

**MIAMI TOWNSHIP – CIC  
COMMUNITY IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
APRIL 19, 2019**

President John Morris called the Miami Township Community Improvement Corporation (CIC) meeting to order at 11:02 a.m. The following board members were in attendance:

- John Morris
- Chris Snyder
- Clay McCord
- Ron Hess

Mr. Snyder mentioned Erik Collins was running late.

**Corrections and approval of minutes**

Clay McCord motioned to approve the minutes as presented from the February 22, 2019 meeting. Chris Snyder seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, and Mr. Hess aye.

**Treasurer's Report**

Mr. McCord reported the March 31, 2019 bank reconciliation is in balance, noting a fund balance after reserves of \$529,888.45. Mr. McCord said, according to the February 22, 2019 minutes, he was to research and bring back a recommendation to the board on waiving the legal fees the township incurred from the very formation of the CIC. Mr. McCord will have this information for the next meeting. Chris Snyder motioned to accept the treasurer's report. Ron Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, and Mr. Hess aye.

**Discuss Resolution #15-2019 Authorizing an Application for a Major Modification to the Preliminary Development Plan under ZC #271-94**

Mr. Snyder said we are in the process of finalizing the application for a major modification to the preliminary development plan for what is the Vienna Center planned development, which covers more than just the Trilogy site. The plan covers the Volkswagen dealership, as well as Zengel Construction Company's original small office building. The modification is to tweak the preliminary development standards and preliminary alignment for the road to be pushed 25 ft. to the north to accommodate the future Trilogy facility. It will give Trilogy the ability, if so desired, to have a driveway access in front of their building. The board discussed the alignment of the road to bring in line with the access road entrance where the traffic light will be installed. Becky Benná of Five Rivers MetroParks is having staff look at the preliminary plan to examine any issues regarding their access road entrance. Since the CIC currently owns the property for redevelopment, the resolution authorizes the CIC board president to file the application for modification. The public hearing for the major modification plan will be heard by Miami Township's Zoning Commission; the commission recommendation will then be presented to the Miami Township Board of Trustees for consideration.

Erik Collins joined the meeting at 11:12 a.m.

The board had no further discussion; Ron Hess motioned approval of Resolution #15-2019 authorizing the filing of an application for a major modification to the preliminary development plan for the Vienna Center Planned Development under Zoning Case #271-94 and therefore be it resolved, the Board of Directors of the Miami Township CIC having reviewed the request and found that said modifications are in the public interest, hereby authorizes the president to execute an application for a major modification to the preliminary development standards and plan for the Vienna Center Planned Development under Case #271-94. Erik Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

**Discuss Resolution #14-2019 Authorizing the Execution of a Letter of Intent (LOI)**

Miami Township Board of Trustees has authorized the execution of a LOI for Dillin, LLC to create a marketing and development proposal on the township owned land at the southwest quadrant of the Austin Interchange. It is contemplated that the land would be conveyed to the CIC prior to the conveyance to Dillin, LLC. The LOI indicates the CIC as an acknowledging party which is the intent of Miami Township and Dillin, LLC. Currently, the LOI does not obligate the township or the CIC to enter into a final purchase agreement or to sell or transfer any land. The LOI states all the documents and analysis to be performed and provided to the township for consideration in proceeding with the development plan. The township has already authorized the execution of the LOI referencing the CIC as a secondary party. The term is 120 days from today, April 19, 2019 with two 30-day extensions upon mutual agreement.

The board had no further discussion; Erik Collins motioned approval of Resolution #14-2019 authorizing the execution of a LOI contemplating the conveyance of real estate owned by Miami Township, Montgomery County, Ohio, to the Miami Township CIC for its subsequent conveyance to Dillin, LLC. Ron Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

**Discuss CESO Contract Modifications for the Public Works Site**

Mr. Snyder said Montgomery County Environmental Services advised, in order to develop both the Renegade property and the 8 remaining acres on Wood Road, the mainline sewer would have to be extended; we cannot tie directly into the high-pressure line on the south edge of the property. The other issue is, the county doesn't allow a service line connection to run across property lines, as this has caused problems in the past, and therefore, the county will not allow the Renegade property to run a service line across the township property to get to the line of Wood Road. We can divide the public works facility and the fire station into separate lots as they can each have public road access on Wood Road, and the service line almost perfectly matches up to where the property line will go.

Mr. Snyder said it makes sense to dedicate the road as a public road if it will meet the county's current subdivision standards. By having a public road, we can stop the sewer line and have service connections that run into the public road. It is a cleaner way to develop this property and would improve the value because of public road access. Mr. Snyder asked CESO for a larger scope of work to quote if the property can be subdivided without the dedication of right-of-way, and under what conditions would the county accept the dedication of the existing access drive to become public roadway, and an acceptable configuration of future public water and sewer mains to service the future lots. The quote is \$7,500 for the utility and access evaluation and surveying services. Mr. Snyder stated we don't want to spend \$60,000 on the sewer line extension and find out later the township still can't develop its property; we need to understand the limitations regarding the development project. Renegade's timeline is open ended right now but would like

to keep things moving. Mr. Morris said the problem has been identified and moving forward it makes sense to invest in the engineering services to make the eight acres marketable. Mr. Collins offered the county's services and said he would help in any way.

The board had no further discussion; John Morris motioned to authorize Chris Snyder to proceed with discussions with CESO regarding engineering services for the Wood Road property as discussed and to negotiate up to the maximum of \$7,500. Ron Hess made an amendment to the motion to include authorizing the Board President to execute any necessary documents. Clay McCord seconded the motion and the amendment. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

**Adjourn**

Mr. Morris adjourned the meeting at 11:38 a.m.