School until another location is identified.

Minutes

The Minutes of the Board Meeting of May 10, 2012 were sent to the Board prior to the meeting. The Chair called for a motion. Upon motion made by Mr. Weiler, seconded by Ms. Olshavsky, the Minutes were approved as submitted.

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Resolution to Adopt Code of Regulations

Chair Leonard noted that at the May 10, 2012 meeting the Board tabled this agenda item to allow the new Board members time to review the revised Code of Regulations. He noted that after the Board's review, provision 1.02(b) of the draft Code of Regulations was removed and the following paragraphs were renumbered accordingly. That provision gave the corporation permission to request additional funds from the County Commissioners. There was concern that this provision might be seen by auditors as an obligation of the County. Chairman Leonard affirmed that there were no other changes in the draft. Hearing no other deliberations or concerns, the Chair called for a motion.

Upon motion made by Mr. Schimmer, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-23

Resolved that the Code of Regulations, a copy of which is attached to the Minutes of this meeting, be adopted.

Discussion of the Attorney General Application

Chair Leonard stated that the Attorney General's Moving Ohio Forward Grant Program had designated \$8.2 million for residential demolition in Franklin County. The Attorney General is requiring a match of \$7.7 million to receive the funds. The City has identified \$5.5 million for the match and COCIC will have sufficient funds to provide the balance of matching funds. However, it is the COCIC's intention to seek matching funds from other entities as well, but those additional sources will not be referred to in the application. The Chair elaborated that while the Attorney General requires that the application be filed by the county's land reutilization corporation, COCIC has been working with the City to provide a comprehensive response. A copy the Moving Ohio Forward Grant Application has been provided to the Board. The Chair outlined each attachment that must accompany the application.

Chairman Leonard reiterated that the application is due June 30, 2012. He then recommended that the status of the COCIC's application be discussed by the Board at the June 22, 2012 meeting. The Board held an in-depth discussion concerning the challenge of balancing revitalization and demolition given the pressure to demolish because of the Attorney General's Guidelines. The Board also discussed the amount of time needed to acquire a demolition permit, work with the Area Commissions/stakeholders and obtain EPA permission before a demolition can begin. There was further discussion about the demolition methods and the feasibility of retaining professional services to handle the supervision of the revitalization/demolition process.

At Chairman Leonard's request, Mr. Porte raised the topic of retaining a professional planning firm to prepare strategic plan options for Board consideration. The firm would examine how the COCIC's broad powers could be applied systematically to existing and future reutilization projects in the County. A plan could include an analysis of the various stakeholders and provide criteria to assist the board in determining projects to pursue, beyond the initial demolition grant project. After some discussion, the Board concurred a planning firm should be retained to present strategic plan options.

Resolution to Authorize Chair to Draft/Sign Letter for the Attorney General's Moving Ohio Forward Grant Program Application Pledging up to \$2.5 Million Match from the Corporation

Chair Leonard noted that one of the stipulations of the Moving Ohio Forward Grant Program application requires supporting documentation for the match. The city of Columbus letter has been drafted that incorporates its match of \$5.5 million in Capital Funds for demolition, and COCIC will need a similar letter that

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pledges its match of \$2.2 million. A resolution is needed to authorize the Chair to draft, sign and submit the letter pursuant to the Moving Ohio Forward Grant Program requirements. Chairman Leonard called for a motion.

Upon motion made by Mr. Schimmer, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-23

Resolved that the Chair be authorized to prepare and sign a letter to be attached to the Application for the Attorney General's Moving Ohio Forward Grant Program pledging up to \$2.5 million from the corporation to be part of the match required to obtain the grant funds.

Other Business

Chairman Leonard updated the Board that he had met with Franklin County Prosecutor Ron O'Brien to discuss the anticipated surge in Treasurer foreclosure complaints related to the Ohio Attorney General's demolition grant. The Prosecutor agreed to work with the Treasurer and solicit outside law firms to be hired as special counsel, which will be funded through the Prosecutor's DTAC funds.

Chairman Leonard stated that a Personnel Committee needs to be established by the Board to develop required positions and job descriptions, with a focus on hiring support staff for the Executive Director. He elaborated that until an employee infrastructure is in place, such as benefits and a payroll service provider, the COCIC cannot convert the Executive Director to employee status. Meanwhile, he and Director Teaford have been in touch with Steven D. Gladman, President of Affordable Housing Trust, who provides support services, such as IT support, for other local CDC's. The Chair proposed that a possible solution for the COCIC would be to initially contract with such an established entity as opposed to hiring staff to provide the same support.

Director Teaford informed the board that the County is supplying space on the 15th floor at 373 South High Street, and computers and a copier/printer are in the process of being purchased with the assistance of the Treasurer's IT staff.

The Board agreed to meet the third Friday of every month at 9:00 a.m., with the exception of holidays, when the date will be adjusted accordingly. The next meeting will be June 22, 2012 at 9 a.m. at the Columbus Downtown High School. The Executive Director will send a meeting schedule for future meetings to the Board.

Chairman Leonard said COCIC has existing projects unfamiliar to the new Board members. He said that information is being compiled to advise the new Board members of the existing projects of the COCIC.

Adjournment

Hearing no other business the meeting of the Central Ohio Community Improvement Corporation adjourned at 10:20 a.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Downtown High School
364 South 4th Street, Room 100
Columbus, Ohio 43215

MINUTES OF JUNE 22, 2012 MEETING

Board Members in Attendance:

Edward Leonard, Franklin County Treasurer, Chairperson
Paula Brooks, President, Franklin County Commissioners
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance:

John Edgar, COCIC President, Representative for Franklin County Treasurer
Eric Wagenbrenner, Representative for Commissioner John O'Grady
William Flaherty, Ad Hoc Representative for Commissioner Paula Brooks

Board Members Absent:

Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner (Representative present)

Others in Attendance:

Joel Teaford, COCIC Executive Director and Vice-President
Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
Steven Kennedy, Trustee, Prairie Township
Melissa Messina, Franklin County Treasurer's Office
Stephen Porte, Franklin County Treasurer's Office

Note: Board Members and Representatives Voting are in Bold

Call to Order

Chairperson Leonard called the meeting to order at 9:00 a.m. and noted that there was a quorum.

Minutes

The Minutes of the Board Meeting of June 1, 2012 were sent to the Board prior to the meeting. The Chair called for a motion. Upon motion made by Mr. Safford, seconded by Mr. Weiler, the Minutes were approved as submitted.

Executive Director's Report on COCIC Activity Prior to Designation as Land Reutilization Corporation

Chair Leonard noted that, as requested at the June 1, 2012 meeting, the Executive Director prepared a report on existing or ongoing COCIC projects unfamiliar to the new Board members and Representatives, a copy of which is attached to the Minutes of this meeting. The Executive Director presented an overview of his report, which included a brief history of the COCIC since its incorporation in 2005 and the main projects it worked on

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prior to being designated the County's land reutilization corporation and amending its Articles of Incorporation in 2012. The Board discussed potential future involvement with the following existing projects:

- Golf Village at Central Park
- Poindexter Tower
- Cooper Stadium
- Parker Marathon gas station, Canal Winchester
- Westland Area

The Executive Director noted that the COCIC continues to meet with the Franklin County Department of Development and Planning to determine COCIC's potential role in the next steps in the redevelopment of the Westland area. Board member Safford departed at 9:55 a.m. due to other obligations.

Approval of Report on Income and Expenditures since May 2012

Director Teaford provided the Board with a summary of receipts and payment transactions since May 1, 2012. He noted that the COCIC received \$125,000 in deposits and made \$76,271.95 in total payments. Director Teaford further noted that the balance on hand as of June 18, 2012 is \$78,617.27. The Board discussed establishing a Finance Committee and the proposed composition of the Finance Committee. Director Teaford confirmed that the COCIC received a clean audit report for 2011, which was recently completed by Parms and Associates. Following the Board's discussion, the Chair called for a motion to establish a Finance Committee.

Upon motion made by Ms. White, seconded by Ms. Brooks, the following resolution was adopted:

Resolution 12R-24

Resolved that the Corporation establish a Finance Committee, pursuant to the by-laws, to review and prepare finance reports for Board action.

Chairman Leonard then called for a motion to accept the summary of receipts and payment transactions as presented.

Upon motion made by Ms. Brooks, seconded by Chairman Leonard, the following resolution was adopted:

Resolution 12R-25

Resolved that the summary of receipts and payment transactions since May 1, 2012, a copy of which is attached to the Minutes of this meeting, is hereby approved.

Status of Attorney General Funds Application

Executive Director Teaford provided copies of new draft sections of the County's application for the Attorney General's Moving Ohio Forward Grant Program. Chair Leonard discussed the need to provide any suggested changes to the application so it could be filed by the end of June. The Chair recapped that the Ohio Attorney General designated \$8.2 million for residential demolition in Franklin County and requires a \$7.7 million match to receive the funds. The City of Columbus will commit \$5.5 million as a match for demolitions in the city and COCIC will commit \$2.2 million in matching funds for countywide demolitions. The Board held an in-depth discussion with regard to the goals of the Corporation relating to demolitions and reutilization. There was also deliberation with regard to guidelines in creating RFP's for future project opportunities and the continued transparency and accountability of all Board activities.

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Status of Health Care Benefits and Payroll Processor for Future COCIC Employees

Chairman Leonard updated the Board on progress toward arranging health care benefits and a payroll service provider to allow the COCIC to hire employees. The Executive Director and Treasurer staff met with Margaret Snow, Franklin County's Director of Benefits and Risk Management, to obtain information about participating in the County's health care cooperative to provide health insurance for COCIC employees. The cost for this benefit would be paid by the Corporation after receipt of a monthly invoice from the County's Benefits Department. The Chair said the Franklin County Auditor's office agreed to provide payroll services to the COCIC at no charge. Commissioner Brooks expressed concern with using both of these resources.

Other Business

Ms. White noted the need for the Personnel Committee to meet to establish payroll and benefit services and job descriptions. Mr. Garvin expressed the need to educate townships on the process for determining which properties are eligible for the County's land reutilization program and timelines for acquisition. The Board held an in-depth discussion about the pros and cons of acquiring commercial versus residential properties and proposed revenue streams. The Chair emphasized that as the organization pursues the goal of restoring vacant, blighted properties to productive use, it must do so in a sustainable way and avoid taking on too many properties beyond the COCIC's capacity given its limited resources.

Chairman Leonard also noted that when the COCIC became the County's land reutilization corporation, the composition of the Board changed to comply with Ohio law, including the appointment of the Commissioners and representatives on behalf of the largest municipality and townships in the County. The Chair acknowledged Steven Kennedy, Trustee of Prairie Township, who had expressed concerns about the selection process for the township representative. The Chair asked that the Board explore amending the by-laws to create a more formalized process that could include recommendations from the Township Trustees Association for a future township representative. The Board concurred with the Chair's suggestion and agreed that the Association could be updated on Board activities through its current township representative. The Chair also mentioned Mr. Garvin's idea of forming advisory subcommittees comprised of various township officials to make recommendations to the Board.

Adjournment

Hearing no other business the meeting of the Central Ohio Community Improvement Corporation adjourned at 10:45 a.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Downtown High School
364 South 4th Street, Room 100
Columbus, Ohio 43215

MINUTES OF JUNE 29, 2012 MEETING

Board Members in Attendance:

Ed Leonard, Franklin County Treasurer, Chairperson
Robert Garvin
John O'Grady, Franklin County Commissioner
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance:

John Edgar, COCIC President, Representative for Franklin County Treasurer
Don Brown, Ad Hoc Representative for Commissioner Paula Brooks
Jim Schimmer, Representative for Commissioner Marilyn Brown

Board Members Absent:

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner (Representative present)

Others in Attendance:

Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
Josh Jarman, Reporter, Columbus Dispatch
Melissa Messina, Franklin County Treasurer's Office
Stephen Porte, Franklin County Treasurer's Office

Note: Board Members and Representatives Voting are in Bold

Call to Order

Chairperson Leonard called the meeting to order at 10:05 a.m. and noted that there was a quorum.

Resolution to Authorize the Chair to File an Application with the Ohio Attorney General's Office for Participation in the Moving Ohio Forward Grant Program

Chairman Leonard noted that the resolution before the Board is to grant authorization for the Chair to file an application with the Ohio Attorney General's Office for participation in the Moving Ohio Forward Grant Program. Mr. Brown request that a copy of the completed application be sent to the entire Board for review. Following Board discussion, the Chair called for a motion.

Upon motion made by Mr. Weiler, seconded by Ms. Olshavsky, the following resolution was unanimously adopted:

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Resolution 12R-27

Resolved that the Chair be authorized to file an application with the Ohio Attorney General's Office for participation on the Moving Ohio Forward Grant Program.

The Chair then called for a motion to adjourn into Executive Session to discuss the tendered resignation of the Executive Director and future courses of actions to fill vacancy.

Upon motion made by Mr. Schimmer, seconded by Mr. Garvin, a voice vote was taken and the Board adjourned into Executive Session at 10:20 a.m. By voice vote, the Board reconvened out of Executive Session at 12:09 p.m. No Board actions were taken during Executive Session.

Other Business

The Chair opened the floor for Board discussion. Ms. White referenced the Board's Code of Regulations, Article 5, which reads:

Committees

§5.1 Executive Committee. There shall be an executive committee consisting of all of the officers of the Corporation who are directors. The board may delegate to such committee any or all of the authority of the directors, however conferred, other than that of filling vacancies in the board of directors. The executive committee shall serve at the pleasure of the directors, and shall act only in the intervals between meetings of the board of directors, and shall be subject to the control and direction of the board of directors.

She noted pursuant to that particular statute the Board lacks sufficient Officers of the Corporation to serve as directors. Accordingly, pursuant to Article 4:4.1 of the Code of Regulations, she moved that the Board have an election of Officers to be appointed as vice presidents so that the Board can form an Executive Committee pursuant to Article 5:5.1 of the Code. Commissioner O'Grady seconded the motion for purpose of discussion. The Board held an in-depth discussion with regard to the motion. Following Board deliberation the Chair called for a vote on the motion.

Upon motion made by Ms. White, seconded by Commissioner O'Grady, the following resolution was unanimously adopted:

Resolution 12R-28

Resolved that the Board hold an election to appoint Officers of the Corporation as directors.

Resolution to Appoint Additional Directors

Chairman Leonard specified by statute the board can have composition of one or more vice presidents serving on the Board. Accordingly, to form an Executive Committee and have adequate representation on that Committee he called for a motion

Upon motion made by Mr. Brown, seconded by Mr. Safford, the following resolution was adopted:

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Resolution 12R-29

Resolved that the following persons are appointed as Vice President of the Corporation:

Director Carole Olshavsky
Director Boyce Safford, III
Director Robert Weiler
Director Sadicka White

Adjournment

Hearing no other business the meeting of the Central Ohio Community Improvement Corporation adjourned at 12:20 a.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Downtown High School
364 South 4th Street, Room 100
Columbus, Ohio 43215

MINUTES OF JULY 27, 2012 BOARD MEETING

Board Members in Attendance:

Edward Leonard, Franklin County Treasurer, Chairperson
Paula Brooks, President, Franklin County Commissioner
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance:

John Edgar, COCIC President, Representative for Franklin County Treasurer
Jim Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent:

Marilyn Brown, Franklin County Commissioner (Representative present)
John O'Grady, Franklin County Commissioner (Representative present)

Others in Attendance:

H. Joel Teaford, COCIC Executive Director
Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
John Parns, CPA, Parns & Company, LLC
Bart Henning, CPA, Parns & Company, LLC
Melissa Messina, Franklin County Treasurer's Office
Stephen Porte, Franklin County Treasurer's Office

Note: Board Members and Representatives Voting are in Bold

Call to Order

Chairperson Leonard called the meeting to order at 9:05 a.m. and noted that there was a quorum.

Approval of Minutes of Meetings of June 22 and 29, 2012

The Minutes of the Board Meetings of June 22, 2012 and June 29, 2012 were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. Upon motion made by Mr. Safford, seconded by Mr. Weiler, the Minutes were approved as submitted.

Executive Director's Contract

The Executive Director's proposed Contract was distributed to the Board prior to the meeting. On behalf of the Executive Committee, Mr. Weiler outlined the Executive Director's Employment Contract, which spelled out

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the terms of the employment agreement between the director and the COCIC. Other highlighted terms discussed were:

- Scope of Work
- Compensation (Salary/Benefits)
- Non-exclusive Services
- Term of Contract – At Will
- Land Reutilization Duties
- Other Duties, as requested by the Board

The Chair called for a motion.

Upon motion made by Mr. Weiler, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-30

Resolved that the Employment Contract with the Executive Director, Hamilton J. Teaford, in the form attached to the Minutes, be approved.

Report by Auditor on 2011 Audit

John Parns, CPA, Parns & Company, audited the financial statements of the Central Ohio Community Improvement Corporation for Fiscal Year 2011, and presented the report, which is an unqualified opinion, to the board. COCIC received a clean Audit for 2011, and the report is attached to these Minutes. Mr. Parns introduced his colleague Bart Henning, CPA, who thoroughly outlined the audit process and the findings in the report for board deliberation and consideration.

Upon motion made by Mr. Safford, seconded by Mr. Schimmer, the following resolution was adopted:

Resolution 12R-31

Resolved that the Audit for 2011 as prepared by Parns & Company LLC, be accepted in the form attached to the Minutes.

Report on Income and Expenditures since June 22, 2012

Director Teaford provided the Board with a summary of receipts and payment transactions since June 22, 2012, which is attached. He noted that the COCIC balance on hand as of July 25, 2012 is \$56,199.24. The Director further noted that the COCIC made \$22,418.03 in total payments. The most significant expenditures were \$11,607.14, paid to Franklin County for the OAQDA Bond quarterly repayment, \$4,842.00 to Shaw Environmental, Inc., for the flare lease payment, and \$2,373.98 to Community Capital Development Corporation for the monthly loan repayment.

Upon motion made by Ms. White, seconded by Ms. Brooks, the following resolution was adopted:

Resolution 12R-32

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Report on Budget to Date

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Director Teaford reviewed the Budget and Year-to-Date Report, which is attached, and noted anything in red is a change from the previous report. The cash flow is positive and above projections.

Status of Attorney General Funds Application

Chairman Leonard updated the Board that the COCIC has been awarded the full amount of \$8.2 million for demolition of blighted properties in the county. He further noted that the agency is working with the City of Columbus, as well as all cities and townships in the county to prioritize properties that will be demolished. The period for which demolitions may be reimbursed began on May 1, 2012 and will run through December 31, 2013.

Upon motion made by Mr. Safford, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-33

Resolved that the Corporation enter into the Ohio Attorney General's Office Moving Ohio Forward Demolition Agreement for \$8,203,091.

The Chair called the Board's attention to Resolution 12R-34, which authorizes the Chairman and Executive Director to negotiate an agreement with the City of Columbus as sub-recipients of the Moving Ohio Forward Demolition Program Agreement.

Upon motion made by Mr. Safford, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-34

Resolved that the Corporation authorize the Chairman and Executive Director to negotiate and enter into a Moving Ohio Forward Demolition Program Sub-recipient Agreement with the City of Columbus.

Policies and Procedures for Land Reutilization Activities

The proposed Policies and Procedures for land reutilization activities were sent to the Board prior to the meeting after being reviewed by the Chair. In accordance with the Corporation's mission, COCIC will acquire properties in order to improve the quality of neighborhoods, increase land values, create diverse housing and business opportunities, and return properties to the tax rolls. The Board held an in-depth discussion with regard to the policies and procedures for land reutilization activities. Following the Board's deliberation, the Chair called for a vote.

Upon motion made by Ms. Brooks, seconded by Ms. Olshavsky, the following resolution was adopted:

Resolution 12R-35

Resolved that the Policies and Procedure for the land reutilization activities in the form attached to the Minutes be approved.

Hull Master Services Agreement

Director Teaford requested approval of a Task Order from Hull for the preparation of the 5-year Water Discharge Permit to the City of Columbus, sampling/analysis of leachate and gas condensate for the City of Columbus and quarterly monitoring reports. Following Board deliberation, the Chair called for a motion.

Upon motion made by Mr. Weiler, seconded by Mr. Garvin, the following resolution was adopted:

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Resolution 12R-36

Resolved that Hull & Associates Task Order No. 8 for the preparation of the 5-year Water Discharge Permit to the City of Columbus, the annual sampling and analysis of the leachate and gas condensate for the City of Columbus, and the quarterly Explosive Gas Monitoring Reports for July, 2012, October, 2012, and January, 2013 to the Ohio EPA and Franklin County Health Department for an amount not to exceed \$11,865 be approved for payment when invoiced.

Hull Invoices

Director Teaford requested approval to pay invoices from Hull & Associates. The Chair called for a motion.

Upon motion made by Mr. Weiler, seconded by Ms. Olshavsky, the following resolution was adopted:

Resolution 12R-37

Resolved that the following outstanding invoices from Hull & Associates be approved for payment:

Invoice 70498 for Explosive Gas Monitoring and Flare Installation	\$2,383.39
Invoice 70510 for Post-Closure Activities in May	386.10
Invoice 70786 for Post-Closure Activities in June	412.50

Mr. Schimmer reminded the Board that Hull & Associates was to submit a written report to the COCIC board in January, 2012 regarding the status of the flare. Director Teaford agreed to contact Hull with regard to the status report on the flare. Mr. Schimmer requested that the report be secured and submitted by the next Board meeting.

Election of Treasurer

Chairman Leonard noted that the Board member who had served as Treasurer was not reappointed. Therefore, a new Treasurer is needed. Following Board deliberation, Ms. Brooks nominated James Schimmer to serve as Treasurer of the COCIC. The Chair called for a motion.

Upon motion made by Ms. Brooks, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-38

Resolved that James Schimmer be elected Treasurer of the Corporation.

Deposit of Tax Funds

Chairman Leonard reiterated that the major funding of the CLRC program is 5% of the Delinquent Tax and Assessment Collection (DTAC) funds. It was agreed that rather than deposit the entire payment to be received in August in a bank, the funds should be held by the Treasurer and distributed to the COCIC upon request.

Executive Assistant Position

Director Teaford affirmed that he will screen all applicants for the Executive Assistant position. Prior to making his final selection, the best two finalist's resumes will be presented to the Executive Committee for final review. The Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Ms. White, the following resolution was adopted:

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Resolution 12R-39

Resolved that the Executive Director be authorized to advertise for and select not more than two candidates for the position of Executive Assistant to recommend to the Executive Committee from which the Committee will select the Executive Assistant.

Accountant

Chairman Leonard noted this resolution authorizes the Executive Director to submit an RFP to accounting firms to provide accounting services to the Corporation and that the Executive Director submit all information to the Board on who responded to the RFP, but recommend no more than three finalists be recommended from which the Board can select the Corporation's accounting firm. Following Board discussion, the Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-40

Resolved that the Executive Director be authorized to prepare and submit an RFP to accounting firms to provide accounting services, and that the Executive Director recommend no more than three finalists from which the Board can select COCIC's accountant.

Web Site Development

Director Teaford requested Board approval to submit a RFP for a communications firm. He affirmed there are two main reasons why the Corporation needs to have a website developed. The first is for exposure and the second is to give those who are interested an opportunity to understand what kind of services and programs the organization has available. Following Board discussion, the Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Mr. Wagenbrenner, the following resolution was adopted:

Resolution 12R-41

Resolved that the Executive Director be authorized to send a Request for Proposal to provide communication services, including in particular the development of a website for the Corporation, and that the Executive Director recommend to the Executive Committee no more than three firms from which the Executive Committee can select the Corporation's public relations firm.

Office Location

Director Teaford requested Board approval for the Board Chairman and Executive Director to enter into a lease agreement with Franklin County for office space for the Corporation on the 15th Floor at 373 South High Street. The Chair called for a motion.

Upon motion made by Ms. White, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-42

Resolved that the Board Chairperson and the Executive Director be authorized to enter into a lease with Franklin County for 1303 square feet on the 15th Floor of 373 South High Street for offices for the Corporation on such terms as they shall deem appropriate.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Franklin County Data Center Invoice

Chairman Leonard called for a motion to pay the Franklin County Data Center for system setup and installation of computers in the new offices for the Corporation.

Upon motion made by Mr. Schimmer, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-43

Resolved that the Franklin County Data Center be paid \$220.00 for services rendered in May, 2012.

Cooper Stadium Report

Director Teaford reported that Cooper Stadium will be sold on Monday, July 30, 2012, which will result in the Corporation receiving \$33,000 for its services in facilitating the sale.

Poindexter Report

Director Teaford reported that the contractor has been given notice to proceed with first phase of the abatement/demolition contract of the Poindexter Tower. Mr. Safford advised that the Poindexter Tower abatement/demolition undertaking should be considered work in progress.

Executive Session

The Chair called for a motion to adjourn into Executive Session for the purpose of discussing imminent legal action with the Corporation's in-house counsel, Mr. Teaford.

Upon motion made by Ms. White, seconded by Mr. Schimmer, a roll call vote was taken at 10:30 a.m. and all members present voted in favor of adjourning into Executive Session. The Board adjourned into Executive Session. By roll call vote at 10:40 a.m., the Board reconvened out of Executive Session. No Board actions were taken during Executive Session.

Adjournment

Hearing no other business, the meeting of the Central Ohio Community Improvement Corporation adjourned at 10:40 a.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Downtown High School
364 South 4th Street, Room 100
Columbus, Ohio 43215

MINUTES OF AUGUST 24, 2012 BOARD MEETING

Board Members in Attendance:

Edward Leonard, Franklin County Treasurer, Chairperson
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance:

John Edgar, COCIC President, Representative for Franklin County Treasurer

Board Members Absent:

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner

Representatives Absent:

James Schimmer
Eric Wagenbrenner

Others in Attendance:

H. Joel Teaford, COCIC Executive Director
Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
Melissa Messina, Franklin County Treasurer's Office
Stephen Porte, Franklin County Treasurer's Office

Note: Board Members and Representatives Voting are in Bold

Call to Order

Chair Leonard called the meeting to order at 9:05 a.m. and noted that there was a quorum.

Approval of Minutes of Meetings of July 27, 2012

The Minutes of the Board Meetings of July 27, 2012 were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. Upon motion made by Mr. Weiler, seconded by Mr. Safford, the Minutes were approved as submitted.

Report on Income and Expenditures since July 19, 2012

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Director Teaford provided the Board with a summary of receipts and payment transactions since July 19, 2012, which is attached. He noted that the COCIC balance on hand as of August 15, 2012 is \$110,020.48. The Director further noted that the deposits totaled \$72,068.75, which were \$50,000 from Depot Golf Center for June 30, 2012 rent and \$22,068.75 from Franklin County for partial payment of Cooper commission.

The COCIC made \$18,067.91 in total payments. The most significant expenditures were \$3,181.99, paid to Hull & Associates for gas monitoring, flare installation, and post-closure, \$2,373.98 to Community Capital Development Corporation for monthly loan repayment, \$2,718.75 to Parns and Company LLC for the second installment of the Audit, and \$4,842.00 to Shaw Environmental, Inc., for flare lease payment.

Upon motion made by Mr. Safford, seconded by Ms. Olshavsky, the following resolution was adopted:

Resolution 12R-44

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Report on Budget to Date

Director Teaford reviewed the Budget and Year-to-Date Report, which is attached, and noted anything in red is a change from the previous report. The cash flow is positive and above projections.

Status of Attorney General Funds Agreement

Director Teaford reported that the Attorney General Funds Agreement has been signed and executed by COCIC and the Attorney General.

Status of City Sub-Recipient Agreement

Director Teaford reported that the City has reviewed and made a few changes to the City Sub-Recipient Agreement. Subsequent to those changes, he has submitted the document to the Attorney General's office for review and approval.

Memorandum of Understanding with City

Director Teaford reported that the COCIC and the City of Columbus are collaboratively working on the language to finalize the Master Memorandum of Understanding. He stated that the Sub-Recipient Agreement and the Memorandum of Understanding will be submitted to the Board for final approval by September 28, 2012.

Insurance

Director Teaford distributed an insurance proposal on behalf of Value Recovery Group (VRG) for Board consideration. VRG proposed that the COCIC secure Property/Liability Insurance on the Golf course and VRG will reimburse the Board the cost of the coverage. The Board held an in-depth discussion regarding the proposal. Following the discussion the Board directed the Executive Director to identify an insurance expert that can analyze the COCIC's operation and identify an insurance policy tailored to the business.

ADP

Director Teaford requested Board to approve a contract with ADP to process the payroll.

Upon motion made by Mr. Safford, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-46

Resolved that COCIC enter into a contract with ADP to process the payroll.

Hull Past Due Accounts

Director Teaford requested approval to pay past due invoices from Hull & Associates in the amount of \$58,172.29. The Board held an in-depth discussion with regard to the outstanding bill. Following Board discussion the Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Mr. Weiler, the following resolution was adopted:

Resolution 12R-47

Resolved that Hull and Associates be paid \$11,634.46 per month over the next five months to satisfy the past due account of \$58,172.29.

Hull Report on Methane

Director Teaford reported that Hull & Associates will be present at the September 28, 2012 meeting to present the status report on the methane gas.

Executive Director's Parking

The Chair stated that pursuant to the Employment Agreement with the Executive Director the Board agreed to reimburse him for parking. The Executive Director has been able to secure a parking space in the County building for \$65 per month.

Upon motion made by Mr. Weiler, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-48

Resolved that the Executive Director be reimbursed \$65 per month for the cost of parking.

Executive Assistant

Director Teaford reported that he received over 140 applications for the Executive Assistant position. He has narrowed the selection down to five and he is now checking references. The Director requested Board authorization to have the Executive Committee set the salary and benefits for the Executive Assistant position. The Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Ms. Olshavsky, the following resolution was adopted:

Resolution 12R-49

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Resolved that the Executive Committee be authorized to set the salary and benefits for the Executive Assistant.

Intern

Director Teaford updated the Board on the credentials of a second year graduate student he interviewed for the intern position. He elaborated that the student, majoring in Planning, has knowledge and interest in land banking. The Director then requested Board authorization to have the Executive Committee decide on his recommendation and set the salary for the Intern position. The Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-50

Resolved that the Executive Committee be authorized to decide on the Executive Director's recommendation of an Intern and to set the salary for the Intern.

Contract Manager Discussion

Chairman Leonard reminded the Board of the need to retain a Contract Manager. He elaborated that the Contract Manager will be responsible for negotiation, preparation, monitoring and evaluation of contracts for economic development projects and serve as an agent for the COCIC, meeting with City administrators and other stakeholders to secure partnerships in the development of monitoring systems and funding resources. The Chair suggested that a Committee be formed to help fashion the RFP for a Contract Manager. The Board held an in-depth discussion on the RFP for Contract Manager should be structured. Following Board discussion the following Committee Members were selected:

Rev. John Edgar
Carole Olshavsky
Eric Wagenbrenner

The Chairman reported that his office has heard back from approximately 12 governments with regard to properties on which they would like land bank assistance. Further, the Prosecutor's office is in the process of preparing a RFP that would provide the ability to out source tax foreclosure cases to expedite the foreclosure process. The Board further discussed the need for a flow chart that outlines the COCIC strategy for how COCIC will address and prioritize vacant and abandoned properties throughout the county.

Golf Depot Report

Director Teaford report that over \$2 million has been invested in the Clubhouse. The COCIC has invested approximately \$356,000, with the remainder coming from VRG and bank loans. He added that COCIC has no obligation to ever put more funds in the clubhouse operation. He further updated the Board on the Golf Course's income and operating expenditures which is attached.

