

**DUBLIN COMMUNITY IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING
Monday, October 13, 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, Ross Langford, Megan O'Callaghan, and John Reiner.

Kendel Blake, Secretary, Luke Fleming, Mara Hunter, and Matt Rubino were also present.

Approval of Minutes

Discussion: No Discussion.

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

Ms. Amorose Groomes seconded the motion.

Vote on the motion: Yes votes: 6; No votes: 0. Motion carried.

Officer Election

Ms. Blake reported on the topic of officer election.

Mr. Keeler moved to approve the motion to name Matthew Rubino as the Treasurer for the remainder of the term.

Mr. Jeremiah Gracia seconded the motion.

Vote on the motion: Yes votes: 6; No votes: 0. Motion carried.

Commercial Façade Improvement Grant Program Document Updates

Ms. Hunter reported that staff have amended the Commercial Façade Improvement Grant guidelines to implement changes. First, the decisions regarding awarding grants and eligible projects are to be included in the overview section at the board's sole discretion. Second, another addition clarifies that parking arrangements or roof replacements must include additional façade improvements, otherwise considered routine maintenance. The third and fourth changes also indicate that the Board reviews eligible projects, and final decisions on awarding grants are made at the sole discretion of the Board. These changes were made due to the discussion during the 48-52 S High Street application presentation, which was previously presented and approved. Staff is recommending approval of these changes to the guidelines.

No questions were asked.

Mr. Keeler moved to approve the motion to amend the commercial façade improvement grant program documents.

Ms. Amorose Groomes seconded the motion.

Vote on the motion: Yes votes: 6; No Votes: 0. Motion approved.

Investment Policy Adoption

Mr. Rubino reported that staff have worked with service providers to research and develop a policy framework. The recommended policy has been provided with the agenda packet, which includes the statement, scope, objectives, legal authority, and references. As far as comparability is concerned, nothing was found regarding CIC's specific investment policy from any comparable peers, causing this policy to establish a trend for establishing a formal investment policy. Permissible investments include standard instruments (e.g., treasury obligations, CDs, money market funds) and allow for broader investment options under the Revised Code.

Investing in real estate was questioned. The answer that real estate investments are specifically authorized under the policy and authorized under the Ohio Revised Code covering CICs.

A question was asked about what other sources of revenue could be anticipated, because they cannot be tax revenues. The response was that different cities or counties provide funding when that situation occurs.

This response was questioned to determine if this funding would be bonds or something else. The answer could be actual cash funding, grants, or forgivable loans. This would not be considered tax revenue because it is regarded as a share of government revenue when it gets allocated back to the city.

It was asked whether the City has a policy regarding contributions to the CIC. The response was that it is a separate entity, and any funds provided to the CIC must be approved by City Council if the City chooses to allocate funds.

Future policies and procedures are being developed through the CIC's strategic plan implementation. Legal counsel and treasury staff will review how various funding instruments will be managed to ensure compliance with City requirements.

Mr. Keeler moved to approve the motion to adopt the Investment Policy.

Mr. Reiner seconded the motion.

Vote on the motion: Yes votes: 6; No Votes: 0. Motion approved.

Board Roundtable Discussion

Mr. Gracia mentioned that continuous dialogue has been happening with all of the Metro Owners Association (MOA). They are trying to schedule a board meeting for December. A key challenge is that many MOA owners are loosely affiliated, and they have an unorganized internal MOA board structure. At least one signed document related to open space ownership has been received, showing progress on documentation. Legal and strategic support will continue to ensure compliance and proper structuring of agreements.

The next CIC meeting will occur on December 1, 2025, at 5:00 p.m.

There being no further business, the meeting adjourned at 6:00 p.m.

Kendel Blake

Kendel L. Blake

Secretary