

Camp Washington Community Board, Inc.

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

Camp Washington Redevelopment Steering Committee

Meeting minutes 12/7/2004, 8:30-9:30 am.

Held at CW Community Board

Present: Matt Hickey, LISC; Tim McDonald, B & J Jacobs Co.; Steve Armsey (Resurgence Group); Bob Lafkas (Micro Metals); Dave Gecks, Ergon Engineering; Bill Fischer, City of Cincinnati; Durraid Da'as, CDDC; and, Joseph Gorman, CWCB.

Meeting began with introductions by Joe Gorman.

Joe:

- R.J. Kuhn from Reliable Castings is out of town.
- History of Camp Washington Community Board (CWCB) and projects

Tim Mc Donald:

- Mechanical contractor in Camp Washington. Process of expanding their business- 1366 Hopple Street. Near Meyer Tools; sewer credit issues.

Steve Armsy:

- Resurgence Group LLC, Brownfield Consultants

Matt Hickey:

- Represents Local Initiative Support Corp (LISC)

Bob Lafkas:

- Micro Metals

Dave Gecks:

- Zoning and building code with Ergon Engineering & CDDC Inc.

Joe:

- Getting info regarding Kroger relocation
- It appears they will be closing
- Save- A-Lot will replace it
- Myron Johnson Lumber considering moving their company to Camp Washington
- United Signs Co. on Straight Street is also interested in relocation
- Meeting with Enquirer press Monday regarding new housing on Bates Avenue
- Meeting Dec. 9 with UC regarding Hopple Street gateway, transportation, etc.

Duraid Daas:

- Update on Community Design & Development Center (CDDC)- Camp Washington Marketing and Redevelopment Project
- All information posted on the website - www.cddcinc.org

Bob Lafkas:

- Good meeting with Mary R. with KOI. KOI indicated interest in selling her 6 Acre and Hazmat building north of Arlington around \$1.5 Million, at

\$250,000 /Acre

- Mutual Supply supposedly has a buyer for the property on Colerain
- Bob is in a quandary on numbers
- Micro Metal interested in relocating to the Mutual Supply property on Spring Grove, Need 70,000 Sq Ft of parking for 50 spaces. Inefficient buildings
- Dave Hosea of Crosley Building perceived as a block, and Drew Barton of Mutual Supply perceived as a block

Bill Fischer:

- City Department of Community Development and Planning, City is looking closely at Camp Washington as a priority for manufacturing/ Industrial opportunities, interested in putting an RFP for the Urban Renewal Plan soon.
- City was willing to use CDBG Funds to purchase Queen City Barrel property on Lower Price Hill. After the fire there, project has talled
- 2005 planning for an Urban Renewal Plan concentrating on Spring Grove Avenue (i.e., eliminate load dock/truck traffic). Will assign two planners and RFP out in 2005. Retrofitting an industrial park. Will feed into what is currently planned in Camp Washington.
- Looking for redevelopment opportunities in Camp Washington.
- Spring Grove Avenue as an industrial drive needs improvement to make it more attractive for employees of businesses.
- Urban renewal is needed to access CDBG Funds and allows for eminent domain to be utilized.

Bob Lafkas:

- Micro Metals wants to stay due to available public transportation for employees.
- The gap between market cost per/ Acre versus actual cost is over \$150, 000/ Acre, it is of great concern and a challenge

Bill Fischer:

- City's infrastructure for transportation is adequate and is considered an asset.
- Storm water requirements (sewer crdits) are a challenge for businesses
- MSD has been helpful in mitigating the problems + solution with businesses.
- Shared parking such as shared parking lot or parking garage for the businesses in Camp Washington is recommended.

Steve:

- What is the proper ownership entity to begin holding property title?

Bill:

- Varies often from LLC or CURC (Community Urban Redevelopment Corp.)

Duraid:

- CWCB can be the entity for acquisition as part of a larger development partnership.

Bob:

- Can we purchase and clean up KOI site and market it to Cincinnati State University as a Research Center?

Steve:

- Is the State ODOD interested in working with CW, and do they have the funds

to purchase and redevelop sites? ODOD did visit Crosley building last month.