Cooper Stadium Report

Director Teaford reported that Cooper Stadium has been sold.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Poindexter Report

Director Teaforde reported that the contractor has begun the nuisance abatement process. Mr. Safford reminded the Board that the Poindexter Tower abatement/demolition undertaking should be considered work in progress.

Under Other Business

Chairman Leonard recommended that the Executive Committee convene two weeks prior to every board meeting to review major issues facing the organization and making preliminary decisions to be ratified by the Board as a whole at the next board meeting.

Adjournment

Hearing no other business, the meeting of the Central Ohio Community Improvement Corporation adjourned at 10:15 a.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Downtown High School
364 South 4th Street, Room 100
Columbus, Ohio 43215

MINUTES OF SEPTEMBER 28, 2012 BOARD MEETING

Board Members in Attendance:

Paula Brooks, President, Franklin County Commissioner
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance:

James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent:

Marilyn Brown, Franklin County Commissioner
Edward Leonard, Franklin County Treasurer, Chairperson
John O'Grady, Franklin County Commissioner

Representatives Absent:

John Edgar, COCIC President, Representative for Franklin County Treasurer

Others in Attendance:

H. Joel Teaford, COCIC Executive Director
Melissa Coleman, COCIC Executive Assistant
Linda Craig, Franklin County Treasurer's Office, COCIC Secretary
Steven E. Giles, Hull & Associates, Inc.
Steven M. Gross, Hull & Associates, Inc.
Stephen Porte, Franklin County Treasurer's Office

Note: Board Members and Representatives Voting are in Bold

Call to Order

Acting Chair Olshavsky called the meeting to order at 9:05 a.m. and noted that there was a quorum.

Approval of Minutes of Meetings of August 24, 2012

The Minutes of the Board Meeting of August 24, 2012, were sent to the Board prior to the meeting. The Acting Chair called for a motion to approve the Minutes. Upon motion made by Mr. Weiler, seconded by Mr. Wagenbrenner, the Minutes were approved as submitted.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Report on Income and Expenditures since August 27, 2012

Director Teaford provided the Board with a summary of receipts and payment transactions since August 27, 2012, which is attached. He noted that COCIC balance on hand as of September 21, 2012 is \$78,752.16. The Director further noted that the deposits totaled \$15,892.65, which was \$4,961.40 from Value Recovery Group for insurance reimbursement and \$10,931.25 from Franklin County for balance on the Cooper Stadium fee.

COCIC made \$47,160.97 in total payments, which includes Central Park Gahanna costs totaling \$32,169.33, and Administrative and other operating costs totaling \$14,991.64.

Upon motion made by Mr. Garvin, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-51

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Report on Budget to Date

Director Teaford reviewed the Budget and Year-to-Date Report, which is attached, and noted anything in red is a change from the previous report. The cash flow is positive and above projections.

Status of Attorney General's Moving Ohio Forward Grant Agreement

Director Teaford reported that the Attorney General's Moving Ohio Forward Grant Agreement has been signed and executed by COCIC and the Attorney General.

City Sub-Recipient Agreement

Director Teaford presented the Board with a copy of the Moving Ohio Forward Demolition Program Sub-recipient Agreement between COCIC and the City of Columbus. The Board reviewed and discussed the progression of finalizing the agreement. Following the Board's deliberation, the Acting Chair called for a motion to approve the agreement.

Upon motion made by Mr. Weiler, seconded by Mr. Wagenbrenner, with Mr. Safford abstaining, the following resolution was adopted:

Resolution 12R-52

Resolved that the Attorney General's Sub-Recipient Agreement with the City of Columbus be approved in the form attached to these Minutes and that the Executive Director be authorized to make any changes requested by the City which he deems insubstantial.

Memorandum of Understanding with City

Director Teaford presented the Board with a copy of the Memorandum of Understanding with the City of Columbus. The Board discussed the Executive Summary and protocols as it relates to the land bank program. Following the Board's deliberation, the Acting Chair called for a motion.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Upon motion made by Mr. Weiler, seconded by Mr. Wagenbrenner, with Mr. Safford abstaining, the following resolution was adopted:

Resolution 12R-53

Resolved that the Memorandum of Understanding with the City of Columbus in the form attached to these Minutes be approved and that the Executive Director be authorized to make any changes requested by the City which he deems insubstantial.

Methane Report

Director Teaford introduced Steven Giles and Steven Gross with Hull & Associates Inc. who updated the Board on the development of the methane gas productivity at the Central Park Gahanna. Topics of discussion focused on the landfill infrastructure, hindered progress in methane gas output, and life expectancy of methane production. Mr. Giles concluded that it is not feasible to harvest gas from the landfill and recommended that the Board continue to monitor and operate the flare in compliance with Ohio EPA standards, but no longer expect that any methane exists in saleable quantities.

Upon request, Hull and Associates, Inc. agreed to present the Board with a written report on its findings and recommendation.

Assistant Director

Executive Director reported that the Executive Committee met and discussed the need of hiring an Assistant Director. This person will work with the Director in administering the programs of the agency. Following Board deliberations, the Executive Director was authorized to begin the process of hiring an Assistant Director. The process includes that he screens all applicants for the Assistant Director position and presents the best finalists to the Executive Committee for final interview. The Acting Chair called for a motion.

Upon motion made by Mr. Wagenbrenner, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-54

Resolved that the Executive Director be authorized to advertise for and select not less than two nor more than four candidates for the position of Assistant Director to recommend to the Executive Committee from which the Committee will interview and select the Assistant Director.

Secretary Appointment

Director Teaford reported that due to Linda Craig's case load at the Treasurer's office, she must relinquish her position as the Recording Secretary of COCIC. He then recommended that the Board elect Melissa Coleman to serve as the Secretary of the Corporation. The Board commended Ms. Craig on her invaluable service and dedication to the COCIC Board. The Acting Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-55

Resolved that Melissa Coleman be elected Secretary of the Corporation replacing Linda Craig.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Accountant

Director Teaford distributed a copy of the Request for Qualifications (RFQ) proposal for an accountant. He reported four (4) applicants responded to the RFQ. Following thorough review of the responding applicants' credentials, he narrowed the selection down to two applicants: Perfect Balance and Clark Schaefer Hackett. The Board held an in-depth discussion on the applicants' credentials, particularly as it relates to non-profit and government accounting experience. Following the discussion the Board directed the Executive Director to identify the accountant that will best analyze COCIC's operation and structure the bookkeeping pursuant to generally accepted accounting principles and practices, particularly as they relate to non-profit and government accounting. The Acting Chair called for a motion.

Upon motion made by Mr. Weiler, seconded by Mr. Wagenbrenner, the following resolution was adopted:

Resolution 12R-56

Resolved that the Executive Director be authorized to select the accountant most qualified to structure the Board's bookkeeping process pursuant to generally accepted accounting principles and practices, particularly as they relate to non-profit and government accounting requirements.

Executive Committee Change

Director Teaford reported that there were too many Board members serving on the Executive Committee. Accordingly, Mr. Safford relinquished his seat on the Executive Committee.

Executive Committee Minutes

The Minutes of the Executive Committee Meeting of September 14, 2012 were distributed to the Board for review. The Director noted two items in the Minutes that required Board action. The first item was approval of the Executive Assistant's hourly wages and benefits. Following the Board's review, the Acting Chair called for a motion.

Upon motion made by Mr. Garvin, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-57

Resolved that the Executive Assistant be paid on an hourly basis at the equivalent of \$40,000 p.a., and that COCIC pay \$1,225/month for her participation in the County Health Insurance program, provided she reimburses COCIC \$95/month for her health insurance.

The other Board action requested was approval to authorize the Executive Director to hire a Planning Intern. Following the Board's review, the Acting Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-58

Resolved that the Executive Director be authorized to hire a Planning Intern who is a graduate student at the Knowlton School of Architecture and pay \$15/hour for 20 hours/week.

Poindexter Sewerage Charge

Director Teaford reported that the COCIC received a \$13,014.60 bill from the City of Columbus for Poindexter Sewerage charges. Following Board deliberation, the Executive Director was directed to seek an adjustment on the charges.

Upon motion made by Ms. White, seconded by Mr. Weiler with Mr. Safford abstaining, the following resolution was adopted:

Resolution 12R-59

Resolved that the Corporation seek an adjustment of sewerage charges on Poindexter Tower since August, 2006, totaling \$13,014.60.

Payment to Auditor

Director Teaford requested approval to pay Parms & Company for the balance due on auditing services.

Upon motion made by Mr. Weiler, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-60

Resolved that the Corporation pay Parms & Company \$3,643, for the balance due on auditing services.

Franklin County Data Center

Director Teaford requested approval to pay the Franklin County Data Center for services rendered in setting up the Corporation's computer equipment. He further requested authority to approve future payments to the Data Center that do not exceed \$250/month.

Upon motion made by Mr. Weiler, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-61

Resolved that the Corporation pay the Franklin County Data Center for data services in the amount of \$1,901.50, and that the Executive Director be authorized to approve future charges not to exceed \$250/month.

Opinion of Public Records Law

The Board directed the Executive Director to seek legal opinion to determine if COCIC is covered by the Public Record's law.

Upon motion made by Mr. Safford, seconded by Mr. Weiler, the following resolution was adopted:

Resolution 12R-62

Resolved that the Chair and Executive Director be authorized to seek a written opinion as to the COCIC's status under the Public Records Law.

Real Estate Taxes on Golf Course

The Executive Director asked for Board authorization to seek abatement on all real estate taxes as they relate to the golf course at Central Park, dating back to May, 2012.

Upon motion made by Ms. White, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-63

Resolved that the Executive Director be authorized to seek an abatement on all real estate taxes on the golf course at Central Park since May, 2012.

Final SBM Payment

Director Teaford asked for Board authorization to make the final payment to SBM pursuant to the settlement agreement. Ms. White updated the Board on the history between the COCIC and SBM as it related to the settlement. Following Board deliberation, the Acting Chair called for a motion.

Upon motion made by Mr. Weiler, seconded by Mr. Safford, the following resolution was adopted:

Resolution 12R-64

Resolved that the Corporation pay the final payment due on the Settlement Agreement with SBM dated November, 2009, in the amount of \$13,750.

Purchase of Computers

Director Teaford requested authorization to purchase two additional computers for anticipated staff.

Upon motion made by Mr. Safford, seconded by Mr. Wagenbrenner, the following resolution was adopted:

Resolution 12R-65

Resolved that the Corporation purchase two computers from MNJ Technologies for \$1,084.

Travel Policy

The Executive Director distributed a copy of the Corporation's Travel policy, which is attached to the Minutes. Following Board's review, the Acting Chair called for a motion.

Upon motion made by Mr. Safford, seconded by Mr. Garvin, the following resolution was adopted:

Resolution 12R-66

Resolved that the Travel Policy attached to these Minutes be adopted.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Travel by Executive Director

Director Teaford asked for Board authorization to travel to Kalamazoo, MI to attend a Land Bank conference and be reimbursed for registration, mileage, and hotel costs. Contingent upon approval, the Board requested that the Executive Director report back to the board on the conference.

Upon motion made by Mr. Safford, seconded by Mr. Weiler, the following resolution was adopted:

Resolution 12R-67

Resolved that the Executive Director be authorized to travel to Kalamazoo, Michigan to the Center of Community Progress Land Bank Conference, October 14-16, 2012, and that the Executive Director be reimbursed for registration, \$190, hotel, \$109/per night plus taxes, and mileage at \$0.55.5/mile.

Huntington Bank Resolution

Director Teaford reported that due to the change in the officers, the signature cards with the Huntington Bank had to be changed, and requested that the Chair be authorized to execute a new resolution with the Huntington Bank.

Upon motion made by Mr. Garvin, seconded by Ms. White, the following resolution was adopted:

Resolution 12R-68

Resolved that the Chair be authorized to execute the Huntington National Bank resolution attached to these minutes authorizing the Chair, President and Treasurer, each be authorized to sign checks for the Corporation.

Poindexter Report

Director Teaford reported that the contractor has begun the nuisance abatement process. He further reported that he secured the 60-day waiver from the Near East Area Commission. Accordingly, upon authorization from the Ohio EPA, the demolition will be scheduled, and the Board will receive notice of the demolition date. Mr. Safford noted that the demolition is tentatively scheduled for October 22, 2012.

REO Properties/Demolitions

Director Teaford stated in the Chair's absence he request that this agenda item be tabled.

Shelter Board

Director Teaford reported that the Chair and he have been meeting with the Community Shelter Board, Huntington Bank, and other non-profit organizations assisting the homeless to determine whether there is a role for COCIC in helping to alleviate the homeless problem. Following Board deliberation, the Chair and Executive Director were encouraged to continue their communication with the group.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Other Business

The Board requested that the Executive Director invite representatives from the Central Park Gahanna Golf Depot to the November meeting to give a report on the status of the golf course.

Adjournment

Hearing no other business, the meeting of the Central Ohio Community Improvement Corporation adjourned at 10:30 a.m.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of October 26, 2012 Board of Directors Meeting

Columbus Downtown High School | 364 S. 4th St., Room 100 | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, COCIC President, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner

Others in Attendance

H. Joel Teaford, COCIC Executive Director
Melissa Coleman, COCIC Executive Assistant
Tracie Boyd, Franklin County Prosecuting Attorney's Office
Stephen Porte, Franklin County Treasurer's Office
Fire Marshall Richard Stelzer, Madison Township Fire Department

Call to Order

Chair Leonard called the meeting to order at 9:05 a.m. and noted there was a quorum.

Approval of Minutes of September 28, 2012 Meeting

The Minutes of the September 28, 2012 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Robert Garvin and seconded by Boyce Safford. All present voted in favor and the Minutes were approved as submitted.

Report on Income and Expenditures since September 21, 2012

Resolution 12R-69

Executive Director Teaford provided the Board with a summary of "Deposits and Payment" transactions since September 21, 2012, which is attached. He noted that the COCIC balance-on-hand as of October 22, 2012 is

\$63,758.53. The Executive Director further noted that the deposits totaled \$50,000, all of which was the September rent from Tartan Golf.

COCIC made \$65,021.73 in total payments. The most significant expenditures were \$11,607.14 paid to Franklin County for the Quarterly OAQDA Bond Payment; \$13,750.00 paid to SBM for the final settlement payment; and \$11,634.66 debt payment on Hull & Associates. The Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Robert Garvin, the following resolution was adopted:

Resolution 12R-69

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Report on Budget to Date

Executive Director Teaford reviewed the Budget and Year-to-Date Report, which is attached, and noted that anything in red is a change from the previous report. The cash flow is positive and above projections.

Financial Statement

Executive Director Teaford reported to the Board that twenty-seven resumes were received in response to the Assistant Director position, which eleven candidates were interviewed. As agreed upon, the three (3) finalists have been chosen for a final interview with the Executive Committee, which will be scheduled for November 2nd.

Executive Committee Minutes and Recommendations

Resolution 12R-70

The Minutes of the October 12, 2012 Executive Committee Meeting were distributed to the Board for review. Additionally, a copy of the Conflict of Interest Policy, Employment Policy, Purchasing Policy, Public Records Policy, and Policy Manual were distributed for review. The Executive Director noted that amendments had been as suggested. The Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-70

Resolved that the Conflict of Interest, Employment, Purchasing, and Public Records Policy and the Miscellaneous Changes to the Policy Manual attached to the Minutes be approved.

Accountant

Resolution 12R-71

Executive Director Teaford asked for authorization to enter into agreement with Clark, Schaefer, Hackett & Co. as the accountant for COCIC. Two engagement letters were presented. The first stated an hourly rate of \$68/hr. will be charged for "bookkeeping services". The second for the annual statement compilation required by our auditor. It provided that we "will be billed for these services at the hourly rate of our staff accountant that is qualified to do the work and has the lowest rate of any staff person available." The Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Robert Garvin, the following resolution was adopted:

Resolution 12R-71

Resolved that Clark, Schaefer, Hackett & Co. be selected as the accountant for the corporation and that the Chairperson be authorized to execute the two engagement letters attached to the Minutes.

John Edgar reported and distributed materials regarding the Southside Renaissance redevelopment project. The Southside Renaissance is a Non-Profit LLC which is asking COCIC to contribute \$20,000 to cover part of the development gap of a property located at 223 Barthman Avenue. After Board discussion, it was agreed that COCIC would participate with Southside Renaissance in its proposed model project by a \$20,000 contribution and that Executive Director Teaford should complete a Fiscal Impact Statement on how this project puts the house back on the tax rolls, what the tax revenue would be, and the terms of a soft second mortgage. The Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Eric Wagenbrenner, the following resolution was adopted:

**Robert Weiler and Boyce Stafford abstained from voting due to a Conflict of Interest.*

Resolution 12R-72

Resolved that COCIC contribute \$20,000 to Southside Renaissance to cover part of the development gap for 223 Barthman Avenue and the Executive Director should complete a Fiscal Impact Statement on this project.

Asset Committee Report

The Minutes of the October 23, 2012 Asset Committee Minutes were distributed to the Board for review. Executive Director discussed the Request for Qualifications (RFQ) for a Construction Manager at Risk and a Property Inspection Consultant. Executive Director reported that both RFQs will be posted on the Franklin County Procurement Website and will be sent to a compiled list of contractors.

Executive Director Teaford reported that the Construction Manager at Risk will contract to do the entire demolition process, including the environmental remediation. The contract will require the Construction Manager at Risk to include small businesses and minority and women-owned businesses as subcontractors. Board members discussed whether the Construction Manager at Risk should be required to be bonded. It was noted that by requiring the bond, COCIC is putting limitations on minority contractor's ability to bid on projects. The Executive Director said he would insert language that would encourage contractors that could not obtain a bond to bid.

Executive Director Teaford reported that the Property Inspection Consultant will determine whether a property should be rehabilitated or demolished. The Board discussed whether the City of Columbus and Franklin County would be able to share resources, as they already have staff that is trained in this area. The Chair called for a motion.

Upon motion made by Sadicka White, seconded by Robert Weiler, the following resolution was adopted:

Resolution 12R-73

Resolved that the Asset Committee issue an RFQ for a Construction Manager at Risk to handle all COCIC demolitions and recommend to the Board a firm or firms that COCIC should retain to perform that work.

Upon motion made by Boyce Safford, seconded by Sadicka White, the following resolution was adopted:

Resolution 12R-74

Resolved that the Asset Committee issue an RFQ for a Property Inspection Consultant to review properties to determine whether properties should be rehabilitated or demolished and recommend to the Board an individual or firm that COCIC should retain to perform the work.

Planning Process

Executive Director Teaford suggested the need for an Ad Hoc Planning Committee be formed to establish a planning process for the Board. James Schimmer, Eric Wagenbrenner, Sadicka White, and Ed Leonard agreed to work with Executive Director Teaford on the planning process. The Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-75

Resolved that James Schimmer, Eric Wagenbrenner, Sadicka White and Ed Leonard be appointed as a Committee to work with the Executive Director to determine the Planning process that the Board should undertake and make arrangements for the process to take place.

Poindexter Report

Executive Director Teaford reported that the asbestos has been removed and when EPA gives notice, the building will be demolished.

1800 Belmead

Resolution 12R-76

Executive Director Teaford updated the Board regarding 1800 Belmead Avenue in Franklin Township. Wells Fargo has donated the property to COCIC and the current building will be demolished before it is deeded to COCIC. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Robert Garvin, the following resolution was adopted:

Resolution 12R-76

Resolved that the Corporation accept the transfer without consideration the property at 1800 Belmead and that the Executive Director with the approval of the Chair dispose of the property either by sale or a side lot disposition.

3232 Noe-Bixby Rd

Resolution 12R-77

Tracie Boyd (Prosecutor's Office) and Fire Marshall Stelzer (Madison Township Fire Department) reported the various issues with the property and updated the Board on the background of the property. At this time, the title has not been cleared and the Prosecutor's Office is working with the owner's attorney to remedy the situation. The Board discussed the various financial concerns with the property. Fire Marshall Stelzer reported that both private investors and Madison Township has expressed interest in the property once it is demolished. Following Board deliberations, the Executive Director was directed to obtain demolition estimates. The Chair called for a motion.

Upon motion made by Sadicka White, seconded by Robert Garvin, the following resolution was adopted:

Resolution 12R-77

Resolved that the Executive Director obtain reports on the title and condition of the property at 3232 Noe-Bixby Road and, if he determines that the buildings on the property should be demolished, that he obtain estimates for the cost of demolition. He should report that information to the Executive Committee who should recommend to the Board whether COCIC should accept title to the property and, if so, what should be the disposition plan for the property.

Carole Olshavsky abstained from voting due to Conflict of Interest

Other Requests

Executive Director Teaford reported that COCIC is receiving numerous requests from Townships to demolish buildings.

Workers' Compensation

Resolution 12R-78

Executive Director Teaford requested authority to obtain Workers' Compensation coverage. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 12R-78

Resolved that the Executive Director take such steps as he deems necessary to obtain Workers' Compensation Coverage for the Corporation.

Other Business

Chair Leonard discussed revising the Code of Regulations as it pertains to the appointment of Township Officials, in order to accommodate the concerns that have been expressed previously. Presentation will be made at the November or December Board meeting.

Next Meeting

11/16/2012 9:00 AM, Columbus Downtown High School, 364 S., 4th Street, Room 100

Motion to adjourn was made at 11:08 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of November 16, 2012 Board of Directors Meeting

Columbus Downtown High School | 364 S. 4th St., Room 100 | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, COCIC President, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

Edward Leonard, Franklin County Treasurer, Chairperson
Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner

Others in Attendance

H. Joel Teaford, COCIC Executive Director
Curtiss L. Williams, COCIC Assistant Director
Melissa Coleman, COCIC Executive Assistant
Barry H. Fromm, Value Recovery Group
Ralph E. Griffith, Value Recovery Group

Call to Order

Acting Chair Rev. Edgar called the meeting to order at 9:03 a.m. and noted there was a quorum.

Approval of Minutes of October 26, 2012 Meeting

The Minutes of the October 26, 2012 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded by Robert Weiler. All present voted in favor and the Minutes were approved as submitted.

Report on Golf Depot

Barry H. Fromm & Ralph E. Griffith, Value Recovery Group, provided the Board with a presentation “Central Park of Gahanna From Landfill to Infill”, which is attached. Their presentation outlined the history, vision, challenges, strategy, partnerships, and current developments.

Report on Income and Expenditures since October 31, 2012

Resolution 12R-79

Executive Director Teaford provided the Board with a summary of “Deposits and Payment” transactions since October 31, 2012, which is attached. He noted that the COCIC balance-on-hand as of November 14, 2012 is \$27,908.69.

COCIC made \$36,781.29 in total payments. The most significant expenditures were \$11,634.46 debt repayment & \$8,113.32 for current charges to Hull & Associates. The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Robert Garvin, the following resolutions were adopted:

Resolution 12R-79

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Report on Budget to Date

Executive Director Teaford reviewed the Budget and Year-to-Date Report, which is attached, and noted that anything in red is a change from the previous report. The cash flow is positive and above projections. Executive Director Teaford anticipates an increase in cash flow from the golf course next year because the rent will have increased and there will be no property taxes, Hull past due debt will have been paid, and the SBM settlement payments will be finished.

Financial Statement

Executive Director Teaford distributed to the Board a copy of the Balance Sheet (as of October 31, 2012) and Profit & Loss Statement (January – October 2012) provided by Clark Schaffer & Hackett for review. The Executive Director reported the negative balances are because we borrowed \$120,000 from the County Treasurer that once repaid will be DTAC income.

Finance Committee

Resolution 12R-80

Executive Director Teaford reported that according to the Code of Regulations, a Finance Committee is prescribed to be chaired by the Treasurer, James Schimmer. Executive Director Teaford recommended Daniel P. Lacey, CPA of Clark Schaffer & Hackett as a member; Boyce Safford also agreed to serve on of the Committee. The Acting Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Robert Weiler, the following resolution was adopted:

Resolution 12R-80

Resolved that Boyce Safford and Daniel P. Lacey of Clark Schaffer & Hackett, be appointed to serve on the Finance Committee with James Schimmer as Chair.

Assistant Director

Resolution 12R-81

Executive Director Teaford recommended that the Board appoint Curtiss L. Williams as Assistant Director of COCIC. The Acting Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

**James Schimmer abstained from voting due to a Conflict of Interest.*

Resolution 12R-81

Resolved that Curtiss Williams be appointed to serve as Assistant Director at a salary of \$80,000 p.a. and that COCIC pay \$1,225/month for his participation in the County Health Insurance program, provided that he reimburses COCIC \$95/month for his health insurance.

Southside Renaissance

Executive Director Teaford reported and distributed materials, which are attached regarding the Southside Renaissance redevelopment project of the property located at 224 Barthman Avenue. Among the distributed materials was the requested Fiscal Impact Statement which indicates that the current value of the property is \$6,300; current tax, if not owned by Columbus is \$147; new purchase price value is \$89,000; and new tax will be \$2,070.

Tax Status

Executive Director Teaford reported that COCIC is a Section 115(1) corporation under the Internal Revenue Code. He has retained Squire, Sanders & Dempsey to provide an opinion on what types of filings need to be made (if any) with the Federal government and confirm whether donations are exempt from taxes.

Planning Committee Report

Executive Director Teaford reported that the Planning Committee recommended that the Executive Director contact Vogt & Santer to determine if they could be retained to formulate a business plan for COCIC. The Executive Director met with Vogt and Santer and they are preparing a proposal. Once the proposal is received, a copy will be sent to the Board.

Construction Manager

Resolution 12R-82

Executive Director Teaford distributed the Asset Committee's recommended Request for Qualifications (RFQ) for a Construction Manager which allows the applicant to indicate whether it prefers to act as the Owner's Representative or as a Construction Manager at Risk. Board members discussed concerns of issuing the RFQ in this manner. It was suggested that Squire, Sanders & Dempsey be asked to review the contract with the selected Construction Manager before it is finalized. The Acting Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-82

Resolved that COCIC issue an RFQ for a Construction Manager to manage all COCIC demolitions in the form attached hereto and that the Asset Committee recommend to the Board a firm or firms that COCIC should retain to perform that work.

**Boyce Safford opposed.*

3232 Noe-Bixby

Resolution 12R-83

Executive Director Teaford reported that the owners of the apartment building at 3232 Noe-Bixby Road spent \$290,000 on the property and acquired the property out of a bankruptcy. It will cost approximately \$65,000 to demolish the property and \$81,000 to remove the asbestos (\$146,000 total). The Board discussed requiring the owners to pay COCIC a fee equal to 5% of the building's Auditor's value minus demolition costs + all closing costs including title insurance. The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Sadicka White, the following resolution was adopted:

Resolution 12R-83

Resolved that the Executive Director take the steps necessary for COCIC to achieve the recommendations of the Board and acquire unencumbered title to 3232 Noe-Bixby Road for the purpose of demolishing the buildings on the property.

Poindexter Report

Executive Director Teaford reported that the 100th Deed has been received and he is awaiting a response from the last hold-out. At this time, the building is virtually down.

Poindexter Sewer Charges

Resolution 12R-84

Boyce Safford reported that the Poindexter sewer charges were reduced to \$2,255.83. The Acting Chair called for a motion.

Upon motion made by Sadicka White, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-84

Resolved that COCIC pay the outstanding sewer charges on Poindexter for the period from June 18, 2010 to date in the amount of \$2,255.83.

**Boyce Safford abstained from voting due to a Conflict of Interest.*

Parker Marathon

Resolution 12R-85

Executive Director Teaford reported that BJAAM Environment has been asked to finish the partial Phase II on Parker Marathon and assist COCIC in applying for a Brownfield Revolving Loan Grant from the State of Ohio, which will forgive ½ of the loan which can be up to \$300,000. There are five (5) tanks, some of which are leakin, that need to be removed as part of the remediation.. The Acting Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Boyce Safford, the following resolution was adopted:

Resolution 12R-85

Resolved that COCIC enters into a contract with BJAAM Environmental, Inc. for \$15,250 to prepare a Phase II environmental report on the Parker Marathon property in Canal Winchester and to assist COCIC in applying for a loan from the Brownfield Revolving Loan Fund administered by the Ohio Development Services Agency, one-half of which would be forgiven, for all costs of the remediating the property.

Land Bank Conference & Meeting with Cuyahoga LRC

Resolution 12R-86

Executive Director Teaford asked for permission for the Executive Director and Assistant Director to attend the Ohio Land Bank Conference and to meet with the Cuyahoga LRC on November 26th-28th. Board members discussed having a travel allowance in the future. The Acting Chair called for a motion.

Upon motion made by James Schimmer, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-86

Resolved that the Executive Director and Assistant Director be authorized to travel to Cleveland, Ohio, on November 26- 28 to attend the Ohio Land Bank Conference and to meet with the Cuyahoga County Land Reutilization Corporation officials and that they be reimbursed for registration, \$95 each, hotel for two nights at \$99/night plus taxes each, and mileage at \$0.55.5/mile.

Hull Invoice

Resolution 12R-87

Executive Director Teaford requested approval to pay an invoice to Hull & Associates in the amount of \$1,183.30 for leachate and condensate sampling. The Acting Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Sadicka White, the following resolution was adopted:

Resolution 12R-87

Resolved that COCIC pay Hull & Associates \$1,183.30 for leachate and condensate sampling and flare data management.

Health Benefits Program Agreement

Resolution 12R-88

Executive Director Teaford requested permission to enter into agreement with the Franklin County Health Benefits Program. Mr. Schimmer inquired whether the Chamber of Commerce offers a less expensive Health Benefits Program. It was pointed out that COCIC has already begun using this program, but other programs should be reviewed in the future. The Acting Chair called for a motion.

Upon motion made by Sadicka White, seconded by Robert Garvin, the following resolution was adopted:

Resolution 12R-88

Resolved that COCIC enter into an Intergovernmental Agreement for the Franklin County Health Benefits Program in the form attached to these Minutes.

**James Schimmer abstained from voting due to a Conflict of Interest.*

Responses to Townships

Executive Director Teaford reported that he has sent letters to the Townships informing them of Section 505.86 of the Ohio Revised Code which in effect gives them the authority to order demolitions of unsafe buildings without having to go to court. This would allow COCIC to demolish condemned property and arrange it so that the cost of demotion will go on the owner's tax duplicate, which will result in their taxes being too expensive, further resulting in a foreclosure, and acquisition of the property.

Insurance RFQ

Executive Director Teaford reported that Insurance RFQ deadline is November 20th and he has received three (3) responses to date.

Township MOUs

Resolution 12R-89

Executive Director Teaford requested authority to negotiate MOU's with Madison, Pleasant, Prairie, and Franklin Townships.

Upon motion made by Sadicka White, seconded by Robert Weiler, the following resolution was adopted:

Resolution 12R-89

Resolved that the Executive Director be authorized to enter into negotiations with Madison, Pleasant, Prairie and Franklin Townships for Memoranda of Understanding to be recommended to the Board at the next meeting.

Urban Agriculture

Reverend Edgar reported that there have been discussions with Andrew & Cathy Jacobs, who are interested in donating money to encourage Urban Agriculture “prototype projects”. This would involve taking some of the vacant property that is not prime for redevelopment now and trying one of these projects.

2013 Schedule

Executive Director Teaford distributed to the Board a copy of the 2013 COCIC Executive Committee & Board Meeting Schedule. The schedule will also be distributed via E-Mail.

Other Business

Executive Director Teaford reported that Wells Fargo offered COCIC a property located at 1616 Aberdeen Avenue. A private individual is interested in the property, but wants us to finance the rehabilitation. The Board discussed the matter and requested additional information and a proposal.

