

**DUBLIN COMMUNITY IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING
Monday, April 14, 2025
City of Dublin Council Conference Room**

Minutes of Meeting

Mr. Keeler (Chair) called the meeting to order at 5:30 p.m.

Roll Call

The following members of the Dublin Community Improvement Corporation (CIC) Board of Directors were present: Chris Amorose Groomes, Jeremiah Gracia, Andy Keeler, Megan O'Callaghan. John Reiner arrived later at 5:48 pm.

Also present Rob McCarthy – Legal Counsel, Kendel Blake – Secretary, Jaime Hoffman – Treasurer, Luke Fleming, and Mitch Ament

Approval of Minutes

Discussion: No Discussion.

Mr. Keeler moved to approve the minutes of the February 24, 2025 meeting.

Ms. Amorose Groomes seconded the motion.

Vote on the motion: Yes votes: 4; No votes: 0. Motion carried.

Legal Services - Introduction of Legal Counsel

Rob McCarthy was introduced by Jeremiah Garcia to all as new member of the CIC's contracted legal counsel. Rob then introduces himself as a partner in Bricker Graydon Finance Group, noting his experience with public-private partnerships, and a strong track record of working with CICs in various communities. His contract scope will be on an as-needed basis, per the Board's direction, with a focus on supporting future land transactions.

Board Membership - Public Directors | City Manager Appointments

Mr. Garcia initiated a discussion about public director appointments. He explained the recent changes made to the Board's membership, and Mrs. Blake provided an overview of the appointment process. Mr. Garcia recommended the City Manager and himself as public directors for a two-year term. This recommendation was confirmed without the need for a formal motion, in accordance with the Code of Regulations.

Executive Session

Mr. Ament presented proposed amendments to the existing Commercial Façade Improvement Program guidelines. The recommended updates include extending the project completion deadline from 180 days to 365 days, providing consistency and clarity for project timelines. Additionally, the revised guidelines clarify that consulting services —such as those for engineers, architects, and landscape architects —are not eligible for reimbursement. This clarification is now explicitly included in the “Eligible Projects” section.

These amendments reflect feedback and lessons learned from past projects completed under the program and are intended to improve the clarity and effectiveness of the guidelines.

A motion to amend the guidelines was made by Mr. Keeler and seconded by Mr. Reiner. The motion passed unanimously.

Board Roundtable Discussion

Mr. Keeler inquired whether there were any upcoming opportunities for CIC participation in strategic initiatives. Mr. Gracia responded that all opportunities are evaluated against the strategic priorities outlined in the Strategic Plan, emphasizing the importance of alignment before considering expansion into additional projects.

Ms. O’Callaghan noted that City staff have been consulting with various legal advisors to assess the advantages and disadvantages of different types of management agreements—particularly in relation to Sports Ohio. These discussions include considerations surrounding tax-exempt bonds and the importance of preserving their status, which requires input from both finance experts and legal counsel.

The conversation also addressed the potential redevelopment of Sports Ohio and the possible role of the CIC in such efforts. Any future involvement would need to be carefully evaluated to ensure alignment with the Strategic Plan and compliance with all applicable legal requirements.

There being no further business, the meeting adjourned at 5:57 p.m.

A handwritten signature in dark ink, reading "Kendel Blake", is written over a horizontal line.

Kendel L. Blake
Secretary