

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

President John Morris called the Miami Township Community Improvement Corporation (CIC) meeting to order at 3:45 p.m. The following board members were in attendance:

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

**Corrections and approval of minutes**

Chris Snyder motioned to approve the minutes as presented from the April 19, 2019 meeting. Ron Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

**Treasurer's Report**

Clay McCord reported May 31, 2019 bank reconciliation is in balance, noting a fund balance after reserves of \$520,330.14. The \$13,395.00 project management fees expenditure relates to the Montgomery County TID's management of the Vienna Center project. The board discussed the cash account only earning money market rates and asked Mr. McCord to bring back some options of investing in short term CDs. Mr. McCord said Star Ohio is offering a four-year term CD at 2.25%. Mr. McCord said he will also put together a 2019 proposed CIC budget for discussion at the next meeting.

**Discuss Resolution #16-2019 to Authorize the Filing of Applications for Final Development Plans for the Vienna Center Planned Development Under Zoning Case #271-94**

Chris Snyder reported the Trilogy project is moving along. The CIC previously authorized a preliminary development plan for all of Vienna Center, covering the Trilogy site, White Allen dealership, as well as Zengel Construction's small office building and the property the CIC owns. The preliminary development plan was approved by the Zoning Commission and the Board of Trustees.

At this time, the CIC will need to authorize the application Trilogy will be completing for their specific development plan on the building and authorize an application, at the appropriate time, for the final development plan on the roadway itself. Mr. Snyder distributed the latest development plan and indicated it is not the final plan, as the township is still working through some comments and changes. The request today is an authorization from the property owner, the CIC, acknowledging that we are aware an application is being filed on property the CIC owns and controls. The obligation for accuracy of the application is still burden on the applicant, Trilogy Health Services.

The board discussed the following points to the development plan:

- Change in building location to the west
- Eliminated one of the access drives

- ODOT being aware of Trilogy's proposed fire access drive off SR741
- The fire access may be restricted by signage and/or a gate
- Grade changes on both the north and south side of the site; there is an approximate 10 ft. grade change between the sidewalk area and the top of the retaining wall
- Trilogy's site is lower than White Allen's site; will see if White Allen is willing to grade down their property to reduce the height of the retaining wall
- Relocated the garbage area to the southwest corner of the building away from residents, but final location is still be discussed
- Water main to be relocated; pushing to have it located underneath the roadbed of Vienna Parkway
- Storm water area on the west side will drain to the north into a swale
- Will look at decorative options for the retaining wall regarding signage into the Vienna Center gateway
- Will negotiate having the leftover soil placed on the CIC property for creating future development pads
- ODOT does not want a public access point
- There is work being done for the preliminary path for the roadway. Once completed, the CIC will refine the development agreement with Trilogy to finalize the purchase price of the property

The board had no further discussion; Ron Hess motioned to approve Resolution #16-2019 to authorize the filing of applications for final development plans for the Vienna Center Planned Development under Zoning Case #271-94. Erik Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

Mr. Collins said the county will see that the process goes smoothly when it comes time to meet with the Building Regulations Department.

**Adjourn**

Mr. Morris adjourned the meeting at 4:02 p.m.