

Camp Washington Community Board, Inc.

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

Camp Washington Redevelopment Steering Committee

Minutes 10/14/2004 Meeting, 8:00-9:30 a.m.

Meeting attended by: RJ Kuhn (Reliable Castings), Tim Voss (Middle Earth Properties), Bob Lafkas (Micro Metals), Dave Schmitt (Cors & Bassett), Duraid Da'as (CDDC), and, Joe Gorman (CWCB).

Tim Voss :

- Obstacles and challenges with city's sewer credits. Levels of pollution in each waterway. Combined Sewer Operation (CSO) most of combined sewer drains into waterway.
- If you have a change of use or substantial rebuilding, you need to comply with CSO + Sewer credits. For every gallon of sewerage you need to add two gallons of storm water, spending over \$150, 000 to comply with credits & regulations.
- Long-term interest in growing and expanding in CW depending on land availability. A CSO capacity has been reduced due to I-75 construction. CW has an argument related to adequate capacity. MSD not knowledgeable of how to be user/business friendly. Sewerage permit has gone up from \$600 to \$25,000. Received letter from MSD approving Middle Earth project. Zoning meeting today. Next week loan committee at US Bank includes Historic Tax Credits + New Markets Tax Credits. Will know feasibility status by Nov. 4th meeting.
- Not looking for City funding due to bureaucratic paper work., but open to assistance from CW Board and CDDC for Brownfield and public improvements.
- High end housing 60 units. Estimated \$6.5 million investment. Park is an asset for new residents.

RJ Kuhn:

- 3 projects – filled out survey. Acquisition of city property. Sold in an auction.
- Engineers to update moldong project - \$2 million – Approved by end of October. Lost jobs due to overseas competition.
- Expand + consolidate facility on Spring Grove contingent on pure Ryerson Monopolies on street for truck loading.
- Concerned with secure parking and vandalism.
- Long term is to relocate facility from Arlington + Colerain to Spring Grove.
- Meeting with OKI, Kentucky Motors on Nov 16th, should take one member of the working committee to represent the redevelopment effort in CW.

Bob Lafkas:

- Micro Metal is in the process of developing their expansion/ relocation plan in the next 60-90 days – 50,000+ Sq Ft. Bob is moving forward with hiring a contractor and an architect to be planning their new facility.

Joe:

- Will follow-up with city to find out who purchased the city property on 3420 Colerain.
- David Hosea should remove the beer tanks at Sassafras and Colerain.
- Next Camp Washington Business Association meeting is Oct. 20 at 9:30 a.m..

Duraid:

- Revisited the goals of the market feasibility and redevelopment and focused on the implementation planning needed to move the project forward for the community and businesses. Extended an offer to the working group to access any data needed to address project feasibility including one-on-one meetings at the various businesses' location, such as the one held with Micro Metals last week.
- Suggested to expand the working group to include more businesses. Joe suggested to invite Mutual Manufacturing to next meeting and to call Drew Barton who owns 76 acres.

Next meeting Nov. 4th @ 8:00 am.

Meeting adjourned at 9:30 a.m.