

# Camp Washington Community Board, Inc.

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

## Camp Washington Steering Committee

Meeting minutes 9,30,04 (8:00-10:00am)

Present: Paul Rudemiller, Joe Gorman, Bob Lafkas,, Jessica Kline, Jean Bagel, RJ Kuhn, Becky Bredwell, Dick Zahneis, Dave Schmitt, Jeff Best, Mike Sullivan, Judy Rud, Jay Voss, Tim Voss, Duraid Da'as.

Paul Rudemiller Opened the meeting by introducing himself, the history of Camp Washington (CW) Board, it's projects, and the CW Market and redevelopment plan. A round of introductions of all those present followed.

Joe Gorman Discussed the nature of the CW market and redevelopment plan history and the \$30K city funding for the consultants through an RFP process and selection of CDDC & associates to conduct the planning and market analysis. Joe stressed the pro active role CW Board continues to play and the need for supporting the affordable housing development funding gap of \$30K per home. CW Board has the capacity and commitment to act as a convener and co-developer in the planning and implementation of the targeted site development as identified by the business owners. CW Board must also sustain it's operation during this process and thus must address fees associated with it's operation on a project by project basis, for example assisting in accessing federal, State, and local granting agencies.

Duraid Da'as Introduced the goal of making CW a viable place to live, work, and learn through the nine month + CW market redevelopment planning process. Prioritized inclusion, transparency and open communication along with the crucial roles of CW Board, Steering Committee, City departments, Public funding sources such as US-EPA, New Markets Tax Credits, Clean Ohio Fund, etc.. Emphasized the need to minimize duplication of plans and previous studies and maximize on current and future project planning for implementation with short, mid, and long-term goals and impact. A packet was passed out to all present that included a 2 page summary of the past plans, CW community Boundary map, CW north of Hopple strategic target area, a 3 page business questionnaire and environmental requirements survey, New Markets Tax Credits program summary. A brief discussion on the need to complete the zoning, land-use, building code, and environmental survey for the expansion and relocation of existing businesses was emphasized. Once the surveys for the pertinent businesses are completed, the property assessment and parcel consolidation analysis will be initiated. Several businesses expressed an interest in participating in a working

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group meeting with in the next two weeks. The following businesses agreed to meet in two weeks:

- 1- Jeff Best, Spring Grove Manufacturing 541-6300 [springgrove@aol.com](mailto:springgrove@aol.com)
- 2- Bob Lafkas, Micro Metal 235-5559 [bob@rlafkas.com](mailto:bob@rlafkas.com)
- 3- Tim Voss, Middle Earth Developers 681-3400 [tim.voss@medevelopers.com](mailto:tim.voss@medevelopers.com)
- 4- RJ Kuhn, Reliable Castings 853-6330 [kuhnRJ@reliablecastings.vom](mailto:kuhnRJ@reliablecastings.vom)
- 5- Judy Rud, Queen City steel Trtg. 541-6300 [jhouchens@queencitysteeltreating.com](mailto:jhouchens@queencitysteeltreating.com)
- 6- Michael Sullivan, Turley Martin Tucker 763-3032 [msullivan@ctmt.com](mailto:msullivan@ctmt.com)

Dave Schmitt Presented his specialization in Environmental Law and his firm of Cors & Bassett as a committed firm to community development and Brownfield redevelopment. Provided a general overview of the economic benefits of Brownfield redevelopment and clean up funding sources ranging from national to state and local sources. Fielded questions by various business owners regarding use of Brownfield funding for acquisition, clean up, low interest financing, etc. A meeting was scheduled with Judy Rud of Queen City Steel Treating regarding a site visit with Mr. Schmitt on Monday October 4<sup>th</sup>.

Joe Gorman Presented an update regarding the Kroger closing “rumor” in CW and that they would need a 10 acre site for a “super store” if they were to relocate it. Joe stated that 400 signatures were gathered for petitioning Kroger to stay in CW. Duraid mentioned the possibility of Kroger store closing in Coryville and may consider a “super store” near by, the fact that a 3 year old Kroger has been built on Mitchell may be too close. He also opened the discussion to the entire group regarding the need to be unified and committed to the planning and implementation process. Duraid discussed the need to be study the connection to all current projects such as Uptown Consortium, UC, Cincinnati State University, Business groups, City development activities in downtown and Lower Price Hill. He pointed out the need to verify and modify the draft summary of the past plans so as not to duplicate recommendations. He pointed out that CDDC will use a project based web site to post all CW documents, maps, meeting agendas and announcements for the project.

Concerns by business owners and frustrations were raised regarding the challenges with property acquisition, lack of a unified lobby voice, inefficient manufacturing facilities, sewer credits, building code compliance approval and funding. Micro Metals needs a 60,000 sq.ft or 2-3 acres for an efficient facility in the Northern area of CW. Middle Earth is in the process of moving forward on a 60 unit “Industrial Loft” development on Colerain, may have extra sewer credits to share with other property owners. Joe mentioned, a meeting on October 6<sup>th</sup> at the Metropolitan Sewer District, to discuss sewer credits, attendance is encouraged. Fifth 3<sup>rd</sup> bank is moving forward with their development on Hopple Street. Joe offered to invite City staff as the strategies are developed in the next month or two.

Meeting adjourned at 10:00 am. . Next meeting will be on held October 28<sup>th</sup> at 8:00 am in the Camp Washington Community Board offices at 2951 Sidney Ave.