

Camp Washington Community Board, Inc.

2951 Sidney Avenue
Cincinnati, Ohio 45225 (513) 542-1637

Camp Washington Redevelopment Steering Committee

Meeting minutes 1/11/2005, 8:30-10:00 am.

Held at CW Community Board

Present: Tim Voss (Middle Earth Properties); Becke Bredwell (Design Resources); Steve Armsey (Resurgence Group); Bob Lafkas (Micro Metals); Steve Briggs & Adrienne Cowden, Dept. of Community Development, City of Cincinnati); Duraid Da'as, CDDC; and, Joseph Gorman, CWCB.

Meeting began with introductions by Joe Gorman.

Joe:

- Transportation & Gateway link to UC
- 5th Third will unofficially start in March or April (Spring)
- 2000sq ft. w/ five bay drive thru tellers
- Myron Johnson Lumber Co. interested in relocating to CW. Needs more space. American Roller Building willing to sell at \$17-20 / sq. ft.
- Funtown, Inc. (owned by Orville B. Wright) purchased in December five properties from Mutual on Monmouth St. & Colerain at \$630 +/- . Funtown makes wood playgrounds; Orville has also rented the remaining to five other companies (light manufacturing, insurance, art)
- MiddleEarth closed Dec 30, 2004 for 60 units. Ready to Move Forward
- Ferguson Antiques moving to CW next to United Signs.

Duraid Daas:

- Overview of CW redevelopment and marketing efforts to date. Need to strategically target development in Manufacturing, commercial business District, and residential development. Confirm with the City starting date for the Spring Grove Urban Renewal plan RFP, ask Bill Fischer to confirm dates.

Bob Lafkas:

- City has been cooperative with Micro Metals.

Steve Armsy:

- City does not see CW as an investment. Scattered acquisition is not beneficial for CW. Need to have a more comprehensive development proposal delineating the contiguous parcels and the end user for the project/s.
- Met w/ CHAD MUNIZ and brainstormed around CW projects

Bob Lafkas:

- Big issue is finding venture capital funds for acquisition and development
- Current acquisition cost is too high at \$250-300/acre w/out cleanup

Steve Armsy:

Recommends that Bob and Joe talk to some of the businesses to consider consolidating the parcels and get options on properties until the subsidies are identified. Control of real estate property is critical.

Tim Voss:

- Has control of site and purchased property to develop 60 units of industrial lofts. City is moving forward on zoning, waiting for State government on tax credits, will begin construction in February. Minor asbestos presence in building. Historic uses were low impact. Very clean property. Received many calls expressing interest.

Joe Gorman: What approach is Middle Earth using in marketing the development?

Tim Voss: We are marketing to downtown overflow, people who need to be close to transportation and the Uptown market.

Joe Gorman: Crime is a high perception in downtown and OTR, so Camp Washington can be an attractive alternative to urban dwellers.

Duraïd Da'as: The Camp Washington Redevelopment and Marketing poster (Handout) is also on the www.cddcinc.org web site under the current tab- Camp Washington for anyone to access and print from.

Steve Briggs: SPUR program

- Urban Renewal for redevelopment sites begins with idea and a plan. City has an offer on the table to purchase Queen City Barrel and possibly the Este Ave. incinerator property.
- An urban Renewal Plan needs to be completed for Camp Washington

Bob Lafkas:

- Micro Metals will need to look outside of Camp Washington as of June if nothing pans out in the immediate area. Willing to pay \$15/sq.ft. and not the \$25/sq.ft. currently asked by Mutual.

Duraïd Da'as: Need to follow up with Uptown to invite Tony Brown to the next meeting.

Joe Gorman:

- We need to retain and expand employers and employees in CW and possibly assist with consolidating the Micro Metals and Reliable Casting needs.

Meeting adjourned at 10:00 AM

Next Meeting on February 16th 2005 at Noon at the Camp Washington Business Association meeting at River City Correctional Center, 3220 Colerain Avenue. Lunch will be provided.