Next Meeting

12/21/2012 9:00 AM, Columbus Downtown High School, 364 S., 4th Street, Room 100

Motion to adjourn was made at 10:32 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of December 21, 2012 Board of Directors Meeting

Columbus Downtown High School | 364 S. 4th St., Room 100 | Columbus, OH 43215

Board Members in Attendance

*Note: Voting Board Members are indicated in Bold

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Boyce Safford
Sadicka White

Representatives in Attendance

*Note: Voting Representatives are indicated in Bold

John Edgar, COCIC President, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady
Kenneth Wilson, Representative for Commissioner Paula Brooks

Board Members Absent

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner
Robert Garvin
Robert Weiler

Others in Attendance

H. Joel Teaford, COCIC Executive Director
Curtiss L. Williams, COCIC Assistant Director
Melissa Coleman, COCIC Executive Assistant
Stephen Porte, Franklin County Treasurer's Office

Call to Order

Chair Leonard called the meeting to order at 9:10 a.m. and noted there was a quorum. Sadicka White was not yet present.

Approval of Minutes of November 16, 2012 Meeting

The Minutes of the November 16, 2012 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Boyce Safford and seconded by Carole Olshavsky. All present voted in favor and the Minutes were approved as submitted.

Executive Director Teaford provided the Board with a summary of Deposits and Payments since November 19, 2012, which is attached. He noted that the COCIC balance-on-hand as of December 20, 2012 is \$26,557.11.

COCIC made \$53,114.53 in total payments and received \$50,000.00 from DTAC funds. The most significant expenditures were \$11,634.46 debt repayment and \$8,113.32 for current charges both to Hull & Associates. The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 12R-90

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Report on Budget to Date

Executive Director Teaford reviewed and distributed the Budget and Year-to-Date Report, which is attached, and noted the new format from the previous report. The Budget is now formatted to reflect Land Reutilization (Income & Expenses), Community Improvement (Income & Expenses), and Administrative Expenses. The cash flow is positive and above projections.

2013 Budget

Ms. White joined the Meeting.

Executive Director Teaford pointed out that the 2013 Budget which was approved by the Finance Committee is on the same report as the 2012 information. Executive Director Teaford anticipates an increase in cash flow from the golf course next year because the rent will increase and there will be no property taxes, Hull past due debt will have been paid, and the SBM settlement payments are paid. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolutions were adopted:

Resolution 12R-91

Resolved that the 2013 Budget attached to these Minutes be approved.

Financial Statements

Executive Director Teaford distributed to the Board a copy of the Balance Sheet (as of November 30, 2012) and Profit & Loss Statement (January – November 2012) provided by Clark Schaffer & Hackett for review.

Tax Status

Executive Director Teaford reported Squire, Sanders & Dempsey has given an opinion that donations given to COCIC are tax-deductible, as we are a quasi-government organization. A written opinion will be provided.

DTAC Request

Executive Director Teaford reported that he will be applying for the \$735,000 remaining in COCIC's current share of DTAC Funds. \$120,000 will then be re-paid to the Treasurer's Office for the advance that was given in July. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 12R-92

Resolved that COCIC request from the Treasurer a purchase order for \$735,000 for the first quarter of 2013.

Business Plan Facilitator

Executive Director Teaford reported that Mark Barbash and Brian Higgins have submitted proposals in response to the RFP. Additionally, Leadership Columbus has offered to do the Strategic Plan. The Board discussed alternate methods in completing the business plan in a timely manner. Following Board deliberation, the Executive Director and Assistant Director were directed to engage board members to discuss criteria and to report back to the Board at the next meeting.

Construction Manager

Executive Director Teaford reported that a total of nine applications were received in response to the Construction Manager RFQ. The Executive Director reported to the Board the criteria used by staff to reduce the number of qualified respondents to four. He said that staff will interview Miles McClellan, Smoot Construction/ Simco, Turner Construction, and DLZ. They will rank them and the two they rank highest will be interviewed by the Asset Committee, which will select one firm with which COCIC will negotiate a final contract.

Insurance – Employee Practices

Resolution 12R-93

Executive Director Teaford reported that COCIC is required to obtain Employee Practices Insurance now that there are employees. He recommended that the firm that provides COCIC's current D&O insurance also provide the Employee Practices Insurance because they offer reasonably priced coverage. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-93

Resolved that COCIC pay \$915 to Gardiner Allen DeRoberts for Employment Practices Insurance through December, 2013.

Insurance – General Liability

Executive Director Teaford reported he is in the process of obtaining General Liability Insurance for COCIC. While the Construction Manager will nearly always have primary liability, it is necessary that COCIC carry its own coverage. Initially, three (3) responses were received from the RFP; the respondents were asked to submit a proposal based on the Noe-Bixby Road project. Now Huntington and Gardiner Allen DeRoberts are the only respondents that are submitting proposals. Executive Director Teaford reported that the proposals will be reviewed by the Executive Committee at the January meeting.

Property Acquired

Resolution 12R-94

Executive Director Teaford reported that 1801 Belmead Avenue has been acquired by way of donation from Wells Fargo. The next door neighbors have agreed to each acquire half of the lot and pay COCIC's costs of acquisition and the survey. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 12R-94

Resolved that COCIC entered into contracts on such terms as the Executive Director shall approve which divide 1801 Belmead into two equal portions with one portion to be transferred to Frank L. Michalak and Jane Michalak and the other to Jerry W. Burnett, in return for their agreement to pay all of the costs of COCIC's acquisition and the division of the lot, including the cost of a survey, and agreements to incorporate into their current property their halves of 1801 Belmead by fencing or other improvements.

3232 Noe-Bixby

Executive Director Teaford reported that the owners of the apartment building at 3232 Noe-Bixby Road have agreed, in addition to transferring the property to COCIC, to pay \$5,000. The Executive Director reported that a private investor has expressed interest in restoring the building for \$898K over the next three (3) years. The Board discussed the matter and agreed that the buildings should be razed.

In order to begin that process, it is necessary for COCIC to have a Memorandum of Understanding with Madison Township. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Sadicka White, the following resolution was adopted:

Resolution 12R-95

Resolved that COCIC enter into a Memorandum of Understanding with Madison Township for land reutilization services in the form of the Memorandum of Understanding attached to these Minutes.

Parker Marathon

Executive Director Teaford reported that BUSTR has approved the tank removal which means that the state will fund the remediation of the property.

MOUs

Resolution 12R-95 & 12R-96

Executive Director Teaford reported that he sent MOUs or information about the Land Reutilization program to every City, Township and Village in Franklin County and that he has been receiving responses. There is already a signed MOU with Madison Township and the City of Columbus. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Sadicka White, the following resolution was adopted:

Resolution 12R-96

Resolved that the Executive Director be authorized to negotiate a Memorandum of Understanding substantially in the form of the Madison Township MOU attached to these Minutes with every township, city and village in Franklin County that asks for land reutilization services and that those Memoranda when approved by the political subdivisions be recommended to the Board for approval.

Urban Agriculture

Reverend Edgar reported that there are still ongoing conversations to encourage Urban Agriculture. The committee is trying to identify potential locations at this time.

Executive Session

The Chair called for a motion to go into Executive Session to discuss potential litigation. The motion was made by Boyce Safford and seconded by James Schimmer. The Chair called the roll and Mr. Safford, Mr. Schimmer, Ms.

White, Ms. Olshavsky, Mr. Wagenbrenner, Mr. Wilson, and Chair Leonard all voted aye. The Board moved into Executive Session.

At the conclusion of the Executive Session, Mr. Safford moved and it was seconded by Mr. Wilson, and unanimously agreed in a roll call vote, that the Board come out of Executive Session.

Legal Counsel

Upon motion made by Carole Olshavsky, seconded by James Schimmer, the following resolution was adopted:

Resolution 12R-97

Resolved that the Executive Director be authorized to engage legal counsel as well as any additional accounting services from Clark Schaeffer & Hackett to evaluate and review the documents relating to Central Park Gahanna.

Next Meeting

The Board was advised that the next meeting of the Board will be on January 25, 2013 at 9 A.M. at Columbus Downtown High School, 364 S., 4th Street, Room 100

Adjournment

Motion to adjourn was made at 10:35 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of January 25, 2013 Board of Directors Meeting

Columbus Downtown High School | 364 S. 4th St., Room 100 | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson

Carole Olshavsky

Boyce Safford

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

James Schimmer, Representative for Commissioner Marilyn Brown

Eric Wagenbrenner, Representative for Commissioner John O'Grady

Don Brown, Representative for Commissioner Paula Brooks

Board Members Absent

Paula Brooks, President, Franklin County Commissioner

Marilyn Brown, Franklin County Commissioner

John Edgar, COCIC President, Representative for Franklin County Treasurer

John O'Grady, Franklin County Commissioner

Robert Garvin

Robert Weiler

Sadicka White

Others in Attendance

H. Joel Teaford, COCIC Executive Director

Curtiss L. Williams, COCIC Assistant Director

Melissa Coleman, COCIC Executive Assistant

Call to Order

Chair Leonard called the meeting to order at 9:15 a.m. and noted there was a quorum. Boyce Safford was not yet present.

Approval of Minutes of December 21, 2012 Meeting

The Minutes of the December 21, 2012 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by James Schimmer and seconded by Carole Olshavsky. All present voted in favor and the Minutes were approved as submitted.

Executive Director Teaford provided the Board with a summary of Deposits and Payments since December 22, 2012, which is attached. He noted that the COCIC balance-on-hand as of January 24, 2013 is \$601,059.25.

COCIC made \$160,497.86 in total payments and received \$735,000.00 from DTAC funds. The most significant expenditures were \$120,000.00 debt repayment to Franklin County Treasurer and \$11,607.14 4th Quarter Bond Payment to Franklin County. The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-1

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Final 2012 Budget Report

** Mr. Safford joined the Meeting.*

Executive Director Teaford distributed to the Board a copy of the Final 2012 Budget Report. Executive Director Teaford pointed out that the 2012 Budget is a “cash budget.” Executive Director Teaford reported a net income of \$14,000. The Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolutions were adopted:

Resolution 13-2

Resolved that the 2012 Final Budget Report attached to these Minutes be accepted.

Executive Directors Report

Executive Director Teaford reported the following to the Board:

1. **Financials:** Executive Director Teaford distributed to the Board a copy of the Balance Sheet (as of December 31, 2012) and Profit & Loss Statement (January – December 2012) for review.
2. **General Liability Insurance:** Executive Director Teaford reported that Gardiner Roberts will be providing the Employer’s Liability Insurance at a premium of \$8,800/year.
3. **3232 Noe-Bixby Rd:** Executive Director Teaford reported that a public meeting was held on January 24th. To date we have received the deed and \$5,000 for the property. The deed has not yet been filed. We are still waiting for the title policy.
4. **Poindexter:** Executive Director Teaford reported that the property is completely demolished; there are still a few mounds and holes have been filled. We currently own 100 of the 101 units.
5. **Central Park Gahanna:** Executive Director Teaford reported that there have been no further communications from VRG. Two requests have been made by COCIC for the 1% of the gross income from Tartan and the loan amount from VRG which was required at the time of the sale of the bond to provide.
6. **Urban Agriculture:** Executive Director Teaford reported that there have been a significant number of meetings; the investors are looking at 7-8 possible locations at this time.
7. **Brochure:** Executive Director Teaford distributed to the Board a copy of the brochure that was created by Melissa Coleman as a marketing piece for the organization.

Executive Director Teaford recommended the Election of Officers for the 2013 Board. The Chair called for a motion. Upon motion made by James Schimmer, seconded by Boyce Safford, the following resolution was adopted:

Resolution 13-3

Resolved that the following officers be elected to serve for 2013:

Chair	Ed Leonard
President	John Edgar
Vice-President	Carole Olshavsky
Treasurer	Jim Schimmer
Secretary	Joel Teaford
Executive Committee	Ed Leonard John Edgar Carole Olshavsky Robert Weiler Sadicka White

Construction Manager

Executive Director Teaford reported the Asset Committee decided to go with a Construction Manager at Risk. Miles-McClellan was chosen as the finalist and ED Teaford requested authorization for approval to enter into contract. The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Boyce Safford, the following resolution was adopted:

Resolution 13-4

Resolved that the Executive Committee be authorized to approve a contract for Miles-McClellan Construction to serve as the Construction Manager at Risk for all demolition projects of COCIC.

Process Plan Draft

Assistant Director Williams presented the Board with a draft of a Business Plan outlining the *goals, guiding principles, programs, and Board roles of the organization*. Following Board deliberation, it was agreed to have a Board Retreat to further discuss the Business Plan in detail.

Properties Requested by City Redevelopment Office

Executive Director Teaford requested authority to enter to agreement with the City of Columbus Redevelopment Office to demolish any one or two-family houses requested by the City. The Chair called for a motion.

**Boyce Safford abstained*

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-5

Resolved that the Executive Director be authorized to contract with the City of Columbus Redevelopment Office for COCIC to demolish and transfer any one or two family houses which the City requests.

Executive Director Teaford requested authority to acquire any one or two-family properties on the County Auditor's Forfeited Property List for which there was a plan for disposition. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-6

Resolved that the Executive Director be authorized to acquire any one or two family properties on the County Auditor's Forfeited Property List for which there is a plan for the disposition of the properties.

Surveyors

Executive Director Teaford requested authorization to hire XYZ Survey Service, Ltd. to survey 1801 Belmead Avenue and that the Executive Director be authorized to approve a surveyor contracting plan. The chair called for a motion.

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-7

Resolved that XYZ Survey Service, Ltd. be hired to perform the survey for the lot split for 1800 Belmead for \$2340 and that the Executive Director be authorized to approve a surveyor contract.

Audit

Executive Director Teaford reported that Parns & Company will be performing the 2012 Audit on the same terms as in 2011. The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-8

Resolved that Parns & Company be engaged to perform the 2012 Audit on the same terms as in 2011.

Unemployment Compensation Election

Executive Director Teaford reported that because the organization is a non-profit, with less than four (4) employees, COCIC is not required, but may elect, to have unemployment compensation insurance. The Board elected to provide Unemployment Compensation Insurance for its employees. The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Boyce Safford, the following resolution was adopted:

Resolved 13-9

Resolved that COCIC elect to provide Unemployment Compensation Insurance for its employees.

Parker Marathon

Executive Director Teaford reported that the State has a program to provide up to \$200,000 for remediation of which \$100,000 will be forgiven and COCIC has applied for those funds to be used to remediate the Parker Marathon site. The exit plan for the property is for the property to go to the City of Canal Winchester; the terms have not yet been discussed. The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolutions were adopted:

Resolution 13-10

Resolved that COCIC enter into an agreement with the State of Ohio to borrow up to \$200,000 from the Brownfield Revolving Loan Fund for the remediation of the Parker Marathon property in Canal Winchester.

Resolution 13-11

Resolved that COCIC enter into a contract with BJAAM for the remediation of the Parker Marathon property in Canal Winchester for an amount not to exceed to \$200,000.

MOUs[Resolution 13-12](#)

Executive Director Teaford reported there is already a signed MOU with Madison Township. Since the last meeting, MOUs have been received from Hamilton Township, Jackson Township, Blendon Township, and the Village of Lockbourne. ED Teaford requested for approval of those Memoranda of Understanding. The Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-12

Resolved that COCIC approve the Memoranda of Understanding with Hamilton Township, Jackson Township, Blendon Township and the Village of Lockbourne attached to these Minutes.

Conflict of Interest Statements

Executive Director Teaford reported that Conflict of Interest Statements are required to be completed every January by every Board and Staff member.

Next Meeting

The Board was advised that the next meeting of the Board will be on February 22, 2013 at 9 A.M. at Harrison Park West.

Adjournment

Motion to adjourn was made at 10:49 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of March 8, 2013 Board of Directors Meeting

Franklin County Courthouse | 373 S. High St., 26th Floor, West Conference Room | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Carole Olshavsky
Robert Weiler
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, COCIC President, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady
Kenneth Wilson, Representative for Commissioner Paula Brooks

Board Members Absent

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
Edward Leonard, Franklin County Treasurer, Chairperson
John O'Grady, Franklin County Commissioner
Robert Garvin
Boyce Safford

Others in Attendance

H. Joel Teaford, COCIC Executive Director
Curtiss L. Williams, COCIC Assistant Director
Melissa Coleman, COCIC Executive Assistant
Stephen Porte, Franklin County Treasurer's Office

Call to Order

COCIC President, John Edgar called the meeting to order at 11:08 a.m. and noted there was a quorum. Sadicka White and Carole Olshavsky were not yet present.

Approval of Minutes of January 25, 2013 Meeting

The Minutes of the January 25, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Acting Chair called for a motion to approve the Minutes. A motion was made by Robert Weiler and seconded by Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

- *Ms. Olshavsky joined the Meeting and assumed the Chair.*

Executive Director Teaford provided the Board with a summary of Deposits and Payments since January 24, 2013, which is attached. He noted that the COCIC balance-on-hand as of February 20, 2013 was \$859,949.68.

COCIC made \$30,787.50 in total payments and received \$292,506.44 from the Attorney General to reimburse the City of Columbus. The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-13

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

YTD Financial Statements

Executive Director Teaford provided the Board with the YTD Financial Statements prior to the meeting. ED Teaford reported that the statements were the first statements prepared by Clark, Schafer & Hackett. Those Statements are attached to the Minutes.

Cash Budget Report as of March 6, 2013

Executive Director Teaford distributed a copy of the Cash Budget to the Board. ED Teaford reported that COCIC will receive \$3.2 million in DTAC funds in March, 2013; totaling just under \$4 million in DTAC funds during the first year. ED Teaford also reported that COCIC received Central Park Income from the sale of property in the amount of \$22,249.87 (our 5%); we also received our "common area income" of \$10,277.00. ED Teaford reported an adjustment in the Budget. In Administrative Expenses, \$15,000 was moved from Strategic Planning to Web Creation & Maintenance.

Executive Session

- * *Ms. White joined the Meeting.*

The Acting Chair called for a motion to go into Executive Session to discuss potential litigation. The motion was made by James Schimmer and seconded by John Edgar. The Acting Chair called the roll and Mr. Schimmer, Ms. White, Mr. Edgar, Mr. Wagenbrenner, Mr. Weiler, Mr. Wilson, and Acting Chair Olshavsky all voted aye. The Board moved into Executive Session.

At the conclusion of the Executive Session, Mr. Wagenbrenner moved and it was seconded by Mr. Weiler, and unanimously agreed in a roll call vote, that the Board come out of Executive Session.

Legal Counsel

- **Sadicka White abstained*

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-14

Resolved that the Executive Director be authorized to retain Marc T. Kamer of Peck, Shaffer & Williams LLP to represent COCIC in the matter of Central Park Gahanna.

Retreat Rescheduled

Executive Director Teaford reported to the Board that the Retreat will be rescheduled for April. Lavea Brachman of Greater Ohio will be the Facilitator.

Purchase of ESRI License

Resolution 13-15

Assistant Director Williams reported to the Board regarding the purchase of ESRI Software. AD Williams reported that three (3) licenses will be purchased; with one license being transferred to the County Economic Development & Planning Office. The Acting Chair called for a motion.

**James Schimmer abstained*

Upon motion made by Robert Weiler, seconded by John Edgar, the following resolution was adopted:

Resolution 13-15

Resolved that COCIC purchase three licenses for a demographic data base from ESRI for \$6,399.67, and transfer one of the licenses to the County Economic Development and Planning Office for \$2,133.22.

Contract with MAPSYS for Development of Land Management System, including Website

Resolution 13-16

Assistant Director Williams reported to the Board that MAPSYS will develop COCIC website and land management system. AD Williams reported that MAPSYS is currently working with the Treasurer's Office & Auditor's Office. MAPSYS proposes to take 264 hours to complete this project. The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Sadicka White, the following resolution was adopted:

Resolution 13-16

Resolved that COCIC enter into a contract with MAPSYS for Application Requirements and Website Development for \$25,080.

Insurance

Resolution 13-17

Executive Director Teaford recommended the purchase of general liability insurance for the LRC activities from Huntington Insurance. The yearly premium is \$10,821.30; with a \$500 deductible. The Acting Chair called for a motion.

**Robert Weiler abstained*

Upon motion made by Sadicka White, seconded by John Edgar, the following resolution was adopted:

Resolution 13-17

Resolved that COCIC purchase commercial general liability insurance from Huntington Insurance as broker for The Cincinnati Specialty Underwriters Insurance Company with \$1 million/\$2 million limits for \$10,821.30 on such additional terms as are approved by the Executive Director.

Thriving Communities Study *** (Resolution was tabled until March 22nd Board Meeting)*

Executive Director Teaford reported that Thriving Communities Institute has requested a \$10,000 donation to assist in a study of economic impact of strategic demolition on residential properties. ED Teaford reported that several other Land Banks have contributed amounts ranging from \$10K-50K; (the total cost of the study is \$135K). After Board deliberation, it was decided to table this matter until the March 22nd Board meeting. The Acting Chair called for a motion.

Executive Director Teaford requested authorization to enter into Contract with Miles McClellan to serve as the Construction Manager at Risk for COCIC's demolition work. The Acting Chair called for a motion.

Upon motion made by John Edgar, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-18

Resolved that COCIC enter into the Contract attached to the Minutes with Miles McClellan to serve as the Construction Manager at Risk for COCIC's demolition work.

Demolitions

Executive Director Teaford requested authorization to direct Miles McClellan to demolish 3232 Noe-Bixby. The Acting Chair called for a motion.

Upon motion made by James Schimmer, seconded by Sadicka White, the following resolutions were adopted:

Resolution 13-19

Resolved that the Executive Director be authorized to direct Miles McClellan to demolish 3232 Noe-Bixby.

Poindexter Condominium

Executive Director Teaford requested authorization to retain the firm of Loveland & Brosius to assist in convening a meeting of the Condominium Association for Poindexter Tower. The Acting Chair called for a motion.

Upon motion made by James Schimmer, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-20

Resolved that the Executive Director be authorized to retain the firm of Loveland and Brosius to assist in convening a meeting of the Condominium Association for Poindexter Tower and that the Executive Director is directed to vote all of COCIC's votes in favor of an assessment for the cost of the demolition and to take such other steps and he and the firm shall determine are appropriate.

672 Ann Street

Executive Director Teaford requested authorization to take the necessary steps to acquire 672 Ann Street, and transfer it to Ronald McDonald House upon payment of COCIC's costs. The Acting Chair called for a motion.

**Robert Weiler abstained*

Upon motion made by Sadicka White, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-21

Resolved that the Executive Director be authorized to take such steps as are necessary to acquire 672 Ann Street and transfer it to Ronald McDonald House upon payment of an amount equal to COCIC's costs in connection with the property.

Hull Task Orders

Executive Director Teaford asked for approval for two Task Orders he has received from Hull & Associates for Central Park Gahanna; Groundwater Sampling & EPA Reports in the amount of \$14,318 and Leachate Sampling,

Reports to City of Columbus and Explosive Gas Monitoring in the amount to \$11,865. Executive Director Teaford requested authorization to pay any sums due under these Task Orders. The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded James Schimmer, the following resolution was adopted:

Resolution 13-22

Resolved that COCIC enter into Task Orders in the amount of \$14,318 for Groundwater Sampling and EPA Reports and \$11,865 for Leachate Sampling, Reports to the City of Columbus and Explosive Gas Monitoring and that the Executive Director be authorized to pay any sums due under these Task Orders.

Columbus Reimbursements from Attorney General

Resolution 13-23

Executive Director Teaford requested authorization to forward any demolition reimbursement requests from the City of Columbus to the Attorney General. The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by John Edgar, the following resolution was adopted:

Resolution 13-23

Resolved that the Executive Director be authorized to forward any demolition reimbursement requests from the City of Columbus to the Attorney General.

COCIC Reimbursements from Attorney General

Resolution 13-24

Executive Director Teaford requested authorization to forward any demolition reimbursements from the Attorney General for demolitions done by the City of Columbus to the City of Columbus Land Redevelopment Office. The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by John Edgar, the following resolution was adopted:

Resolution 13-24

Resolved that the Executive Director be authorized to forward any demolition reimbursements from the Attorney General for demolitions done by the City of Columbus to the City of Columbus Land Redevelopment Office

MOUs

Resolution 13-25

Executive Director Teaford requested approval of Memoranda of Understanding with the Cities of Columbus, Dublin, Groveport, and Canal Winchester and Prairie, Franklin, Mifflin and Sharon Townships. The Acting Chair called for a motion.

Upon motion made by John Edgar, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-25

Resolved that COCIC approve the Memoranda of Understanding with the Cities of Columbus, Dublin, Groveport, and Canal Winchester and Prairie, Franklin, Mifflin and Sharon Townships attached to the Minutes.

Urban Gardens

Reverend Edgar reported that an Ad Hoc group that has been meeting and is on track to form a non-profit organization with the name of "Urban Gardens of Central Ohio." Assuming it becomes an entity, they will enter into a 'Building Use Agreement' with Columbus City Schools to farm a plot a land on the grounds of the former

Clairfield School. Additionally, Reverend Edgar asked to what degree does the COCIC Board want to have a direct involvement by naming persons to the Board of Directors of Urban Gardens. After Board discussion, the Board decided that COCIC Board members do not want to participate on any other non-profit organizations board or appoint Board members because it would be a conflict.

Next Meeting

The Board was advised that the next meeting of the Board will be on March 22, 2013 at 9 A.M. at Columbus Downtown High School.

Adjournment

Motion to adjourn was made at 12:25 p.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of April 26, 2013 Board of Directors Meeting

Columbus Downtown High School | 364 S. 4th St., Room 100 | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Robert Garvin
Carole Olshavsky
Boyce Safford

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, COCIC President, Representative for Franklin County Treasurer
Eric Wagenbrenner, Representative for Commissioner John O'Grady
William Flaherty, Representative for Commissioner Paula Brooks

Board Members Absent

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner
James Schimmer, Representative for Commissioner Marilyn Brown
Robert Weiler
Sadicka White

Others in Attendance

H. Joel Teaford - COCIC Executive Director
Curtiss L. Williams - COCIC Assistant Director
Melissa Coleman - COCIC Executive Assistant
Mark Kamer, Esq. - Peck, Shaffer & Williams LLP
Bart Henning - Parns & Company LLC
John Parns - Parns & Company LLC

Call to Order

Chair Leonard called the meeting to order at 9:03 a.m. and noted there was a quorum.

Audit Report

Resolution 13-26

John Parns and Bart Henning of Parns & Company, LLC presented the 2012 Audit Process & Results for COCIC. A copy of the preliminary audit is attached hereto Mr. Parns reported that the final report will be prepared by April 30, 2013 and filed with the State Auditor.

The Chair called for a motion to go into Executive Session to discuss potential litigation and personnel matters. The motion was made by Carole Olshavsky and seconded by Boyce Safford. The Acting Chair called the roll and Mr. Edgar, Mr. Garvin, Mrs. Olshavsky, Mr. Safford, Mr. Flaherty, and Mr. Wagenbrenner, and Chair Leonard all voted aye. The Board moved into Executive Session.

At the conclusion of the Executive Session, Mr. Wagenbrenner moved and it was seconded by Mr. Safford, and unanimously agreed in a roll call vote, that the Board come out of Executive Session.

The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-27

Approve a letter of agreement with Joel Teaford to serve in the capacity as legal counsel to Central Ohio Community Improvement Corporation set forth the terms in the letter of agreement attached to the minutes.

Upon motion made by Robert Garvin, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-28

Resolved that Curtiss Williams be appointed Interim Executive Director.

Approval of Minutes of March 8, 2013 Meeting

The Minutes of the March 8, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded by Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

Report on Income and Expenditures since February 22, 2013 & March 8, 2013

Resolution 13-29

Executive Director Teaford provided the Board with summaries of Deposits and Payments since February 22, 2013 and March 8, 2013, which are attached. He noted that the COCIC balance-on-hand as of April 25, 2013 is \$1,103,788.20.

COCIC made \$63,286.70 in total payments and received \$619,454.68 from the Attorney General in April. The Chair called for a motion. ED Teaford reported that the City of Columbus has been reimbursed over \$900K thus far.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-29

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Financial Statements as of March 31, 2013

Executive Director Teaford provided the Board with the Financial Statements prior to the meeting. ED Teaford reported that the statements were prepared by Clark, Schafer & Hackett. Those Statements are attached to the Minutes.

Executive Director Teaford distributed a copy of the Cash Budget to the Board, a copy of which is attached to the Minutes. Executive Director Teaford pointed out that there was no substantial change in the budget.

3232 Noe Bixby

Executive Director Teaford reported the Demolition Ceremony will be held at the end of May due to EPA having to sign off on the removal of asbestos.

Demolitions of 1 & 2 Family Properties

Resolution 13-30 & 13-31

Executive Director Teaford requested authority for the Interim Executive Director to demolish any one or two-family houses pursuant to ORC Section 505.86. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-30

Resolved that the Interim Executive Director be authorized to cause the demolition of the structures on all properties that Townships have ordered demolished pursuant to ORC Section 505.86.

Executive Director Teaford requested authority for the Interim Executive Director to demolish properties obtained pursuant to ORC Section 5723.04(B) from the Franklin County Auditor. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-31

Resolved that the Interim Executive Director take all the necessary legal steps to cause the structures on following properties to be demolished, as soon as it receives title from the Franklin County Auditor pursuant to ORC Section 5723.04(B):

Hamilton Township:	6241 Canal Street
City of Columbus:	33 N. Princeton
	126 N. Yale
	131 Belvidere
	203 S. Wayne
	273 Oakley
	452 Burgess
	712 S. 18 th

and upon completion of demolition to transfer the properties to Hamilton Township and the City of Columbus respectively.

Thriving Communities Study

Resolution 13-32

Chairman Leonard reported that Thriving Communities Institute has requested support for a study of the economic impact of strategic demolition as it relates to reducing the amount of foreclosures in the community. The evidence of the study will be used to lobby the White House in order to obtain additional funding. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-32

Resolved that COCIC pay \$10,000 to support COCIC's participation in programs conducted by Thriving Communities Institute.

Demolitions for Non-Profit Organizations

Resolution 13-33

Executive Director Teaford reported that several non-profit organizations have requested COCIC to demolish structures on their behalf. After extensive board discussion, this resolution was tabled to be discussed as a policy matter at the Board Retreat. The chair called for a motion.

**Eric Wagenbrenner abstained*

Upon motion made by Carole Olshavsky, seconded by Boyce Safford, the following resolution was tabled:

Resolution 13-33

Resolved that COCIC agree to demolish the structures on the following properties:

- 1926 Genesee owned by the Genesee Church of Christ
- 1920 & 1926 Todd owned by the Reese Community Baptist Church
- 3200 U Street owned by the Hilock Fellowship Church
- 600 E. Gibbard after it is acquired by the Boys and Girls Club

Retreat

Resolution 13-34

Executive Director Teaford requested authorization to enter into contract with the Greater Ohio Policy Center for Levea Brockman to facilitate the Board Retreat. After discussion, the Board decided to delegate to the Executive Committee finding an alternate to facilitate the retreat for a lower rate; not to exceed the amount of \$5,000.00. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-34

Resolved that COCIC Executive Committee may identify a facilitator for the Board Retreat and enter into a contract up to \$5,000.

VRG Repayment

Resolution 13-35

The Board determined that the following resolution was unnecessary because the authority had already been granted.