Bill:

- State ODOD has very little funds, it is better used for infrastructure improvement

Matt:

- There are other Tax Based Incentives, as part of an overall Redevelopment Plan. Needs to be packaged.

Steve:

- Some of the properties purchased more than 15 years ago did not comply with today's environmental requirement. Brownfield funds are going to be cut, will be consolidated into 1 year 2005 will be the year funds are available and not 2006.
- Businesses do not need to wait until Urban Renewal Plan is completed, they can access city's programs & loans for business + employee retention and expansion on an individual basis.
- Also, there is a State Credit for Machinery and Equipment.
- Consultants for Urban Renewal Plan will not start until spring.
- Several options for funding + Loan programs + Abatements are on the City's website. www.Cincinnati-oh.gov, for community development, and plan spells all programs.

Joe:

- Need a one-page synopsis of all relevant programs for funding/ financing targeted to business owners.

Steve:

- There is more to it than just Brownfield Funds.

Matt:

- A frame of reference is needed to contextualize the project and programs.

Steve:

- Property owners do not have the incentives to invest due to high cost of acquisition or clean-up.

Joe:

- Is Expedx moving to a new building in Northern Kentucky, vacating its Spring Grove location?.
- There could be a potential large-scale site for relocation on Spring Grove.

Bill:

- No!

Steve:

- Mill Creek Restoration is moving forward with a greenway up the Mill Creek. \$4.5 Million will be used to connect greenways and acquisition.(Check web site)

Duraïd Daas:

- City should feel free to access CDDC's website in preparations for the RFP for the Urban renewal plan services.

Matt:

- Shared LISC info: A national Community Development Finance Intermediary. See the website: www.LISC.org
- LISC uses its loans to leverage funds such as the current Camp Washington Redevelopment and Marketing Plan.
- LISC received a New Markets Tax Credits resulting in three to four National projects.
- LISC needs to see community consensus for projects,
- Being an active implementor through Community development Corp.,
- Opportunity to look at Commercial and Residential development
- Recommend that private developers partner with non-profit community organizations.
- Complexity inherent in commercial redevelopments connecting public, community, and private investment sources into community projects.
- Middle Earth approached LISC to develop the warehouse re-use for loft apartments and commercial space. LISC did not fund it because it was over subscribed in its current allocation, LISC expressed interest in placing NMTCs in Cincinnati during its upcoming ground.
- NMTC, a tax credit issued by federal Government, at 39% of total development cost for a period of 7 years can be a direct equity or an interest rate write down, currently it is at 4%
- LISC will subordinate below a bank to 1.5 % or so, up to five years with 12-year amortization.
- Equity groups are one of the ways LISC can assist.
- Recoverable grants are also one of LISC's program funds used for pre-development costs ie. Acquisition options, environmental engineering, architect.

Dave Gecks:

- Need to separate Building Codes from Zoning Codes.
- Passage of New Zoning as of January 2004.
- Not too many categories need to categorize business operation.
- Non-conforming uses are no longer easily expanded.
- New businesses should fit into new use categories.
- Legal requirements are also a consideration in change of uses.
- Spot zoning is difficult to achieve.
- Building code is different and deals with construction standards. Some buildings are not easily rehabbed to meet the new construction standards.
- All new code rules must be adhered to.

- Building codes are more flexible
- Looking at a group of properties in a contiguous way for Zoning and Building code assessment is not the norm.

Matt:

- Federal Brownfield Funding under congressman Mike Turner (Need more information)

Steve:

- We cannot apply for Clean Ohio Funds unless we have Environmental Assessments of properties, at least a Phase I and possibly a Phase II
- Encouraging to know on a national level that having a long list of stakeholders with strategic alliances is a success.
- Steve can assist with property development.

Matt:

- LISC can provide Recoverable Grants to conduct Phase I and Phase II

Duraid:

- Discuss with Bill Fischer access to City's funds coupled with LISC funds for partial Acquisition/ options/ Feasibility Analysis.
- Due to limited time for use of funds, we need to move on it right away.

Meeting adjourned at 10:15 AM

Next Meeting on January 11th 2004 at 8:30 AM

Business Association meets on January 19th at Noon