

REDEVELOPMENT COMMISSION MEETING - TIF
JUNE 16, 2005
TIME: 7:00 P.M.

PRESENT: Lowell Rethlake, Dennis Doerflinger, Ken Dornich, Helen Gardner and Doug Fry.

President Lowell Rethlake called the meeting to order.

Minutes were approved, motion by Helen Gardner and seconded by Ken Dornich. So passed.

Several merchants and residents were in attendance.

EDC Director Mike Walker was present and told the Board that the property next to Wal-Mart was owned by Mrs. Crawley and she passed away and the University of Cincinnati now owns this property. They would like to partner with the City and sell the site and would be willing to work out an agreement. This area is part of the Tif district and Mr. Walker wanted to present this to the Board for consideration.

Lowell Rethlake told Board members that he has been receiving a lot of calls from several merchants and people, but they are not attending these meetings and yet they want money spent on them.

Ken Dornich told that he has tried to find out if and what is the partnering. This property has been for sale for at least ten years or more and knows that no one has been interested in the property.

City Attorney Steve Taylor questioned how Tif money can buy this property. Is it blighted? He has read the stature and checked with the State Board of Accounts and unless something has changed recently, he doesn't think the property qualifies, but will recheck.

Mr. Walker feels that if the City doesn't get progressive then we could become like some neighboring counties. If someone else buys this property then it could become apartments and that would not increase jobs.

Mr. Walker told the Board that he would like it in writing if they are not interested in the property.

Helen Gardner would like for the City Attorney to research this further.

Doug Fry questioned if Mr. Walker had put any numbers together.

Mike Walker told the property cost is \$910,000 and he would need some engineering help. There is a company that would like to expand and that would bring 60 new jobs and generate taxes.

Since October when this Board was put together a lot of things have been coming forth and the Board is going to take things slow and try to spend the money right, because there is a lot of money. The Board will wait for the City Attorney to get back with them Lowell said.

The tax draw for June was a little over \$1,000,000 and about the same amount will be coming in December. That puts a balance of over \$3,000,000 in the Tif fund.

Chad Modisett and Darren Burkhart of HNTB were present to talk about the Lincoln Street project. Need to do the study of Phase I to know if there are any concerns that are going to need to be addressed before going to Phase II. Sixteen properties could be involved. If any of the property is tainted the landowners pay for any work that needs to be done.

Dennis Doerflinger questioned if it would be possible to do Lincoln Street in sections and keep traffic two-ways, also the increased cost. With businesses out there, we cannot cut off their livelihood.

Charles Shirk feels the water line needs replaced but the street doesn't need to be replaced.

Jennifer Sturges of the Chamber questioned if there has been any proposal for an impact study.

Rick Pleak likes the idea of a two-way street.

Mike Hartwell asks if a problem is found then what happens.

Chad Modisett told the merchants that they will only be looking at the part of right-away. The land has to be surveyed just for the water line. Will need to look at where the catch basin will be and the City has already been moved into the system.

Lowell Rethlake told they are going to have to do the Phase I for the water line. Lowell asks what about putting in the water and sewer and then just putting a good base down and repaving and don't take anyone's property.

Mayor Manus would like to know how soon the City would know about the status of the grant and if the City hasn't heard by August 1st then they need to proceed.

Ken Dornich, Lowell Rethlake and Helen Gardner all voiced that they were in favor of the Phase I at this point.

Chad Modisett did not feel that the City could do the water line and repave Phase I for less than \$2,100,000. Lincoln Street needs to be available for 50 years.

Darren Burkhart told that most of the Tif distance is fed by a 12' line and this line down Lincoln Street is a 4'. They are going to up size it to a 12' line and loop it all around to tie it back into the other line. The storm sewers would also be upgraded. This should really help all the merchants.

Lowell Rethlake would like to get the water line fixed and keep all the merchants happy. Major changes would come about if the City does not get the grant.

Rick Pleak asks how much more it would cost to start the project at 1st street instead of Montgomery.

Tom Hunter had a concern of how long this district would be a Tif district. The monies if not designated as Tif could be distributed around.

Nick Peters complimented that this would be a big help to the businesses on Lincoln Street and was very impressed with the Board members.

Ken Dornich thanked Jennifer Sturges for having her meetings at the Chamber office on this project and to Darren Burkhart for attending those meetings to answer questions.

Lowell Rethlake congratulated Don Schilling on his being elected President of the EDC.

Next meeting was set for August 4th at 7:00 P.M.

Meeting adjourned at 9:00 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer