



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

MEETING MINUTES

Thursday, June 15, 2023
5:30pm

Council Conference Room
City Hall
11 East State Street
Trenton, OH 45067

1. Call to order – President Charlotte Pendergrass
2. Approval of March 16, 2023 Meeting Minutes
3. Revolving Loan Fund Update – Matthew Mesisklis
4. Executive Session Request to Interview Revolving Loan Fund Applicants- Matthew Mesisklis i. To consider confidential information related to marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance and to confer with legal counsel.
5. Possible Action on Revolving Fund Loan Applications- Upon return from Executive Session, the Board may consider acting on a loan application(s). This item may be deferred.
6. Discussion regarding 1982 CIC/City Agreement and Articles of Incorporation- Members
7. Other Business
8. Next meeting
9. Adjournment

*Agenda is subject to change.



President Charlotte Pendergrass called the meeting to order at 5:34pm. Attendees present included Community Improvement Corporation members Pendergrass, Councilmember Jennifer Combs, Councilmember Ryan Perry, Kelsey Keyes, Ray Nichols, Teresa Nichols, City Finance Director/CIC Treasurer Matthew Mesisklis, and Assistant City Manager/CIC Secretary Nicole Ard. Also present was Jennifer McConnehea, owner of Sky Optical.

Vice Mayor Perry made a motion to approve the March 16, 2023 meeting minutes. Councilmember Jennifer Combs seconded the motion. The minutes were approved 8-0, two absent.

Mr. Mesisklis provided an update on the revolving loan fund program fund balance, noting that the USDA confirmed that \$31,000 was available to the City. Mr. Mesisklis stated that the funds could be released to the City yet would hold more stringent requirements than revenue generated from loan payments received by the City and used for future loans. The revenue generated funds or repayment funds would follow any local requirements. Mr. Mesisklis stated that Ms. McConnehea was in attendance to provide information about Sky Optical's loan application during an Executive Session of the Board.

Vice Mayor Perry made a motion to request that the meeting be paused to go into Executive Session: To consider confidential information related to marketing plans, specific business strategy production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance and to confer with legal counsel. The motion was seconded by Mr. Mesisklis. The motion passed 8-0, two absent. Ms. McConnehea was escorted from the room and signage was placed at doorways.

At 5:53 PM Ms. McConnehea was brought into the Executive Session.

At 6:10PM Ms. McConnehea left the Executive Session.

At 6:21PM The Board returned to open session. Ms. McConnehea returned to the meeting. Mr. Mesisklis read a motion that Ms. Jennifer McConnehea would receive an amount not to exceed \$24,000 for beautification of the building as first priority. With CIC feedback on consensus, the motion was amended to state that Ms. Ard and Mr. Mesisklis would work on the loan document for an amount not to exceed \$24,000, and Ms. McConnehea would provide cost estimates from contractors with experience working on historic structures.

President Pendergrass noted that she could help provide referral to historic preservation organizations. Councilmember Ray Nichols noted that the structure may have soft material and require special attention, which Ms. McConnehea agreed.

President Pendergrass suggested that the Board table the remaining agenda items until the next CIC meeting due to time constraints. Vice Mayor Perry made a motion to adjourn the meeting. Ms. Teresa Nichols seconded the motion. The motion was approved 8-0, two absent. The meeting adjourned at 6:25pm.

Respectfully submitted,

Nicole Ard