

Camp Washington Community Board, Inc.

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

Camp Washington Redevelopment Steering Committee Meeting minutes 10/14/2004, 8:00-9:30 am.

Present: RJ Kuhn, Bob Lafkas, Scott Merusi, Jessica Kline, Dave Schmidt, Duraid Daas, Jeff Best (Spring Grove Manufacturing), and Joe Gorman

Hopple & Colerain/Joe Gorman:

- Reported on Jim Olman Development site on the corner of Colerain & Hopple
- Had Kroger contact Olman about relocating the Camp Washington Kroger store; would require recreation land, and Middle Earth building on Colerain
- 5/3rd Bank is set for this location/sewer credits have been work out
- Olman planned on a 20,000 sq. ft building with 4-6 tenants (UDF?)

Scott Merusi:

- Suggested Joe to talk to Monte Chesko, real estate, Kroger and Peter Chronis
- Real estate trends, both external and internal
- Look at "near neighborhood" developments such as UC, Lower Price Hill, etc.
- Investment within 2-3 miles outlook
- Will provide the number of employees in Camp Washington. Joe will email the business list to him.

Bob Lafkas/Micro Metal:

- Hired an Architect to develop Micro Metal space needs
- Bill Fischer offered to assist CW businesses in a conversation
- Interested in KOI relationship and work with KOI to consolidate properties

Middle Earth Loft project:

- Middle Earth - not present/no report.
- Zoning change from manufacturing to planned development will be reviewed Nov. 15 in front of Cincinnati Planning Commission.

Mutual Manufacturing:

- Check with owner Drew Barton on the asking price for Mutual Manufacturing property.

RJ Kuhn/Reliable Casting:

- Engineers finished analysis for internal expansion in terms of \$1.5 million Molding machines, resolve expansion and consolidation.
- Dixie Crane is the new owner of former SORTA building/city property at 3240 Colerain

Bob Lafkas:

- Land acquisition is critical for implementation
- Three main properties are KOI, Mutual and Hosea Building property
- Look at sources of funds to purchase property, need to have funds in place prior to getting options.
- Someone needs to write the check
- Ask Bill Fischer for access to funds for acquisition
- Will ask Drew Barton for property information including assessments

Jeff Best:

- Trying to sell 2844 Spring Grove.
- 2 buildings near Township/Spring Grove- 30, 000 Sq Ft for each building, 4,000 to be demolished (no time line)

Duraïd Da'as :

- We need to work with the City and Bill Fischer to determine their acquisition budget and how we can collaborate on the targeted property acquisition.
- Web Site: all planning info now on web site: www.cddcinc.org

Scott Merusi:

- Get options and site control with a longer time frame
- Land assemblage is necessary through a developer

Dave:

- Will look at Brownfield Funds for acquisition.
- We can access Brownfield Venture Capital Groups through Coors & Bassett
- Venture capitalist: developer acquires land, cleans it, sells it. Will ID a capital market developer or two for us to consider.

Joe Gorman:

- A meeting December 9 at 10 a.m. at CWCB office with UC reps to discuss planning efforts. All are invited.
- Invite Bill Fischer to next meeting
- Keep Fifth/Third Bank and National City in the loop

Duraïd Daas:

- Utilize public resources in conjunction with venture capital groups

Scott Merusi:

- Identify developer/ Builder, should be separated to determine interest in Camp Washington
- Keep Valerie Lemmie apprised of Camp Washington project

Bob Lafkas:

- List of questions to ask Bill Fischer- Send it out to steering committee

Duraïd:

- Will meet Bob on Nov 9th at 8:00 AM at Frisches to plan KOI meeting

Meeting adjourned at 9:15 a.m. Next meeting on 11/ 30/ 2004.

DD/JG11/8/04