



**TRENTON COMMUNITY IMPROVEMENT CORPORATION (CIC)
BOARD OF TRUSTEES**

MEETING MINUTES

Thursday, July 21, 2022
5:30pm

Council Chambers
City Hall
11 East State Street
Trenton, OH 45067

1. Call to order – President Charlotte Pendergrass
2. Approval of January 22, 2022 Meeting Minutes
3. Appointment of Board Membership- Finance Director and Community Improvement Corporation (CIC) Board Treasurer Matthew Mesisklis; Assistant City Manager Nicole Ard
4. Review 2021 Audit Submission
5. Update- Shape Corp./Magnode
6. Update- Carvana
7. Update- Revolving Loan Fund
8. Other Business
9. Next meeting
10. Adjournment

President Charlotte Pendergrass called the meeting to order at 5:33pm. Attendees present included Community Improvement Corporation members Pendergrass, Vice Mayor Ryan Perry, Councilmember Jennifer Combs, Pam Cottle, and Theresa Nichols. Also present was City



Finance Director Matthew Mesisklis and Assistant City Manager Nicole Ard. Attendees introduced themselves, sharing their professional history and connection to the CIC.

Following introductions, Councilmember Combs made a motion to approve the January 21, 2022 meeting minutes. Vice Mayor Perry seconded the motion. The minutes were approved by a 5-0 vote.

President Pendergrass introduced the next item, noting that recent staff changes required action to install new CIC members. Vice Mayor Perry made a motion to appoint Finance Director Matthew Mesisklis and Assistant City Manager Nicole Ard to the CIC. Ms. Cottle seconded the motion, which was approved by a 5-0 vote. Members welcomed the new board members.

Mr. Mesisklis provided an overview of the 2021 Audit Submission. Mr. Mesisklis explained that the City received a “gold star” following recent work with the auditors. Mr. Mesisklis noted that the CIC’s ending cash balance was about \$12,410, with accounts receivable estimated at about \$21,385. The expected fund balance was \$18,034, with a new audit to be conducted the next year.

Ms. Ard provided an update on the City’s Revolving Loan Fund, including the need for CIC board feedback regarding use of the remaining U.S. Department of Agriculture grant money that funds the City’s revolving loan fund. She also noted that an existing borrower requested additional funds to support their goals. Ms. Ard also shared that a previous applicant not approved for funding had inquired about re-applying. Regarding grant project updates, Ms. Ard relayed that the Chiropractic office was functional, and the commercial space renovation continued.

Mr. Mesisklis provided an estimated remaining Revolving Loan Fund Balance of about \$16,000. Mr. Mesisklis confirmed that each borrower is making loan payments. In response to Vice Mayor Perry’s question regarding action needed to address a business defaulting on a City loan, Ms. Ard and the board discussed application screening to determine the appropriate collateral necessary to help secure a loan and protect the City.

Ms. Nichols shared her effort to speak with business owners about issues at their businesses. She shared that some owners expressed a lack of funds to address matters raised. For example, signage. Ms. Nichols noted that providing small grants to businesses might. Ms. Nichols also suggested using social media to ask businesses what they might do with a small grant. For example, “What would you do with \$2,000?”.

Staff confirmed for the board that the City Revolving Loan Fund Plan outlined a recommended grant of at least \$5,000 yet did not firmly establish a minimum loan amount. President Pendergrass and the Board discussed a potential walking tour of businesses, as well as the remaining availability of funds. Ms. Ard confirmed that staff requested a one-year extension of the remaining USDA grant funds that were otherwise set to expire and be returned in July 2022.

Ms. Ard provided a brief overview of updates regarding Carvana and Shape Corporation (formerly Magnode). This included an update reported by City Manager Marcos Nichols confirming that Shape Corporation would remain operational in the State Street facility. Ms. Ard



reported that Carvana's government affairs representative estimated that hiring had generated over three hundred employees. She relayed from the representative that while Carvana laid off employees elsewhere in Ohio, Trenton employees were not.

Ms. Cottle shared feedback and ask about community complaints regarding Carvana. Ms. Ard said her understanding was that prior to her arrival, City staff had alerted Carvana to community complaints regarding car horns heard during mandated safety activities. Vice Mayor Perry and Mr. Mesisklis discussed recent City effort with Carvana to address a neighbor's concern regarding lighting. They discussed that more education regarding lighting and related terms could help residents better understand proposed lighting and any adjustments made to help address community concerns.

During closing comments, Ms. Cottle suggested that Ms. Ard learn about the Butler County United Way 211 service and the related services provided through that information source.

Ms. Cottle made a motion to adjourn the meeting. Ms. Nichols seconded the motion. The motion passed 7-0. The meeting adjourned at 6:10 pm.

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