

# RECORD OF PROCEEDINGS

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held November 19, 2020 20

1 Jessica Vargo convened the virtual meeting for the Copley Community Improvement  
 2 Corporation at 6:04 p.m. Present were Sylvia Chinn-Levy, John Duncan, Kevin Fallon,  
 3 Bruce Koellner, Felicia Lewis, Janice Marshall, Nancy Roesner (left the meeting early  
 4 due to IT issues), Joe Saporito, and Jessica Vargo. Also present Loudan Klein,  
 5 Executive Director, Copley Community Improvement Corporation (CIC).  
 6

7 **REVIEW OF AGENDA**

8  
 9 Ms. Vargo asked for a motion. Mr. Koellner made a motion to approve the  
 10 November 15, 2020 agenda. Ms. Chinn-Levy second. Ms. Vargo asked for a vote.  
 11 The motion carried.  
 12

| Board Member       | Present | Motion | Second | Yea | Nay | Abstain |
|--------------------|---------|--------|--------|-----|-----|---------|
| Chinn-Levy, Sylvia | X       |        | X      | X   |     |         |
| Duncan, John       | X       |        |        | X   |     |         |
| Fallon, Kevin      | X       |        |        | X   |     |         |
| Klein, Loudan      | X       |        |        |     |     |         |
| Koellner, Bruce    | X       | X      |        | X   |     |         |
| Lewis, Felicia     | X       |        |        | X   |     |         |
| Marshall, Janice   | X       |        |        | X   |     |         |
| Panzer, Steve      |         |        |        |     |     |         |
| Roesner, Nancy     | X       |        |        | X   |     |         |
| Saporito, Joe      | X       |        |        | X   |     |         |
| Slaby, Lynn        |         |        |        |     |     |         |
| Vargo, Jessica     | X       |        |        | X   |     |         |

13  
 14 **SECRETARY'S REPORT – Sylvia Chinn-Levy**

15  
 16 Ms. Vargo asked for a motion. Mr. Koellner made a motion to approve the  
 17 October 15, 2020 meeting minute's with an amendment. Ms. Roesner added that  
 18 she had voted no to the motion made under the President's report. Ms. Marshall  
 19 second. Ms. Vargo asked for a vote. The motion carried.  
 20

| Board Member       | Present | Motion | Second | Yea | Nay | Abstain |
|--------------------|---------|--------|--------|-----|-----|---------|
| Chinn-Levy, Sylvia | X       |        |        | X   |     |         |
| Duncan, John       | X       |        |        | X   |     |         |
| Fallon, Kevin      | X       |        |        | X   |     |         |
| Klein, Loudan      | X       |        |        |     |     |         |
| Koellner, Bruce    | X       | X      |        | X   |     |         |
| Lewis, Felicia     | X       |        |        | X   |     |         |
| Marshall, Janice   | X       |        | X      | X   |     |         |
| Panzer, Steve      |         |        |        |     |     |         |
| Roesner, Nancy     | X       |        |        | X   |     |         |
| Saporito, Joe      | X       |        |        | X   |     |         |
| Slaby, Lynn        |         |        |        |     |     |         |
| Vargo, Jessica     | X       |        |        | X   |     |         |

Held

November 19, 2020

20

**1 TREASURER'S REPORT - Janice Marshall**

2 Monthly Report – Ms. Marshall noted expenses for maintenance of the property at 1463  
3 South Cleveland-Massillon Road, leaving a balance of \$262,715.96.

**4 PRESIDENT'S REPORT - Jessica Vargo**

5 Ms. Vargo welcomed Felicia Lewis to the board.

**6 EXECUTIVE DIRECTOR'S REPORT**

7 Mr. Klein offered to the board the opportunity to add agenda items to any meeting by  
8 contacting him in advance.

9 **Coon Property Acquisition Update and Discussion** – Mr. Klein noted that everything  
10 has been processed and the property is now held by the CIC. He is working with Ralph  
11 Coon to locate keys to property and continues to encourage the Antique Store to remove  
12 their items from the building. He mentioned discussions with board members about  
13 potential uses for the property. Mr. Klein informed the board that Mr. Coon has  
14 requested receiving the first of three payments for the property earlier than the October  
15 2021 date noted in terms of the sale. The CIC board was informed that the current  
16 payment arrangement (starting in October 2021) was requested by Mr. Coon. The board  
17 discussed the possibility of making the first payment earlier than October 2021 but  
18 keeping to the agreed schedule for the remaining payments. Mr. Klein will discuss the  
19 issue with Ralph Waszak, attorney for the CIC.

