

**MIAMI TOWNSHIP – CIC  
COMMUNITY IMPROVEMENT CORPORATION  
BOARD OF DIRECTORS MEETING MINUTES  
MONDAY, MARCH 6, 2023**

President John Morris called the Miami Township Community Improvement Corporation (CIC) meeting to order at 8:32 a.m. The following board members were in attendance:

- John Morris
- Chris Snyder
- Clay McCord
- Alex Carlson
- Clarence Rahman

Erica Priest, Miami Township, was in attendance.

**Approval of Minutes**

Clay McCord motioned to approve the meeting minutes from the September 30, 2022, meeting. Alex Carlson seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Carlson aye, and Mr. Rahman abstained.

**Approval of Treasurer's Report**

Clay McCord presented the treasurer's report and bank reconciliation through February 28, 2023, and advised there is a need for a budget adjustment of \$6,031 for the property taxes owed on the Vienna Parkway property owned by the CIC. Mr. Morris asked why the CIC was paying property taxes when it is considered a 501.03C and the board discussed whether they should continue to pay the property taxes.

Mr. McCord went on to explain the Montgomery County Auditor's Office has yet to do the valuation for Vienna Springs and believes the CIC will need to help cover the SIB loan payment. Mr. McCord further noted he is working on drafting a reimbursement agreement between the township and CIC.

Chris Snyder motioned to approve the treasurer's report. Alex Carlson seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Carlson aye, and Mr. Rahman aye.

Mr. Snyder mentioned the JEDD boards are looking to invest some of their fund balances into a STAR Ohio account and asked Mr. McCord if he has looked into it for the CIC. The board discussed how much the CIC should invest.

Chris Snyder motioned to authorize the treasurer to establish an investment account with STAR Ohio, or a similar account with Fifth Third, and further authorize the treasurer to allocate up to \$1 million towards said investment account. Alex Carlson seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Carlson aye, and Mr. Rahman aye.

### **Discuss Storm Water Maintenance**

Alex Carlson explained when the CIC acquired the parcel on Vienna Parkway from the Zengel's, the rest of the homes and properties were put into an HOA. The CIC has now received a request from the HOA to join and pay the HOA fee to help cover the costs of the storm water infrastructure. Mr. Carlson further explained any development to the CIC owned parcel would require storm water infrastructure.

Mr. Morris asked if the storm water basin was ever included in the HOA, and Mr. Carlson advised he has contacted legal counsel to determine who owns the storm water basin. Mr. Carlson stated the CIC is not obligated to do anything, but suggested the CIC could join the HOA and have the HOA pay to maintain it. Mr. Morris asked how much the HOA fees are and what they cover, and Mr. Snyder advised the fee is \$657 a year. Mr. Carlson further commented there is no history of the HOA fee structure, and he is unsure how they are coming up with the amount.

Mr. Carlson stated again that the CIC is under no obligation to maintain the storm water infrastructure but believes the board should get involved in helping with the maintenance. Mr. Morris would like to have more information on what maintenance the HOA would cover and the fee structure before the board commits to anything.

### **Issues From Around the Table**

- Mr. Snyder welcomed Mr. Rahman to the board and suggested the board look at ways to invest. The board then discussed different investment opportunities.

### **Adjourn**

Alex Carlson motioned to adjourn the meeting at 9:09 a.m., and Chris Snyder seconded the motion. The vote was all ayes, and the meeting was adjourned.