Resolution 13-35 (no action taken)

Resolved that pursuant to a certain Promissory Note effective January 1, 2011 by and between COCIC and Value Recovery Group II, LLC, COCIC repay to Value Recovery Group II, LLC an amount equal to 25% of the funds received by COCIC pursuant to the Purchase Agreement dated November 21, 2007, each time such funds are received, provided that the total sum repaid does not exceed the amount of the then outstanding balance due on the Note.

Minerva Park Alley

Resolution 13-36

Executive Director Teaford reported Minerva Park has requested that COCIC acquire an alley and sell it to the property to Marion Investment Company Number Two, LLC. After extensive discussion, the Board decided against the resolution. The Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolution was not adopted:

Resolution 13-36

Resolved that COCIC enter into such agreements as are necessary to facilitate the transfer of the alley at the rear of 5236-5272 Cleveland Avenue from the Village of Minerva Park to Marion Investment Company Number Two, LLC.

Sale of Real Estate

Resolution 13-37

Executive Director Teaford reported that a real estate agent contacted COCIC to acquire a forfeited property on Galloway Road. After extensive discussion, the Board decided to have the Interim Executive Director engage the real estate agent to provide additional information and COCIC will obtain a realtor's Opinion of Value.

**The following resolution was tabled:*

Resolution 13-37

Resolved that the Interim Executive Director be authorized to acquire from the Franklin County Auditor the forfeited property known as Parcel 570-283124, being 1.263 acres on Galloway Road north of West Broad Street, and take such steps as are appropriate, including a title search and an appraisal prior to acquisition, to sell the property for at least \$75,000.

Fees for Columbus Reimbursements

Resolution 13-38

Executive Director Teaford reported the Attorney General is adding an additional 5% as Administrative Costs when paying City of Columbus' reimbursements. The Executive Director is recommending that COCIC keep 1% as a fee for reviewing and submitting the requests.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-38

Resolved that COCIC retain 20% of the Administrative Fees paid by the Attorney General for demolitions done by the City of Columbus as a fee for reviewing and submitting Columbus's request for reimbursement.

MOUs

Resolution 13-39

Executive Director Teaford reported there is already a signed MOU with the Village of Minerva Park and Clinton Township.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-39

Resolved that COCIC approve the Memoranda of Understanding with the Village of Minerva Park and Clinton Township attached to the Minutes.

Next Meeting

The Board was advised that the next meeting of the Board will be on May 24, 2013 at 9:00 am at the Columbus Downtown High School.

Adjournment

Motion to adjourn was made at 11:56 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of May 24, 2013 Board of Directors Meeting

Columbus Downtown High School | 364 S. 4th St., Room 100 | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Robert Garvin
Carole Olshavsky
Robert Weiler
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, COCIC President, Representative for Franklin County Treasurer
Kris Long, Representative for Commission Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

John O'Grady, President, Franklin County Commissioner
Paula Brooks, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
Boyce Safford

Others in Attendance

Curtiss L. Williams – COCIC Interim Executive Director
Melissa Coleman - COCIC Executive Assistant
Hope Kingsborough, Franklin County Department of Economic Development and Planning
Stephen Porte, Franklin County Treasurer's Office

Call to Order

Chair Leonard called the meeting to order at 9:06 a.m. and noted there was a quorum.

Approval of Minutes of April 26, 2013 Meeting

The Minutes of the April 26, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Robert Garvin and seconded by Carole Olshavsky. All present voted in favor and the Minutes were approved as submitted.

Report on Income and Expenditures since April 30, 2013

Resolution 13-40

Interim Executive Director Williams provided the Board with summaries of Deposits and Payments since April 30, 2013, which are attached. He noted that the COCIC balance-on-hand as of May 21, 2013 is \$356,699.83.

IED pointed out that the most significant changes were in payments made to Miles McClelland in the amount of \$74,123.31 and to the City of Columbus in the amount of \$613,552.76. COCIC made \$744,446.75 in total payments and received \$2,133.22 from the Economic Development & Planning in April. The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Garvin, the following resolution was adopted:

Resolution 13-40

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Financial Statements as of April 30, 2013

Interim Executive Director Williams provided the Board with the Financial Statements prior to the meeting. Interim ED Williams reported that the statements were prepared by Clark, Schafer & Hackett. Those Statements are attached to the Minutes.

Cash Budget Report as of May 23, 2013

Interim Executive Director Williams distributed a copy of the Cash Budget to the Board, a copy of which is attached to the Minutes. IED Williams indicated that the only change made to the budget was the addition of Joel Teaford for a \$1,500/monthly retainer and in increase in the Flare Replacement budget to \$60,000.

Executive Session (Personnel)

Resolution 13-41

The Chair called for a motion to go into Executive Session to discuss potential litigation and personnel matters. The motion was made by Carole Olshavsky and seconded by Robert Garvin. The Acting Chair called the roll and Mr. Edgar, Mr. Garvin, Mrs. Olshavsky, Mr. Schimmer, Mr. Wagenbrenner, Mr. Weiler, Mrs. White and Chair Leonard all voted aye. The Board moved into Executive Session.

At the conclusion of the Executive Session, Mr. Wagenbrenner moved and it was seconded by Mr. Weiler, and unanimously agreed in a roll call vote, that the Board come out of Executive Session.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-41

Resolved that the Executive Committee will be authorized to make a decision about filling the Executive Director position and establishing the appropriate salary.

Land Acquisition/Demolition Program

Chair Leonard presented information on the Land Acquisition/Demolition Program. The Chair reported on the current situation of the Land Bank and goals of the Land Acquisition/Demolition Program. There was extensive board discussion regarding potential projects. A copy of the presentation is attached.

Retreat

Interim Executive Director Williams reported Levea Brockman of Greater Ohio Policy Center agreed to facilitate the Board Retreat for the agreed upon \$5K. The board agreed to hold the retreat in conjunction with the board meeting on July 26th 8:00-3:00. Lunch will be provided.

Project Updates

Resolution 13-42 & 13-43

Interim Executive Director Williams reported project updates on various properties and provided a packet of information containing details of each property status. IED Williams updated the board on the status of the Galloway commercial property which was previously tabled. IED Williams requested authority to acquire the Galloway property to market and sell the property for at least \$75,000. The Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-42

Resolved that the Interim Executive Director be authorized to acquire from the Franklin County Auditor the forfeited property known as Parcel 570-283124, being 1.263 acres on Galloway Road north of West Broad Street, and take such steps as are appropriate to sell the property for at least \$75,000.

Chair Leonard updated the board on the status of 672 Ann Street. Chair Leonard requested authority to authorize COCIC to pay for the demolition of 672 Ann Street. The Chair called for a motion.

Upon motion made by Sadicka White, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-43

Resolved that the COCIC be authorized to demolish the property known as Parcel 010-027768-00, located at 672 Ann Street.

Next Meeting

The Board was advised that the next meeting of the Board will be on June 28, 2013 at 9:00 am – Location TBD.

Adjournment

Motion to adjourn was made at 11:00 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of June 28, 2013 Board of Directors Meeting

MORPC | 111 Liberty Street, Suite 100 | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Boyce Safford
Robert Weiler

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, COCIC President, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady
William Flaherty, Representative for Commissioner Paula Brooks

Board Members Absent

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
Robert Garvin
John O'Grady, Franklin County Commissioner
Carole Olshavsky
Sadicka White

Others in Attendance

Curtiss L. Williams - COCIC Interim Executive Director
Melissa D. Coleman - COCIC Executive Assistant
Stephen Porte, Franklin County Treasurer's Office

Call to Order

Chair Leonard called the meeting to order at 9:12 a.m. and noted there was a quorum.

Approval of Minutes of May 24, 2013 Meeting

The Minutes of the March 24, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Robert Weiler and seconded by Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

Report on Income and Expenditures since May 28, 2013

Resolution 13-44

Interim Executive Director Williams provided the Board with summaries of Deposits and Payments since May 28, 2013, which are attached. He noted that the COCIC balance-on-hand as of June 27, 2013 is \$361,695.40.

IED pointed out that there were no significant changes in payments and that a payment of \$50,000 was received from the City of Gahanna. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-44

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Financial Statements as of May 31, 2013

Interim Executive Director Williams informed the Board that there were some irregularities with the Financial Statements, therefore the Financial Statements were not provided. IED Williams was working Clark, Schafer & Hackett to resolve the issue.

Cash Budget Report as of June 28, 2013

Interim Executive Director Williams distributed a copy of the Cash Budget to the Board, a copy of which is attached to the Minutes. Interim Executive Director Williams pointed out that there were no substantial changes in the budget.

Project Proposals

Resolution 13-45 – 13-48

**Flaherty entered meeting*

Chair Leonard reported that Nationwide Children’s Hospital Ronald McDonald House has requested for two (2) additional properties to be demolished for their expansion project. Permits have already been obtained and the Area Commission has already approved for the houses to be demolished.

Interim Executive Director Williams reported on GWCF, Campus Partners, and FDA. IED Williams reported that all three projects have gone through the Asset Committee. There was extensive discussion regarding the projects.

A Proposal Project packet containing information/details of each property was provided to the Board. The Chair called for a motion.

Nationwide Children’s Hospital Ronald McDonald House (RMDH)

Upon motion made by Boyce Safford, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-45

Resolved that COCIC be authorized to enter into agreement with the Ronald McDonald House to demolish its residential properties located at 666-668 Ann Street and 685 S. 17th Street whereby the Ronald McDonald House will reimburse COCIC the equivalent of 25% of the demolition cost. The agreement to be contingent upon review and approval of COCIC’s Asset Committee.

Gertrude Wood Community Foundation (GWCF)

Upon motion made by Boyce Safford, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-46

Resolved that COCIC be authorized to enter into agreement with the Gertrude Wood Community Foundation (GWCF) to:

- Acquire on its behalf, at a cost of no more than \$4,300.00, the Columbus Land Bank property located at 876 Ellsworth Ave. The property will be held by COCIC in escrow while GWCF conducts its rehabilitation.

- Provide GWCF up to \$15,700.00 to install energy efficient components such as windows, HVAC, etc.

The agreement to be contingent upon review and approval of COCIC's Asset Committee and contingent upon the approval of funding received by the City of Columbus.

**Weiler left the meeting*

Campus Partners (on behalf of Weinland Park Collaborative)

Upon motion made by Boyce Safford, seconded by William Flaherty, the following resolution was adopted:

Resolution 13-47 (*Eric Wagenbrenner abstained*)

Resolved that COCIC be authorized to enter into agreement with Campus Partners on behalf of the Weinland Park Collaborative to demolish residential properties located at 1475 N. 6th Street, 1463 N. 4th Street, 1311 Summit Street and 291E. 8th Ave. The agreement to be contingent upon review and approval of COCIC's Asset Committee.

Franklinton Development Association (FDA)

Upon motion made by Boyce Safford, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-48

Resolved that COCIC be authorized to enter into agreement with the Franklinton Development Association (FDA) to:

- Provide FDA up to \$12,086.00 to install energy efficient components such as windows, HVAC, etc. in a mixed-used redevelopment project located at 937 West Broad Street.
- If needed, provide FDA with an amount not to exceed \$23,000.00 to cover the cost of construction contingencies.

The agreement to be contingent upon review and approval of COCIC's Asset Committee.

Other Business - Parker Marathon

There was a public meeting held in May due to the application; Mr. Garvin was in attendance. The community is in support of the project.

Next Meeting

The Board was advised that the next meeting of the Board will be on August 23, 2013 at 9:00 am at MORPC - Scioto Conference Room.

Adjournment

Motion to adjourn was made at 10:01 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of July 26, 2013 Board of Directors Meeting

United Way | 360 S. 3rd St. | Columbus, OH 43215

Board Members in Attendance

*Note: Voting Board Members are indicated in Bold

Edward Leonard, Franklin County Treasurer, Chairperson
Robert Garvin
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance

*Note: Voting Representatives are indicated in Bold

John Edgar, COCIC President, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
William Flaherty, Representative for Commissioner Paula Brooks

Board Members Absent

Paula Brooks, President, Franklin County Commissioner
Marilyn Brown, Franklin County Commissioner
John O'Grady, Franklin County Commissioner
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Others in Attendance

John C. Rosenberger
Curtiss L. Williams - COCIC Interim Executive Director
Melissa D. Coleman - COCIC Executive Assistant
Stephen Porte, Franklin County Treasurer's Office

Call to Order

Chair Leonard called the meeting to order at 9:04 a.m. and noted there was a quorum.

Approval of Minutes of June 28, 2013 Meeting

The Minutes of the June 28, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded by Boyce Safford. All present voted in favor and the Minutes were approved as submitted.

Report on Income and Expenditures since July 1, 2013

Resolution 13-49

Interim Executive Director Williams provided the Board with summaries of Deposits and Payments since July 1, 2013, which are attached. He noted that the COCIC balance-on-hand as of July 25, 2013 is \$215,673.70.

IED pointed out that there were no significant changes in payments and that a payment of \$62,500 was received from VRG. IED also reported on the payment to Miles McClellan Construction in the amount of \$181,761.61 and that a majority of the amount was due to the demolition of Noe-Bixby Rd. The Chair called for a motion.

Upon motion made by Robert Garvin, seconded by Boyce Safford, the following resolution was adopted:

Resolution 13-49

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Financial Statements as of June 30, 2013

Interim Executive Director Williams provided the Board with the Financial Statements prior to the meeting. Interim ED Williams reported that the statements were prepared by Clark, Schafer & Hackett. Those Statements are attached to the Minutes.

Cash Budget Report as of July 25, 2013

Interim Executive Director Williams distributed a copy of the Cash Budget to the Board, a copy of which is attached to the Minutes. IED Williams also reported that additional capital would be needed soon in order to cover unexpected expenses. Interim Executive Director Williams pointed out that there were no substantial changes in the budget.

Executive Session (Personnel)

The Chair called for a motion to go into Executive Session to discuss personnel matters. The motion was made by Carole Olshavsky and seconded by Robert Garvin. The Chair called the roll and Mr. Edgar, Mr. Flaherty, Mr. Garvin, Mrs. Olshavsky, Mr. Schimmer, Mr. Weiler, Mrs. White and Chair Leonard all voted aye. The Board moved into Executive Session.

At the conclusion of the Executive Session, Mr. Safford moved and it was seconded by Mrs. Olshavsky, and unanimously agreed in a roll call vote, that the Board come out of Executive Session.

Board Leadership

Resolution 13-50

Chair Leonard recommended the change of Board Leadership.

Upon motion made by Robert Garvin, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-50

Resolved, that for the purposes of filling vacant positions and of providing for future leadership, the following officers be and are hereby elected to serve for the remainder of 2013:

President	John C. Rosenberger
Vice-President	Curtiss L. Williams
Secretary-Treasurer	James Schimmer

Further Resolved, that the election of all other officers be and is hereby ratified and confirmed, thereby making the following complement of elected COCIC officers:

Chair	Edward J. Leonard
-------	-------------------

President	John C. Rosenberger
Vice-President	Carole J. Olshavsky
Vice-President	Curtiss L. Williams
Secretary-Treasurer	James Schimmer
Executive Committee	Edward J. Leonard
	John Edgar
	Carol J. Olshavsky
	Robert Weiler
	Sadicka White

Further Resolved, that the Executive Committee be and is hereby authorized to conclude the negotiation of the terms and conditions of Mr. Rosenberger’s engagement and present the results to the Board of Directors for further action.

Project Proposals

Resolution 13-51 & 13-52

Interim Executive Director Williams reported that four (4) proposals were presented in the latest Asset Committee. Amongst the proposals were Nationwide Children’s Hospital Ronald McDonald House and Homes on the Hill. RMDH requested for an additional property to be demolished for their expansion project.

Hope Kingsborough reported on the Homes on the Hill project. Hope reported that HOTH has other resources and is looking at COCIC to leverage about 20% of the total project.

A Proposal Project packet containing information/details of each property was provided to the Board. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Nationwide Children’s Hospital Ronald McDonald House (RMDH)

Resolution 13-51

Resolved that COCIC be authorized to enter into agreement with the Ronald McDonald House to demolish its residential properties located at 685 Jackson Street whereby the Ronald McDonald House will reimburse COCIC the equivalent of 25% of the demolition cost. The agreement to be contingent upon review and approval of COCIC’s Asset Committee.

Homes on the Hill

Upon motion made by Boyce Safford, seconded by James Schimmer, the following resolution was adopted:

Resolution 13-52

Resolved that COCIC be authorized to enter into an agreement with Homes on the Hill to subsidize the rehabilitation of six homes, in the target area of Lincoln Village and surrounding area, with a commitment of \$31,000 per unit during the course of this year and 2014. The agreement to be contingent upon review and approval of COCIC’s Asset Committee.

MOUs

Resolution 13-53

Interim Executive Director Williams requested for approval of MOUs with Grove City, Gahanna, Upper Arlington, Obetz, and Harrisburg upon approval by their respective legislators.

Upon motion made by Boyce Safford, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-53

Resolved that COCIC approve the Memoranda of Understandings with Grove City, Gahanna, Upper Arlington, Obetz, and Harrisburg upon approval by their respective legislators.

Parker Marathon

Interim Executive Director Williams reported that BJAAM will be on site August 12th and it will take approximately two (2) weeks to complete the project. Once completed, the property will be transferred to the City of Canal Winchester.

*Sadicka White read a memorandum from Director Goodman stating Ms. White's withdrawal from any matters concerning COCIC and the Brownfield Revolving Loan Fund Program. A copy of the memorandum is attached to the Minutes.

Next Meeting

The Board was advised that the next meeting of the Board will be on September 27, 2013 at 9:00 am.

Adjournment

Motion to adjourn was made at 10:43 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of August 23, 2013 Board of Directors Meeting

MORPC | 111 Liberty St. | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Boyce Safford
Robert Weiler
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, Representative for Franklin County Treasurer
William Flaherty, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Others in Attendance

John C. Rosenberger – COCIC President
Curtiss L. Williams - COCIC Vice-President
Melissa D. Coleman - COCIC Executive Assistant
Hope K. Kingsborough – Franklin County Economic Development
Stephen Porte, Franklin County Treasurer's Office

Call to Order

Chair Leonard called the meeting to order at 9:05 a.m. and noted there was a quorum.

Approval of Minutes of July 26, 2013 Meeting

The Minutes of the July 26, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Robert Weiler and seconded by Boyce Safford. All present voted in favor and the Minutes were approved as submitted.

Board Member Resignation

Chair Leonard informed the board of Bob Garvin's resignation due to recent statutory change in the way the township representative is selected. A copy of the resignation is attached to the Minutes.

1. **Financial Statements:** President Rosenberger reported that there was no substantial change with the budget. There was a meeting with Clark Schaeffer & Hackett regarding the final budget; there should be a revised budget for the final quarter of this year.
2. **Expedited Foreclosures:** Hope Kingsborough reported that COCIC has been working with City of Columbus and to date there are approximately 390 affidavits that have gone through the expedited foreclosure process; 357 have actually been filed with the court system. However, there is uncertainty as to when the foreclosure will come through the “pipeline.” There was extensive board discussion.
3. **Environmental Assessments (OEPA & Asbestos):** Hope Kingsborough reported that there is an increase in asbestos abatement. The City of Columbus completed approximately seven (7) homes and reported \$190,000 in cost. The EPA district is requiring that each wall has to be dealt with for abatement; not allowing a whole unit to be demolished. There was extensive board discussion.
4. **Income and Expenditures:** Vice-President Williams provided the Board with summaries of Deposits and Payments since August 1, 2013, which are attached. He noted that the COCIC balance-on-hand as of August 22, 2013 is \$445,013.32.

VP Williams pointed out that there were no significant changes in payments and that a payment of \$265,000 was received from DTAC Funds. The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Sadicka White, the following resolution was adopted:

Resolution 13-54

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Proposals

Resolutions 13-55 - 13-58

President Rosenberger reported that four (4) proposals were presented in the latest Asset Committee. Amongst the proposals were PACT Request, 1388 Stimmel Road, Woodcliff, and Poindexter Option.

A Proposal Project packet containing information/details of each property was provided to the Board. There was extensive discussion regarding each project.

PACT Request

The Chair called for a motion.

Upon motion made by Boyce Safford, seconded by Eric Wagenbrenner, the following resolution was adopted with Robert Weiler and John Edgar abstaining:

Resolution 13-55

WHEREAS, the Board has reviewed the back-ground, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated August 21, 2013 (the “Memorandum”) relative to a request by Partners Achieving Community Transformation (PACT) for financial support in the implementation of its plan for revitalizing the Near East Side of Columbus, Ohio (the “PACT Planning Area”);

NOW THEREFORE, BE IT RESOLVED, that the Corporation hereby undertakes to provide \$1,303,500 for the acquisition, demolition and holding of blighted properties in the PACT Planning Area, such undertaking being expressly conditioned upon the award of the HUD Choice Neighborhoods Initiative Implementation Grant sought by PACT; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver a letter of commitment and any and all other documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

1388 Stimmel Road

The Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-56

WHEREAS, the Board has considered the back-ground, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of August 21, 2013 (the "Memorandum") relative to the property located at 1388 Stimmel Road, Columbus, Ohio (the "Property");

NOW THEREFORE, BE IT RESOLVED, that the Corporation generally undertake the acquisition, holding and sale of the Property, generally as described in the Memorandum, but with all such modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of changed facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver any and all agreements, deeds or other instruments of conveyance, settlement statements, instruments, documents or papers on behalf of the Corporation as may be deemed by him to be necessary and appropriate in order to give effect to the preceding resolution.

Woodcliff

The Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-57

WHEREAS, the Board has reviewed the back-ground, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of August 22, 2013 (the "Memorandum") relative to a request by the Mark Froelich as Receiver of the Woodcliff Condominium Association for a loan to cover the costs of providing the reports, studies or inquiries, as now ordered or as may be hereafter be ordered, by the Franklin County Environmental Court;

NOW THEREFORE, BE IT RESOLVED, that the loan generally described in the Memorandum be approved, but with all such modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver any and all agreements, instruments, documents or papers and any modifications or amendments to the same, on behalf of the Corporation as may be deemed by him to be necessary and appropriate in order to give effect to the preceding resolution.

Poindexter Option

The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted with Robert Weiler abstaining:

Resolution 13-58

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of August 22, 2013 (the "Memorandum") relative to a request by Columbus Metropolitan Housing Authority ("CMHA") for an option to purchase (the "Purchase Option") all of the interests of the Corporation in what is commonly known as Poindexter Tower (the "Property");

NOW THEREFORE, BE IT RESOLVED, that the grant by the Corporation to CMHA of the Purchase Option generally described in the Memorandum be approved, but with all extensions and other modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver the Purchase Option and, if the same is timely exercised, then the deed or other instruments of conveyance, and all other agreements, settlement statements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Executive Session (Personnel)

The Chair called for a motion to go into Executive Session to discuss personnel matters. The motion was made by Carole Olshavsky and seconded by Eric Wagenbrenner. The Chair called the roll and Mr. Edgar, Mr. Flaherty, Mrs. Olshavsky, Mr. Safford, Mr. Schimmer, Mr. Wagenbrenner, Mr. Weiler, Mrs. White and Chair Leonard all voted aye. The Board moved into Executive Session.

At the conclusion of the Executive Session, Mr. Safford moved and it was seconded by Mrs. Olshavsky, and unanimously agreed in a roll call vote, that the Board come out of Executive Session.

Rosenberger Contract

Resolution 13-59

The Chair called for a motion to approval the employment contract of John C. Rosenberger.

Upon motion made by James Schimmer, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-59

WHEREAS, the Board has previously elected John C. Rosenberger as President of the Corporation and charged the Executive Committee with concluding the negotiation of the terms and conditions of Mr. Rosenberger's engagement and presenting the results to the Board for further action; and

WHEREAS, the Executive Committee has fulfilled its charge and presented the proposed Employment Agreement to the Board with the recommendation that the Employment Agreement be approved;

NOW THEREFORE, BE IT RESOLVED that the proposed Employment Agreement by and between the Corporation and John C. Rosenberger, dated to be effective as of July 26, 2013, be and the same is hereby approved; and

RESOLVED FURTHER, that Edward J. Leonard, Chairman of the Board, be and he is hereby authorized to execute such Employment Agreement.

Next Meeting

The Board was advised that the next meeting of the Board will be on October 4, 2013 at 9:00 am – LifeCare Alliance • 670 Harmon Ave • 43223.

Adjournment

Motion to adjourn was made at 10:43 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of October 4, 2013 Board of Directors Meeting

LifeCare Alliance | 670 Harmon Ave | Columbus, OH 43223

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Robert Weiler
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, Representative for Franklin County Treasurer
William Flaherty, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Others in Attendance

John C. Rosenberger – COCIC President
Curtiss L. Williams - COCIC Vice-President
Melissa D. Coleman - COCIC Executive Assistant
Hope K. Kingsborough – COCIC Program Manager
Jacob H. Griffith – COCIC GIS Intern
Stephen Porte, Franklin County Treasurer's Office
Steve Schoeny, City of Columbus Land Redevelopment Office

Call to Order

Chair Leonard called the meeting to order at 10:15 a.m. and noted there was a quorum.

Approval of Minutes of August 23, 2013 Meeting

The Minutes of the August 23, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since August 23, 2013

Resolution 13-59

Vice-President Williams provided the Board with summaries of Deposits and Payments since August 23, 2013, which are attached. He noted that the COCIC balance-on-hand as of October 3, 2013 is \$1, 289,827.68.

VP Williams pointed out that there were no significant changes in payments and that a payment of \$750,000 was received from DTAC Funds and the second payment was received from VRG in the amount of \$62,500. The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-59

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Proposals

Resolutions 13-60 & 13-61

President Rosenberger reported that two (2) proposals were presented in the latest Asset Committee. Amongst the proposals were Parker Marathon and City Conveyance & Re-Conveyance.

Parker Marathon

President Rosenberger reported that the resolution is to amend the previously adopted resolution to authorize a \$200,000 loan. The increase in the loan amount is to ensure any cover any increase in project contingency. Curtiss Williams reported that clean-up was completed in August, with no particular issues were found, with the exception of more tanks were found that BJAAM were unaware of.

The Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-60

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of October 2, 2013 (the "Memorandum") relative to an amendment to Resolution No. 13-10, the environmental clean-up of, the 0.33 acre parcel owned by the Corporation and situated generally at 18 West Waterloo Street, Canal Winchester, Ohio (the "Property") and a \$300,000 loan to the Corporation from Ohio Development Services Agency (the "Loan Transaction");

NOW THEREFORE, BE IT RESOLVED, that the Loan Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver the Loan Agreement, Note, Depository Control Agreement and all other agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

City Conveyance & Re-Conveyance

President Rosenberger reported that the City of Columbus has requested the Corporation acquire 12 properties from the Samaritan Project Development Corporation and convey the properties back to the city.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-61

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of October 2, 2013, relative to the Corporation's acquisition of Tax Parcels numbered 010-007904, 010-011109, 010-018662, 010-026931, 010-042839, 010-042841, 010-0500000, 010-050745, 010-056560, 010-057054, 010-082111 and 010-007694 (the "Properties") by voluntary conveyance from Samaritan Project Development

Corporation and conveyance of the Properties to the City of Columbus (the “Acquisition and Conveyance Transaction”);

NOW THEREFORE, BE IT RESOLVED, that the Acquisition and Conveyance Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all instruments of conveyance and all other agreements, settlement statements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Next Meeting

The Board was advised that the next meeting of the Board will be on October 25, 2013 at 9:00 am – Location TBD

Adjournment

Motion to adjourn was made at 10:35 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of November 8, 2013 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

John Edgar, Representative for Franklin County Treasurer
Carole Olshavsky
Robert Weiler

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

Kris Long, Representative for Commissioner Paula Brooks
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

James Schimmer, Representative for Commissioner Marilyn Brown
Sadicka White

Others in Attendance

John C. Rosenberger – COCIC President
Curtiss L. Williams - COCIC Vice-President
Melissa D. Coleman - COCIC Executive Assistant
Hope K. Kingsborough – COCIC Program Manager
Steve Schoeny, City of Columbus Land Redevelopment Office

Call to Order

Acting Chair Edgar called the meeting to order at 9:06 a.m. and noted there was a quorum.

Approval of Minutes of October 1, 2013 Meeting

The Minutes of the October 1, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since October 1, 2013

Resolution 13-62

Vice-President Williams provided the Board with summaries of Deposits and Payments since October 1, 2013, which are attached. He noted that the COCIC balance-on-hand as of October 31, 2013 is \$2, 590,927.98.

VP Williams pointed out that there were no significant changes in payments and that a payment of \$1.85 million was received from DTAC.VP Williams noted that there was a reimbursement to the City of Columbus in the amount of \$291,937.67 and indicated that we would be submitted our own reimbursement request to the Attorney General.

The Acting Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-62

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Budget

VP Williams reported that there will be a draft of the adjusted budget will be presented to the Executive Committee on the November 22nd meeting.

Tax Certificate Donation

Resolutions 13-63

President Rosenberger requested authorization to accept Tax Certificates in order to clear an obstacle to obtain expedited foreclosures.

The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-63

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of October 24, 2013, relative to the Corporation’s acceptance of a donation from Nelnet, Inc., of Tax Certificates on Tax Parcels numbered 010-029371-00, 010-008067-00 and 010-010-040957 (the “Tax Certificate Donation Transaction”);

NOW THEREFORE, BE IT RESOLVED, that the Tax Certificate Donation Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all instruments and agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

936 West Rich Street Demotion (Franklinton Development Association)

Resolutions 13-64

President Rosenberger provided background information on 936 W Rich St, an 11-unit apartment building. It has been requested on behalf of the Association and City of Columbus Land Redevelopment Office to demolish the building.

The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 13-64

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of November 6, 2013 (the “Memorandum”), relative to a request from Franklinton Development Corporation

and the City of Columbus Land Redevelopment Office for the Corporation to demolish the blighted, vacant building on the property at 936 West Rich Street;

NOW THEREFORE, BE IT RESOLVED, that an agreement consistent with the Memorandum be and the same is hereby approved, but with any and all modifications as the authorized signatory, hereinafter named, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such agreement and all other agreements, instruments, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Section 501(c)(3) Qualification

Resolutions 13-65

President Rosenberger informed the Board it would be viable for the Corporation to also become a qualified as a 501(c)(3) in addition to its current status. The cost is approximately \$6,000 and takes about a year to get qualified. The Board discussed that they would like to review the application before it is submitted.

The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-65

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of October 24, 2013, relative to the Corporation's qualification as an exempt organization under Section 501(c)(3) of the Internal Revenue Code (the "Section 501(c)(3) Qualification");

NOW THEREFORE, BE IT RESOLVED, that application for the Section 501(c)(3) Qualification be authorized and approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver the application and any and all other instruments, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Revision & Ratification of Resolution 13-47 Re: Weinland Park Demo & Campus Partners

Resolutions 13-66

President Rosenberger informed the Board that the previously approved resolution regarding Campus Partners be amended, due to changes in their new business agreement with Redstone Realty Company.

The Acting Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Weiler, the following resolution adopted with Eric Wagenbrenner abstaining:

Resolution 13-66

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of November 6, 2013, relative to the request of Campus Partners to revise Resolution 13-47 to provide that the

previously authorized agreement be between the Corporation and Redstone Realty Company, LLC (the "Revision Request");

NOW THEREFORE, BE IT RESOLVED, that the Revision Request be approved and that Resolution 13-47 be so revised; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver the agreement and all other agreements, instruments, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Election to Accept Properties from Pending Expedited Tax Foreclosures

Resolutions 13-67

President Rosenberger informed the Board there are approximately 400 expedited foreclosures; the Corporation will receive about 80 of the properties. A handout was provided indicating the different phases of an expedited tax foreclosure election and various results. A copy of the handout is included in the Minutes.

