

**DUBLIN COMMUNITY IMPROVEMENT CORPORATION
BOARD OF DIRECTORS MEETING
Monday, December 1, 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, and John Reiner (arrived at 5:37 p.m.). Ross Langford was virtually present.

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 October 13, 2025, meeting minutes.

Ms. Amorose Groomes seconded the motion.

Vote on the motion: Yes votes: 5; No votes: 0. Motion carried.

Commercial Facade Improvement Program Grant Applications

Ms. Hunter reported on the topic of commercial façade improvement program grant applications, reviewing the program's purpose of providing matching grants for exterior building and site improvements within Historic Dublin and confirming that each request met the eligibility criteria.

She first presented an application from Dublin Community Church at 81 W. Bridge Street for a project totaling approximately \$23,000 to replace deteriorated railings and repair concrete walkways, stairs, and the ADA ramp to improve safety and accessibility, with a grant request of \$11,500 representing 50 percent of the project cost. The railing replacement will be exactly the same. Ms. Hunter will provide a breakdown of concrete pricing in the future.

She next presented an application for 16 N. High Street associated with the Teriyaki Madness project, describing a \$55,000 site enhancement to convert the existing narrow drive between buildings into a brick-paved pedestrian walkway with foundational plantings to create an accessible connection between North High Street and North Blacksmith Lane; the applicant requested the maximum grant amount of \$25,000, with the award recommended contingent upon final site permit approval. Ms. Hunter will provide more information on more details of the drive in the future. Ms. Hunter focused on the accessibility aspects of the plan in this presentation. The limit for the number of times that a property owner may apply for this grant was inquired about; there is no limit.

The third application was for 35 S. High Street, the Dublin Historical Society building, involving a \$22,000 project to repair and reconfigure front steps and hardscape, install brick pavers, refresh planters, and enhance the small patio area to improve accessibility and overall appearance, with a requested grant of \$11,000, equal to 50 percent of the total cost. This property owner has been very involved with the City in the past couple of months.

Ms. Hunter explained the staff's recommendation to approve all three applications based on their alignment with program goals of improving façade conditions, enhancing accessibility, and supporting reinvestment in the Historic District.

Following the report, Mr. Keeler moved to approve the motion to award the commercial façade improvement grant applications.

Ms. Amorose Groomes seconded the motion.

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

Financial Update

Mr. Rubio, Treasurer, reported on the topic of a financial update, noting the current cash position, recent legal service expenses, and the impact of the newly approved façade grants as encumbrances against available resources. He also referenced the annual contribution from the City and the need to consider additional revenue sources in the future.

A discussion surrounding additional revenue sources took place after the report concluded.

2026 Meeting Schedule

Ms. Blake, Secretary, reported on the proposed 2026 meeting schedule, explaining that the dates mirror City Council work session dates on an every-other-month basis from February through December.

Mr. Keeler moved to approve the motion to approve the proposed 2026 meeting schedule.

Ms. Amorose Groomes seconded the motion.

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

Board Roundtable Discussion

There being no further business, the meeting adjourned at 5:50 p.m.



Kendel L. Blake

Secretary