CITY OF PICKERINGTON
COMMUNITY IMPROVEMENT CORPORATION
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, NOVEMBER 3, 2026

7:00 P.M.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES OF JUNE 4, 2026

3. NEW BUSINESS

   A. REVIEW AND REQUEST FOR A MOTION TO AUTHORIZE A MASTER LEASE, SUBLEASE, AND REDEVELOPMENT AGREEMENT FOR 38 N. CENTER STREET RESOLUTION 02-2026

4. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF JUNE 4, 2026

Attachments

Draft CIC Minutes 6-4-2026

D R A F T

CITY OF PICKERINGTON
COMMUNITY IMPROVEMENT CORPORATION
CITY HALL, 100 LOCKVILLE ROAD
THURSDAY, JUNE 4, 2026

MINUTES
3:00 P.M.

1. CALL TO ORDER AND ROLL CALL

Mayor Gray called the meeting to order at 3:02 P.M.

Present: Mayor Gray, Mrs. Sanders, Mr. Butcher, Mr. Maxey, Mr. Hughes (arrived at 3:04 P.M.)

Others
Present: Jesse Shamp, Dave Gulden, Chris Schornack, Scott Stornes, Heather Moore

2. APPROVAL OF MINUTES OF FEBRUARY 10, 2026

Moved by Mr. Maxey **to approve, seconded by** Mrs. Sanders
Motion carried.

3. FINANCIAL REPORT

Mr. Gulden reported that a letter from the Internal Revenue Service was included in the meeting packet confirming the Community Improvement Corporation's designation as a 501(c)(3) organization.

a. REVIEW AND REQUEST FOR A MOTION TO AUTHORIZE THE ESTABLISHMENT OF A NON-INTEREST BEARING CHECKING ACCOUNT AT PARK NATIONAL BANK

Mr. Schornack reported that during the 2024-2025 audit, the Auditor of State recommended formal approval of a bank account. He stated staff would therefore seek retroactive approval of the account as recommended.

In response to a question from Mr. Shamp, Mr. Schornack confirmed that the remainder of the audit was satisfactory, noting only a minor, non-relevant comment from 2024.

Moved by Mr. Hughes **to authorize the establishment of a non-interest bearing checking account at Park National Bank, seconded by** Mrs. Sanders

Yes: Mrs. Sanders, Mayor Gray, Mr. Butcher, Mr. Hughes, Mr. Maxey
5 - 0 Passed

4. NEW BUSINESS

a. REVIEW AND REQUEST FOR A MOTION TO AUTHORIZE A SECOND SUBLEASE AMENDMENT FOR 4 E. COLUMBUS STREET

Mr. Gulden noted this item is a proposed amendment to the sublease and redevelopment agreement for Local Cantina to allow for the installation of lighting elements with City input on design.

Moved by Mrs. Sanders **to authorize a second sublease amendment for 4 E. Columbus Street, seconded by Mr. Hughes**

Yes: Mr. Butcher, Mayor Gray, Mrs. Sanders, Mr. Maxey, Mr. Hughes
5 - 0 Passed

Mayor Gray clarified that Greg is the designee for the Community Improvement Corporation.

b. REVIEW AND REQUEST FOR A MOTION TO AUTHORIZE A SUBLEASE AND REDEVELOPMENT AGREEMENT AMENDMENTS FOR 14 E. COLUMBUS STREET

Mr. Gulden stated that this item is an amendment to the sublease and redevelopment agreement for the former Solomon's Carpet location. He noted that while prior documents had been approved by the board, changes are required following an increase in project budget approved by City Council, necessitating updated board action. He explained that the amendment also establishes a construction completion deadline of December 15 and includes provisions requiring repayment of funds if the deadline is not met.

Moved by Mr. Hughes **to authorize a sublease and redevelopment agreement amendments for 14 E. Columbus Street, seconded by** Mrs. Sanders

Yes: Mr. Maxey, Mrs. Sanders, Mr. Hughes, Mayor Gray, Mr. Butcher
5 - 0 Passed

c. REVIEW AND REQUEST FOR A MOTION TO AUTHORIZE A MASTER LEASE, SUBLEASE, AND REDEVELOPMENT AGREEMENT FOR 51 E. COLUMBUS STREET RESOLUTION 01-2026

Mr. Gulden reported that this item is authorization of a master lease, sublease, and redevelopment agreement for the proposed diner. He noted that the established construction completion deadline is the end of April 2027.

Moved by Mrs. Sanders **to authorize a master lease, sublease, and redevelopment agreement for 51 E. Columbus Street Resolution 01-2026, seconded by** Mr. Hughes

Yes: Mayor Gray, Mr. Butcher, Mr. Hughes, Mrs. Sanders, Mr. Maxey
5 - 0 Passed

5. ADJOURNMENT

Moved by Mr. Hughes **to adjourn, seconded by** Mrs. Sanders
Motion carried.

The Community Improvement Corporation adjourned at 3:09 P.M.

RESPECTFULLY SUBMITTED:

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Heather Moore, City Clerk

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Greg Butcher, Secretary/Treasurer of
the Community Improvement Corporation