

**MIAMI TOWNSHIP – CIC
COMMUNITY IMPROVEMENT CORPORATION
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
SEPTEMBER 28, 2018**

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
- Erik Collins
- Ron Hess

Chris Snyder motioned to excuse Clay McCord from the meeting. Erik Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. Collins aye, and Mr. Hess aye.

Corrections and approval of minutes

Erik Collins motioned to approve the minutes as presented from the April 9, 2018 meeting and the July 9, 2018 meeting. John Morris seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. Collins aye, and Mr. Hess aye.

New Business

Discuss Resolution #7-2018 to Authorize the Execution of a Real Estate Purchase

Agreement

Mr. Snyder announced there is a potential buyer for 10 acres of property located at Springboro Pike and Vienna Parkway in Miami Township. The total purchase price is \$1,783,875.00. Part of the land they are purchasing is the land that the CIC will need to repurchase for the right of way which is necessary for the extension of Vienna Parkway and improvements on SR741, making the final purchase price a little over 1.5 million. There will be a development agreement needed prior to the closing requiring Miami Township's participation as they control and receive the TIF revenues which will likely be used as part of the repayment process of the road construction.

The initial use is an assisted living facility with an evaluation of 4 to 5 million dollars. There will be 120 jobs created, and of those, 70 to 80 are full time jobs with approximately 3.1 to 4 million in payroll. There is a clause in the agreement where the buyer agrees the property shall be included in the Miami Crossing JEDD and they are agreeing to make pilot payments in lieu of taxes. The intent is to apply for a State Infrastructure Bank (SIB) loan or work with the buyer on financing options for the roadway improvement project.

Trilogy Health Services is the company that will operate the facility; they have a facility in Englewood and Springfield Ohio. Building design standards were built in to the purchase agreement requiring the facades to include a minimum of 90% brick or stone. The initial building will be a multi-level with 2 to 3 stories fronting Vienna Parkway and there is a possibility of an additional facility to be added on later. The assisted living facility will make the 4 acres of land the township owns more valuable. Mr. Snyder met with DKM Development Group and Trilogy Health Services and commented that this is a good use of the property.

The buyer has a lot of due diligence prior to the closing. Mr. Snyder indicated the CIC will need to engage in an engineering firm to have the roadway design work performed. However, we will hold off on any expenditures until after the closing of the property. Mr. Snyder acknowledged the main obligation in the purchase agreement is committing to the roadway improvements in providing DMK Development with access to SR 741 prior to turning the facility over to Trilogy Health Services.

Mr. Snyder will meet with legal counsel on Monday to review the language of the purchase agreement. At this time, the authorization is for John Morris to sign the resolution to execute on behalf of the CIC a real estate purchase agreement pending approval by legal counsel. The board had no further discussion; Erik Collins motioned to authorize Resolution #7-2018 for the execution of a real estate purchase agreement subject to the review of legal counsel and its final draft. Ron Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. Collins aye, and Mr. Hess aye.

Mr. Collins offered the county's help in the engagement of pre-construction meetings regarding building codes and regulations. Mr. Morris questioned if the board would want to authorize a dollar amount for the engineering work on the roadway improvements. Mr. Snyder mentioned that LJB is up to speed on the project and had estimated the cost for the entire overall design work at \$63,000. Mr. Morris motioned to allocate up to \$60,000 for the engineering design work. Mr. Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. Collins aye, and Mr. Hess aye.

Mr. Morris commented with the new assisted living facility, Cox Arboretum and the extension of Vienna Parkway to SR 741, there should be some thought to having a large cross-walk put in at the intersection. Mr. Hess said, further down on Vienna Parkway, preliminary discussions reveal installing a roundabout at Rosecliff Place and one at Innsbruck Drive to slow down the traffic. The Five Metro Parks would like to see a light and crosswalk at the Vienna Parkway intersection. Mr. Snyder suggested having a traffic analysis performed to evaluate alternatives of the roundabouts.

Adjourn

Mr. Morris adjourned the meeting at 4:08 p.m.