

**Copley Community Improvement Corporation**  
**Regular Meeting**  
**February 19, 2025**  
**6:00pm**

Attendees:

Jessica Vargo  
Sylvia Chinn-Levy  
Jason Huth  
Lee Lust  
Janice Marshall  
Steve Panzner  
Jim Schulte

Absent:

Kevin Fallon

Ms. Vargo called the meeting of the Copley CIC to order at 6:00 p.m.

**Agenda:** The February 19, 2025, meeting agenda was adopted as presented. (Mr. Schulte-motion, Mr. Panzner-second; motion carried)

**Secretary's Report** - Minutes of the January 15, 2025, Regular Meeting - the minutes were approved (Mr. Schulte-motion, Mr. Huth -second); motion carried.

**Treasurer's Report** – Balance in the account as of January 15, 2025: \$71,408.20

- Ms. Marshall corrected a budget figure for 2025 for Professional Fees – the amount approved was \$15,000.00 but \$5,000.00 was inserted incorrectly.
- Ms. Marshall also explained that rental income for the property located at 1475 S Cleveland Massillon, shown as \$1,980.00, included a pro-rated amount in January for 9 days in December 2024 that the tenant did not occupy the house and an allowance of \$120.00 in February as an allowance for three days when water pipes were frozen.
- Rent payments for half of the rental unit above the Antique Mall have not been received for January or February due to a family emergency on the part of one tenant; payment is expected on Friday, February 21, 2025.
- Requested approval of a Resolution authorizing payment of property taxes totaling \$20,924.30; motion to approve by Mr. Schulte; second by Mr. Huth. Roll-call vote: Jessica Vargo – aye, Sylvia Chinn-Levy – aye, Lee Lust – aye, Jason Huth-aye, Steve Panzner-aye, Jim Schulte - aye, Janice Marshall – aye.

**President's Report**

- **Property Updates:**
  - **Cleveland Massillon Road** – PN 1501214 – Pride One Development. Pride One requesting 90 day extension until April 21, 2025 and will deposit an additional \$10,000 pursuant to agreement. Mr. Schulte made a motion to provide a 90-day extension to Pride One for submittal of the plan; second by Ms. Chinn-Levy. The motion passed with Ms. Marshall abstaining. Pride One is planning to hold a Town Hall meeting at Copley High School to answer questions from surrounding property owners and others from the Township. The CIC will hold its March

meeting at the High School prior to the Town Hall meeting and will stay in attendance to provide support for the project.

- **2811 Copley Road** – the Copley Township Board of Trustees denied the text amendment application presented by Jonesboro Investments to increase density in the MUCD; consequently, Jonesboro Investments has withdrawn its offer. NAI Realtors are looking for direction for future development opportunities.
- **1475 S Cleveland Massillon Road** – frozen water pipes were repaired with the help of Welton Plumbing and Jim Averill; a \$120.00 reduction in rent was permitted for the inconvenience.
- **1463 S Cleveland Massillon Road** – has been struggling with thick, heavy ice in the gravel parking lot forcing them to close on a few days for the safety of all. Have requested permission to paint some access walls; the Board agreed to allow the improvement.
- **Copley Circle Plan** – Reviewed proposals from three planning firms – City Architecture, Cupkovic Architecture, Inc. and Kimley Horn. Discussion followed with Board members noting that City Architecture provided a comprehensive plan that included collaboration and review with the CIC to ultimately develop an “enticement document” for developers. Members felt they would be guided more by City Architecture, a firm with a solid reputation that had been involved with other projects familiar to some of the Board members. Mr. Schulte made a motion to engage City Architecture to work with the CIC in developing a development plan for Copley Circle at a cost of \$16,420.00; second by Ms. Chinn-Levy; all voting aye.

## NEW BUSINESS

None

## OLD BUSINESS

New Board member search – Three prospective Board members were in attendance and introduced themselves to the Board:

- Natalie Schulte –attorney with Roetzel & Andress working in real estate and development; recently moved to Copley Township and is looking for ways to contribute and get involved.
- John Consilio – 20+ year resident; has a business background and is interested in being a part of the rejuvenation efforts he sees in the Township
- Steve Seyerle – owner of Copley Feed & Supply – 200 year old business located on Copley Circle. Has experience growing local businesses and interested in continuing to support local businesses in the Township

Ms. Vargo requested an Executive Session to discuss appointment of personnel to the CIC Board. Motion by Mr. Panzner; second by Mr. Schulte. Roll-call vote: Jessica Vargo – aye, Sylvia Chinn-Levy – aye, Lee Lust – aye, Jason Huth-aye, Steve Panzner-aye, Jim Schulte - aye, Janice Marshall – aye. The session began at 6:35 p.m.

Ms. Chinn-Levy made a motion to reconvene the regular meeting at 6:40 p.m.; second by Mr. Panzner. Roll-call vote: Jessica Vargo – aye, Sylvia Chinn-Levy – aye, Lee Lust – aye, Jason Huth-aye, Steve Panzner-aye, Jim Schulte - aye, Janice Marshall – aye.

Mr. Panzner made a motion to appoint Natalie Schulte, John Consilio and Steve Seyerle as members of the Copley Community Improvement Corporation, second by Ms. Chinn-Levy; the motion passed with Mr. Schulte abstaining.

#### **BUSINESS FROM THE FLOOR**

Jim Averill updated the Board on his efforts to secure the property at 2811 Copley Road. The property has been used as a dumping site and has trash and debris with old abandoned cars and remnants of feral cats. Mr. Averill will be securing the lot with posts and cable surrounding the perimeter of the property.

**EXECUTIVE SESSION** – to discuss potential acquisition of property. Mr. Panzner made a motion; second by Mr. Schulte. Roll-call vote: Jessica Vargo – aye, Sylvia Chinn-Levy – aye, Lee Lust – aye, Jason Huth-aye, Steve Panzner-aye, Jim Schulte - aye, Janice Marshall – aye, Natalie Schulte – aye, John Consilio – aye; Steve Seyerle – aye. The session began at 6:45 p.m.

Mr. Huth made a motion to reconvene the regular meeting at 7:54 p.m., second by Mr. Schulte. Roll-call vote: Jessica Vargo – aye, Sylvia Chinn-Levy – aye, Lee Lust – aye, Jason Huth-aye, Steve Panzner-aye, Jim Schulte - aye, Janice Marshall – aye, Natalie Schulte – aye, John Consilio – aye; Steve Seyerle – aye.

Mr. Schulte made a motion authorizing Ms. Marshall to contact a property owner on Druid Drive regarding the potential for an easement on his property connecting to the Copley Community Park at a cost not to exceed \$5,000.00, second by Mr. Huth; all voting aye.

Mr. Schulte made a motion authorizing Ms. Vargo to sign the necessary documents to extend an offer to purchase property located at 1413 Druid Drive at a cost of \$170,520.00 subject to securing financing if the property owner contacted by Ms. Marshall is not interested in providing an easement, second by Mr. Huth. The motion passed with Mr. Lust and Ms. Chinn Levy voting no.

**NEXT CIC MEETING DATE: March 19, 2025, at 6:00 PM at Copley High School**

**ADJOURNMENT** – The meeting was adjourned by consensus at 8:00 p.m.