20 **Discussion on CIC Organization** – Mr. Klein described two tiers of CICs: stand-alone  
21 non-profit entities (like the Copley CIC) and those designated by a governmental unit  
22 which then enters into an agreement with the CIC (for example, Deerfield Township  
23 whose economic development plan was provided to the board prior to the meeting).  
24 Deerfield Township Trustees adopted a resolution and has an agreement with its CIC  
25 outlining policies and duties. Mr. Klein noted that no agreement with Copley  
26 Township's Trustees has been executed, and that his reason for raising this issue stems  
27 from questions concerning the CIC's role in holding and selling property. Board  
28 members discussed possibly handling reimbursements to the township on a case-by-  
29 case basis or the township donating proceeds from a sale back to the CIC. Mr. Klein  
30 will look into contacting Larry Lallo, who helped the township with forming the CIC,  
31 and/or seeking a legal opinion.

**32 NEW BUSINESS**

33 **Discussion on in-person meetings** – Mr. Klein suggested holding virtual meetings at  
34 least for now. He will reach out to Ms. Roesner to help her connect to the meetings or  
35 explore an alternative to calling in.

**36 OLD BUSINESS**

37 **Sub-Committee Opportunities/Meetings** – Mr. Klein shared an updated list of sub-  
38 committees and members: Finance, Strategic, Building, and Grants. Further discussion  
39 will take place in 2021 on holding separate sub-committee meetings. Mr. Koellner will  
40 reach out to Building Committee members.

**41 EXECUTIVE SESSION**

42 **Ms. Vargo asked for a motion. Mr. Koellner made a motion to go into executive**  
43 **session to discuss land acquisition at 6:37 p.m. Mr. Fallon seconded. Ms. Vargo**  
44 **asked for a vote. The motion carried.**

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| Board Member       | Present | Motion | Second | Yea | Nay | Abstain |
|--------------------|---------|--------|--------|-----|-----|---------|
| Chinn-Levy, Sylvia | X       |        |        | X   |     |         |
| Duncan, John       | X       |        |        | X   |     |         |
| Fallon, Kevin      | X       |        | X      | X   |     |         |
| Klein, Loudan      | X       |        |        |     |     |         |
| Koellner, Bruce    | X       | X      |        | X   |     |         |
| Lewis, Felicia     | X       |        |        | X   |     |         |
| Marshall, Janice   | X       |        |        | X   |     |         |
| Panzer, Steve      |         |        |        |     |     |         |
| Roesner, Nancy     | X       |        |        |     |     |         |
| Saporito, Joe      | X       |        |        | X   |     |         |
| Slaby, Lynn        |         |        |        |     |     |         |
| Vargo, Jessica     | X       |        |        | X   |     |         |

1 Ms. Vargo asked for a motion. Mr. Fallon made a motion to go to go back into  
 2 public session at 7:23 p.m. Mr. Koellner seconded. Ms. Vargo asked for a vote. The  
 3 motion carried.

| Board Member       | Present | Motion | Second | Yea | Nay | Abstain |
|--------------------|---------|--------|--------|-----|-----|---------|
| Chinn-Levy, Sylvia | X       |        |        | X   |     |         |
| Duncan, John       | X       |        |        | X   |     |         |
| Fallon, Kevin      | X       | X      |        | X   |     |         |
| Klein, Loudan      | X       |        |        |     |     |         |
| Koellner, Bruce    | X       |        | X      | X   |     |         |
| Lewis, Felicia     | X       |        |        | X   |     |         |
| Marshall, Janice   | X       |        |        | X   |     |         |
| Panzer, Steve      |         |        |        |     |     |         |
| Roesner, Nancy     | X       |        |        |     |     |         |
| Saporito, Joe      | X       |        |        | X   |     |         |
| Slaby, Lynn        |         |        |        |     |     |         |
| Vargo, Jessica     | X       |        |        | X   |     |         |

4 **OTHER BUSINESS**

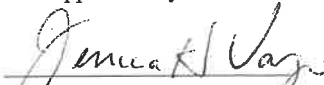
5 Ms. Marshall suggested adding to the December meeting agenda the renewal of  
 6 members whose terms are ending in 2020, subject to their agreement to continue serving  
 7 on the board.

8 With no further business to come before the Board, the meeting was adjourned at 7:24  
 9 pm.

10 Ms. Vargo stated that the next regular meeting would be held virtually on  
 11 December 19, 2020, 6:00 PM.

12 Approved By:

Submitted By:

13   
 14 Ms. Jessica Vargo, President

  
 Ms. Sylvia Chinn-Levy, Secretary