

WPAFB CoG, General Meeting

October 10, 2023

Minutes

- **Call to Order - 10:01 AM**
 - **Attendance:** Pete Landrum (Beavercreek), Rob Anderson (Fairborn), Dave Burrows (DDC), Kassie Lester (Bath Township), Bryan Chodkowski (Huber Heights), Josh Rauch (Riverside), Rick Perales (Greene County), Michael Gebhart (Fairborn), Martin Kim (MVRPC), Mike Hralpa (Matrix Design Group), Celeste Werner (Matrix Design Group), Patrick Small (Matrix Design Group)
 - **Minutes:** Motion by Bryan Chodkowski, second by Kassie Lester to approve the minutes of the August 10, 2023 meeting. None opposed; motion carried.
- **Old Business**
 - **Update on funding for environmental study for WPAFB:** Dave Burrows recommended moving forward with an environmental study for a property along National Road to be sure the property is developable. Up to \$200,000 of Congressionally Directed Funds (CDF) allocated to the CoG would be allocated for the environmental study and soil review. This use of funds aligns with use of CDF by Congressman Turner to help WPAFB grow and maintain investment in the area. Will potentially give the Base expansion capabilities.
 - The group briefly discussed the process of performing the study. No firm has been selected to perform the work.
 - Bryan Chodkowski moved to approve funding for up to \$200,000 to do environmental study work as described by Dave Burrows. Kassie Lester seconded the motion. None opposed; motion carried.
- **New Business**
 - **Beavercreek Legislative Update:** Pete Landrum presented materials regarding Committee on Foreign Investment in the United States (CFIUS) legislation recently adopted by the City of Beavercreek. The legislation requires commercial development applicants to check a box indicating they are not a registered foreign agent. If an applicant misrepresents their status, then the City can take action without waiting for state or federal intervention. The legislation was written in part by David Jividen and by Beavercreek's attorney. CoG members are welcome to use it as a model ordinance.
 - Rick Perales asked if anyone attended public hearings to discuss the legislation. Pete Landrum replied no one had concerns.
 - Rob Anderson asked what the legislation required in terms of process. Pete Landrum clarified that a checkbox would be added to development forms for applicants to read and sign. He stated the intent of the legislation is to provide the City with some teeth if an applicant lies on their application.
 - The group discussed the relative merits of broadening similar legislation to include housing developments, and the benefit of the legislation in its current form.

- Comments from Members
 - No members had comments.
- Adjourn – 8:23 AM
 - Motion by Kassie Lester, second by Pete Landrum. None opposed; motion carried.

Respectfully submitted,




Josh Rauch

12/14/2023
Date



Mike Gebhart
Interim Executive Director



Pete Landrum
CoG Vice-President