

UNIVERSITY HEIGHTS CITY BEAUTIFUL CORPORATION
MEETING MINUTES
February 19, 2020

Board Members Present: Michael Dylan Brennan Susan Drucker
Michele Wiess
Win Weizer
Patrick Grogan-Myers
Also Present: Luke McConville
Dennis Kennedy

Meeting called to order by Michael Dylan Brennan at 6:07p.

Approval of December 19, 2019 Meeting Minutes

Ms. Weiss made a motion to approve the meeting minutes as presented. Mr. Grogan-Myers seconded the motion. A voice vote was taken and all voted to approve the minutes.

MOTION PASSES.

Old Business

- Mr. Grogan-Myers updated the Board on the Northwood Road infill housing project with Knez Builders. The project made it through the City's approval process and Knez is currently working on the construction drawings that will be submitted to the City's Building Department for plan review and pulling permits. Mr. Grogan-Myers also said that the CIC will host a public meeting with the neighbors and Knez so that the neighbors know who to contact if they have any questions or concerns during construction.
- Ms. Weizer said that she saw the property listed for sale on Zillow for \$258,900.

New Business – Development Agreement with B.R. Knez Construction, Inc.

- In reviewing the development agreement, Mr. McConville reviewed the general framework of the agreement, and the unique provision related to the clawback if development were not to occur within a certain period of time. Mr. McConville also pointed out that the development agreement being considered by the Board had not been reviewed by Knez, but that it is substantially similar to the previous agreement the CIC executed with Knez for the infill homes.
- Ms. Drucker pointed out that the sales price for each lot is listed as \$1,000, which would total \$7,000 paid to the Board by Knez for the townhome project lots. The CIC members who presented this project to the School Board said that the CIC would not be making money from the sale of the lots, so her suggestion is that the CIC notify the School Board that there may be an opportunity to sell the lots for more than originally thought, and that, after taking out the CIC costs related to the project, the CIC give the School District four-sevenths of the remaining funds.

A motion was made by Mr. Grogan-Myers to authorize the President of the Board to enter into a development agreement substantially similar to the one presented to the Board with B.R. Knez Construction Inc. for the construction of townhomes on certain parcels in the City of University Heights. The motion was seconded by Ms. Weizer. A voice vote was taken and all voted to approve the minutes.

MOTION PASSES.

New Business – Resolution 2020-01: A RESOLUTION APPROVING THE PURCHASE OF CERTAIN PARCELS FROM THE CITY OF UNIVERSITY HEIGHTS: PPN 722-01-001, SOUTH TAYLOR ROAD; PPN 722-01-002, SOUTH TAYLOR ROAD; PPN 722-01-118, 2099 WYNN ROAD; PPN 722-01-003, SOUTH TAYLOR ROAD; PPN 722-01-004, SOUTH TAYLOR ROAD; PPN 722-01-005, SOUTH TAYLOR ROAD; PPN 722-01-006, WASHINGTON BOULEVARD.

- Mr. Grogan-Myers said that this resolution follows up on the Development Agreement previously approved by the Board.

A motion was made by Ms. Weiss and seconded by Ms. Weizer to pass Resolution 2020-01, approving the purchase of certain parcels from the City of University Heights: PPN 722-01-001, South Taylor Road; PPN 722-01-002, South Taylor Road; PPN 722-01-118, 2099 Wynn Road; PPN 722-01-003, South Taylor Road; PPN 722-01-004, South Taylor Road; PPN 722-01-005, South Taylor Road; PPN 722-01-006, Washington Boulevard. A voice vote was taken and all voted to approve Resolution 2020-01.

MOTION PASSES.

New Business – 2019 Financials and 2020 Budget

- Mr. Kennedy reviewed the financial documents that he had included in the Board packet for the meeting. Mr. Kennedy said that most of the expenses were incurred prior to him becoming Treasurer for the CIC, so he was looking for the Board's guidance on how to handle financial reporting and approval going forward.
- Ms. Weizer reminded Mr. Brennan that any event the CIC-sponsored event should be approved by the Board prior to the CIC paying any of the costs, and that the Board should not be in this situation again.

A motion was made by Ms. Weizer and seconded by Ms. Weiss to ratify all expenditures related to the 5K City Beautiful Race, including:

- 7/26/2019 \$295.00 Expense for Beth Mihalek to create the 5K logo
- 10/22/2019 \$42.02 Credit Card Expense: Gordon Food Service
- 10/22/2019 \$404.19 Credit Card Expense: Brahma Sign
- 10/24/2019 \$222.88 Credit Card Expense: Brahma Sign
- 10/24/2019 \$49.92 Credit Card Expense: Gordon Food Service
- 10/27/2019 \$110.00 Credit Card Expense: Facebook fee

A voice vote was taken and all voted to approve the motion.

MOTION PASSES.

A motion was made by Ms. Weizer and seconded by Ms. Weiss to ratify payments to Wichert Insurance, including:

- 4/22/2019 \$255.00 Reclass expense for Wichert Insurance
- 10/7/2019 \$1,695.00 Reclass expense for Wichert Insurance

A voice vote was taken and all voted to approve the motion.

MOTION PASSES.

A motion was made by Ms. Weizer and seconded by Ms. Weiss to ratify payment to Brian James Dossa for the Summer Concert Series, including:

- 7/23/2019 \$800.00 Reclass expense for Brian James Dossa

A voice vote was taken and all voted to approve the motion.

MOTION PASSES.

New Business – Election of a Secretary

- Because Mr. Grogan-Myers is leaving employment with the City of University Heights, he will no longer be on the CIC Board and Secretary of the Board.
- Several Board members thought that since two members of the Board were to be named at the Council meeting immediately following the CIC Board meeting, the matter should be held over to the next meeting.

Mr. Grogan-Myers made a motion to table the election of Secretary of the Board. The motion was seconded by Mr. Brennan. A voice vote was taken and all voted to approve the motion.

MOTION PASSES.

- Ms. Weizer continued discussion on the matter saying that it would be best to have a Secretary named for the next Board meeting and that the Board could name one of the two people who will be named by the City Council to be on the Board.

Ms. Weizer made a motion to reconsider the election of a Secretary of the Board. Ms. Drucker seconded the motion. A voice vote was taken and all voted to approve the motion.

MOTION PASSES.

Ms. Weizer made a motion to name Mr. Justin Seabury Gould Secretary of the Board. Ms. Drucker seconded the motion. A voice vote was taken and all voted to approve the motion.

MOTION PASSES.

Adjourn

A motion made by Ms. Weizer and seconded by Ms. Weiss to adjourn the board meeting. A voice vote was taken and all voted to adjourn the meeting.

MOTION PASSES; MEETING ADJOURNED AT 6:58P.