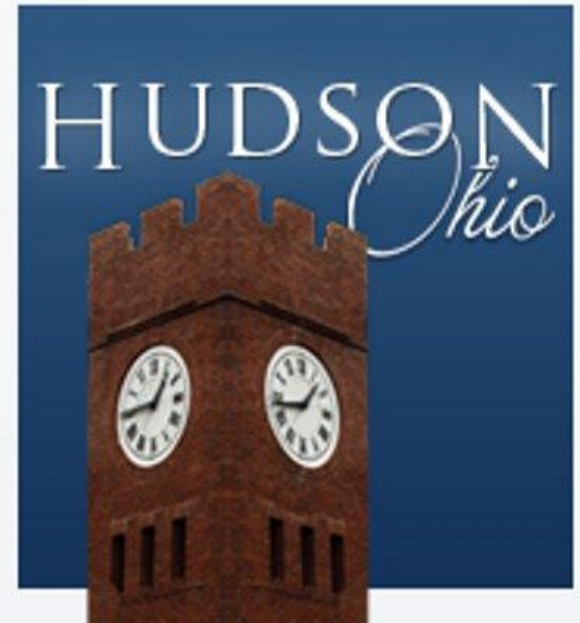


Hudson Economic Growth Board Recommendations to City Council

Community Improvement Corporations

November 1, 2016



What is a Community Improvement Corporation?

- A 'CIC' is a non-profit corporation organized for the purposes of “advancing, encouraging, and promoting the industrial, economic, commercial and civic development of a community or area.”

See generally R.C. 1724.01(B)(1).

Recommendation

- ▶ The Growth Board is recommending that the City of Hudson activate The Hudson Community Improvement Corporation utilizing ORDINANCE NO. 72-75.

Major Components of a Plan for Hudson Community Improvement Corporation

1. A mission statement (in keeping with the City of Hudson's Comprehensive Plan).
2. Goals & projects (short and long term) that are in line with the goals of the Council, the City Manager, and the Economic Development Director.
3. An engaged board of directors who *report periodically* to Council.

Mission Statement

Hudson, Ohio Community Improvement Corporation

- ▶ The mission of Hudson Community Improvement Corporation is to support the advancement, encouragement and promotion of the industrial, economic, commercial and civic development of the City of Hudson, Ohio pursuant to Chapter 1724 of the Ohio Revised Code.

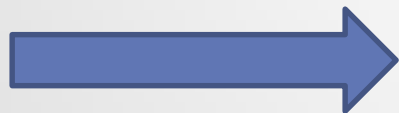
The Board of the Hudson, Ohio Community Improvement Corporation shall be constituted of 15 members as follows:



6 Statutorily Mandated Members

Represents required
40% of Board

- City Manager
- Economic Development Director
- Council Liaison
- Council member
- Council member
- School Board member



9 Citizen Appointees

- | | |
|----------------------|----------------------|
| • Resident Appointee | • Resident Appointee |
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Board Criteria

- ▶ The CIC should be composed of members of varying expertise such that the make-up of the CIC would result in its ability to efficiently accomplish the various tasks with which it will be charged.
- ▶ As such, we are recommending that Hudson residents with expertise in commercial and industrial construction, real estate law, banking, real estate finance, and commercial real estate be appointed to the CIC.

CIC vs. Growth Board

- ▶ We are of the opinion that all of the functions of the Growth Board can be performed by the proposed Community Improvement Corporation and as such, upon establishment of the CIC, the Growth Board be dissolved.
- ▶ Launching the CIC with some current growth board members (or accepting applications from current growth board members) will make the transition smoother and provide continuity.
- ▶ Council could consider appointing some or all members of the Growth Board to the CIC for a limited/transitional term.

How would CIC be funded?

- ▶ Currently requesting no direct city funding for the Community Improvement Corporation. In-the-interim, the CIC can research opportunities for donations, gifts, grants, and fees for services.
- ▶ In the future, funding from bed taxes and the City of Hudson can be considered in respect to certain projects.
- ▶ Goal of CIC is to create a sustainable revenue stream down the road, i.e. through fees for services or small-business loans.

Organizational Next Steps

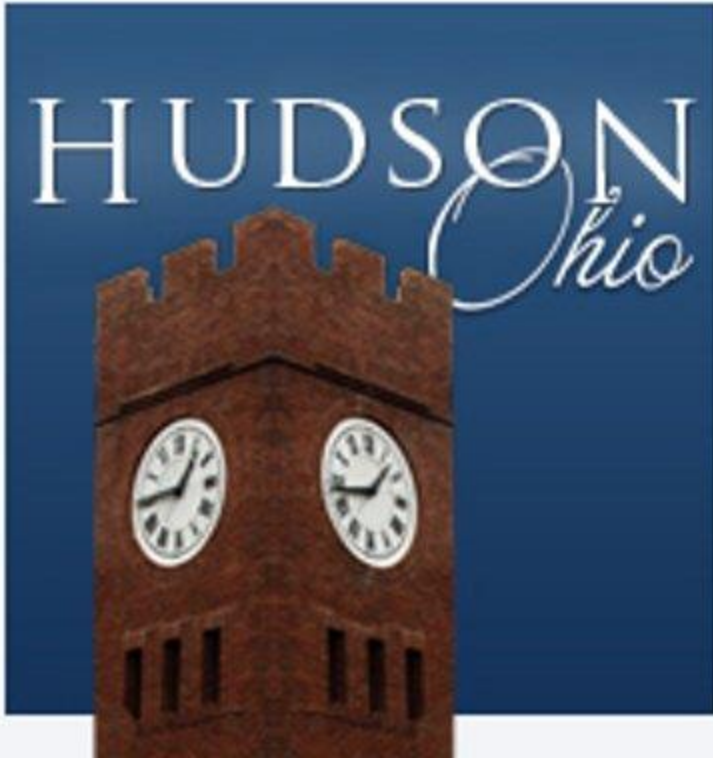
- ▶ Research tax obligations and outline CIC's legal obligations.
- ▶ Begin work on statutory obligations regarding the preparation and approval of a plan for the CIC.
- ▶ Republish existing ORDINANCE NO. 72 – 75.
- ▶ City Council decision on Board structure, composition and recruitment process.
- ▶ Draft Code of Regulations for the CIC.
- ▶ Begin recruitment of CIC Board Members.

Examples of roles for a CIC

- ▶ Work alongside City Staff to pre-sell Phase II office space
- ▶ Revisit framework for tax abatements.
- ▶ Research and provide recommendations to City Council for the best and highest use for YDC property.
- ▶ Assist with Fiber to the Home project
- ▶ Investigate partnership opportunities with non-Hudson entities for Velocity Broadband
- ▶ Create business support curriculum, seminars, and workshops

To Conclude

- ▶ After extensive research and discussion of CIC utilization in other communities and implementation benefits in Hudson, The Hudson Economic Growth Board is recommending that the City of Hudson activate The Hudson Community Improvement Corporation utilizing ORDINANCE NO. 72-75.



**City of Hudson
Economic Growth Board**

Ed Devlin, *Chair*
William Wooldredge, *Council Liaison*
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Matthew Beesley
Jonathan Bell
Keith Curley
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