The Acting Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Weiler, the following resolution adopted:

Resolution 13-67

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of November 7, 2013, relative to the Corporation's election to accept conveyance of expedited tax foreclosure properties;

NOW THEREFORE, BE IT RESOLVED, that the Corporation hereby elects to accept conveyance of all such expedited tax foreclosure properties, except in those instances where the pre-election inspection of a property discloses an apparent existence of extraordinary hazardous conditions or environmental conditions; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all communications, pleadings, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Sponsorship of 2014 National Community Development Assoc. Annual Conference

Resolutions 13-68

President Rosenberger informed the Board that a request has been made on behalf of Commissioner John O'Grady, requesting a \$5,000 sponsorship for the National Community Development Association Conference in 2014, which will be held in Columbus.

The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Eric Wagenbrenner, the following resolution adopted:

Resolution 13-68

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated November 6, 2013, relative to the request of the Franklin County Board of Commissioners for approval of a \$5,000 Sponsorship for the 2014 National Community Development Association Conference (the "Sponsorship Request");

NOW THEREFORE, BE IT RESOLVED, that the Sponsorship Request be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver the sponsorship agreement and all other agreements, instruments, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Authorized Signatories for Depository Accounts

Resolutions 13-69

President Rosenberger requested the Board to be added as a signatory on the bank accounts.

The Acting Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution adopted:

Resolution 13-69

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated November 6, 2013, relative to the Corporation's authorized signatories on its accounts at the Huntington National Bank and the Heartland Bank (the "Depositories");

NOW, THEREFORE, BE IT RESOLVED, that any corporate resolution that may from time to time be required by either of Depositories to establish or maintain any of the Corporation's accounts (each a "Required Depository Resolution") and to name the authorized signatories therefor, shall be and the same is hereby adopted, approved and authorized and the Secretary or Assistant Secretary shall be and is hereby authorized and directed to certify the adoption, approval and authorization of the Required Depository Resolution by the Board and, with respect to the same, that the authorized signatories therefor shall be the following:

Chairman, Edward J. Leonard

Treasurer, James Schimmer

President, John C. Rosenberger

and their respective, duly elected successors; and

FURTHER RESOLVED, that the Corporation's policy, effective upon the adoption of this Resolution, shall be that two of the three authorized signatories shall be required to act with respect to transaction amounts in excess of \$25,000, which change in policy shall be further memorialized in the next comprehensive revision of the Corporation's Policy Manual.

Authorization of Corporation Credit Card

Resolutions 13-70

President Rosenberger requested authority to obtain a corporate credit card in order to minimize employees using their personal credit cards to purchase items for the Corporation.

The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Robert Weiler, the following resolution adopted:

Resolution 13-70

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated November 6, 2013, relative to a credit card for the Corporation;

NOW, THEREFORE, BE IT RESOLVED, that the Corporation apply for, obtain and maintain a credit card with such credit card issuer as may be selected by the President, all on such terms and conditions as the President may deem appropriate;

RESOLVED FURTHER, that any corporate resolution that may be required by any such credit card issuer for the provision of any such credit card (the "Required Resolution"), showing the President as the authorized signatory, be and the same is hereby adopted, approved and authorized and the Secretary be and is hereby authorized and directed, in connection with the provision of any such credit card, to certify the adoption, approval and authorization of the Required Resolution by the Board of Directors;

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver the credit card application and all agreements, instruments, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution;

RESOLVED FURTHER, that any credit card expenditures be itemized in the periodic report of expenditures presented to the Board for review and approval; and

RESOLVED FURTHER, that the President prepare for consideration by the Board a written policy regarding the custody and use of the corporate credit card.

Next Meeting

The Board was advised that the next meeting of the Board will be on December 13, 2013 at 9:00 am – Livingston United Methodist Church.

Adjournment

Motion to adjourn was made at 10:00 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of December 13, 2013 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

John Edgar, Representative for Franklin County Treasurer
Carole Olshavsky
Steve Schoeny
Robert Weiler

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

Bill Flaherty, Representative for Commissioner Paula Brooks
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

James Schimmer, Representative for Commissioner Marilyn Brown
Sadicka White

Others in Attendance

John C. Rosenberger – COCIC President
Curtiss L. Williams - COCIC Vice-President
Melissa D. Coleman - COCIC Executive Assistant
Hope K. Kingsborough – COCIC Program Manager
Stephen Porte – Franklin County Treasurer Office
John Turner, City of Columbus Land Redevelopment Office

Call to Order

Acting Chair Edgar called the meeting to order at 8:59 a.m. and noted there was a quorum.

Approval of Minutes of November 8, 2013 Meeting

The Minutes of the November 8, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded Robert Weiler. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since November 1, 2013

Resolution 13-71

Vice-President Williams provided the Board with summaries of Deposits and Payments since November 1, 2013, which are attached. He noted that the COCIC balance-on-hand as of December 31, 2013 is \$2,935,927.69.

VP Williams pointed out that there were no significant changes in payments and that a deposit of \$518,432.46 was received from the Attorney General Reimbursement.

The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Robert Weiler, the following resolution was adopted:

Resolution 13-71

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Projected Year-End 2013 Financials

Vice-President Williams provided the Board with a draft of the Projected Year-End 2013 Financials, which are attached. VP Williams reported on the financials of the “land reutilization”, the golf course, and the administrative expensive.

Demolition Pipeline Report

Hope Kingsborough updated the Board that between the county & city, a total of 463 units have been demolished. A majority of the units have come from Environmental Court and 505.86 procedures from the Townships. We are currently in the expedited foreclosure process, there are approximately 200 units that are going to go through the default judgment process and we are awaiting a motion of judgment.

461 Harris Avenue Donation

Resolutions 13-72

President Rosenberger reported that the property is in box code enforcement action in Franklin County Environmental Court and real estate tax foreclosure action. The owner of the property wants to donate and convey the property to COCIC. Upon conveyance, COCIC will authorize the City of Columbus to proceed with demolition of the blighted improvements on the property.

The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 13-72

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of December 12, 2013, relative to the Corporation’s acceptance of a donation of the property located at 461 Harris Avenue, the authorization of the City of Columbus to proceed with demolition of the blighted improvements on the property and the eventual conveyance of the Corporation’s interest in the property to the City (the “Property Donation and Conveyance Transaction”);

NOW THEREFORE, BE IT RESOLVED, that the Property Donation and Conveyance Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all instruments and agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

President Rosenberger reported that the Board established a policy that any demolition of a blighted property proposed by a non-profit organization require a contribution from such organization equal to 25% of the demolition cost. VP Williams informed the Board that there are a few organizations that are unable to meet the requirements, due the policy and need assistance with blight. The proposed action is to authorize the suspension of the policy requiring a 25% contribution against demolition costs from non-profit organizations for so long as the described demolition funding is provided to COCIC.

The Acting Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Weiler, the following resolution adopted with Eric Wagenbrenner and John Edgar abstaining:

Resolution 13-73

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of December 12, 2013, relative to COCIC's policy requiring a 25% contribution against demolition costs from non-profit organizations (the "Contribution Policy");

NOW THEREFORE, BE IT RESOLVED, that application of the Contribution Policy be suspended for so long as Moving Ohio Forward or Hardest Hit demolition funding is being provided to COCIC.

Gahanna MOU Assignment

President Rosenberger request for the authorization to a First Amendment to the Gahanna MOU, which, among other things, contains COCIC's consent to an assignment by Gahanna to GCIC of some of Gahanna's rights and obligations under the Gahanna MOU.

The Acting Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Robert Weiler, the following resolution adopted with Eric Wagenbrenner abstaining:

Resolution 13-74

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of December 12, 2013, relative to an assignment and assumption of some of the rights and obligations under the Gahanna Master Memorandum of Understanding (the "Assignment and Assumption Transaction");

NOW THEREFORE, BE IT RESOLVED, that the Assignment and Assumption Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, as President of COCIC, be and he is hereby authorized to execute and deliver a First Amendment to Master Memorandum of Understanding and all other instruments, agreements, documents or papers on behalf of COCIC as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

President Rosenberger proposed to the Board the initiative dubbed the “Trusted Partner Program.” The proposed program framework is attached. Management’s recommendation for 2014 funding of the program will likely be on the order of \$1,000,000, representing approximately 25% of COCIC’s annual resources. The proposed action is to approve the Trusted Partner Program framework, with a view to determining program funding in COCIC’s 2014 budget.

The Acting Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Carole Olshavsky, the following resolution adopted with Eric Wagenbrenner and John Edgar abstaining:

Resolution 13-75

WHEREAS, the Board has reviewed the back-ground, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated December 12, 2013 (the “Memorandum”) relative to the proposed Trusted Partner Program;

NOW THEREFORE, BE IT RESOLVED, that the Trusted Partner Program Framework is approved with the funding of such Program deferred for consideration in connection with the COCIC’s 2014 Budget.

Veterans Memorial

President Rosenberger informed the Board that a request has been made by political subdivisions to act as intermediary in the conveyance of publicly owned property to a third party for economic development purposes. Franklin County has requested that the Corporation lease from the County the Veterans Memorial property with a view to subleasing the property to the Columbus Downtown Development Corporation (CDDC) for redevelopment. The Corporation will act as a conduit or intermediary. It is anticipated that the Corporation’s cost will be limited to transaction expenses. The proposed action is to authorize the Corporation to lease from Franklin County the Veterans Memorial property and to sublease the property to the Columbus Downtown Development Corporation.

The Acting Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Steve Schoeny, the following resolution adopted with Bill Flaherty and Robert Weiler abstaining:

Resolution 13-76

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of December 12, 2013, relative to the Corporation’s leasing and subleasing of the Veterans Memorial property (the “Lease and Sublease Transaction”);

NOW THEREFORE, BE IT RESOLVED, that the Lease and Sublease Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances, including without limitation, the division of the transaction into one or more leases and subleases and the substitution for the proposed sublessee of one or more entities organized by or affiliated with the proposed sublessee; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver a lease and sublease and all other instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Adjournment

Motion to adjourn was made at 10:00 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of January 31, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Commissioner Paula Brooks
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

John Edgar, Representative for Franklin County Treasurer
Steve Schoeny
Robert Weiler

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Melissa D. Coleman, COCIC Executive Assistant
Hope K. Kingsborough, COCIC Program Manager
Stephen Porte, Franklin County Treasurer Office
John Turner, City of Columbus Land Redevelopment Office

Call to Order

Chair Leonard called the meeting to order at 9:04 a.m. and noted there was a quorum.

Approval of Minutes of December 13, 2013 Meeting

The Minutes of the December 13, 2013 Board of Directors Meeting were sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and seconded Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since December 20, 2013

Resolution 14-1

Vice-President Williams provided the Board with summaries of Deposits and Payments since December 20, 2013, which are attached. He noted that the COCIC balance-on-hand as of January 31, 2014 was \$2,321,805.51.

VP Williams pointed out that there were no significant changes in payments and that a deposit of \$284,584.64 was received from the Attorney General Reimbursement.

The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 14-1

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Ohio Housing Finance Agency Neighborhood Improvement Program

Resolutions 14-2

President Rosenberger reviewed the background with the Board for the Ohio Housing Finance Agency (OHFA) program which reimburses the cost of demolishing blighted residential properties in target areas. The program has been dubbed the “Neighborhood Improvement Program (NIP)”. COCIC will be working in conjunction with the City of Columbus in preparing an application for \$10.5 million; the period during which the funds must be used is three years. NIP will reimburse the first \$25,000 of demolition costs and provide some funding for property maintenance and administrative cost.

President Rosenberger proposed authorization to submit an application to the Ohio Housing Finance Agency for participation in its Neighborhood Improvement Program and an allocation of \$10.5 million and any required grant agreement.

The Chair called for a motion.

Upon motion made Eric Wagenbrenner, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 14-2

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated January 29, 2014, relative to an application to the Ohio Housing Finance Agency for participation in its Neighborhood Improvement Program and an allocation of \$10.5 Million (the “OHFA NIP Application”);

NOW, THEREFORE, BE IT RESOLVED, that the OHFA NIP Application and the submittal thereof be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such application, any required grant agreement or any other instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

2014 COCIC Budget

Resolutions 14-3

President Rosenberger provided the Board with the Proposed 2014 Budget; presenting the different areas of activities outlined in the budget. The budget had previously been vetted with the Executive/Asset Committee. President Rosenberger proposed approval of the 2014 budget.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted with Sadicka White abstaining:

Resolution 14-3

WHEREAS, the Executive/Asset Committee has previously reviewed with management the proposed 2014 Budget; and

WHEREAS, the Board has now reviewed with management, in an open meeting, the proposed 2014 Budget;

NOW, THEREFORE, BE IT RESOLVED, that the proposed 2014 Budget, a copy of which shall be retained the corporate minute book of the Corporation, be and the same is hereby approved.

Corporate Credit Card Policy

Resolutions 14-4

President Rosenberger reported that the Board established a policy that authorized the corporation to obtain a credit card to facilitate the payment of the costs of travel, conference, equipment and supplies, particularly those executed via the internet. President Rosenberger proposed approval of the Corporate Credit Card Policy.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 14-4

WHEREAS, the Board has reviewed the background and proposed action set forth in a Memorandum to the Board of Directors, dated January 26, 2014, relative to a Corporate Credit Card Policy;

NOW, THEREFORE, BE IT RESOLVED, that the proposed Corporate Credit Card Policy be and the same is hereby approved.

Prairie Township – Metro West Demolition

President Rosenberger updated the Board on the Metro West Demolition. A map was provided to the Board of which buildings were included in the Metro West Demolition.

Adjournment

Motion to adjourn was made at 10:00 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of March 7, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, Representative for Franklin County Treasurer
Bill Flaherty, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

Steve Schoeny
Robert Weiler

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Hope K. Kingsborough, COCIC Program Manager
Stephen Porte, Franklin County Treasurer Office

Call to Order

Chair Leonard called the meeting to order at 9:04 a.m. and noted there was a quorum.

Approval of Minutes of January 31, 2014 Meeting

The Minutes of the January 31, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by James Schimmer and seconded Carole Olshavsky. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since February 1, 2014

Resolution 14-5

Vice-President Williams provided the Board with summaries of Deposits and Payments since February 1, 2014, which are attached. He noted that the COCIC balance-on-hand as of March 7, 2014 was \$2,261,291.83

VP Williams pointed out that there were no significant changes in payments and that a deposit of \$228,066.40 was received from the Attorney General Reimbursement; and a reimbursement to the City of Columbus in the amount of \$199,985.65.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by James Schimmer, the following resolution was adopted:

Resolution 14-5

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Prairie Township – Metro West Demolition

President Rosenberger and Vice-President Williams updated the Board on the status of the Metro West Demolition. The asbestos remediation company has been hired and demolition has begun; by March 11th, four additional buildings should be demolished and the expectation is that by April 3rd that the ten (10) structures agreed upon will be demolished. There was extensive Board discussion.

Trusted Partners

President updated the Board we are in the process of receiving applications from our “Trusted Partners”.

Ohio Housing Finance Agency Neighborhood Improvement Program (OHFA NIP) Grant

President Rosenberger updated the Board that COCIC received \$5.8 million of the OHFA Grant Reward and provided the Board with a comparison chart of other Ohio Counties of their awards received. A copy of the chart is enclosed in the Minutes. There was extensive Board discussion.

Adjournment

Motion to adjourn was made at 10:00 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of March 28, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Commissioner Paula Brooks
Carole Olshavsky
Steve Schoeny
Sadicka White

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

John Edgar, Representative for Franklin County Treasurer
James Schimmer, Representative for Commissioner Marilyn Brown
Robert Weiler

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Hope K. Kingsborough, COCIC Program Manager
Jakes Griffith, COCIC GIS Analyst
Stephen Porte, Franklin County Treasurer Office

Call to Order

Chair Leonard called the meeting to order at 9:09 a.m. and noted there was a quorum.

Approval of Minutes of March 7, 2014 Meeting

The Minutes of the March 7, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Carole Olshavsky and Commissioner Paula Brooks All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since March 7, 2014

Resolution 14-6

Vice-President Williams provided the Board with summaries of Deposits and Payments since March 7, 2014, which are attached. He noted that the COCIC balance-on-hand as of March 28, 2014 was \$2,090,494.59.

VP Williams pointed out that there were no significant changes in payments and that there were no deposits during this time period.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 14-6

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Metro West Demolition

Resolution 14-7

President Rosenberger updated the Board on the status of the Metro West Demolition.

To facilitate the settlement of litigate between Prairie Township and owner of Metro West, the Corporation will likely be requested to demolish Building C. Again, Moving Ohio Forward Funds will be employed.

To facilitate a sale of Phase I of the Metro West property, the Corporation is being requested to demolish the blighted building on the Georgesville Parcel and on the Mansard Parcel. And again, Moving Ohio Forward Funds will be employed.

President Rosenberger proposed generally author to enter into all agreement and other documents necessary to execute the Metro West Demolition Program. The Chair called for a motion.

Upon motion made by Commissioner Paula Brooks, seconded by Sadicka White, the following resolution was adopted:

Resolution 14-6

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of March 28, 2014, relative to the Corporation's on-going and proposed demolition activities at the Metro West property (the "Metro West Demolition Transaction");

NOW THEREFORE, BE IT RESOLVED, that the Metro West Demolition Program be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all agreements, instruments of conveyance and other documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Responsible Landlord Program

President Rosenberger reported to the Board the COCIC Responsible Landlord Program and provided a working document. In brief, the proposal is the organization of a new, single-purpose limited liability company. The Lender LLC will enter into a loan facility with a non-profit organization experienced in the acquisition, rehabilitation and redevelopment of blighted properties and the sale and rental of redeveloped properties. There was extensive Board discussion. A copy of the "working document" is included in the minutes.

Trusted Partners

Hope Kingsborough updated the Board that COCIC has met with all the Trusted Partners and are working on Program Agreements to be signed and the Trusted Partners are currently identifying projects. The Trusted Partners included Habitat for Humanity, Homes on the Hill, Campus Partners, Franklinton Development Association, HomePort, Community Development for All People, MORPC, PACT, and Gertrude Wood.

Adjournment

Motion to adjourn was made at 10:13 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of May 23, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Tracy Hatmaker
Carole Olshavsky
Steve Schoeny

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

John Edgar, Representative for Franklin County Treasurer
Virginia Barney, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

Robert Weiler
Sadicka White

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Hope K. Kingsborough, COCIC Program Manager
Stephen Porte, Franklin County Treasurer Office

Call to Order

Chair Leonard called the meeting to order at 9:03 a.m. and noted there was a quorum.

Approval of Minutes of January 31, 2014 Meeting

The Minutes of the March 23, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Steve Schoeny and seconded James Schimmer. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since April 1, 2014

Resolution 14-8

Vice-President Williams provided the Board with summaries of Deposits and Payments since April 1, 2014, which are attached. He noted that the COCIC balance-on-hand as of May 23, 2014 was \$4,259,170.05.

VP Williams pointed out the deposits received during the period which included the 2014 DTAC disbursement in the amount of \$3,059,823.00 and AG reimbursements totaling \$768,098.55.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by James Schimmer, the following resolution was adopted:

Resolution 14-8

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Responsible Landlord Program

Resolution 14-9

President Rosenberger presented the fundamental concepts of the Responsible Landlord Program.

The Responsible Landlord Program is a loan program that enables the acquisition and market-based rehabilitation of housing in target neighborhoods and the operation of the portfolio of rehabilitated housing at market-rents, with a view to an orderly sale to well-performing tenants and well-prepared purchasers for home-owner occupancy. COCIC's 2014 Budget includes \$1,000,000 for funding of the program.

The background and details of the Responsible Landlord Program are set forth in the Presentation and Board Handout, dated May 23, 2014.

There was extensive Board discussion.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 14-9

WHEREAS, the Board has reviewed the back-ground, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated May 23, 2014 (the "Memorandum") relative to the proposed Responsible Landlord Program;

NOW THEREFORE, BE IT RESOLVED, that the Responsible Landlord Program be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Demolition Update Report

Hope Kingsborough updated the Board with a "Demolition Update Report" which a copy is included in the Minutes. Ms. Kingsborough reported the number of COCIC demolitions that would be completed under the AG's MOF Grant by May 31, 2014. The demolitions included nuisance properties, expedited foreclosures, state forfeitures, demolition requests, and Metro West.

Metro West

President Rosenberger updated the Board on the status of the Metro West project.

Adjournment

Motion to adjourn was made at 10:08 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of June 27, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Tracy Hatmaker
Carole Olshavsky
Steve Schoeny
Robert Weiler

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

Virginia Barney, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown

Board Members Absent

John Edgar, Representative for Franklin County Treasurer
Eric Wagenbrenner, Representative for Commissioner John O'Grady
Sadicka White

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Hope K. Kingsborough, COCIC Program Manager
Alyssa Taylor, COCIC Programs Intern
Stephen Porte, Franklin County Treasurer Office

Call to Order

Chair Leonard called the meeting to order at 9:03 a.m. and noted there was a quorum.

Approval of Minutes of May 23, 2014 Meeting

The Minutes of the May 23, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Steve Schoeny and seconded James Schimmer. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since May 27, 2014

Resolution 14-10

VP Williams pointed reviewed the information with the Board and noted that more property maintenance expenditures will be seen as COCIC will be owning more properties. VP Williams also pointed out that once again the largest expenditures and deposits have to do with the MOF demolition activity. President Rosenberger noted that the expenditure related to Poling Law is in error and should be corrected

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by James Schimmer, the following resolution was adopted:

Resolution 14-10

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Q1 2014 Budget Report

VP Williams provided a n overview of the first quarter 2014 financial reports. He noted that the corporation is in good financial shape, however the first quarter reports does not reflect the level of corporate activity due to project timing. He noted that the second financial reports will show more activity. VP Williams Also noted that the staff will work to present future reports in more of a substantive manner.

Trusted Partners Quarterly Report

Hope Kingsborough provided the Board with an overview of the programs activity.

Organizational Check Up/Retreat

President Rosenberger spoke with the Board regarding a “Retreat” to discuss organization activity and processes since its first gathering in 2013.

Adjournment

Motion to adjourn was made at 10:00 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of July 25, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Tracy Hatmaker
Robert Weiler

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

Virginia Barney, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

John Edgar
Carole Olshavsky
Steve Schoeny
Sadicka White

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Alyssa Taylor, COCIC Programs Intern
Stephen Porte, Franklin County Treasurer Office

Call to Order

Chair Leonard called the meeting to order at 9:03 a.m. and noted there was a quorum.

Approval of Minutes of June 27, 2014 Meeting

The Minutes of the June 27, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Virginia Barney and seconded Robert Weiler. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since June 30, 2014

Resolution 14-12

Vice-President Williams provided the Board with summaries of Deposits and Payments since June 30, 2014 to date, which are attached. He noted that the COCIC balance-on-hand as July 25 was \$3,858,738.94

VP Williams pointed out that there were no significant changes in payments and that a deposit of \$37,500 was received from the Depot Golf Lease; and a reimbursement to the City of Columbus in the amount of \$491,108.49.

The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 14-12

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Westerville: Knights Inn Demolition

Resolution 14-13

President Rosenberger reported The City of Westerville and its non-profit community improvement corporation, the Westerville Industry and Commerce Corporation, have proposed a program for the demolition of a blighted, 116 unit Knights Inn motel at 32 Heatherdown Drive.

The proposed role of COCIC is to accept a conveyance of the Property from WICC, demolish the blighted improvements, extinguish the delinquent real estate taxes and re-convey the Property to WICC. The source of one-half of the cost of demolition would be the Attorney General’s Moving Ohio Forward demolition funding program. The Attorney General has determined that the proposed demolition qualifies for MOF funding.

The Chair called for a motion.

Upon motion made by Robert Weiler, seconded by Virginia Barney, the following resolution was adopted:

Resolution 14-13

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated July 25, 2014, relative to a proposal by the City of Westerville and the Westerville Industry and Commerce Corporation for COCIC to accept a conveyance of the property at 32 Heatherdown Drive, Westerville, Ohio, for COCIC to demolish the blighted buildings on the property and for COCIC to re-convey the property to the Westerville Industry and Commerce Corporation for the furtherance of economic development in the Westerville community (the “Westerville-WICC Transaction”);

NOW, THEREFORE, BE IT RESOLVED, that the Westerville-WICC Transaction be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

OHFA NIP Application

Resolution 14-14

President Rosenberger presented to the Board regarding OHFA NIP, Round 2. OHFA is now accepting applications for participation in Round 2 of NIP. COCIC, again working in concert with the City of Columbus has identified approximately 50 properties in target areas that warrant demolition. Based on the maximum, allowable reimbursement, an application for participation in Round 2 of NIP would be for approximately \$1,250,000.

The period during which the funds must be used is three years. COCIC must have title to the property and must hold title for three years after demolition. There are exceptions for conveyances for side-lots, for public or non-profit use and for development. NIP funding may be used only for the demolition of 1-4 family dwellings. The maximum, allowable reimbursement is \$25,000 per building, a portion of which may be used, subject to specified maximums, for acquisition, landscaping, maintenance and administration.

President Rosenberger requested authorization to participate in Round 2 of OHFA NIP Program and an allocation of approximately \$1,250,000.00 and any required grant agreement.

The Chair called for a motion.

Upon motion made by Virginia Barney, seconded by Tracey Hatmaker, the following resolution was adopted:

Resolution 14-14

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated July 25, 2014, relative to an application to the Ohio Housing Finance Agency for participation in Round 2 of its Neighborhood Improvement Program and an allocation of approximately \$1,250,000 (the "OHFA Round 2 NIP Application");

NOW, THEREFORE, BE IT RESOLVED, that the OHFA Round 2 NIP Application and the submittal thereof be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such application, any required grant agreement or any other instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

VRG Workout

Resolution 14-15

President Rosenberger updated the Board on the Central Park of Gahanna project. The prevailing distress in the golf course industry has caused Tartan to become unable to continue to meet its obligations under the ground lease. With a view to restructuring the Central Park project transaction, to providing for the future operation of the golf course and to settling the alleged, but disputed obligation, a restructured transaction has been negotiated.

Under the terms of the Ohio Air Quality Development Authority Bond held by Franklin County, the consent of the Franklin County Board of Commissioners is required to effect the restructure. Thus, any approval of COCIC's Board of Directors is contingent upon the further consent of the Commissioners.

President Rosenberger requested authorization to execute various documents to effect a restructure of the Central Park of Gahanna transaction.

The Chair called for a motion.

Upon motion made by Virginia Barney, seconded by Tracey Hatmaker, the following resolution was adopted:

Resolution 14-15

Generally authorize the execution of the various documents to effect a restructure of the Central Park of Gahanna transaction.

WHEREAS, the Board has reviewed the background and proposed action set forth in a Memorandum to the Board of Directors, dated July 25, 2014, and other supporting materials relative to a negotiated restructure of the Central Park of Gahanna transaction (the "Restructure Transaction");

NOW, THEREFORE, BE IT RESOLVED, that the Restructure Transaction be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Adjournment

Motion to adjourn was made at 9:58 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of September 26, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

***Note: Voting Board Members are indicated in Bold**

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Tracy Hatmaker
Robert Weiler

Representatives in Attendance

***Note: Voting Representatives are indicated in Bold**

Virginia Barney, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

John Edgar
Steve Schoeny
Sadicka White

Others in Attendance

John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President
Alyssa Taylor, COCIC Programs Intern
Stephen Porte, Franklin County Treasurer Office
John Turner, City of Columbus

Call to Order

Chair Leonard called the meeting to order at 9:06 a.m. and noted there was a quorum.

Approval of Minutes of July 25, 2014 Meeting

The Minutes of the July 25, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by James Schimmer and seconded Tracy Hatmaker. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since July 28, 2014

Resolution 14-16

Vice-President Williams provided the Board with summaries of Deposits and Payments since June 30, 2014 to date, which are attached. He noted that the COCIC balance-on-hand as August 31, 2014 was \$3,523,842.28.

VP Williams pointed out that there were two periods for the Board to review; July 28th – August 31st and September 1st to date. On the July 28th summary, there was a DTAC Disbursement of \$1,086,832.12 and three (3)

reimbursements from the Attorney General. On the September 1st summary, there were three (3) AG Reimbursements. The loan to CCDC was also paid off. There were no significant changes in payments.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Virginia Barney, the following resolution was adopted:

Resolution 14-16

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Year-to-Date Budget Financials

Vice-President Williams reported on the Year-to-Date Financials. A copy of the 2013 Audit Statement was previously sent and passed out at the meeting for the Board for review. President Rosenberger made some additional comments regarding the 2013 Audit. Additionally, the audit has been certified by the State Auditor.

The Year-to-Date Financials were reviewed. Copies of the financials were provided to the Board. There was extensive review of the financials.

AG Moving Ohio Forward

Hope Kingsborough updated the Board on Phase I and II of the Attorney General Moving Ohio Forward. Demolitions must be completed at the end of September and billing is to be completed in October. There have been a total of 1,835 units in the City & County has been demolished to date.

OHFA Grant

Hope Kingsborough updated the Board on the NIP Program. During Round 2, we were awarded \$54,900. The program duration is through June 30, 2016. With a maximum average cost per demolition around \$25K, approximately 235 demolitions will be completed in the City and County. Twenty-three (23) properties are currently in COCIC's name and ready for demolition coordination.

Trusted Partners

Hope Kingsborough updated the Board on the Trusted Partners Program. Ms. Kingsborough reported that through June, there has been \$289K in disbursements. There will be a meeting with all Trusted Partners in October. The current allocation will continue until 2015; with additional allocations to be determined.

Responsible Landlord Program

President Rosenberger provided an update on the Responsible Landlord Program. \$1,020,000 has been authorized for the program; to date, \$404,295 has been paid for the redevelopment of six (6) units. Early emphasis has been on Woodrow Avenue.

VRG & Central Park of Gahanna

President Rosenberger updated the Board on the VRG/Central Park Gahanna settlement. President Rosenberger showed a presentation regarding the history/background of the settlement proposal.

October Board Retreat

Vice-President Williams informed the Board that the 2nd Annual Board Retreat has been scheduled for October 31, 2014 at 8:30 am.

Environmental Receiver Loan Program

President Rosenberger updated the Board on the Environmental Receiver Loan Program. There will be a follow-up meeting with Judge Hawkins to focus on the use of loans to receivers to move on deeply-blighted, stranded properties into clean-up or rehabilitation to code requirements.

Adjournment

Motion to adjourn was made at 10:18 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of December 12, 2014 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Board Members in Attendance

**Note: Voting Board Members are indicated in Bold*

Edward Leonard, Franklin County Treasurer, Chairperson
Carole Olshavsky
Steve Schoeny

Representatives in Attendance

**Note: Voting Representatives are indicated in Bold*

Kris Long, Representative for Commissioner Paula Brooks
James Schimmer, Representative for Commissioner Marilyn Brown
Eric Wagenbrenner, Representative for Commissioner John O'Grady

Board Members Absent

John Edgar
Tracy Hatmaker
Robert Weiler
Sadicka White

Others in Attendance

Beth Atkinson, Accountant
Melissa D. Coleman, COCIC Executive Assistant
Hope Kingsborough, COCIC Program Manager
Stephen Porte, Franklin County Treasurer Office
Alyssa Taylor, COCIC Program Assistant
John Turner, City of Columbus
John C. Rosenberger, COCIC President
Curtiss L. Williams, COCIC Vice-President

Call to Order

Chair Leonard called the meeting to order at 9:06 a.m. and noted there was a quorum.

