

TALLMADGE GROW, INC
A COMMUNITY IMPROVEMENT CORPORATION
Minutes for Regular Meeting
February 19, 2020 at 5:30 pm
Immediately Following the Annual Meeting
Mayor's Conference Room - 46 North Avenue

The regular meeting of Tallmadge Grow, Inc. was held immediately following the Annual Meeting on February 19, 2020, 5:30 p.m. at 46 North Avenue, Tallmadge, Ohio in the Mayor's Conference Room at City Hall.

MEMBERS PRESENT: David Kline, Mollie Gilbride, Becky Allman, Mike Carter, Mary Tricaso, Chuck Wiedie

MEMBERS ABSENT: David Bierce, Don Pavlik

OTHERS PRESENT: Megan Raber

Item 1) The meeting was called to order by President David Kline at 5:35 p.m.

Item 2) Approval of Minutes of the Regular Meeting of June 13, 2019. Motion to approve minutes made by Mike Carter. Seconded by Chuck Wiedie. Motion approved 6-0.

Item 3) Treasurer's Report. Report postponed until Don Pavlik arrives.

Item 4) New Business

- a. **Lot at 18 Nottingham and West Avenue (Vendors Park), sale** - The CIC has been working with Leppo Rents to take over that corner. We looked at leasing the parcel with the potential for a buy out at the end. Since then, there was an environmental study and an appraisal done on the property. The environmental cleanup costs are greater than the value of the property. Leppo Rents, based on an email sent to the City of Tallmadge Law Department, is willing to take over the property and liability for \$1.00. The appraised value as a clean property is \$177,086. Clean up cost to remediate the property is approximately \$230,000.

To eliminate the potential liability to the CIC, Chairman Kline recommended that this property be turned over to Leppo Rents.

Chuck Wiedie questioned if Leppo is obligated to clean the property up. Chairman Kline advised that the plans approved through Planning and Zoning are to make the parcel a landscaped area with Leppo Rents sign out front, display of a piece of Leppo equipment and parking in the back. Chuck Wiedie replied that remediation would not be necessary for these uses and would only be required for other uses where the contaminants would be an issue. Megan Raber indicated that Leppo's intention is to remediate all parcels involved due to the construction going on. There is also some contamination on their own property. While there is no obligation for them to do the cleanup, there would no longer be an obligation for the CIC to do cleanup if the property is transferred to Leppo Rents. Leppo Rents agreed to pay all transfer and closing costs. The CIC is obligated to pay the taxes, which should be minimal.

Motion to approve the transfer of property from the CIC to Leppo Rent for \$1 as noted was made by Chuck Wiedie. Seconded by Mike Carter. Motion approved 6-0.

- b. **Northeast Avenue, Jim Evans Property, Update and Potential Leasing** – A contractor quote was submitted for \$25,000 to clean up the property. This includes: second floor - ripping out all dry wall on the 2nd floor and replaster; basement - pressure wash the basement walls and mold cleanup; outside – replacing the handrail on the stairs to the outside. Chairman Kline will get another quote. We want to

keep this property in the CIC. The City of Tallmadge owns the property. CIC owns the leasing rights to that property. The Pump station behind the property.

There is a potential tenant, but the building cannot be rented as it is today. The CIC has over \$200,000 in the checking account. We need to clean that property up. Mike Carter stressed that we have to make sure that we do the clean up soon. The potential tenant is in the market now and this building would be a perfect fit. It would remain a professional building and would be a great asset to the CIC.

There was discussion on the agreement between the City and the CIC and who is responsible for what since the lease no longer exists on that property. Chairman Kline advised that the CIC was responsible for interior (except for mechanical repairs) and the City of Tallmadge was responsible for the exterior. Mollie Gilbride advised that the agreement should be reviewed to verify responsibilities. Either the City or the CIC will make these renovations depending on the details of the agreement.

Motion to authorize the CIC to spend up to \$25,000 in repairs for the Northeast Avenue property pending review of the contracts and verification of the CICs responsibilities for improvements on that property was made by Mollie Gilbride. Seconded by Mary Tricaso. Motion approved 6-0.

- c. **Donate \$3,000 to the Tallmadge Chamber of Commerce for the Circle Fest** – Motion to approve \$3,000 donation to the Tallmadge Chamber of Commerce for the Circle Fest for 2020 made by Chairman Kline. Seconded by Mary Tricaso. Motion approved 4-0 with two abstentions (Becky and Mike).

Item 5) Old Business

- a. Southwest Avenue properties status and updates:

- 12 Southwest Ave, blue house, is under lease. CIC has done some work in there.
- 16 Southwest Ave, red house, State Farm moved out. This building is empty.
- 22 Southwest Ave., where Pouliot Construction and the Hair Salon (upstairs) were located, is empty.

We need to evaluate the best use for these buildings. No decisions tonight, we will wait until the new City Economic Developer is brought on board. He specializes in CICs and his charge will be to develop a plan moving forward. Initial thoughts on the three parcels, possibly 16 Southwest and 22 Southwest could be demolished and turned into green space or resale properties. The house at 18 Southwest is part of the Historical Society and cannot be demolished.

The CIC owns the first three properties. Jim West and another property group have offered to sell the next two properties to the CIC at market value. The last house at the corner (Reader and Advisor) is not interested in selling their property.

The goal was to purchase the entire corner from the gas station to Abby Ann's. This would be 3.5 – 4 acres owned by the City. The topography drops significantly, there is a Sewer Easement in the back. Ohio Edison has main transmission poles in the back coming from the substation across from A&W through the back yard down Southwest Ave. This might be an impediment of development of these properties.

When the new City Economic Developer is hired, we would like him to evaluate these properties and provide a better report of what to do with these properties.

Item 6) Adjournment

Meeting adjourned at 5:57 pm.