

**MIAMI TOWNSHIP – CIC
COMMUNITY IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
April 29, 2020**

President John Morris called the Miami Township Community Improvement Corporation (CIC) meeting, held via Zoom, to order at 10:00 a.m. The following board members were in attendance:

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

Mike Eddy, Montgomery County TID; Lynne Nischwitz, Kleingers Group; Tom Hazinski, HVS Convention, Sports & Entertainment Facilities Consulting; and Erica Priest, Miami Township, was in attendance.

Corrections and Approval of Minutes

Chris Snyder motioned to approve the minutes as presented from the March 2, 2020 meeting. Ron Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Hess aye, Mr. Collins aye.

Treasurer's Report

Clay McCord presented the treasurer's report and bank reconciliation from March 31, 2020. Mr. McCord advised there has been no activity in April and reported a cash balance of around \$1.7 million, with a fund balance of around \$140,000 after reserves.

Discuss Resolution #027-2020 To Authorize The Execution Of An Agreement To Conduct A Feasibility Study With HVS Convention, Sports And Entertainment Facilities Consulting And Corresponding Cost Share Agreements

Chris Snyder presented the study proposal from HVS Convention, Sports and Entertainment Facilities Consulting and introduced Tom Hazinski. Mr. Snyder advised the study will evaluate two sites, Austin West and Dayton Mall, within the township for the possibility of a convention facility and/or sports multi-use facility. Mr. Snyder advised the study would look at market feasibility for one of these facilities, or both. The total cost of the study is around \$58,500, however, there is a cost sharing agreement with Washington Prime Group and Dillon LLC, with each contributing 20 percent towards the cost.

Mr. Morris asked Mr. Hazinski about the timeline of the study and how they will forecast the market feasibility of this project. Mr. Hazinski advised it would take approximately 10 weeks to perform the scope of this study and explained they will look at recoveries from past economic events as a market forecasting tool. They will also provide a 10-year pro forma projection from the opening date of the project to address any long-term impacts, to include both worst, and best-case scenarios. Mr. Hazinski further advised they will look at the variability for any competition with other ongoing or future projects.

Mr. Collins asked Mr. Hazinski how many projects have gone forward after feasibility studies, with regards to the last recession, and for clarification on how they will identify any potential competition. Mr. Hazinski advised it is easier to provide more realistic expectations right now, as the expectations for the economy can only go up. Mr. Hazinski was unsure of how many projects did not go forward but explained the basis for a project moving forward depends on what the credit market conditions are at the time of the project. Mr. Hazinski further advised they will analyze all possible, and existing competition to this project.

Mr. Snyder advised he has been in contact with WGI and CVB and they have shown interest in working with us on this study.

Mr. Morris thanked Mr. Hazinski and reiterated this study is being done to look at the best community uses for two very developable parcels of land in the township and there are no preconceived notions going into this study.

The board had no further discussion.

Mr. Snyder motioned to approve Resolution #027-2020 to authorize the execution of an agreement to conduct a feasibility study with HVS Convention, Sports and Entertainment Facilities Consulting and corresponding cost share agreements. Mr. Collins seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Hess aye, Mr. Collins aye.

Discuss Vienna Parkway Extension Landscape Design

Chris Snyder explained the initial group of bidders for the landscaping had concerns about providing the amount of Ginkgo trees needed for the project, and Mr. Morris had provided some connections to other landscaping firms to help secure more bids. Mr. Snyder advised he and Ms. Nischwitz worked together to change the original proposal and provide more flexibility with the bids, and some potential cost savings. Mr. Snyder stated some of the changes included reducing tree and perineal plant sizes and possible substitutions.

Ms. Nischwitz presented the landscaping design and explained the possible tree substitutions. Ms. Nischwitz advised the Princeton Elm could be substituted for the Ginkgo trees and the Zelkova can be substituted for the Autumn Blaze Maple tree.

Mr. Eddy advised the bids would be for the Ginkgo and Autumn Blaze Maple, with alternate bids for the Princeton Elm and Zelkova. Mr. Eddy believed the changes made in the landscaping proposal would ensure a more level and competitive bid.

Mr. Collins asked if the area was irrigated and what the growth rate would be for smaller trees. Ms. Nischwitz advised the area was not irrigated, but the landscaping choices were urban tolerant and would not need any irrigation. Ms. Nischwitz explained a smaller tree would be around 12" tall and grow at a rate of 6" to 1' a year, and there was a soil specification in the original contract, along with a required maintenance period once everything is planted. Mr. Eddy commented he was looking into having the roadway contractor place the soil for landscaping, which would require a change in the Double J contract. Lynne agreed and advised it would need to meet the specification. Mr. Eddy advised he would make sure the cost would be acceptable.

Mr. Morris thanked Mr. Snyder, Ms. Nischwitz and Mr. Eddy on their work to get more competitive bids for the landscaping project.

Discuss Vienna Parkway Roadway Budget

Chris Snyder made the board aware the final bill for the maintenance of traffic design work had come in over budget. Mr. Snyder stated there was still a 20 percent contingency in the budget, and some other line items may come in under budget.

Mr. McCord motioned to acknowledge and accept the changes to the budget for the Vienna Parkway Roadway Project. Mr. Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Hess aye, Mr. Collins aye.

Discuss Wood Road Land Sale

Mr. Snyder advised he is working with Renegade Warehouse on a draft purchase agreement. Mr. Snyder explained there was no action from the board needed and they would be bringing a draft purchase agreement to the board of trustees to review and approve. Once the purchase agreement is approved, Mr. Morris can then execute the purchase agreement on behalf of the Community Improvement Corporation.

Executive Session

John Morris motioned to enter into executive session to discuss the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded obsolete, or unfit-for-use property at 10:51 a.m. Mr. Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Hess aye, Mr. Collins aye.

Mr. Morris motioned to adjourn executive session and return to regular session at 11:02. Mr. Hess seconded the motion. Mr. Morris aye, Mr. Snyder aye, Mr. McCord aye, Mr. Hess, Mr. Collins aye.

Adjourn

Mr. Morris adjourned the meeting at 11:03 a.m.