

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

President John Morris called the Miami Township Community Improvement Corporation (CIC) meeting to order at 4:01 p.m. The following board members were in attendance:

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

Mr. Morris welcomed Lynne Nischwitz to the meeting.

Erik Collins arrived at 4:02 p.m.

Corrections and approval of minutes

Chris Snyder motioned to approve the minutes as presented from the June 19, 2019 meeting. Clay McCord 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 as of July 31, 2019 bank reconciliation fund balance is \$464,946. Mr. McCord said he will put together a budget in September to review for calendar year 2020. Mr. McCord advised the next agenda item authorizes the \$300,000 contribution to Miami Township for the road improvements on Crains Run Road.

Discuss Resolution #17-2019 to Authorize Contribution for Road Improvements to Crains Run

The board had previously set aside \$300,000 in the budget for the road improvements to Crains Run Road and therefore, Resolution #17-2019 is a formal authorization to transfer the funds to the township. The board had no further discussion; Clay McCord motioned to approve Resolution #17-2019 to authorize a contribution to Miami Township for road improvements to Crains Run Road. Erik Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

Discuss Resolution #18-2019 for Landscape Proposal – The Kleingers Group

Mr. Snyder introduced Lynne Nischwitz from the Kleingers Group and said the township has worked with Ms. Nischwitz on several different projects and they are a good fit to do the landscape design for Vienna Parkway. The final development plan for the roadway will go before the Zoning Commission on September 17, 2019 and final Board of Trustee approval thereafter. Once approved, we can move forward with bidding the project and getting it under construction in spring.

Ms. Nischwitz went over the proposal of the scope of work, which includes a rendering landscape concept to submit to the Zoning Commission along with an imagery sheet depicting the type of plantings and streetscape trees for the project. Ms. Nischwitz asked if the board had any design thoughts for the 10 ft. wide median and the right of way area. The board agreed since it is the gateway to the Vienna neighborhood it should be a well-manicured formal look. The

median would be maintained by the Miami Crossing JEDD or the township and the area of the right of way would be maintained by the owner. The group discussed plantings, ornamental grasses, ground cover, columnar and shade trees that would look good all year round. The board agreed, because of the expense, they did not want to maintain or pay for an irrigation system so therefore, the plan would need to have drought tolerant plantings and no annuals or lawn area. Ms. Nischwitz said she will provide 2 or 3 non-irrigated concepts adding some hardscape into the design such as decorative boulders or specialty pavement with shade trees lined up along the border. Mr. Snyder indicated the CIC Board has to finalize a landscape design before the final development plan is brought before the Zoning Commission on September 17, 2019. Ms. Nischwitz will revise the proposal taking off the irrigation plan and will have the designs ready in a couple of weeks for the board to review.

The board had no further discussion; Ron Hess motioned to approve Resolution #18-2019 to authorize the execution of an agreement for professional landscaping design along Vienna Parkway. Erik Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

Discuss Resolution #19-2019 for the Assignment of Real Estate Purchase Agreement

Mr. Snyder was advised last week by Trilogy that they no longer want to do the development work in-house and have reassigned the project back to DMK Development Group. The project has the same tenant on the site, but we are now dealing with a different purchaser and construction group. The CIC already applied for the final development plan for the roadway which is scheduled for the September 17, 2019 Zoning Commission meeting. Once approved by the Zoning Commission and the Board of Trustees, construction can begin in spring. Mr. Snyder mentioned one change on the agreement, section 3 (h), adding the acknowledgement the certificate of need (CON) was approved by the state and the portion of the escrow is no longer refundable to the buyer.

The board had no further discussion; Erik Collins motioned to approve Resolution #19-2019 to authorize the execution of an assignment of real estate purchase agreement. Chris Snyder seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

Discuss Resolution #20-2019 to Authorize a Development Agreement with DMK Development Group, LLC

Mr. Snyder indicated the development agreement is not ready to execute today as the document is being reviewed by DMK Development Group's legal counsel, but we are far enough along in the process to go ahead and authorize by resolution the execution of a development agreement. The agreement is to provide certain understandings for the construction of the project and the public infrastructure. If DMK Development Group doesn't do certain things by the established date in Section 5 of the agreement then all benefits and obligations are null and void. There is a TIF agreement being reviewed by legal counsel going before the township regarding DMK Development Group generating pilot payments into a TIF District in lieu of taxes.

The board had no further discussion; Erik Collins motioned to approve Resolution #20-2019 to authorize the execution of a development agreement. Ron Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Collins aye, and Mr. Hess aye.

Adjourn

Mr. Morris adjourned the meeting at 4:55 p.m.