Approval of Minutes of September 26, 2014 Meeting

The Minutes of the September 26, 2014 Board of Directors Meeting was sent to the Board prior to the meeting. The Chair called for a motion to approve the Minutes. A motion was made by Steve Schoney and seconded Eric Wagenbrenner. All present voted in favor and the Minutes were approved as submitted.

Income and Expenditures since October 1, 2014

Resolution 14-17

Vice-President Williams provided the Board with summaries of Deposits and Payments since October 1, 2014 to date, which are attached. He noted that the COCIC balance-on-hand as December 10, 2014 was \$3,080,956.88.

VP Williams pointed out that there were three deposits from the AG Reimbursement. There was also a deposit from Campus Partners in the amount of \$23,855.63 for demolition expenses and the last DTAC disbursement in the amount of 796,344.93. VP Williams noted there was disbursement to Miles McClellan to end the AG Grant. Otherwise there were no significant changes in payments.

The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Carole Olshavsky, the following resolution was adopted:

Resolution 14-17

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

Proposed 2015 Budget

President Rosenberger and Vice-President Williams reviewed the proposed 2015 budget. A copy of the 2015 proposed budget was previously sent and passed out at the meeting for the Board for review. There was extensive review of the budget. Final approval of the budget will be requested at the next Board meeting.

VRG Settlement & Resolution

Resolution 14-18

President Rosenberger discussed the Central Park of Gahanna Transaction restructure. Depot Golf Center withdrew its offer to settle and sought further concessions. A revised settlement was negotiated that provided relief from the proposed lease term and golf course rents.

The material elements of the structured transaction are as follows:

1. VRG waives the alleged credit enhancement fees.
2. COCIC will pay \$22,500 to VRG for golf course improvements.
3. COCIC will prepay a Note held by VRG and having an approximate balance of \$60,000.
4. COCIC and VRG will restructure the formula under which VRG pays a participation to COCIC in land sales at the Central Park of Gahanna project, changing the current 5% participation in all land sales to 0% in the first \$5.5 Million of land sales and 9.5% in the balance of land sales.
5. COCIC will enter into a ground lease with DGC for the golf course providing (a) for a term that commences April 1, 2014 and ends December 1, 2017, (b) for automatic one year term extensions thereafter through December 31, 2030, subject however, to the right of DGC to conclude the automatic year-to-year extensions at the end of any calendar year with a 16 month prior notice and (c) for a suspension of rents through 2016 and then annual rent of \$75,000, increasing \$5,000 per year to \$120,000 per year and then continuing at \$123,114 per year thereafter.

The Chair called for a motion.

Upon motion made by Steve Schoeny, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolution 14-18

WHEREAS, the Board has reviewed the background and proposed action set forth in a Memorandum to the Board of Directors, dated December 12, 2014, and other supporting materials relative to a negotiated restructure of the Central Park of Gahanna transaction (the “Restructure Transaction”); and

WHEREAS, the Board previously adopted Resolution 14-15 with respect this matter;

NOW, THEREFORE, BE IT RESOLVED, that Resolution 14-15 be amended and that the Restructure Transaction be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

Proposed 2015 Calendar

A draft copy of the 2015 Board of Directors meeting was provided to the Board.

Adjournment

Motion to adjourn was made at 11:18 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of January 23, 2015 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Attendees: Ed Leonard, John Edgar, Tracy Hatmaker, Carole Olshavsky, Steve Schoeny, Sadicka White, Virginia Barney, James Schimmer, Eric Wagenbrenner

Regrets: Robert Weiler

Others: Beth Atkinson, Hope Kingsborough, John Rosenberger, Alyssa Taylor, Curtiss Williams

1. Call to Order – Establish Quorum

Chair Leonard called the meeting to order at 9:06 a.m. and noted there was a quorum.

2. Approval of Minutes of *December 12, 2014* Meeting

New Business Items:

3. **Resolution 15-1: 2015 Budget Approval**

Presenter: Curtiss Williams

Vice-President Williams reminded the Board that the proposed 2015 budget was described in detail at the December 2014 meeting, and asked the Board to now approve the proposed 2015 budget. Chair Leonard asked VP Williams if any major adjustments had been made to the proposed budget since it was first presented in December 2014. VP Williams noted that the proposed budget now also reflects the December 2014 activity in regards to disbursements and revenue. The Chair called for a motion.

Upon motion made by James Schimmer, seconded by Eric Wagenbrenner, the following resolution was adopted:

WHEREAS, the Executive/Asset Committee has previously reviewed with management the proposed 2015 Budget; and

WHEREAS, the Board has now reviewed with management, in an open meeting, the proposed 2015 Budget;

NOW, THEREFORE, BE IT RESOLVED, that the proposed 2015 Budget, a copy of which shall be retained within the corporate minute book of the Corporation, be and the same is hereby approved.

4. **Resolution 15-2: COCIC Relocation**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding a potential relocation site for COCIC's office. The Parsons Branch of the Columbus Metropolitan Library at 845 Parsons Avenue was recently listed for sale at \$320,000. The building will be available in April 2016. President Rosenberger presented building specs and possibilities and concerns for the space to the Board. Recent activity and redevelopment in the Parsons Avenue area presents an opportunity for COCIC to have a positive impact on the area. President Rosenberger also discussed the potential for co-location with the City Land Bank at this location.

COCIC previously investigated several other options for relocation, including 629 Rich Street and a property on Michigan Avenue. Other options so far have proved to be too expensive or in too poor of condition.

President Rosenberger noted his previous relationship with the Columbus Metropolitan Library as a consultant in the past. The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Virginia Barney, the following resolution was adopted:

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of January, 23, 2015, relative to the acquisition of the property at 845 Parsons Avenue (the "Property") by the Corporation at a cost of \$320,000 (the "Acquisition Transaction");

NOW, THEREFORE, BE IT RESOLVED, that the Acquisition Transaction and an offer to the seller of the Property be authorized and approved, but with any and all modifications as the authorized signatories, hereinafter appointed, may, in their discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that Edward J. Leonard and John C. Rosenberger, Chair and President of the Corporation, respectively, be and they are hereby authorized to execute the offer and with all instruments and other agreements, settlement statements, documents or papers on behalf of the Corporation as may be deemed by them, in their discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

5. **General Discussion Items**

Executive Committee Protocols

Miscellaneous Updates

Adjournment

Motion to adjourn was made at 10:15 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of April 24, 2015 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Attendees: Ed Leonard, Tracy Hatmaker, Carole Olshavsky, Steve Schoeny, Sadicka White, Virginia Barney, James Schimmer, Eric Wagenbrenner

Regrets: Robert Weiler, John Edgar

Others: Melissa Coleman, Hope Kingsborough, John Turner, John Rosenberger, Alyssa Taylor, Curtiss Williams

1. Call to Order – Establish Quorum

Chair Leonard called the meeting to order at 8:51 a.m. and noted there was a quorum.

2. Approval of Minutes of *January 23, 2015 Meeting*

New Business Items:

3. **Resolution 15-3: Disbursements/Disclosures since December 15, 2014** **Presenter: Curtiss Williams**

Vice-President Williams provided the Board with summaries of Deposits and Payments since December 15, 2014 – January 22, 2015 and January 23, 2015 – April 23, 2015, which are attached. He noted that the COCIC balance-on-hand as April 23, 2015 was \$1,946,538.63. VP noted the following disbursements:

- \$115,000.00 deposit from Havenwood Homes as reimbursement of costs associated with the demolition of several structures at the former Metro West complex;
- \$100,000 paid to The Robert Weiler Company towards the purchase of 845 Parsons Ave.
- \$101,785.72 paid to Franklin County Economic Development towards retiring the \$200,000 loan from Franklin County (the loan will be paid in full by end of 2015).
- \$8,996.40 paid to STR Grants for license fees to share property management database (eProperty) with City of Columbus' Land Redevelopment Office.
- \$1,500 paid to Evans Creative Group to share the cost with the City of Columbus as a participant in the Urban Living Tour (joint housing project will be highlighted).

The Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by James Schimmer, the following resolution was adopted:

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

4. **Resolution 15-4: 5411 Olentangy River Rd.**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding the commencement of a tax foreclosure on the property at 5411 Olentangy River Road, requested by Sharon Township. When the property owners became aware of the conveyance, they requested relief. The Sharon Township Trustees and the Franklin County Prosecuting Attorney were supportive of the request, provided that the blight at the property was remediated, that all delinquent real estate taxes were paid and that all costs incurred by the Township and the County were reimbursed. The matter proceeded to closing and the Corporation gave the required deed.

President Rosenberger proposed authorization of reconveyance of the property at 5411 Olentangy River Road to the previous owners and ratify the actions of the Corporation's signatory.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Virginia Barney, the following resolution was adopted:

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of April 22, 2015, relative to the Corporation's acquisition of Tax Parcel No. 254-151271 (the "Property") and the reconveyance of the Property to the former owners of the Property (the "Reconveyance Transaction");

NOW THEREFORE, BE IT RESOLVED, that the Reconveyance Transaction be and is hereby approved and that the execution and delivery of the deed effecting the Reconveyance Transaction by John C. Rosenberger, President of the Corporation, be and he is hereby authorized and ratified

5. **Resolution 15-5:1829 E Long St.**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding the commencement of a tax foreclosure on the property at 1829 East Long Street, which failed at two Sheriff's sales. The property is also known as the Franklin Park Medical Center. It was developed in 1962 by five African-American medical professionals and is considered a historically important structure by many, including the Near East Side Area Commission and Partners Achieving Community Transformation (PACT), with which the Corporation is actively working to acquire redevelopment properties in the immediate area. From the outset, the Corporation and the City Land Redevelopment Office have worked in concert to identify a strategy for quickly ending the blighting influence, eliminating the safety hazard, stabilizing the building from further deterioration and facilitating the reutilization of the building. Proposed for consideration is an agreement that formalizes a joint effort of the Corporation and City to first save the building and then dispose of the building and property for reutilization. The strategy is generally the full and immediate remediation of the blighted building, and its blighting influence, while avoiding full, speculative redevelopment. . Based on appropriate due diligence, the cost of executing the strategy is projected at \$300,000, some portion of which will be recoverable from a sale.

President Rosenberger proposed authorization of the Corporation's participation in a remedial intervention at the property at 1829 East Long Street and an agreement between the Corporation and the City regarding remediation funding and property disposition.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of April 22, 2015, relative to a remedial invention at the blighted property at 1829 East Long Street (the “Remedial Intervention”) by the Corporation, acting in concert with the City of Columbus, and the business arrangements for remediation funding and property disposition (the “Remediation Transaction”);

NOW THEREFORE, BE IT RESOLVED, that the participation by the Corporation in the Remedial Intervention and the proposed business arrangements with the City of Columbus in the Remediation Transaction, be authorized and approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute all agreements, instruments, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

6. **General Discussion Items**

VRG Agreement Update

845 Parsons Ave (Library Contract) Update

EProperty Plus (Property Management Software) Update

Adjournment

Motion to adjourn was made at 9:37 a.m. and was passed unanimously.

CENTRAL OHIO COMMUNITY IMPROVEMENT CORPORATION

Minutes of May 22, 2015 Board of Directors Meeting

Livingston United Methodist Church | 200 E. Livingston Ave | Columbus, OH 43215

Attendees: Ed Leonard, Virginia Barney, John Edgar, Tracy Hatmaker, Carole Olshavsky, Steve Schoeny, Eric Wagenbrenner, Robert Weiler

Regrets: James Schimmer, Sadicka White

Others: Hope Kingsborough, John Rosenberger, Alyssa Taylor, Curtiss Williams

1. Call to Order – Establish Quorum

Chair Leonard called the meeting to order at 9:07 a.m. and noted there was a quorum.

2. Approval of Minutes of April 24, 2015 Meeting

The Minutes of the Board Meeting of April 24, 2015, were sent to the Board prior to the meeting.

The Chair called for a motion to approve the Minutes.

Upon motion made by Eric Wagenbrenner, seconded by Carole Olshavsky, the Minutes were approved as submitted.

New Business Items:

3. Resolution 15-6: *Disbursements/Disclosures since April 24, 2015* **Presenter: Curtiss Williams**

Vice-President Williams provided the Board with summaries of Deposits and Payments since April 24, 2015, which are attached. He noted that the COCIC balance-on-hand as May 21, 2015 was \$987,537.49. VP noted the following disbursements:

- \$75,257.57 deposit from Miles McClellan as reimbursement of an error of overpayment for several adjusted invoices;
- \$2,000.00 deposit from Wagenbrenner Realty (in no relationship to Eric Wagenbrenner) for the reimbursement of closing costs for properties acquired for PACT;
- \$83,084.34 for surveys and \$480,200.00 paid to City of Columbus – Land Redevelopment in regards to the acquisition of properties for the NIP Program.

COCIC made \$189,624.56 in total payments, which includes Central Park Gahanna costs.

The Chair called for a motion.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

Resolved that payment of the invoices listed in the attachment to the Minutes is hereby ratified and approved.

4. **Resolution 15-7: Guiding Principles**

Presenter: John Rosenberger

President Rosenberger presented to the Board “Guiding Principles” that sought to give fundamental, strategic direction to COCIC’s activities over the next three years or so. The scope of the Guiding Principles is limited to the programmatic side of COCIC, meaning it is intended to give direction in COCIC’s budgeting, programming and decision making – the “What gets done.” Its scope is not intended to give direction in process, authority or other organizational questions – the “How it gets done.” The Guiding Principles appear in Exhibit A, which a copy is attached to the Agenda..

President Rosenberger requests the approval of “Guiding Principles” for COCIC’s budgeting, programming and decision-making.

The Chair called for a motion.

Upon motion made by Eric Wagenbrenner, seconded by Robert Weiler, the following resolution was adopted:

WHEREAS, the Board has reviewed the background and proposed action set forth in a Memorandum to the Board of Directors, dated May 22, 2015 relative to Guiding Principles for COCIC’s budgeting, programming and decision making;

NOW, THEREFORE, BE IT RESOLVED, that the Guiding Principles be approved and given effect in COCIC’s budgeting, programming and decision, until such time as the same shall be amended or otherwise superseded by Board action.

5. **Resolution 15-8: Whitehall, 115 Shumaker Ln.**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding 115 Shumaker Lane, Whitehall, Ohio; which was acquired by The City of Whitehall. The 35-unit apartment building on a one-acre parcel is deeply blighted. Whitehall Community Improvement Corporation (“WCIC”) has requested the administrative and financial assistance of COCIC in the demolition of the blighted structure.

The request was evaluated using the working concepts of a demolition assistance program, now in design and dubbed “Muni-Match.” Assuming financial assistance equal to one-half of COCIC’s historical per-unit cost of demolishing substantial multi-family structures, the indicated assistance would be \$81,000. The total estimated cost of acquisition and demolition is \$335,000.

President Rosenberger proposed authorization of the Corporation to accept a conveyance of the Property from WCIC, demolish the blighted structure and re-convey the Property to WCIC, or its nominee, for a sum equal to all of COCIC’s third-party costs of accomplishing the demolition, less COCIC’s assistance of \$81,000.

The Chair called for a motion.

***Robert Weiler disclosed further information regarding the property.**

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated May 22, 2015, relative to a proposal by Whitehall Community Improvement Corporation for COCIC to accept a conveyance of the property at 115 Shumaker Lane, Whitehall, Ohio, for COCIC to demolish the blighted structure on the property and for COCIC to re-convey the property to Whitehall Community Improvement Corporation for the furtherance of economic

development in the Whitehall community (the “Whitehall-CIC Transaction”);

NOW, THEREFORE, BE IT RESOLVED, that the Whitehall-CIC Transaction be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

6. **Resolution 15-9: 2683 Winchester Pike**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding the property at 2683 Winchester Pike, Columbus, Ohio. The property being held as State of Ohio Forfeited Lands and having the potential for sale and redevelopment. Further, it has identified a party interested in acquiring and redeveloping the Property. It is known that the Property has environmental issues, but the scope of the issues is unknown.

The City asked COCIC to join with it, and work in cooperation in, advancing the acquisition, clean-up, marketing and sale of the Property for redevelopment, with a view to sharing any net sale proceeds.

President Rosenberger proposed authorization to pursue the acquisition, clean-up, marketing and sale of the property at 2683 Winchester Pike, all in cooperation with the City of Columbus.

The Chair called for a motion.

***Steven Schoeny abstained from voting due to a Conflict of Interest.**

Upon motion made by Carole Olshavsky, seconded by Tracy Hatmaker, the following resolution was adopted:

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated and based on the facts and circumstances known as of May 22, 2015, relative to the Corporation’s acquisition, clean-up, marketing and sale of the Property at 2683 Winchester Pike and the sharing of one-half of any sale proceeds in excess of all costs with the City of Columbus (the “Winchester Pike Transaction”);

NOW THEREFORE, BE IT RESOLVED, that the Winchester Pike Transaction be approved, but with any and all modifications as the authorized signatory, hereinafter appointed, may, in his discretion, deem necessary and appropriate in view of any change in the facts and circumstances; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver all instruments of conveyance and all other agreements, settlement statements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution.

7. **Resolution 15-10: Franklin County, 4569 Morse Rd.**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding 4569 Morse Road, Gahanna, Ohio. A 2.7 acre property owned by Franklin County, which was previously used in the operations of the Franklin County Engineer. Franklin County has cleared the site and remediated all troublesome environmental conditions. A 2014 effort by Franklin County to market and sell the Property proved unsuccessful, with zoning, access and contract contingency issues frustrating the process. Depending upon the zoning, the value of the Property is on the order of \$400,000 to \$500,000. The Property is located in an area that benefits from

market support for development.

Essentially, COCIC would lead the marketing and sale process. The County would continue to maintain the Property. COCIC's third-party expenses are anticipated to be nominal. In the event of a sale, all of COCIC'S third-party expenses would be reimbursed from the sale proceeds. If there is no sale, then there would be no reimbursement. It is not yet resolved whether the Property would be conveyed to COCIC to facilitate the marketing and sale or COCIC would merely act as agent for the County.

President Rosenberger proposed authorization to participate in the sale and marketing of the property at 4569 Morse Road, Gahanna, Ohio.

The Chair called for a motion.

***Robert Weiler abstained from voting due to a Conflict of Interest.**

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the following resolution was adopted:

WHEREAS, the Board has reviewed the background, proposed action and considerations set forth in a Memorandum to the Board of Directors, dated May 22, 2015, relative to COCIC's participation in the marketing and sale of the property at 4569 Morse Road, Gahanna, Ohio (the "County-Morse Road Transaction");

NOW, THEREFORE, BE IT RESOLVED, that the County-Morse Road Transaction be approved; and

RESOLVED FURTHER, that John C. Rosenberger, President of the Corporation, be and he is hereby authorized to execute and deliver such instruments, agreements, documents or papers on behalf of the Corporation as may be deemed by him, in his discretion, to be necessary and appropriate in order to give effect to the preceding resolution, including without limitation, those that effect a conveyance of the property to COCIC, a conveyance to a purchaser, a re-conveyance of the property to Franklin County or any combination of the same.

8. **Other Business**

The Chair called for a motion for special meeting on June 26, 2015 to conduct annual meeting of the organization.

Upon motion made by Carole Olshavsky, seconded by Eric Wagenbrenner, the annual meeting was adopted.

Adjournment

Motion to adjourn was made at 10:04 a.m. and was passed unanimously.



BOARD OF DIRECTORS MINUTES

AUGUST 7, 2015

Attendees: Virginia Barney, John Edgar, Tracy Hatmaker, Carole Olshavsky, James Schimmer, Eric Wagenbrenner, Robert Weiler
 Regrets: Ed Leonard, Steve Schoeny, Sadicka White
 Others: Melissa Coleman, John Rosenberger, John Sheridan, Curtiss Williams, Stephen Porte, Beth Atkinson

1. Call to Order – Establish Quorum

Acting Chair, Carole Olshavsky, called the COCIC Board of Directors meeting to order at 9:02 a.m. and noted there was a quorum.

2. Approval of Minutes of May 22, 2015 Meeting

Mrs. Olshavsky asked Board members if there were any additions or modifications to the May 22, 2015 Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Mrs. Barney moved to adopt the minutes of the May 22, 2015 Board of Directors meeting. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

New Business Items:

3. Resolution 15-11: Disbursements/Disclosures since May 22, 2015 **Presenter: Curtiss Williams**

Vice-President Williams provided the Board with summaries of Deposits and Payments since *May 22, 2015-June 25, 2015*, *June 26, 2015-July 23, 2015* and *July 24, 2015 – August 4, 2015*, which are attached. He noted that the COCIC balance-on-hand as August 7, 2015 was \$2,943,698.38. VP noted the following disbursements:

- \$2,856,523.27 deposit from first allocation of 2015 DTAC funds; another allocation is expected within the next month.
- \$5,647.83 and \$1,000.00 paid to Clark County Land Reutilization in regards to an effort of 21 land banks in Ohio to be classified as a 115.1 organization, in order for donated property to be tax-deductible.
- Employee reimbursable payments to staff; \$487.60 for John Sheridan’s mileage; \$40.73 for half of John Sheridan’s cell phone; \$70.00 total, for recording deeds; and \$32.00 to Alyssa Taylor for recording deeds.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-11.

Formal Action Requested – Before the board today is proposed resolution 15-11 entitled:

Disbursements/Disclosures since May 22, 2015

Motion: Mr. Edgar moved to approve Resolution No. 15-11. The motion was seconded by Mrs. Barney and was approved unanimously.

4. Resolution 15-12: Audited Financial Statements for FY14 **Presenter: Beth Atkinson**

Mrs. Atkinson reviewed the Financial Statements for FY 2014, which was audited by the independent public accountant, Parms & Company, LLC, who has opined, that the financial statements present fairly, in all material respects the financial position of COCIC. Copies of the Audited Financials were dispersed to the board.

The proposal was asked to accept the Audited Financial Statements for FY 2014.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-12.

Formal Action Requested – Before the board today is proposed resolution 15-12 entitled:

Audited Financial Statements for FY2014

Motion: Mr. Schimmer moved to approve Resolution No. 15-12. The motion was seconded by Mr. Weiler and was approved unanimously.

5. **Resolution 15-13: Worthington. 350 Wilson Bridge Rd.**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding the property at 350 W. Wilson-Bridge Road; The City of Worthington has requested that COCIC provide financial assistance for the redevelopment of the vacant office building. The Property has, reportedly, been vacant for the past 15 years. The budgeted cost of redevelopment is \$7.9 Million; the Property is projected to increase the annual real estate taxes from \$45,000 to \$140,000.

The redevelopment plan is to partially demolish the building leaving only the concrete skeleton. In addition to construction of a new building skin, the building core would be relocated and building systems would be replaced.

The cost of demolition has been priced at \$120,000. Any participation would be a cash payment or reimbursement; COCIC would not execute the physical demolition. Any COCIC commitment would contain a reasonable deadline, yet to be determined.

Mr. Rosenberger requested approval of financial assistance for the partial demolition of the building at 350 West Bridge Road, Worthington, Ohio.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-13.

Formal Action Requested – Before the board today is proposed resolution 15-13 entitled:

350 West Wilson Bridge Road

Motion: Mrs. Barney moved to approve Resolution No. 15-13. The motion was seconded by Mr. Weiler and was approved unanimously.

6. **Resolution 15-14: Lowe's Credit Card**

Presenter: John Rosenberger

President Rosenberger reported that the Board established a COCIC Card Policy that authorized the corporation to obtain a credit card to facilitate the payment of the costs of travel, conference, equipment and supplies, particularly those executed via the internet.

COCIC has employed John Sheridan as Property Manager, whose scope of responsibilities often requires the purchase of small tools and building materials. President Rosenberger proposed approval of a Lowe's Accounts Receivable Credit Card to meet COCIC's needs.

Mr. Rosenberger requested authorization to apply for a Lowe's Credit Card and the signatories therefor.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-14.

Formal Action Requested – Before the board today is proposed resolution 15-14 entitled:

Lowe's Credit Card

Motion: Mr. Edgar moved to approve Resolution No. 15-14. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

7. **Resolution 15-15: Recovery Account**

Presenter: John Rosenberger

President Rosenberger presented to the Board regarding the Corporation's depository accounts at the Huntington National Bank. Under consideration is the establishment of a special account at the same depository, all with the same authorized signatories and safeguards previously approved by the Board under Resolution No. 13-69, adopted on November 8, 2013.

There may be some legal or other limitations that apply to DTAC Funds paid to COCIC. Commingling funds subject to limitations with funds not subject to limitation may cause all of the commingled funds to become subject to the limitations. Segregation of recovered funds in a separate account may preserve for COCIC a pool of funds that are not likewise limited, which may prove helpful to COCIC in the performance of its work.

Mr. Rosenberger requested authorization to establish a separate account at the Huntington National Bank for the deposit of recovered funds.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-15.

Formal Action Requested – Before the board today is proposed resolution 15-15 entitled:

Recovered Funds Account

Motion: Mrs. Barney moved to approve Resolution No. 15-14. The motion was seconded by Mr. Weiler and was approved unanimously.

8. **Resolution 15-16: Forfeited Lands Demolition Program** **Presenter: John Rosenberger**

President Rosenberger presented to the Board regarding the “pipeline” for Forfeited Lands.

When a property has been foreclosed by the County Treasurer for failure to pay real estate taxes and the property fails to sell at successive sheriff’s sales, it becomes Forfeited Lands. The County Auditor conducts annual sales of Forfeited Lands. Forfeited Lands continue to decline and the increase of blight of the structures is inevitable. COCIC has the right to request conveyance of Forfeited Lands, which clears the way for demolition and disposition for re-use.

Currently, there is no approval in place for demolitions on Forfeited Lands, other than those relating to MOF or NIP, which have ended or are scheduled to end. The purpose of designating and approving a specific Forfeited Lands Demolition Program is to permit such demolitions to continue as a matter of standing authority.

Mr. Rosenberger requested for the approval of a Forfeited Lands Demolition Program.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-16.

Formal Action Requested – Before the board today is proposed resolution 15-16 entitled:

Forfeited Lands Demolition Program

Motion: Mr. Weiler moved to approve Resolution No. 15-16. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

9. **Resolution 15-17: Tax-Lien Certificate Demolition Program** **Presenter: John Rosenberger**

President Rosenberger presented to the Board regarding the “pipeline” for Tax-Lien Certificate Properties.

There will always be a small percentage of the Tax-Lien Properties that will become hopelessly blighted and economically stranded, sometimes in the hands of the Tax-Lien Certificate holder after tax foreclosure.

With grant funding ending, Columbus no longer has the resources to bear the unreimbursed half of the cost of demolition.

COCIC has conducted a pilot project of accepting the donation of Tax-Lien Certificate Properties for demolition and requiring the donor to pay one-half of the cost of demolition. The pilot project has accepted the donation of another Tax-Lien Certificate Property of nominal value that could be re-used by other non-profit redevelopment organizations and has credited the nominal value against the required cash contribution.

Mr. Rosenberger requested for the approval of a Tax-Lien Certificate Demolition Program.

After some discussion of the matter, Mrs. Olshavsky asked for a motion to approve Resolution No. 15-17.

Formal Action Requested – Before the board today is proposed resolution 15-17 entitled:

Tax-Lien Certificate Demolition Program

Motion: Mrs. Barney moved to approve Resolution No. 15-17. The motion was seconded by Mr. Hatmaker and was approved unanimously.

Adjournment

Mrs. Olshavsky adjourned the August 7, 2015 Board of Directors meeting at 10:04 a.m.

6. Special Projects Update

Presenter: John Rosenberger

President Rosenberger & VP Williams updated the Board regarding several COCIC projects that are being worked on:

1. Poindexter
2. 1388 Stimmel Rd.
3. 1829 E. Long St. (Franklin Park Medical Building)
4. 2683 Winchester Pike
5. Woodcliff Meadows (Whitehall)
6. 4569 Morse Rd.
7. 115 Shumaker Ln. (Whitehall)
8. 32 Heatherdown Dr. (Knights Inn -Westerville)
9. Village of Urbancrest

Adjournment

Mr. Leonard adjourned the September 25, 2015 Board of Directors meeting at 10:09 a.m.



BOARD OF DIRECTORS MINUTES

DECEMBER 11, 2015

- Attendees: Ed Leonard, , John Edgar, Tracy Hatmaker, Carole Olshavsky, James Schimmer, Eric Wagenbrenner, Robert Weiler, Sadicka White
- Regrets: Virginia Barney, Steve Schoeny
- Others: Melissa Coleman, Hope Kingsborough, John Rosenberger, John Sheridan, Alyssa Taylor, Curtiss Williams, Stephen Porte, John Turner

1. **Call to Order – Establish Quorum**

Chair, Ed Leonard, called the COCIC Board of Directors meeting to order at 9:12 a.m. and noted there was a quorum.

2. **Approval of Minutes of September 25, 2015 Meeting**

Chair Leonard asked Board members if there were any additions or modifications to the September 25, 2015 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mrs. Olshavsky moved to adopt the minutes of the September 25, 2015 Board of Directors meeting. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

New Business Items:

3. **Resolution 15-19: Disbursements/Disclosures since September 25, 2015 Presenter: Curtiss Williams**

Vice-President Williams provided the Board with summaries of Deposits and Payments since *August 25, 2015-December 10, 2015*, which are attached. He noted that the COCIC balance-on-hand as of December 10, 2015 was \$1,499,982.73. VP noted the following disbursements:

- \$1,000.00 deposit from Columbus Metropolitan Housing Authority (CMHA) & \$96,500 from First American Title Insurance for the sale of Poindexter Towers.
- Two allocations of DTAC Funds in the amounts of \$504,869.61 and 6,419.12.
- \$129,009.27 paid to Franklin County District Board of Health for the same of Stimmel Rd.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 15-19.

Formal Action Requested – Before the board today is proposed resolution 15-19 entitled:

Disbursements/Disclosures since September 25, 2015

Motion: Mr. Weiler moved to approve Resolution No. 15-19. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

4. **Resolution 15-20: Central Park Gahanna – VRG DGC Loan Presenter: John Rosenberger**

President Rosenberger discussed Depot Golf Center, LLC obtaining a loan with Heartland Bank in the amount of \$400,000 to be used for improvements to DGC's property, specifically improvements to the heated golf tees, construction of a building to house DGC's equipment and improvements to the clubhouse kitchen.

One of the terms of the loan is that DGC agree to a cognovits provision, that being a clause that allows the lender, in the event of a borrower default, to act for the borrower and confess liability and judgement for the loan balance. The borrowing does not implicate COCIC's credit nor appear on COCIC's balance sheet as a liability.

The proposal was asked to authorize approval of a Resolution of Depot Golf Center LLC for a loan from Heartland Bank of \$400,000.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 15-20.

Formal Action Requested – Before the board today is proposed resolution 15-20 entitled:

Depot Golf Center LLC Loan

Motion: Mr. Weiler moved to approve Resolution No. 15-20. The motion was seconded by Mrs. White and was approved unanimously.

5. **2016 Proposed Budget**

Presenter: Curtiss Williams

President Rosenberger and Vice-President Williams reviewed the proposed 2016 budget. A copy of the 2016 Proposed Budget was previously sent and passed out at the meeting for the Board for review. There was extensive review of the budget. Final approval of the budget will be requested at the next Board meeting.

6. **General Discussion Items**

Presenter: John Rosenberger

- 845 Parsons Ave (Library Contract) Update - PowerPoint will be attached to Minutes of this Meeting.

