



Community Improvement Corporation

~Agenda~

<http://www.ci.moraine.oh.us/>

Clerk of Council
937-535-1005

January 22, 2026

6:25 PM

- I. Call to Order**
- II. Approval of Minutes**
 - A. Community Improvement Corporation Meeting Minutes - January 23, 2025
- III. Business**
 - A. CIC Appointment - New Council Member
 - B. Appointment of Treasurer(s).
 - C. 2025 Annual Financial Report
- IV. Other Business**
- V. Adjournment**

RECORD OF PROCEEDINGS

Minutes of Community Improvement Corporation

Held January 23, 2025

Call to Order

Meeting called to order at 6:52 PM.

Teri Murphy	Chair	Present
Ora Allen	At-Large	Present
Donald Burchett	At-Large	Absent
Mike Daugherty	Ward 1	Present
Dave Miller	Ward 2	Present
Shirley Whitt	Ward 3	Present
Jeanette Marcus	Ward 4	Absent
Michael Davis	Secretary	Present

Staff Members Present: Law Director Martina Dillon, City Planner Nick Sorice, Acting Finance Director Lora Perry, Public Information Officer Aaron Vietor, Clerk of Council Karen Powell.

Mrs. Allen moved to excuse the absences of Ms. Marcus and Mr. Burchett.

Mrs. Whitt asked if the Acting Finance Director, Lora Perry, takes Mr. Buczek's place as a member on the board?

Ms. Dillon said Mr. Davis made the appointment of Mr. Buczek by name. She said she and Mr. Davis discussed not making an appointment until there is a Finance Director in place.

Mr. Davis said there is a quorum to begin the Community Improvement Corporation meeting.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Shirley Whitt, Ora Allen, Dave Miller, Mike Daugherty, Michael Davis
NAYS: None
ABSTAIN: None

Approval of Minutes

CIC meeting 01-25-24

Mayor Murphy asked if there were any changes or corrections to the January 25, 2024, Community Improvement Corporation meeting minutes. Hearing none, the minutes were approved as submitted.

Ms. Dillon reported that Mrs. Perry is signing the financial statement as Acting Treasurer, which is the position Mr. Buczek held. She recommended that Mr. Davis appoint Mrs. Perry and draft an appointment letter the following day.

Mr. Davis appointed Lora Perry as the Treasurer of the Community Improvement Corporation.

Business

2024 Annual Financial Report

Mrs. Perry reviewed the annual 2024 Financial Statement and reported no significant business has been done in the CIC in 2024. She reported that the account is interest bearing and has received \$58.58, bringing the balance to \$14,634.29. She requested board approval as this item

RECORD OF PROCEEDINGS

Minutes of Community Improvement Corporation	Held January 23, 2025
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is reported to the State of Ohio Auditor.

Mayor Murphy moved to accept the report as presented; Mr. Davis seconded the motion.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Teri Murphy
AYES: Teri Murphy, Shirley Whitt, Ora Allen, Dave Miller, Mike Daugherty, Michael Davis
NAYS: None
ABSTAIN: None

Other Business - None

Adjournment

Meeting adjourned at 6:57 PM.

CIC Appointment - New Council Member

Department: Clerk of Council

Request: Action Item

Item Background and Purpose:

Attachments:

Appointment of Treasurer(s).

Department: Finance

Request: Action Item

Item Background and Purpose:

Appointment of Finance Director Annetta Williams and Deputy Finance Director Lora Perry as Co-Treasurers.

Attachments:

2025 Annual Financial Report

Department: Finance

Request: Staff Report

Item Background and Purpose:

2025 Annual Financial Report

Attachments:

1. 2026-01-16 CIC 2025 Annual Financial Report Memo

City of Moraine

Finance Department



To: Moraine Community Improvement Corporation Trustees

From: Annetta Williams, Finance Director

Date: January 16, 2026

Subject: 2025 Annual Financial Report

Attached is the 2025 Moraine Community Improvement Corporation (CIC) Annual Financial Report. This report will be filed with the Ohio Auditor of State by the end of this month. This meeting and the enclosed report are an annual requirement to provide you, the Trustees, with an opportunity to review the financial status of the CIC.

During 2025, we did not have any significant activity in the CIC bank account other than interest gained each month. For the year, we gained \$56.54 in interest. We did not have any expenses. The ending balance of the CIC bank account was \$14,690.83.

I am requesting the Trustees to accept the report as presented and we will file it with the Ohio Auditor of State.

MORAINÉ COMMUNITY IMPROVEMENT CORPORATION

Financial Report

December 31, 2025

MORaine COMMUNITY IMPROVEMENT CORPORATION
Statement of Financial Position
December 31, 2025

Assets:	
Cash	<u>\$14,691</u>
Total assets	<u>14,691</u>
Total liabilities	<u>0</u>
Net assets:	
Unrestricted	<u>14,691</u>
Total liabilities and net assets	<u>\$14,691</u>

MORaine COMMUNITY IMPROVEMENT CORPORATION
Statement of Activities
Year Ended December 31, 2025

Revenues and other support:

Interest earned	<u>\$57</u>
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Total revenues and other support	<u><u>\$57</u></u>
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Expenses:

Total expenses	<u>\$0</u>
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Change in net assets	\$57
Beginning of year net assets	<u>\$14,634</u>
End of year net assets	<u><u>\$14,691</u></u>

MORaine COMMUNITY IMPROVEMENT CORPORATION
Statement of Cash Flows
Year Ended December 31, 2025

Cash flows from operating activities:

Change in net assets	<u>\$0</u>
Net cash used by operating activities	<u><u>\$0</u></u>

Cash flows from investing activities	<u>\$57</u>
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Cash flows from financing activities	<u>0</u>
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Net increase in cash	\$57
Cash at beginning of year	<u>\$14,634</u>
Cash at end of year	<u><u>\$14,691</u></u>

MORaine COMMUNITY IMPROVEMENT CORPORATION
Notes to the Financial Statements
December 31, 2025

Note 1: Summary of Significant Accounting Policies

Business: The Moraine Community Improvement Corporation (the Corporation), a nonprofit corporation, was incorporated in July 1979. The sole purpose of the Corporation is to advance, encourage and promote the industrial, economic, commercial and civic development of the City of Moraine (the City) by acting as a designated agency of the City for industrial, commercial, distribution and research development within the City.

Significant accounting policies adopted by the Corporation are:

Accrual Basis of Accounting

The financial statements of the Corporation have been prepared on the accrual basis of accounting.

January 23, 2026

President, of the Moraine Community Improvement Corporation and Moraine
Community Improvement Corporation Trustees:

The Financial Report of the Moraine Community Improvement Corporation for the fiscal
year ended December 31, 2025, is hereby submitted. To the best of my knowledge and
belief, the enclosed data are accurate in all material respects and are reported in a manner
designed to present fairly the financial position and results of operation of the Moraine
Community Improvement Corporation.

Annetta Williams
Treasurer

Cash Flow - Last year
1/1/2025 through 12/31/2025

1/9/2026

Category Description	1/1/2025- 12/31/2025
INFLOWS	
Interest Inc	56.54
TOTAL INFLOWS	56.54
OVERALL TOTAL	56.54

Net Worth - As of 12/31/2025

As of 12/31/2025

1/9/2026

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Account	12/31/2025 Balance
ASSETS	
Cash and Bank Accounts	
Community Improvement Corp	14,690.83
TOTAL Cash and Bank Accounts	14,690.83
TOTAL ASSETS	14,690.83
LIABILITIES	
	0.00
OVERALL TOTAL	14,690.83