

Minutes

April 26, 2022

1. **Opening of Meeting 6:00 PM**

Mr Wahlert called the meeting to order at 6:01pm.
All trustees and fiscal officer were present.

2. **Work Session on Economic Development Strategic Plan**

Mr Miller led the discussion about what the vision of the board of trustees is regarding economic development.

5 Key points for development.

1. Build capacity and enhance coordination among township personnel, residents and stake holders.

2. Focus efforts on marketing and branding to encourage tourism and create tools to highlight investment opportunities.

3. Establish a regulatory framework that fosters a redevelopment and business-friendly environment that benefits the township.

4. Undertake an active role in real estate and community development projects throughout the township.

5. Establish and expand policies, programs and partnerships to support the development of businesses.

Discussion:

Housing

Mr Miller - Do we want more housing? What types of housing?

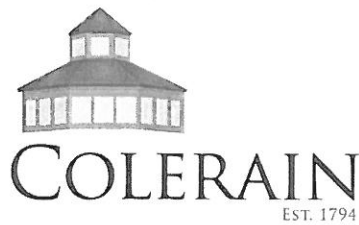
Ms Ulrich - One of our fastest growing populations is over 65. Being a realtor, I hear there is a definite need for down-sizing. We do not have a lot of available one level attached garage units. That's a big need for Colerain.

Mr Unger - And at the same time, you do need to have a market to keep younger families coming in. Single family homes seem to provide a certain level of stability in the community. In addition, you talk about what's currently going on in the market, and a lot of people are finding it's the best investment they can have because the stock market is taking a beating every day.

Ms Ulrich - Over half of our sales in Colerain were first-time buyers. A lot of our first time buyers were in the \$200K range.

Mr Wahlert - It goes up and down with some exceptions. I think neighborhoods retain value. The one constant in that is educational opportunities. Part of economic development is educational development as well. There are 150,000 jobs on Jobs Ohio that pay over \$50,000 per year.

Mr Unger - In 2016,17 and 18 the Northwest School District replaced three buildings. What has that done to housing sales and values?



Ms Ulrich - When we ask how much a new school helps those numbers, the new buildings don't have a great impact.

Mr Miller - What level of partnership do we want to work with developers?

Mr Unger - Great question. The mall has dropped 90%. At some point they're going to sell it.

Mr Miller - Right now we're just on housing. My question specifically is towards housing.

Mr Wahlert - I wanted to answer this is kind of a general level. For me the answer is, little to very little. I think we have land that is a commodity. I'm not for any abatements. I'm for a TIF as much as we can to get the advance payments.

Manufacturing

Mr Miller - What investment do we need to make to keep what we have and attract more?

Mr Unger - A couple years ago Mr Milz was working with a company that was going to relocate up on Struble Rd. I don't know if anything ever came of that.

Mr Milz - That was a prospect that we were working with, but it didn't materialize.

Mr Unger - We still have the Struble Rd development part that really not a lot has happened there yet. We need more medical facilities.

Ms Ulrich - I agree with the medical, which isn't manufacturing. We're going to have to look at our zoning laws.

Mr Miller - That will be something we'll have to re-visit.

Mr Wahlert - I want to be aggressive with this. I'm a big fan of manufacturing, yes. And to seize the opportunities.

Mr Unger - And not a manufacturing facility, but the Duke facility has been up and running for a year now. I know COVID has skewed everything, but what's been the impact of that facility?

Mr Miller - I'll have to do some research on that.

Retail/Commercial

Mr Miller - What kind of businesses are we lacking? What does a commercial win look like?

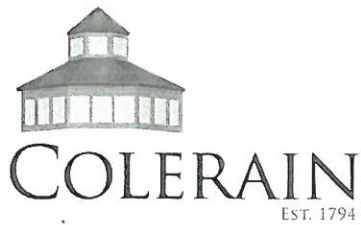
Mr Unger - Not that I would be their biggest customer, because I wouldn't, but I've gone to other communities and I see all these small batch brewing operations with connected restaurants.

Ms Ulrich - I agree. I look at something like Blue Ash where you have the breweries, the parks, the bands, the restaurants. I think we can extrapolate Northgate Mall to all of that. A DORA zone would help.

Mr Wahlert - I go back to what we've heard so far and so often. But, it's an experience. Sometimes, there can be an experience in different form, like volleyball.

Mr Unger - I passed along the name of a Mr Patel to you. I am the township association representative to the Convention Facilities Authority and he's on that board with me. And we discussed the reason there's no hotel in Colerain is that there isn't enough business travel needed.

Ms Ulrich - We're in a great location. I would love to have a hotel here.



Northgate Mall

Mr Miller - Clearly the center point of a development discussion is the mall. We're no different than any other community that has one of these. It is a primary focus on the development department and staff to find ways to redevelopment it.

Ms Ulrich - Going up to Union Center that have the funny bone, apartments and restaurants, the DORA zones.

Mr Miller - Would a DORA be a mandate?

Ms Ulrich - It seems to work. You can walk and have a community experience

Mr Unger - If we put something on that property that's not going to be supported by the marketplace in 10 or 15 years, we're going to have something that's not successful. Market forces are going to have a big sway in this. Redevelopment from us is going to have to come from TIF's.

Mr Wahlert - From my point of view, I'm reluctant to go into it with any kind of idea of what it should look like, because I think that the best chance we have to strike gold is to get a disrupter in there that none of us have thought about, if that makes sense. And I don't know what that is yet.

3. Adjournment

Motion Mr Unger, Seconded Ms Ulrich.

All voted Yes. The meeting adjourned at 7:00pm.

Fiscal Officer

Trustee

Trustee

Trustee