7. **Proposed 2016 Meeting Schedule**

A draft copy of the 2016 Board of Directors Meeting Schedule was provided to the Board.

Adjournment

Mr. Leonard adjourned the December 11, 2015 Board of Directors meeting at 10:17 a.m.



Central Ohio Community Improvement Corporation

BOARD OF DIRECTORS MINUTES

JANUARY 22, 2016

Livingston United Methodist Church • 200 E Livingston Ave • Columbus, OH 43215

- Attendees: Ed Leonard, , John Edgar, Tracy Hatmaker, Brook Kohn, Carole Olshavsky, James Schimmer, Steve Schoeny, Eric Wagenbrenner
- Regrets: Virginia Barney, Robert Weiler, Sadicka White
- Staff Members: Melissa Coleman, Hope Kingsborough, John Rosenberger, John Sheridan, Alyssa Taylor, Curtiss Williams
- Others: Beth Atkinson, Stephen Porte, John Turner

1. Call to Order – Establish Quorum

Chair, Ed Leonard, called the COCIC Board of Directors meeting to order at 9:04 a.m. and noted there was a quorum.

2. Approval of Minutes of December 11, 2015 Meeting

Chair Leonard asked Board members if there were any additions or modifications to the December 11, 2015 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Wagenbrenner moved to adopt the minutes of the December 11, 2015 Board of Directors meeting. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

New Business Items:

3. Resolution 16-1: Disbursements/Disclosures since December 11, 2015 Presenter: Curtiss Williams

Vice-President Williams provided the Board with summaries of Deposits and Payments since *December 11, 2015- December 31, 2015 and January 1, 2016 – January 20, 2016*, which are attached. He noted that the COCIC balance-on-hand as of December 31, 2015 was \$1,461,166.36. VP noted the following disbursements:

- OHFA - Disbursements 4 & 5 in the amounts of \$147,980.12 and \$361,422.60.
- Central Park LLC - \$5,956.96 deposit for the Annual Assessment Fee.
- Lakeside REO Ventures - \$25,350.85 reimbursement for the demolitions of six properties in regards to the Kent Place Home projects.
- Logoup.Com - \$160.70 expense for company merchandise for Property Manager to be identifiable when out in the field.
- Planks – \$207.36 expense to host a “Co-Location” Meet & Greet in conjunction with the City of Columbus LB.
- Lomonicos - \$178.01 expense for the COCIC Employee Holiday Luncheon

An amendment was noted for the December 11-31, 2015 report; John Rosenberger’s annual Health Care Reimbursement was inadvertently left off. VP Williams informed the board of the transaction. Report has been updated and included in the minutes. After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-1.

Formal Action Requested – Before the board today is proposed resolution 16-1 entitled:

Disbursements/Disclosures since 12.11.2015 – 12.31.2015 and 1.1.2016 – 1.20. 2016

Motion: Mr. Hatmaker moved to approve Resolution No. 16-1. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

4. Resolution 16-2: 2016 Budget Presenter: Curtiss Williams

Vice-President Williams provided the Board with a revised 2016 budget. He noted that the final Budget has only changed marginally from the draft budget presented at the Board’s December 2015 meeting. This final documents notes final 2015 corporate expenditures and small adjustments to a couple of Administrative line items.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-2.

Formal Action Requested – Before the board today is proposed resolution 16-2 entitled:

2016 Budget

Motion: Mr. Schimmer moved to approve Resolution No. 16-2. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

5. Authority Infrastructure

Presenter: John Rosenberger

President Rosenberger explained to the Board the current authority infrastructure COCIC uses to conduct business. He noted that the practice has drawbacks that are not aligned with approved policies; offers no clear declaration of authority for property conveyance which third parties can rely on.

After some discussion it was decided that more dialog needs to be had on the topic and President Rosenberger was asked to present additional information at the February meeting.

6. 2016 Conflict of Interest

Board members are presented with the 2016 Conflict of Interest forms and asked to complete them at their earliest opportunity.

7. Other Business

There was no other business.

Adjournment

Mr. Leonard adjourned the January 22, 2016 Board of Directors meeting at 10:13 a.m.



Central Ohio Community Improvement Corporation

BOARD OF DIRECTORS MINUTES

MARCH 4, 2016

Livingston United Methodist Church • 200 E Livingston Ave • Columbus, OH 43215

Attendees: Ed Leonard, Tracy Hatmaker, Brook Kohn, Carole Olshavsky, James Schimmer, Steve Schoeny, Robert Weiler
 Regrets: Virginia Barney, John Edgar, Eric Wagenbrenner, Sadicka White
 Staff Members: Melissa Coleman, Hope Kingsborough, John Rosenberger, Alyssa Taylor, Curtiss Williams
 Others:

1. Call to Order – Establish Quorum

Chair, Ed Leonard, called the COCIC Board of Directors meeting to order at 11:03 a.m. and noted there was a quorum.

2. Approval of Minutes of January 22, 2016 Meeting

Chair Leonard asked Board members if there were any additions or modifications to the January 22, 2016 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Wagenbrenner moved to adopt the minutes of the January 22, 2016 Board of Directors meeting. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

New Business Items:

3. Resolution 16-3: Kent Place Homes

Presenter: John Rosenberger

President Rosenberger discussed Buckeye Community Forty-Four, L.P., and the construction of 47 new homes in the Kent School/Driving Park Neighborhood. The Corporation holds title to 21 properties (the "Properties") to be conveyed for the Project. 19 of those properties were conveyed by the City of Columbus to the Corporation for demolition. The other two properties were acquired by the Corporation for nominal sums from a tax lien certificate purchaser, who had succeeded to title. The cost of demolition was generally funded by the grant from the Ohio Housing Finance Agency, Neighborhood Improvement Program.

The proposal was asked to authorize the sale and conveyance of 21 vacant properties held by the Corporation to Buckeye Community Forty-Four, L.P.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-3.

Formal Action Requested – Before the board today is proposed resolution 16-3 entitled:

Kent Place Homes

Motion: Mr. Schoeny moved to approve Resolution No. 16-3. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

4. Metro West Settlement Status

Presenter: John Rosenberger

President Rosenberger updated the board on the status of the Metro West settlement. A PowerPoint presentation was shown and a copy is included in the minutes.

Adjournment

Mr. Leonard adjourned the March 4, 2016 Board of Directors meeting at 11:49 a.m.



BOARD OF DIRECTORS MINUTES

MARCH 25, 2016

Livingston United Methodist Church • 200 E Livingston Ave • Columbus, OH 43215

- Attendees: Ed Leonard, John Edgar, Tracy Hatmaker, Brook Kohn, Carole Olshavsky, James Schimmer, Steve Schoeny, Eric Wagenbrenner
- Regrets: Virginia Barney, Robert Weiler, Sadicka White
- Staff Members: Hope Kingsborough, John Rosenberger, Alyssa Taylor, Curtiss Williams
- Others: John Turner

1. Call to Order – Establish Quorum

Chair, Ed Leonard, called the COCIC Board of Directors meeting to order at 9:03 a.m. and noted there was a quorum.

2. Approval of Minutes of January 22, 2016 and March 4, 2016 Meeting

Chair Leonard asked Board members if there were any additions or modifications to the January 22, 2016 and March 4, 2016 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Wagenbrenner moved to adopt the minutes of the January 22, 2016 and March 4, 2016, 2016 Board of Directors meeting. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

New Business Items:

3. Resolution 16-4: Disbursements/Disclosures since January 21, 2016 Presenter: Curtiss Williams

Vice-President Williams provided the Board with summaries of Deposits and Payments since *January 21, 2016- March 24, 2016*, which are attached. He noted that the COCIC balance-on-hand as of March 24, 2016 was \$1,485,743.07. VP noted the following disbursements:

- Deposits from OHFA, in the total amount of \$1,131,553.03 for disbursements 6-11.
- \$170,200.98 deposit from Whitehall Community Improvement Corporation for demolition of Shumaker.
- \$25,503 deposit for a reimbursement for an overpayment to Colvin Gravel Company.
- \$7,329.78 to GHA Technologies for updating staff hardware.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-4

Formal Action Requested– Before the board today is proposed resolution 16-4 entitled:

Disbursements/Disclosures since January 21, 2016

Motion: Mrs. Olshavsky moved to approve Resolution No. 16-4. The motion was seconded by Mr. Schimmer and was approved unanimously.

4. Resolution 16-5: Disposition of 18 W. Waterloo St. (Canal Winchester) Presenter: John Rosenberger

President Rosenberger discussed Parker Marathon located at 18 W. Waterloo St., in Canal Winchester. COCIC and the City of Canal Winchester (the “City”) have been cooperating in the demolition of the blighted structures and the environmental clean-up of the property at 18 West Waterloo Street in Canal Winchester (the “Property”), previously the location of Parker Marathon. All work is complete and the Ohio EPA has issued its No-Further-Action letter. COCIC and the City recently turned to the disposition of the Property. The City expressed a desire to acquire the Property for its liquidation value of \$75,000, from which it would be reimbursed for its \$19,590 of property invention costs.

Management recommends sale and conveyance to the City for the liquidation value of \$75,000, the same being consistent with past COCIC disposition decisions and practices.

The proposal was asked to authorize the sale and conveyance of 18 West Waterloo Street in Canal Winchester to the City of Canal Winchester or its nominee community improvement corporation for Seventy-five Thousand Dollars (\$75,000.00).

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-5.

Formal Action Requested – Before the board today is proposed resolution 16-5 entitled:

18 West Waterloo Street, Canal Winchester

Motion: Mr. Schoeny moved to approve Resolution No. 16-5. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

5. Resolution 16-6: 3232 Noe-Bixby Road, Madison Township

Presenter: John Rosenberger

President Rosenberger discussed 3232 Noe-Bixby Rd., located in Madison Township. The Township proposes to develop a new fire station on the property and has requested a conveyance of the property to the Township free from any payment to COCIC. Previous communications regarding conveyance to the Township were ambiguous and the published articles have created a wide-spread expectation that the property would be conveyed free from any payment to COCIC. Further, passage of the fire station levy was likely influenced by that expectation.

The proposal was asked to convey 3232 Noe-Bixby Road to Madison Township, free from any payment to COCIC, but subject to a condition for construction commencement.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-6.

Formal Action Requested – Before the board today is proposed resolution 16-6 entitled:

3232 Noe-Bixby Road, Madison Township

Motion: Mr. Hatmaker moved to approve Resolution No. 16-6. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

6. Status of Re-Engineering of Authority Infrastructure

Presenter: John Rosenberger

President Rosenberger discussed the proposed provisions regarding the annual resolution of standing authority. A revised handout was given to the board members and a copy is included in the Corporate Minute Book.

7. Resolution 16-7: Annual Resolution of Standing Authority Signatory Authority in Property Transactions

Presenter: John Rosenberger

President Rosenberger discussed the necessity of having a signatory acting under authority generally created by COCIC's organizational documents or expressly created by resolutions of standing authority. COCIC is, and will continue to be, a party to numerous acquisitions, sales, dispositions, donations, exchanges, encumbrances and releases of property and property interests (collectively, the "Property Transactions") that do not warrant *ad hoc* authorization of the signatory by the Board of Directors (the "Board"). Management believes that a clear and unambiguous resolution of standing signatory authority in Property Transactions would greatly assist in the conduct of COCIC's business.

Management also believes that any resolution of standing signatory authority should be reviewed annually and that COCIC's annual meeting is an appropriate place to revise, confirm or terminate the authority. Use of an annual June 30 expiration date would serve to assure the discipline of the annual review.

The proposal was asked to approve the Annual Resolution of Standing Signatory Authority, subject to a stated expiration.

After some discussion of the matter, Chair Leonard asked for a motion to approve Resolution No. 16-7.

Formal Action Requested – Before the board today is proposed resolution 16-7 entitled:

Annual Resolution of Standing Authority Signatory Authority in Property Transactions

Motion: Mr. Wagenbrenner moved to approve Resolution No. 16-7. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

8. Brief Update of Metro West Workout

Presenter: John Rosenberger

President Rosenberger updated the board on the status of Metro West.

Adjournment

Mr. Leonard adjourned the March 25, 2016 Board of Directors meeting at 10:15 a.m.

1. CALL TO ORDER

The regular meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors meeting was held April 22, 2016 at 200 E. Livingston Ave., Columbus, Ohio and called to order at 9:03 a.m. Chairman Edward Leonard, Tracy Hatmaker (Township Representative), Carole Olshavsky, Steve Schoeny (Municipal Representative), John Edgar (Representative for Edward Leonard), James Schimmer (Representative for Commissioner Brown), and Eric Wagenbrenner (Representative for Commissioner O'Grady) were present and constituted a quorum.

2. APPROVAL OF MINUTES

The minutes of the March 25, 2016 meeting were sent to the Board prior to the meeting. Chair Leonard asked Board members if there were any additions or modifications to the March 25, 2016 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mrs. Olshavsky moved to adopt the minutes of the March 25, 2016 Board of Directors meeting. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

3. Q1 2016 BUDGET vs ACTUAL

VP Williams referred the Board to detailed information in the packet highlighting some of the more significant variances for the first quarter of 2016 between the actual expenses for the period compared to the budgeted amounts.

4. Q1 2016 ACTIVITY REPORT

NIP Grant Oversight

Ms. Kingsborough referred the Board to detailed information in the packet and updated the Landbank's progress under the Neighborhood Initiative Program (NIP), including the Ohio Housing Financing Agency's (OHFA) having recently received additional program funds for the fifth (5th) round of Hardest Hit Funds. Individual Landbank's should know allocation amounts by the 3rd quarter.

Disposition Programs

Ms. Kingsborough updated and presented the Board on the programs developed for disposition and reported on all properties that have been acquired during the 1st quarter via non-profit transfers, state forfeitures, tax lien certificates, and Columbus City. There are currently 370 properties in inventory (295 being held for NIP). The Landbank transferred 66 properties during the 1st quarter.

Trusted Partner Program was developed to facilitate dispositions to non-profit organizations to return blighted residential properties to productive use through rehabilitation. Ms. Kingsborough gave an update on the status of some current projects and partners with whom COCIC has established relationships. Eight "trusted partners" have signed new 2016 program agreements.

Responsible Landlord Program was the Landbank's targeted strategy to restart housing markets in neighborhoods that have been disinvested. Through partnership with Southside Renaissance, the Landbank committed \$1 million in 2014 for this program. As of March 2016, 15 properties were completed under this program and the loan (\$1 million) and interest has been repaid to the Landbank. The plan for 2016 is to launch the second round of this program.

Blight Removal Program was developed to assist local governments with economic projects. The program is pending Board approval at the May 2016 meeting. The program focuses on projects involving net costs that are reasonably expected to be within the total budgeted funds for the program; any action where the net cost is expected to be in excess of \$100K will need board approval.

Blight Intervention/Strategic Reutilization Program was developed to assist local governments with economic projects. The program is pending Board approval at the May 2016 meeting. The program focuses on projects involving net costs that are reasonably expected to be within the total budgeted funds for the program; any action where the net cost is expected to be in excess of \$50K will need board approval.

Mr. Williams updated and presented the Board on the status of 1829 E Long St (Franklin Park Medical Center). The Landbank, partnered with City of Columbus, in a remedial intervention at the property. The initial projected cost was \$300K; the estimated total cost is \$400K, with the potential cost recover to the Landbank of \$225K (based on receiving 1st dollars until distribution of

funds is equalized). All work on the project has been completed; the property is “rehab-ready shell”; and the City of Columbus is preparing the RFP process.

Mr. Williams updated and presented the Board on the status of 2683 Winchester Pike. The Landbank, partnered with the City of Columbus, with the acquisition, clean-up, marketing, and sale of the property. The environmental assessments have been completed; proceeding with demolition; the application for additional funds through Ohio Gas Station Clean Ohio Grant is pending.

5. PROPOSED UPDATES TO CODE OF REGULATIONS

VP Williams referred the Board to the Memorandum provided in the packet. Mr. Williams reviewed with the Board, proposed revisions to the Code of Regulations. A proposed draft of amendments to the Code of Regulations will be sent electronically prior to the next scheduled meeting for the Board’s consideration.

6. SPECIAL MEETING

Chair Leonard called for a Special Meeting to be held May 20, 2016 (Annual Meeting).

7. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCOC, Chair Leonard moves that the meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 10:13 a.m.

1. CALL TO ORDER

The Annual Meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors was held May 20, 2016 at 200 E. Livingston Ave., Columbus, OH, and called to order at 9:18 a.m. Chairperson Edward Leonard, Brook Kohn (Representative for Commissioner Brooks), Tracy Hatmaker (Township Representative), Steve Schoeny (Municipal Representative), James Schimmer (Representative for Commissioner Brown), Robert Weiler, Sadicka White and Eric Wagenbrenner (Representative for Commissioner O'Grady) were present and constituted a quorum. Such meeting was pursuant to a written notice from the Chairperson calling for a special meeting of the Board of Directors for the purposes of conducting COCIC's annual meeting, amending COCIC's code of regulations and acting on any other business that may be presented.

2. REAPPOINTMENT OF APPOINTED DIRECTORS TO EXTEND TERM

Mr. Rosenberger explained that this motion is to reappoint the three current Appointed Directors: Mr. Weiler, Mrs. Olshavsky, and Mrs. White; that the motion would need to be made by one of Ex-Officio Directors or a designated representative; and that passage would require the affirmative votes of not less than three of the Ex-Officio Directors or designated representatives.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action, which provides for the reappointment of Robert Weiler, Carole Olshavsky, and Sadicka White as the Appointed Directors to serve until June 1, 2016 or the appointment of a successor(s), whichever last occurs. Chairperson Leonard asked Board members if there were any additional comments or nominations. Hearing none, he asked for the required motion from one of the Ex-Officio Directors or designated representatives.

Motion: Mr. Schimmer (as the designated representative of Commissioner Brown), moved to reappoint Robert Weiler, Carole Olshavsky, and Sadicka White as the Appointed Directors, to serve until June 1, 2016 or the appointment of a successor, whichever last occurs. A voice vote was taken and the Ex-Officio Directors and their designated representatives present voted unanimously to approve the motion.

3. APPOINTMENT OF MUNICIPAL REPRESENTATIVE DIRECTOR

Mr. Rosenberger explained this motion is for the acknowledgement of the appointment of the Municipal Representative Director. Pursuant to and in accordance with Section 1724.03(B) of the Ohio Revised Code and the COCIC Code of Regulations, based on the population according to the most recent federal decennial census, the largest municipal corporation in the County shall be entitled to appoint one voting director. The other board members may rely upon the written appointment and/or removal made by the mayor of such municipal corporation.

Mr. Rosenberger reported that Steven R. Schoeny has been appointed by Columbus Mayor Andrew Ginther to serve as the voting director representing the City of Columbus.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action, which acknowledges the appointment of Steven R. Schoeny as the voting director representing the City of Columbus. Chairperson Leonard asked Board members if there were any additional comments. Hearing none, he asked for the required motion.

Motion: Mr. Wagenbrenner moved to acknowledge the appointment of Steven R. Schoeny as the voting director representing the City of Columbus. The motion was seconded by Mr. Hatmaker, and was approved unanimously.

4. ELECTION OF OFFICERS

Mr. Rosenberger explained this motion is for the consideration of the following slate of officers: Edward Leonard as Chairperson, John Rosenberger as President, Carole Olshavsky, Curtiss Williams, and Robert Weiler as Vice Presidents, Jim Schimmer as Secretary and Treasurer, and Melissa Coleman as Assistant Secretary of the Central Ohio Community Improvement Corporation.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action, which provides for the election of the slate of officers. Chairperson Leonard asked Board members if there were any additional comments or nominations. Hearing none, he asked for the required motion.

Motion: Mr. Wagenbrenner moved to elect Edward Leonard as Chairperson, John Rosenberger as President, Carole Olshavsky, Curtiss Williams, and Robert Weiler as Vice Presidents, Jim Schimmer as Secretary and Treasurer, and Melissa Coleman as Assistant Secretary of the Central Ohio Community Improvement Corporation. The motion was seconded by Mr. Schimmer, and was approved unanimously.

5. AMENDMENT OF CODE OF REGULATIONS – Resolution 16-9

Mr. Rosenberger explained this resolution is to amend the COCIC Code of Regulations. Pursuant to Article 9 of the Code of Regulations, the Code of Regulations may only be amended by the affirmative vote of not less than two-thirds of the Directors of the Board and not less than two-thirds of the Ex-Officio Directors of the Board at a meeting of the Board of Directors held for that purpose. A proposed draft of amendments of the Code of Regulations was provided to each board member in the Board packets and was electronically sent on May 10, 2016.

Mr. Rosenberger noted that most of the amendments address updating the Code of Regulations to align with the Ohio Revised Code. The notable substantive changes are in Article III, Directors.

There was brief discussion with respect to §3.2 of the Code of Regulations, as it relates to the Chairperson of the Board being the Franklin County Treasurer. Mr. Schoeny requested that alternative options to §3.2 be presented to the Board at its next meeting.

Chairperson Leonard reviewed proposed Resolution 16-9 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Schoeny moved to approve Resolution 16-9 approving the Amended Code of Regulations. The motion was seconded by Mr. Schimmer, and was approved unanimously; thereby satisfying the not less than two-thirds of the Directors and not less than the two-thirds of Ex-Officio Directors requirements.

6. DUTIES OF EXECUTIVE DIRECTOR – Resolution 16-10

Mr. Rosenberger explained this resolution is to act in accordance with Section 4.8 of the COCIC Code of Regulations, which, under the circumstance where there is a President but no Executive Director, provides for the Board of Directors to prescribe that the President fulfill the duties and obligations of an Executive Director.

Chairperson Leonard reviewed proposed Resolution 16-10 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Hatmaker moved to approve Resolution 16-10 prescribing that the President fulfills the duties and obligations of the executive director that are provided in the Code of Regulations and Ohio Revised Code. The motion was seconded by Mr. Weiler, and was approved unanimously.

7. ACCEPTANCE OF 2015 AUDITED FINANCIAL STATEMENT – Resolution 16-11

Beth Atkinson, CPA briefly discussed the Annual Financial Report, prepared by Parns & Company. There was brief discussion.

Chairperson Leonard reviewed proposed Resolution 16-11 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Schimmer moved to accept the Report on the Audited Financial Statements of Central Ohio Community improvement Corporation for the Years Ended December 31, 2015 and 2014, as prepared by Parns & Company. The motion was seconded by Mr. Hatmaker, and was approved unanimously.

8. ANNUAL RESOLUTION OF STANDING AUTHORITY – Resolution 16-12

Mr. Rosenberger explained this resolution is to authorize the President of the COCIC, John C. Rosenberger, to have standing authority for certain actions under the facts and circumstances detailed in the proposed Resolution 16-12.

Chairperson Leonard reviewed proposed Resolution 16-12 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Weiler moved to approve Resolution No. 16-12, the Annual Resolution of Standing Authority. The motion was seconded by Mr. Wagenbrenner, and was approved unanimously.

9. ANNUAL RESOLUTION OF STANDING SIGNATORY AUTHORITY IN PROPERTY TRANSACTIONS

Mr. Rosenberger explained this was merely a “place-holder” as a reminder of the previously approved Resolution 16-7, authorizing the President of the COCIC, John C. Rosenberger, to execute deeds, leases, agreements, and all other documents on behalf of the COCIC.

10. APPROVAL OF MINUTES

The April 22, 2016 Board of Directors' meeting minutes were provided to each Board member in the Board packets and was electronically sent on May 10, 2016.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the April 22, 2016 Board of Directors' meeting minutes. Hearing none, he asked for the required motion.

Motion: Mr. Wagenbrenner moved to approve the April 22, 2016 Board of Directors' meeting minutes. The motion was seconded by Mr. Schimmer, and was approved unanimously.

11. DISBURSEMENTS/DISCLOSURES – Resolution 16-13

Mr. Williams briefly discussed the Summary of Disbursements/Disclosures the period from March 25, 2016 to May 13, 2016. He noted that the COCIC balance-on-hand as of May 13, 2016 was \$5,174,436.51. Mr. Williams noted the following disbursements:

- Deposits from OHFA, for the total amount of \$612,218.71 for disbursements 12 and 13;
- Deposits from Southside Renaissance Homes, for the total amount of \$1,016,745.75 for payment of the loan for the Responsible Landlord Program (including interest);
- \$50K deposit from City of Gahanna for maintenance of Central Park Gahanna;
- \$2,744,608.18 deposit of DTAC funds (1st allocation);
- Payment to City Treasurer for 2014-2015 tax withholding of an employee;
- Payment from employee for the 2014-2015 tax withholding.

Chairperson Leonard reviewed the proposed Resolution 16-13 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the Summary of Disbursements/Disclosures for the period from March 25, 2016 to May 13, 2016. Hearing none, he asked for the required motion.

Motion: Mrs. White moved to approve Resolution No. 16-13 approving the Summary of Disbursements/Disclosures for the period March 25, 2016 to May 13, 2016. The motion was seconded by Mr. Weiler and was approved unanimously.

12. 3150-3318 ALLEGHENY – Resolution 16-14

Mr. Rosenberger explained this resolution is to authorize COCIC's participation in the demolition of the blighted structures at 3150-3318 Allegheny Avenue (Columbus, OH). The property is comprised of 3.362 acres and a 27,000 sf. strip-retail center. The property is in the immediate vicinity of the new Columbus Africentric Campus with its \$42 Million of new athletic and academic facilities. COCIC is engaged in a dialogue with the court-appointed receiver for the property, with a view to acquisition of the property for \$10, demolition of the structures, the subsequent sale of the cleared property, and the application of the sale proceeds first against the cost of demolition and the balance to the County Treasurer.

After brief discussion, Chairperson Leonard reviewed proposed Resolution 16-14 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mrs. White moved to approve Resolution No. 16-14 providing for COCIC's participation in the Allegheny Avenue Demolition. The motion was seconded by Mr. Weiler and was approved unanimously.

13. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCOC, Chairperson Leonard moves that the Annual Meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 10:17 a.m.

1. CALL TO ORDER

The meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors was held June 24, 2016 at 200 E. Livingston Ave., Columbus, OH, and called to order at 9:05 a.m. Chairperson Edward Leonard, Brook Kohn (Representative for Commissioner Brooks), Tracy Hatmaker (Township Representative), Steve Schoeny (Municipal Representative), Carole Olshavsky and Robert Weiler were present and constituted a quorum.

2. APPROVAL OF MINUTES

The May 20, 2016 Board of Directors' Annual Meeting minutes were provided to each Board member in the Board packets and were electronically sent on June 14, 2016.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the May 20, 2016 Board of Directors' Annual Meeting minutes. Hearing none, he asked for the required motion.

Motion: Mr. Schoney moved to approve the May 20, 2016 Board of Directors' Annual Meeting minutes. The motion was seconded by Mr. Hatmaker, and was approved unanimously.

3. DISBURSEMENTS/DISCLOSURES – Resolution 16-15

Mr. Williams briefly discussed the Summary of Disbursements/Disclosures the period from May 14, 2016 to June 17, 2016. He noted that the COCIC balance-on-hand as of June 17, 2016 was \$5,420,996.67. Mr. Williams noted the following disbursements:

- Deposit from Wayne Shingler in the amount of \$4K for the lot sale of 3 adjacent located on Woodland Avenue;
- Deposit from Westerville Industry and Commerce in the amount of \$24,086.50 for the reimbursement of the former Knights Inn demolition;
- Payment to Cleveland Neighborhood Progress in the amount of \$10K for sponsorship of a study for the HHF 2nd round regarding the effects of rehabbing helping to reduce foreclosures.

Chairperson Leonard reviewed the proposed Resolution 16-15 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the Summary of Disbursements/Disclosures for the period from May 14, 2016 to June 17, 2016. Hearing none, he asked for the required motion.

Motion: Mr. Weiler moved to approve Resolution No. 16-15 approving the Summary of Disbursements/Disclosures for the period from May 14, 2016 to June 17, 2016. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

4. RESPONSIBLE LANDLORD PROGRAM LOAN – Resolution 16-16

Mr. Rosenberger explained this motion is for the consideration of the approval of a loan to South Side Renaissance Homes II, LLC. Management recommends that the requested loan be on the substantial same terms as the first loan: 1.5% interest per annum, accrued until completion of all 15 units, with the accrued interest then recast as principal. While the first loan never moved into its permanent loan phase, supplemental payment against principal from accumulated net cash flow after provision for appropriate reserves. Stated maturity would have been 10 years.

Mr. Rosenberger explained the new loan would be different from the initial loan in the following respects:

- Borrower must refinance or sell rehabbed units on an on-going basis, all with a view to an early repayment of a portion of the COCIC loan and an early recycling of the funding;
- COCIC will keep all options on the table in facilitating an early repayment and recycling, including a discount and write-off of a portion of the principal to enable an early refinance or a sale;
- This loan will be treated as two (2) \$500K loans, rather than one (1) \$1,000,000 loan. This will bring the matter back to the Board for consideration of the then results to date.

Chairperson Leonard reviewed proposed Resolution 16-16 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Weiler moved to approve Resolution 16-16 approving the Responsible Landlord Program Loan. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

5. PACT RELATIONSHIP REVISION – Resolution 16-17

Mr. Rosenberger explained this resolution is designate PACT as a Trusted Partner within the Trusted Partner Program and revise COCIC’s financial commitment to PACT to permit the use of committed funds for the rehabilitation/new construction of housing in PACT’s work area.

Mr. Rosenberger noted in 2013, PACT requested financial support for their revitalization of the Near East Side. The amount requested was \$3.5 million to be used for acquisition, demolition and holding of property and the other \$2.2 million to be used for development subsidy. PACT has now requested that a portion of the committed \$1.3 million be re-allocated to the rehabilitation/new construction of housing in the original target area; specifically, using \$100K of the committed funds for new construction of two homes on Ohio Avenue, to be executed through a PACT/Homeport partnership.

Chairperson Leonard reviewed proposed Resolution 16-17 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mrs. Olshavsky moved to approve Resolution 16-17 approving the PACT Relationship Revision. The motion was seconded by Mr. Hatmaker and was approved unanimously. Mr. Schoeny abstained from voting.

6. METRO WEST DEMOLITIONS – Resolution 16-18

Mr. Rosenberger explained this resolution is to authorize demolition of two (2) Metro West buildings at 4525 Lynnwood Lane N., 4570 Westport Road, 4526 Westport Road, and 4533 Lynnwood Lane S.

Mr. Rosenberger noted there are presently seven remaining deeply blighted multi-family buildings containing 168 housing units. An application for tax credit was submitted in 2016, with the support of Prairie and Franklin Townships and Franklin County. COCIC also gave a letter of support and committed funding of \$25K for recreation and safety improvements. At this point, two of the buildings are subject to the Prairie Township demolition order and agreement and are NOT included in the five buildings awarded tax credits.

Chairperson Leonard reviewed proposed Resolution 16-18 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mrs. Olshavsky moved to approve Resolution 16-18 approving the Metro West Demolitions. The motion was seconded by Mr. Schoney, and was approved unanimously. Mr. Hatmaker abstained from voting.

Mr. Weiler leaves at 9:30 a.m.

7. BOARD CHAIR SERVICE OPTIONS

Mr. Rosenberger discussed with the Board service options for the next Board Chairperson. A memorandum entitled “Board Chair Service Options” was provided to the Board members and is attached to the minutes. After discussion, it was determined that the topic should be further discussed when more Board Members are in attendance discussed again before November.

8. OTHER BUSINESS

Mr. Rosenberger updated the Board regarding the request for private letter ruling from the IRS stating that we are a component of government and are entitled to tax-exempt gifts to our organization. COCIC joined up with other Landbank’s under an “umbrella” to obtain such letter. As of now, it has been determined that the IRS is not going to treat all Landbank’s as similar and it is going to cost \$28K to obtain the ruling.

9. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCOC, Chairperson Leonard moves that the meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 9:56 a.m.

1. CALL TO ORDER

The meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors was held July 22, 2016 at 200 E. Livingston Ave., Columbus, OH, and called to order at 9:03 a.m. Chairperson Edward Leonard, Rev. John Edgar (Representative for Ed Leonard), Brook Kohn (Representative for Commissioner Brooks), Tracy Hatmaker (Township Representative), Carole Olshavsky, James Schimmer (Representative for Commissioner Brown), Eric Wagenbrenner (Representative for Commissioner O’Grady) and Robert Weiler were present and constituted a quorum.

2. APPROVAL OF MINUTES

The June 24, 2016 Board of Directors’ Annual Meeting minutes were provided to each Board member in the Board packets and were electronically sent on July 12, 2016.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the June 24, 2016 Board of Directors’ Meeting minutes. Hearing none, he asked for the required motion.

Motion: Mrs. Olshavsky moved to approve the June 24, 2016 Board of Directors’ Meeting minutes. The motion was seconded by Mr. Weiler, and was approved unanimously.

3. BOARD CHAIR SERVICE ; ADVANCED FOR CONSIDERATION

Mr. Rosenberger discussed with the Board Chair Service options for the next Board Chairperson. A memorandum entitled “Board Chair Service; Advanced for Consideration” was provided to the Board members and is attached to the minutes. After discussion, it was determined that the topic should be further discussed again.

4. OHIO HOUSING FINANCE AGENCY NIP, 2016 ROUND – Resolution 16-19

Mr. Rosenberger explained this motion is for the consideration of the ratification and approval of the application to the Ohio Housing Finance Agency (OHFA) for the participation in the 2016 Round of its Neighborhood Initiative Program (NIP) and authorize an amendment of the existing agreement with OHFA to provide and additional \$12,189,568 for NIP funding.

COCIC, in concert with the Columbus Land Bank, prepared an application for participation and sought NIP funding of \$21 Million for the demolition of blighted properties in target areas in Columbus and other parts of Franklin County. On July 12, 2016 OHFA advised COCIC had been awarded \$12,189,568 of additional NIP funding that must be used and reimbursement sought by the end of 2019.

Chairperson Leonard reviewed proposed Resolution 16-19 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Schimmer moved to approve Resolution 16-19 approving the Ohio Housing Finance Agency NIP, 2016 Round. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

5. IRS PRIVATE LETTER RULING – Resolution 16-20

Mr. Rosenberger explained this resolution is to authorize the application to the Internal Revenue Service for a private letter ruling and the payment to the IRS of the \$28,300 required filing fee and to ratify the actions of the Corporations Board Chair and President previously taken in connection therewith.

Mr. Rosenberger briefly explained that COCIC previously had joined with 20 other Ohio county land reutilization corporations (CLRCs) to apply for a private letter ruling from the Internal Revenue Service that would formally qualify COCIC and the other applicants as exempt organizations under Section 115(1) of the Internal Revenue Code.

Chairperson Leonard reviewed proposed Resolution 16-20 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mrs. Olshavsky moved to approve Resolution 16-20 approving the IRS Private Letter Ruling. The motion was seconded by Mr. Weiler, and was approved unanimously.

6. DISBURSEMENTS/DISCLOSURES – Resolution 16-21

Mr. Williams briefly discussed the Summary of Disbursements/Disclosures the period from June 20, 2016 to July 15, 2016. Mr. Williams noted the following disbursements:

- Payment to C&A Business Services in the amount of \$4,187.50 for HR Consulting Services;
- Payment to Bureau of Workers' Compensation in the amount of \$8,390.37 for the 2016-2017 new premium rates;
- Payment to Pamela Palmer in the amount of \$950.00 for relocation expenses.

Chairperson Leonard reviewed the proposed Resolution 16-21 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the Summary of Disbursements/Disclosures for the period from June 20, 2016 to July 15, 2016. Hearing none, he asked for the required motion.

Motion: Mr. Weiler moved to approve Resolution No. 16-21 approving the Summary of Disbursements/Disclosures for the period from June 20, 2016 to July 15, 2016. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

7. 2ND QUARTER FINANCIAL UPDATE

VP Williams referred the Board to detailed information in the packet highlighting some of the more significant variances for the second quarter of 2016 between the actual expenses for the period compared to the budgeted amounts.

8. 2ND QUARTER REPORT

Ms. Kingsborough referred the Board to detailed information in the packet and updated on COCIC's progress:

Disposition Programs

Ms. Kingsborough updated and presented the Board on the programs developed for disposition and reported on all properties that have been acquired during the 2nd quarter via non-profit transfers, state forfeitures, tax lien certificates, and Columbus City. There are currently 533 properties in inventory (355 being held for NIP). The Landbank transferred 19 properties during the 1st quarter.

Trusted Partner Program was developed to facilitate dispositions to non-profit organizations to return blighted residential properties to productive use through rehabilitation. Ms. Kingsborough gave an update on the status of some current projects and partners with whom COCIC has established relationships. To date, COCIC has entered into project agreements totaling \$485K, with \$155K of disbursements made (Jan-June 2016).

Responsible Landlord Program enables the acquisition and market-based rehabilitation of housing in target neighborhoods with loan repayment made by the rental units at market rents and sale of rehabilitated units at market-prices. Through partnership with Southside Renaissance II, COCIC committed another \$1 million (two loans at \$500,000 each) in 2016 for this program. To date, COCIC has committed \$266,668 into project agreements, with \$50K of disbursements made (Jan-June 2016).

Blight Removal Program was developed to assist local governments with economic projects. The program is pending Board approval at the July 2016 (current) meeting. The program focuses on projects involving net costs that are reasonably expected to be within the total budgeted funds for the program; any action where the net cost is expected to be in excess of \$100K will need board approval. To date, COCIC has committed \$364,300 for demolition projects, with \$93,704 of disbursements made (Jan-June 2016).

Blight Intervention/Strategic Reutilization Program was developed to assist local governments with economic projects. The program is pending Board approval. The program focuses on projects involving net costs that are reasonably expected to be within the total budgeted funds for the program; any action where the net cost is expected to be in excess of \$50K will need board approval. To date, COCIC has committed \$50K, with \$93,575 of disbursements made (Jan-June 2016); which include three NCST properties that are in the process of being reimbursed in full to COCIC.

Neighborhood Initiative Program (NIP) is a grant program awarded by the Ohio Housing Finance Agency through the Hardest Hit Fund (HHF) for the acquisition and strategic removal of vacant and abandoned residential properties. To date, COCIC has been awarded \$6,379,900, with program allocation of costs totaling \$6,692,416.99 (Feb 2015-June 2016).

9. BLIGHT REMOVAL PROGRAM APPROVAL – Resolution 16-22

Mr. Rosenberger explained this motion is for the consideration of the Blight Removal Program. The resolution outlines the Blight Removal Program and Details; definition of blight, removal and associated activities, properties, and sub-program activities.

Chairperson Leonard reviewed proposed Resolution 16-22 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Wagenbrenner moved to approve Resolution 16-22 approving the Blight Removal Program. The motion was seconded by Mr. Weiler and was approved unanimously.

10. VRG II/Depot Golf Course Update

Mr. Williams updated the Board on the Depot Golf Center, LLC loan that was authorized in Resolution 15-20 for a \$400,000 loan to DGC from Heartland Bank to make improvements on the golf course and to build a storage facility to house equipment. The loan was approved by Heartland Bank and DGC made its first draw in June. Mr. Williams noted that COCIC is not listed on the loan. A memorandum entitled "VRG II/Depot Golf Course Update" was provided to the Board members and is attached to the minutes.

11. OTHER BUSINESS

Mr. Rosenberger updated the on the progress of the Parsons Ave. Relocation.

12. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCOC, Chairperson Leonard moves that the meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 10:23 a.m.

1. CALL TO ORDER

The meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors was held August 26, 2016 at 200 E. Livingston Ave., Columbus, OH, and called to order at 9:00 a.m. Chairperson Edward Leonard, Brook Kohn (Representative for Commissioner Brooks), Tracy Hatmaker (Township Representative), Carole Olshavsky, James Schimmer (Representative for Commissioner Brown), Steven Schoeny (Municipal Representative), Eric Wagenbrenner (Representative for Commissioner O’Grady) and Robert Weiler (Appointed Director), were present and constituted a quorum.

2. APPROVAL OF MINUTES

The July 22, 2016 Board of Directors’ Annual Meeting minutes were provided to each Board member in the Board packets and were electronically sent on August 16, 2016.

Chairperson Leonard reviewed the motion placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the July 22, 2016 Board of Directors’ Meeting minutes. Hearing none, he asked for the required motion.

Motion: Mr. Weiler moved to approve the July 22, 2016 Board of Directors’ Meeting minutes. The motion was seconded by Mrs. Olshavsky, and was approved unanimously.

3. DISBURSEMENTS/DISCLOSURES – Resolution 16-23

Mr. Williams referred the Board to the Summary of Disbursements/Disclosures detailing information from July 18, 2016 to August 19, 2016. Mr. Williams briefly discussed the following disbursement(s):

- Payment to Lowe’s Home Improvement in the amount of \$5,250.00 for the Community Garden Program, which COCIC is working in conjunction with the City of Columbus Land Redevelopment.

Chairperson Leonard reviewed the proposed Resolution 16-23 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additions or modifications to the Summary of Disbursements/Disclosures for the period from July 18, 2016 to August 19, 2016. Hearing none, he asked for the required motion.

Motion: Mr. Schimmer moved to approve Resolution No. 16-23 approving the Summary of Disbursements/Disclosures for the period from July 18, 2016 to August 19, 2016. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

A slideshow presentation and report was presented before the Board on the status of the redevelopment of 845 Parsons Avenue as its corporate office. A copy of the presentation is included in the Minute Book.

4. 845 PARSONS AVENUE REDEVELOPMENT CONTRACTS – Resolution 16-24

Mr. Rosenberger explained this motion is to authorize contracts in 2016 for the redevelopment of the property located at 845 Parsons Avenue at an aggregate cost of \$635K (*as amended*).

After extensive discussion among the Board, Chairperson Leonard asked Board members if there were any additional comments or information. Chairperson Leonard proposed the amended Resolution 16-24 placed before the Board for any additional consideration, discussion, and action. Hearing none, he asked for the required motion to approve the amended resolution, as presented, adding the cost of the installation of new roof in the 1st phase of construction (appx. \$85K), resulting in an aggregate cost of \$635,000 for the redevelopment of the property at 845 Parsons Avenue.

Motion: Mr. Schimmer moved to approve Resolution 16-24 approving the 845 Parsons Avenue Redevelopment Contracts. The motion was seconded by Mrs. Olshavsky and was approved unanimously.

5. 845 PARSONS AVENUE FURNITURE AND FIXTURES CONTRACT – Resolution 16-25

Mr. Rosenberger explained this resolution is to authorize a contract with RSFi Office Furniture for office furniture and fixtures at a cost of \$73,397.

Mr. Rosenberger briefly explained that COCIC is at work on the redevelopment of the building located at 845 Parsons Avenue into the Corporation’s office. Substantially all of the furniture and fixtures currently being used by the Corporation has been “loaned”, thus the Corporation must acquire office furniture and fixtures.

The purchase of the furniture and fixtures required for the use of the Corporation calls for a cost of \$24,466. The additional furniture and fixtures required for the use of the Columbus Land Redevelopment Office calls for an additional cost of \$48,931. The indicated costs include a volume discount that results from the combination all of the required furniture and fixtures into a combined contract at a cost of \$73,397. The combined contract contemplates the appropriate reimbursement by the Columbus Land Redevelopment Office.

Chairperson Leonard reviewed proposed Resolution 16-25 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mrs. Olshavsky moved to approve Resolution 16-25 approving the 845 Parsons Avenue Furniture and Fixtures Contract. The motion was seconded by Mr. Wagenbrenner, and was approved unanimously. Mr. Schoeny abstained from voting.

6. TEST TAX LIEN FORECLOSURE PROGRAM – Resolution 16-26

Mr. Rosenberger explained this resolution is to authorize a test tax lien foreclosure program, the purchase of tax lien certificates, the engagement of foreclosure counsel and the use of the Corporation's funds for tax foreclosures.

Mr. Rosenberger briefly explained that COCIC's largest source of demolition-worthy structures is via the foreclosure of tax-delinquent properties by the County Treasurer, working through County Prosecutor's Office. The County Treasurer has arranged for \$500K of additional funding and requested a match from the Corporation of \$250K, with \$125K in 2016 and \$125K in 2017, and from the Columbus Land Redevelopment Office, an equal amount.

There is a consensus among the County Treasurer, the Columbus Land Redevelopment Office and COCIC to test the notion of COCIC purchasing tax lien certificates from the County Treasurer and engaging private legal counsel to prosecute the foreclosure of the certificates. COCIC has identified the law firm of Alban & Alban LLP for engagement as private foreclosure counsel; with a negotiated flat-rate fee of \$2,250 per case.

Chairperson Leonard reviewed proposed Resolution 16-26 placed before the Board for its consideration, discussion, and action. Chairperson Leonard asked Board members if there were any additional comments or information. Hearing none, he asked for the required motion.

Motion: Mr. Schoeny moved to approve Resolution 16-26 approving the Test Tax Lien Foreclosure Program. The motion was seconded by Mr. Weiler and was approved unanimously.

7. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCOC, Chairperson Leonard moves that the meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 10:18 a.m.

1. CALL TO ORDER

The meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors was held October 28, 2016 at 200 E. Livingston Ave., Columbus, OH, and called to order at 9:02 a.m. Acting Chairperson Carole Olshavsky, Brook Kohn (Representative for Commissioner Brooks), Tracy Hatmaker (Township Representative), Steven Schoeny (Municipal Representative), Eric Wagenbrenner (Representative for Commissioner O’Grady) and Robert Weiler (Appointed Director), were present and constituted a quorum.

INTRODUCTORY REMARKS

Former Chairman, Ed Leonard introduced the new Franklin County Treasurer, Ronald Hagan and Melissa Messina, Chief Deputy. Introductions were made by COCIC Board of Directors and Staff.

2. APPROVAL OF MINUTES

The August 26, 2016 Board of Directors’ Regular Meeting minutes were provided to each Board member in the Board packets and were electronically sent on October 27, 2016.

Acting Chairperson Olshavsky reviewed the motion placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additions or modifications to the August 26, 2016 Board of Directors’ Meeting minutes. Hearing none, she asked for the required motion.

Motion: Mr. Weiler moved to approve the August 26, 2016 Board of Directors’ Meeting minutes. The motion was seconded by Mr. Wagenbrenner, and was approved unanimously.

3. DISBURSEMENTS/DISCLOSURES – Resolution 16-27

Mr. Williams referred the Board to the Summary of Disbursements/Disclosures detailing information from August 22, 2016 to September 16, 2016 and September 19, 2016 to October 21, 2016. Mr. Williams briefly discussed the following disbursement(s):

- Deposit received from Standard Insurance Co. in the amount of \$37.82; Standard Insurance issued an overpayment refund due to Franklin County Benefits changing vendors for the supplemental insurance;
- Deposit received from “Property Sales” in the amount of \$16,865.00 for 12 side lot property sales;
- Payment to BJAAM in the amount of \$6,943.41 for the well removal at Waterloo (Canal Winchester Gas Station);
- Payment to Franklin County Auditor in the amount of \$143.62 for advertising properties in the 2016 Auditor sale;
- Deposit received from PACT in the amount of \$65,216.30 for partial reimbursement for the purchase of 474 Taylor Avenue.

Acting Chairperson Olshavsky reviewed the proposed Resolution 16-27 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additions or modifications to the Summary of Disbursements/Disclosures for the period from August 22, 2016 - September 16, 2016 and September 19, 2016 - October 21, 2016. Hearing none, she asked for the required motion.

Motion: Mr. Weiler moved to approve Resolution No. 16-27 approving the Summary of Disbursements/Disclosures for the period from August 22, 2016 - September 16, 2016 and September 19, 2016 - October 21, 2016. The motion was seconded by Mr. Schoeny and was approved unanimously.

4. Q3 2016 BUDGET VS ACTUAL

VP Williams referred the Board to detailed information in the packet highlighting some of the more significant variances for the third quarter of 2016 between the actual expenses for the period compared to the budgeted amounts.

A slideshow presentation and report was presented before the Board on the status of 3rd quarter activities

5. Q3 2016 ACTIVITY REPORT

Ms. Kingsborough referred the Board to detailed information in the packet and updated on COCIC's progress:

Disposition Programs

Ms. Kingsborough updated and presented the Board on the programs developed for disposition and reported on all properties that have been acquired during the 3rd quarter via non-profit transfers, state forfeitures, tax lien certificates, and Columbus City. There are currently 605 properties in inventory (422 being held for NIP). The Landbank disposed of 63 properties during the 3rd quarter.

Neighborhood Initiative Program (NIP) is a grant program awarded by the Ohio Housing Finance Agency through the Hardest Hit Fund (HHF) for the acquisition and strategic removal of vacant and abandoned residential properties. June 2016, COCIC was awarded \$12,189,568.42 (Round 5, Phase 1) and \$2,298,897.91 in Phase 2 with the expected end date of December 18, 2019.

Tax Lien Foreclosure Program was developed to purchase tax lien certificates, engage foreclosure counsel and use the Corporation's funds for tax foreclosure. To date, COCIC has purchased 274 certificates for \$1.00/each; engaged Alban & Alban, LLP to prosecute the foreclosure of the certificates and acquire title to the properties; and seek reimbursement of the costs through the NIP Program and recycle the reimbursed funds to prosecute other foreclosures.

Trusted Partner Program was developed to facilitate dispositions to non-profit organizations to return blighted residential properties to productive use through rehabilitation. Ms. Kingsborough gave an update on the status of some current projects and partners with whom COCIC has established relationships. During the 3rd quarter, COCIC made disbursements totaling \$85K.

Responsible Landlord Program enables the acquisition and market-based rehabilitation of housing in target neighborhoods with loan repayment made by the rental units at market rents and sale of rehabilitated units at market-prices. Through partnership with Southside Renaissance II, COCIC committed another \$1 million (two loans at \$500,000 each) in 2016 for this program. During the 3rd quarter, COCIC made disbursements totaling \$125,011.73 for three (3) properties.

Blight Intervention/Strategic Reutilization Program was developed to assist local governments with economic projects. The program is pending Board approval. The program focuses on projects involving net costs that are reasonably expected to be within the total budgeted funds for the program; any action where the net cost is expected to be in excess of \$50K will need board approval. During the 3rd quarter, COCIC made disbursements totaling \$12,988.08.

6. CHANGE OF AUTHORIZED SIGNATORIES FOR DEPOSITORY ACCOUNTS – Resolution 16-28

Mr. Rosenberger explained this motion is due to the recent resignation of Edward J. Leonard as Franklin County Treasurer and the appointment of Ronald J. Hagan as his successor, cause Hagan to become Board Chair by operation of the Corporation's organizational documents. Such change in Board Chair necessitates a change in the authorized signatories.

Mr. Rosenberger requests that the Board adopts the standard resolution required by the Corporation's current depositories, to name the current Board Chair, the Treasurer and the President as the authorized signatories and confirms and ratifies the Corporation's policy requiring that two of the three authorized signatories be required to act with respect to transaction amounts in excess of \$25,000.

Acting Chairperson Olshavsky reviewed proposed Resolution 16-28 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additional comments or information. Hearing none, she asked for the required motion.

Motion: Mr. Wagenbrenner moved to approve Resolution 16-28 approving the Change of Authorized Signatories for Depository Accounts. The motion was seconded by Mr. Weiler and was approved unanimously.

7. AUTHORIZATION OF NEW DEPOSITORY ACCOUNT FOR TAX LIEN FORECLOSURE PROGRAM – Resolution 16-29

Mr. Rosenberger explained this resolution is for authorization to establish a new, separate depository account at the Huntington National Bank for the purposes of the Tax Lien Foreclosure Program.

Mr. Rosenberger briefly explained that the Board previously passed Resolution 16-26, authorizing a test tax lien foreclosure program, the purchase of tax lien certificates, the engagement of foreclosure counsel and the use of the Corporation's funds for tax foreclosures. The test program anticipates that a substantial portion of these foreclosure costs will be recoverable from the OHFA demolition funding, but the foreclosure and reimbursement process typically will take nine months to a year. Thus, a major objective of the test program is the management and tracking of foreclosure cost expenditures and recoveries. It is believed that the Corporation's use of a separate depository account to segregate foreclosure cost expenditures, recoveries and balances will assist in real-time tracking of foreclosure cost flows.

Acting Chairperson Olshavsky reviewed proposed Resolution 16-29 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additional comments or information. Hearing none, she asked for the required motion.

Motion: Mr. Hatmaker moved to approve Resolution 16-29 approving the Authorization of New Depository Account for Tax Lien Foreclosure Program. The motion was seconded by Mr. Wagenbrenner, and was approved unanimously.

8. BLIGHT INTERVENTION/STRATEGIC REUTILIZATION PROGRAM APPROVAL - Resolution 16-30

Mr. Rosenberger explained this resolution is for the approval of the Blight Intervention/Strategic Reutilization Program as outlined in Resolution 16-30:

Blight

The determination of “blight” shall be founded upon the statutory definition of “blighted parcel” appearing in Ohio Revised Code Section 1.08, all of which is incorporated by this reference herein. But generally, a blighted parcel has one or more of: (a) a structure that is (i) deteriorated, (ii) dilapidated, (iii) unsanitary, (iv) unsafe, (v) vermin infested, (vi) obsolete with no further use, (vii) vacant or abandoned with no working utilities, or (viii) extensively damaged without timely remediation; (b) a structure that has been designated by public authorities as unfit for human habitation or use; (c) a hazard that poses a direct threat to public health or safety by reason of environmentally hazardous conditions, solid waste pollution or contamination; or (d) a condition that adversely affects surrounding property values.

Blight Intervention/Strategic Reutilization Activities

Typically blight intervention/strategic reutilization activities involve redevelopment of a blighted structure or of a vacant property encumbered by a blighting condition. The activities typically involve expenditures to improve the property, rather than mere blight removal costs; although removal of a blighted structure or blighting condition may be part of the activities. While the elimination of blight is a material consideration, typically a more substantial motivation or consideration for the undertaking is economic, i.e., a disposition that recovers a substantial portion of the redevelopment costs, an substantial increase in property values for, and tax revenues from, the property and the neighborhood, a realization of sale proceeds in excess of redevelopment costs that can support other activities of the Corporation, etc. These activities may preserve historic or important properties that advance the preservation of a historic neighborhood or an iconic landmark, even though the economic benefits may be more indirect than direct.

All of the foregoing is in contrast to Blight Elimination Program activities, which typically involve the removal of a blighted structure or blighting condition, with no expectation of a substantial recovery of costs or increase in tax revenues; thus, the principal motivation or driving consideration for the undertaking is the abatement of blight.

Associated with, and included in blight intervention/strategic reutilization activities, are those activities and costs relating to acquisition; title, survey and closing; utilities; asbestos and other environmental surveys; insurance; and property maintenance and other holding costs.

Properties

Properties where blight intervention/strategic reutilization activities are conducted are generally owned by COCIC, sometimes as a result of a real estate tax foreclosure; a Forfeited Lands conveyance; a property swap; a donation; or a purchase. But such activities may also be conducted on properties owned by others, typically where the activities are at the behest of a political subdivision or its agencies in the enforcement of its codes or the execution of its blight removal, community development or like programs; at the behest of non-profit organization; or related to actions in the Franklin County Environmental Court.

Acting Chairperson Olshavsky reviewed proposed Resolution 16-30 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additional comments or information. Hearing none, she asked for the required motion.

Motion: Mr. Wagenbrenner moved to approve Resolution 16-30 approving the Blight Intervention/Strategic Reutilization Program. The motion was seconded by Mr. Hatmaker and was approved unanimously.

9. 845 PARSONS UPDATE

A brief presentation and report was presented before the Board on the status of 845 Parsons

10. OTHER BUSINESS

Former Chairman, Ed Leonard updated the Board on the search for COCIC’s new President/CEO.

11. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCOC, Acting Chairperson Olshavsky moves that the meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 10:10 a.m.

1. Call To Order

The meeting of the Central Ohio Community Improvement Corporation (COCIC) Board of Directors was held November 18, 2016 at 200 E. Livingston Ave., Columbus, OH, and called to order at 9:04 a.m. Acting Chairperson Carole Olshavsky, Ronald J. Hagan, Melissa Messina (Representative for Ronald J. Hagan), Brook Kohn (Representative for Commissioner Brooks), Tracy Hatmaker (Township Representative), Eric Wagenbrenner (Representative for Commissioner O’Grady), Robert Weiler (Appointed Director), and Sadicka White (Appointed Director) were present and constituted a quorum.

2. Approval Of Minutes

The October 28, 2016 Board of Directors’ Regular Meeting minutes were provided to each Board member in the Board packets and were electronically sent on November 127, 2016.

Acting Chairperson Olshavsky reviewed the motion placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additions or modifications to the October 28, 2016 Board of Directors’ Meeting minutes. Hearing none, she asked for the required motion.

Motion: Mr. Weiler moved to approve the October 28, 2016 Board of Directors’ Meeting minutes. The motion was seconded by Mr. Hagan, and was approved unanimously.

3. Disbursements/Disclosures – Resolution 16-31

Mr. Williams referred the Board to the Summary of Disbursements/Disclosures detailing information from October 24–November 10, 2016. Mr. Williams briefly discussed the following disbursement(s):

- Deposit received from City of Columbus in the amount of \$35,050; the City of Columbus issued a payment for the acquisition and demolition of 533 W. Chapel St., which was purchased through an on-line auction, facilitated by COCIC.

Acting Chairperson Olshavsky reviewed the proposed Resolution 16-31 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additions or modifications to the Summary of Disbursements/Disclosures for the period from October 24–November 10, 2016. Hearing none, she asked for the required motion.

Motion: Mr. Wagenbrenner moved to approve Resolution No. 16-31 approving the Summary of Disbursements/Disclosures for the period from October 24, 2016 to November 10, 2016. The motion was seconded by Mr. Hagan and was approved unanimously.

4. Initial 2017 Budget Review

VP Williams reviewed the proposed 2017 budget. A copy of the 2017 Proposed Budget was previously sent and passed out at the meeting for the Board for review. There was extensive review of the budget. A revised budget will be reviewed at the next Board meeting; the final approval of the budget will be requested at the January Board meeting.

5. Auditor of State Award

VP Williams informed the Board that COCIC received the *Auditor of State Award* for filing timely financial reports in accordance with GAAP, as well as receive a “clean” audit report.

6. Ohio Housing Finance Agency NIP, 2016 Round – Resolution 16-32

Mr. Rosenberger explained this motion is for the approval of the First Amended and Restated Neighborhood Initiative Program Agreement. On November 2, 2016, OHFA announced an additional award of \$2,298,000, bringing total demolition funding to \$20,868,000. The additional award necessitates the approval and execution of an amended and restated NIP program agreement. Under the same, the end of the Neighborhood Initiative Program remains unchanged at the end of 2019.

Acting Chairperson Olshavsky reviewed proposed Resolution 16-32 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additional comments or information. Hearing none, she asked for the required motion. .

Motion: Ms. White moved to approve Resolution 16-32 approving the Ohio Housing Finance Agency NIP, 2016 Round. The motion was seconded by Mr. Weiler and was approved unanimously.

7. 999 East Dublin Granville Road, Columbus – Resolution 16-33

Mr. Rosenberger explained this motion is for the authorization of the sale and conveyance of the property at 999 East Dublin

Granville Road to National Church Residents, or any affiliate thereof, at the \$225,000 liquidation value.

Mr. Rosenberger explained that adjacent to the Property is an affordable senior housing project owned and operated by National Church Residences (NCR), a highly regarded non-profit developer of affordable housing, often for seniors. Given the adjacency, the Land Banks engaged NCR in a dialogue regarding the future disposition of the Property. NCR has presented an offer for purchase of the Property at the \$225,000 liquidation value. The offer is subject to the customary due diligence. The Property, when developed by NCR, would likely be subject to real estate taxation.

Acting Chairperson Olshavsky reviewed proposed Resolution 16-33 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additional comments or information. Hearing none, she asked for the required motion.

Motion: Mr. Weiler moved to approve Resolution 16-33 approving the sale and conveyance of the Property to National Church Residents. The motion was seconded by Mr. Wagenbrenner and was approved unanimously.

8. Invocation of ORC 5722.21 – Resolution 16-34

Mr. Rosenberger explained this resolution to make the declaration authorized by ORC Section 5722.21, invoking the provisions regarding the transfer of tax-delinquent properties free from delinquent taxes.

Mr. Rosenberger briefly explained to the Board that the Board of Commissioners adopted its Resolution No. 0154-12, which designated COCIC as Franklin County's agent for "reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other property in the County...under ORC Chapter 5722." Imbedded in such Chapter is ORC Section 5722.21, which empowers a Board of County Commissioners or the Board of Directors of a county land reutilization corporation to declare by resolution "that it is in the public interest...for the county land reutilization corporation to acquire tax-delinquent real property...for the public purpose of redeveloping the property or otherwise rendering it suitable for productive, tax-paying use." Such declaration results in all delinquent taxes and costs being extinguished simultaneously with the transfer of the tax-delinquent property to the county land reutilization corporation.

Such provision causing delinquent taxes and costs to be extinguished is an important and powerful tool. Thus, COCIC would be well served by the Board also invoking such Section, thereby confirming and clarifying Resolution No. 0154-12 of the Board of Commissioners.

Acting Chairperson Olshavsky reviewed proposed Resolution 16-34 placed before the Board for its consideration, discussion, and action. Acting Chairperson Olshavsky asked Board members if there were any additional comments or information. Hearing none, she asked for the required motion.

Motion: Mr. Hagan moved to approve Resolution 16-34 approving the invocation of ORC Section 5722.21. The motion was seconded by Mr. Hatmaker, and was approved unanimously.

9. Tax Lien Foreclosure Program Report

A brief presentation and report was presented before the Board on the status of the Tax Lien Foreclosure Program

10. 3150-3218 Allegheny Avenue Demolition

A brief presentation and report was presented before the Board on the status of the 3150-3218 Allegheny Avenue Demolition

11. 1085 Columbus Street, Harrisburg Demolition – Advice of Special Circumstances

A brief presentation and report was presented before the Board on the status of 1085 Columbus Street, Harrisburg Demolition

12. 845 Parsons Update

A brief presentation and report was presented before the Board on the status of 845 Parsons

13. Reverend John Edgar Recognition

Former Chairman, Ed Leonard and the Board recognized Rev. John Edgar for his participation and dedication as he served as Former Chairman, Ed Leonard's representative.

14. OTHER BUSINESS

Former Chairman, Ed Leonard updated the Board on the search for COCIC's new President/CEO.

15. ADJOURNMENT

There being no more business to come before the Board of Directors of the COCIC, Acting Chairperson Olshavsky moves that the meeting of the Board of Directors of the COCIC be adjourned. A voice vote was taken and the motion carried unanimously. The meeting of the Board of Directors of the COCIC was adjourned at approximately 10:36 a.m.