

# City of Trotwood

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## Meeting Minutes - Final

Monday, April 15, 2024

6:30 PM

Special Meeting

Trotwood Community and Cultural Arts Center  
4000 Lake Center Drive, Trotwood, Ohio 45426

### City Council

*Mayor Yvette F. Page*  
*Vice Mayor Tyna R. Brown, Ward 4*  
*Council Member Bettye L. Gales, Ward 1*  
*Council Member Martha H. Clark, Ward 2*  
*Council Member Charles Ron Vaughn, Ward 3*  
*Council Member Rhonda C. Finley, At Large*  
*Council Member Denise Moore, At Large*  
*Clerk of Council Kara B. Landis*

**I. Call to Order**

Mayor Page called the meeting to order at 6:30 p.m.

**II. Pledge of Allegiance**

Mayor Page led the Pledge of Allegiance.

**III. Roll Call**

Clerk Landis took Roll Call.

**Present:** 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Vaughn, Vice Mayor Brown and Mayor Yvette F. Page

**STAFF MEMBERS PRESENT:** City Manager Quincy Pope, Clerk of Council Kara Landis, Assistant Law Director Sarah Sparks, Deputy City Manager Stephanie Kellum, Finance Director Chris Peeples, Fire Chief Richard Haacke, Police Chief Erik Wilson, Code Enforcement Supervisor Max Fuller, TCIC Executive Director Chad Downing, TCIC Project Manager Derek Williams, and Assistant to City Manager Cheryl Wheeler.

**VISITORS PRESENT:** Steve Johnson, JoAnne Orihood, Aaron Lumpkin, Dan Penn (virtual), Adin Penn (virtual), and Gabrielle Penn (virtual).

**IV. Approve the Agenda**

Mayor Page requested a Motion to approve the Agenda. A Motion was made by Vice Mayor Brown, seconded by Council Member Finley, and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Vaughn, Vice Mayor Brown and Mayor Page

**V. Special Presentation**

[PR14-24](#)

Project Swifty

*Presented by Chad Downing, Executive Director  
Trotwood Community Improvement Corporation*

*Daniel Penn and Adin Penn (Development Partners)  
GATED Properties Global*

Attachments: [PR14-24 DBJ Article](#)

TCIC Executive Director Chad Downing announced to Council that the City of Trotwood is one of three finalists for an economic development opportunity and he believes we are out front to be the top candidate.

Director Downing stated that this is a very fast-paced moving opportunity so he wants to be sure Council has all of the information available. He shared that he also invited the school boards to this meeting so that everyone is ready to go when quick action is needed.

Director Downing shared a presentation about the opportunity called "Project Swifty" which would be a build-to-suit plan for an Italian manufacturing company who is looking to establish their North American manufacturing headquarters. The company develops electrical components, transformers, and other types of high-tech equipment which is in high demand. He added that this opportunity would bring 230 jobs to Trotwood.

Director Downing explained that the reason for the expediency is because the company had another location in Montgomery County that fell through in the final stages of the deal; reason being is they were only going to occupy a portion of the building and another company came forward who wanted to use the entire building so the property owner went with the other group. He stated that he expects a final decision to be made by the 25th of this month (April).

Director Downing stated that the City has a great build-to-suit team already assembled and established with Gated Properties Global, Dan and Adin Penn, and they are actually the principals of this project. He added that the Penn's are joining the meeting virtually and he would like to give them an opportunity to speak after the presentation. He also mentioned other team members Gabrielle Penn, Ferguson Construction, and Jones Lang LaSalle Brokerage firm.

Director Downing then reviewed the presentation (attached).

After the presentation, Dan Penn thanked Mayor Page and Council for the opportunity to present this project and commended Chad for providing such a comprehensive overview.

Mr. Dan Penn wanted to expand on the information Chad mentioned regarding tax abatement agreements and reiterated that these agreements benefit the tenants as they pay all of the associated expenses, included property taxes. Mr. Dan Penn also expressed how excited he is to see 500 jobs come to Trotwood in just two years.

Council Member Moore asked Director Downing how the City's proposal

compares to others in the running. Director Downing stated that details of the proposals are confidential; however, he knows that the others already have abatement agreements established and Trotwood is the only location having to take action to put them in place. He explained that some of the other communities established abatement areas prior to 1994, which means they do not require school district approval. He added that the abatement agreements are a critical point of competition. He explained that Montgomery County is offering the company an EDGE Grant in the amount of \$250,000 regardless of the location they select so long as it is within Montgomery County and the grant monies are in addition to the incentives from the state. He stated that after meetings with the City Manager and the Finance Director, he believes the City of Trotwood has put their best foot forward while being fiscally responsible and setting a precedent for future development.

Council Member Finley thanked the Penn's for believing in Trotwood and for being a valueable partner in the community. She thanked Director Downing and shared her appreciation for presenting further details to Council. Council Member Finley reiterated that open communication with all stakeholders minimizes any delays. She then asked if he has spoken directly with the schools and if so, what was their reaction. Director Downing stated that due to the fast-pace of this project he has not yet done a presentation for the schools and added that he is working with Aaron Lumpkin, who is the school board's representative on the CIC Board. Director Downing shared that the MVCTC is already familiar with the company and he expects their support.

Mayor Page commented that this was an outstanding presentation and that she appreciates the Penn's for coming along at a time when they were needed by the City, and for staying alongside the City. She explained that this information is being provided so to be transparent to the public and to know as much as possible in order to make the best decisions.

Council Member Moore asked when legislation will come before Council for approval. Director Downing said as of now, he hopes to present the incentive agreements at the May meeting and he is working with the law director on the abatement agreements. He stated that he will keep Council advised of the process as he learns more. Council Member Moore asked about a timeline, which Director Downing said that he is hoping to finalize the documents by the middle of May or the beginning of June.

Mayor Page asked for clarification about the 45 day requirement to notify the school districts. Director Downing explained that does not include weekends; however, school boards can waive that requirement and they have done so in the past.

Council Member Gales asked if this opportunity is still confidential. Director Downing stated that the name of the company and similiar information are still confidential, but that these discussions require a certain level of details. Council Member Gales asked if at some point, everyone involved will be at one table. Director Downing shared that he is hopeful to hold a celebration similar to what has been done in the past.

**VI. Resolutions**

***On April 1, 2024, City Council voted to Table Resolution No. R24-37.***

**Vice Mayor Brown made a Motion to take from the table, Resolution No. R24-37. Council Member Vaughn seconded the Motion and the Motion CARRIED by the following vote:**

**Aye:** 5 - Council Member Gales, Council Member Clark, Council Member Vaughn, Vice Mayor Brown and Mayor Page

**Abstain:** 2 - Council Member Moore and Council Member Finley

[R24-37](#)

A RESOLUTION BY THE TROTWOOD CITY COUNCIL AUTHORIZING THE TROTWOOD COMMUNITY IMPROVEMENT CORPORATION TO ENTER INTO LOAN AGREEMENTS WITH CIVISTA BANK TO FINANCE THE REDEVELOPMENT/CONSTRUCTION OF UP TO TEN (10) SINGLE-FAMILY HOMES, WITH EACH LOAN AGREEMENT NOT TO EXCEED A TOTAL AMOUNT GREATER THAN SEVENTY-FIVE PERCENT (75%) OF THE LOAN-TO-VALUE RATIO PER PROPERTY.

**Attachments:** [R24-37 \(2024-04-15\)](#)

[R24-37 Attachment](#)

[R24-37 Presentation](#)

TCIC Project Manager Derek Williams gave a presentation (attached) to provide further details about the financing opportunity with Civista Bank as requested by Council during the March 4, 2024 Council Meeting.

TCIC Executive Director Chad Downing reviewed the specific properties slated for this funding. He also reviewed the role of City Council in relation to loans by the CIC.

Council Member Vaughn commented how this program is a gateway to the City's future, particularly in the Townview neighborhood. He added that currently the taxpayers carry the burden to maintain these properties and that home ownership is the drive, not landlords. Further, he shared that proceeds go back to the CIC to continue making improvements within the City. Council Member Vaughn stated that he believes the goal is to have a project manager to implement more of these types of programs.

Council Member Gales asked about the appraisal values listed on the presentation and how affordable the house payments would be. Project Manager Williams said at the current rate, he estimates a monthly payment of around \$850 for a 30-year fixed conventional loan. Director Downing added that in the Townview neighborhood, this amount is comparable to rental rates and shared that the biggest challenge for new home owners is the down payment, which they are working with other institutions to address.

Council Member Clark thanked Director Downing and Project Manager Williams for doing the presentation and added that it answered all of her questions.

Council Member Moore asked if the financing is a line of credit. Project Manager Williams stated that technically it is a line of credit tied to real estate, so it qualifies as a commercial mortgage with five draw periods. He added that the loans are secured by each property; the property is the collateral.

Vice Mayor Brown commented that this program is imperative to the Townview neighborhood and that Montgomery County had something similar in the past, which is what started the redevelopment in the area. She commented that she knows residents in that area feel like they are slighted and not included, and this program will work to get new residents, first-time homebuyers, in new homes. She thanked Director Downing and Project Manager Williams for the presentation.

Project Manager Williams added that one selling point of this program is that everything is brand new and no home maintenance will be needed for many years.

Council Member Finley shared her appreciation for the great presentation and that most of her questions had been answered. She then asked Director Downing about the homes on Azalea, to which Project Manager Williams advised that 1525 is listed and in the final punch list stage and they have allotted a budget for carpet so that the buyer has some ability to customize their home. Project Manager Williams added that 1490 Azalea is listed as well.

Council Member Finley then mentioned that in the Townview area there are small details that need to be addressed, such as no street signs and there are stop signs down; she emphasized these are important details when someone is considering home ownership. Director Downing commented that the CIC owns over 100 vacant lots within the community and many of those are in Townview. He explained that their objective is to increase home ownership and they hope to bring additional amenities, such as a park, to help make that happen.

City Manager Pope shared that the City maintains a list of such issues like no street signs and the information is reported to Public Works. He added that the City is been working to tear down homes that have been sitting for many years; one house last year had sat for 30 years. He also shared that the City is taking a holistic approach and is working to bring stabilization to the Townview neighborhood by improving water lines and resurfacing roadways. He stated that the Planning and Development Department and the Police Department are working to address the junk yards as well.

Council Member Finley recommended Director Downing visit the Veterans Association as she knows a lot of retirees who are looking to find an affordable home.

Mayor Page mentioned using a CRA and that one was previously put it in place to get people who were displaced to come back to the community; and it worked. She stated that it was used in places like Moss Creek and there is no reason why it can't be used in the Townview neighborhood. She also thanked Director Downing and Project Manager Williams for their informative presentation, which gave Council the time they needed to get answers to their questions.

Mayor Page requested a Motion to approve Resolution No. R24-37. Council Member Moore made a Motion, seconded by Vice Mayor Brown, and the Motion CARRIED by the following vote:

**Aye:** 7 - Council Member Gales, Council Member Moore, Council Member Clark, Council Member Finley, Council Member Vaughn, Vice Mayor Brown and Mayor Page

## VII. Adjourn

Mayor Page announced that all business on the Agenda had been addressed and then adjourned the meeting at 7:30 p.m.