

**CITY OF WYOMING
ECONOMIC DEVELOPMENT COMMISSION**

**MINUTES
REGULAR MEETING
April 1, 2025
City Building Conference Room**

The City of Wyoming Economic Development Commission (EDC) met on Tuesday, April 1, 2025 in the City Building conference room. The meeting was called to order at 7:30 AM by Chris Harmon, Chair, and attendance was as follows:

MEMBERS:

Sara Aschliman
Alexandria Barnes Porter
Bryan Blade
Jon Boss
Ken Edelman
Chris Harmon, Chair
Jim Hilb
Grant Hoffman
Dov Rosenberg

**HIGH SCHOOL STUDENT/CITY VOLUNTEER
MEMBERS:**

Ella Fernandez
London Walker

STAFF:

Jeremiah Caudill, Finance Director
Rusty Herzog, City Manager
Megan Statt Blake, Comm. Dev. Director

ABSENT:

Tim Kiley

WELCOME AND INTRODUCTIONS

Chair Harmon welcomed new member Alexandria Barnes Porter to her first EDC meeting. Members and staff introduced themselves and their respective roles.

APPROVAL OF MINUTES

Motion by Mr. Boss, seconded by Mr. Edelman, to approve the December 3, 2024 meeting minutes. Motion passed unanimously by voice vote.

NEW BUSINESS

1. WYOMING PRIMARY SCHOOL FACILITIES REDEVELOPMENT

- **Project Overview:** Ms. Statt Blake presented a detailed update on the school district's multi-year primary facilities redevelopment project. The bond levy passed in November 2024,

securing \$72 million in funding. Thanks to Jim Hilb for sharing preliminary schedule with the group.

- **School Construction Phasing:**
 - **Hilltop Elementary:** First to be rebuilt. Demolition of existing school to begin in Fall 2025.
 - **Elm Primary:** To follow, moving from a one-story to a two-story facility.
 - **Vermont Primary:** Last in the sequence, also expanding to two stories.
- **Temporary School Sites:**
 - Hilltop students will relocate to Friendship United Methodist Church (FUMC), in a portion of the existing building plus two modular classroom building on the south parking lot.
 - Vermont students will use the Friendship site after Hilltop returns.
 - Elm students planned to relocate to modulares at the middle school.
- **Traffic & Safety:**
 - A traffic study by Kleingers Engineers recommended re-striping Fleming Road to provide two eastbound lanes on approach to FUMC and safer queuing into the church site.
 - Overflow and/or visitor parking planned for the high school lot.
 - Adjustments to traffic lights at Fleming and Springfield Pike and Pendry Road will be considered to improve traffic flow.
 - Initial police presence expected in August 2025; daily traffic management responsibility will rest with school staff.
- **Community Engagement:**
 - Planning Commission reviewed the plan in February 2025, in particular approving a Development Plan Exemption for the temporary swing space at FUMC.
 - School hosted community input session at Hilltop with approx. 30 attendees, raising questions about bus circulation, restroom facilities for after-school events, and long-term recreational amenities.
 - Commission members emphasized the importance of architectural quality, citing concerns with recent school designs in other communities. It was noted that Wyoming School's retained the same architect who designed the middle school project, and ARB review will be required for each site, along with Historic Review for Elm due to it being located in the Village Historic District.
- **Bond Sale:** Bonds sold successfully in March 2025 with strong demand in New York markets, presumably enabling construction to finish earlier than planned. Approximately \$10–12M in additional arbitrage savings will be reinvested into school improvements.
- **Commission Discussion:**
 - Members discussed whether new facilities would increase the school district's draw for new residents versus maintaining current standards.
 - Questions were raised about current kindergarten capacity shortages, temporary site capacity, and how the new buildings will address long-term enrollment growth.
 - Several members noted the exceptional opportunity to coordinate shared facilities (restrooms, gym space) for broader community use.

2. LOCKLAND PLANNING WORK

a. The Locks Development Plan

- Lockland's plan centers on redevelopment of the former Stearns & Foster industrial site (12–13 acres), bounded by I-75, Wyoming Avenue, and railroad lines.
- The site may be partially impacted by ODOT's future "Thru the Valley" I-75 project, which will consolidate northbound and southbound lanes, requiring right-of-way acquisitions.
- Redevelopment scenarios explored:
 - Multifamily housing.
 - Mixed-use development.
 - Research & development employment center.
- The Mill & Dunn Historic District nearby was highlighted as a success, particularly the renovation of the Stearns & Foster office building by Pepper Construction using historic tax credits.
- Discussion noted challenges in Lockland: limited staff, governance transitions, and immediate "now problems" hindering long-range planning.
- Members also noted increasing film industry use of the Mill & Dunn district, raising visibility of the corridor.

b. West Wyoming Avenue Corridor Plan

- Completed with Perkins & Will through a Hamilton County mini-grant.
- Covers Wyoming Avenue from Wayne Avenue to the railroad tracks.
- Recommendations include:
 - Façade improvement program (Lockland received funding).
 - Street tree planting and narrowing of travel lanes for pedestrian safety.
 - Targeted redevelopment of vacant or underutilized parcels.
 - Code enforcement to address blighted properties.
 - Potential reactivation of Lockland's Community Improvement Corporation (CIC).
- Coordination continues with Wyoming staff, recognizing the importance of gateway appearance to Wyoming's economic development.

Commission Discussion:

- Members emphasized that Wyoming's success is closely linked with neighboring communities.
- Members recalled joint Wyoming-Lockland planning efforts a decade ago; the current plans build upon that effort.

3. MASTER PLAN IMPLEMENTATION

- Chair Harmon noted steady progress on initiatives from the 2018 Master Plan, with particular focus in recent years on Springfield Pike, City Center, and coordination with Woodlawn and Lockland.

- Members agreed no new focus area was needed at this meeting, but continued emphasis on regional partnerships is essential.
-

4. DEVELOPMENT UPDATES

- W Lounge: Purchased by the Hickory Wald restaurant group (operator of Nation Kitchen & Bar). Will reopen as Delmonaco, a cocktail lounge. Owners include a Wyoming couple.
 - Dog Park: Brave Like Braden Dog Park on Van Roberts Place is nearing completion with ribbon cutting set for May 16, 2025.
 - Wyoming-Lockland Gateway Streetscape/Mercer Lot: Streetscape project in final design; will add landscaping, remove Wyoming Avenue apron, and improve parking layout. Project is partly funded by a Hamilton County CEDAP Grant, and will be publicly bid. Late summer construction expected.
 - 400 Wyoming Avenue Building (Gilligan's/West Side Brewing): Transitioned from full-service restaurant to taproom model; implementing operational changes.
 - Former Subway building: Renovated as Touch of Energy Wellness Med Spa, now open.
 - Springfield Township Development: Planned residential project at Bonham Road/Leacrest/Wright's Farm could significantly increase traffic; Hamilton County conducting study.
 - Robbie the Tailor's Shop: Mr. Robbie Brookins passed away. His shop space is owned by Wyoming Pastry Shop proprietors. Community members raised funds for a memorial plaque to be installed on a City bench. The building owners are evaluating new tenant options.
-

MISCELLANEOUS

- April is recognized as Volunteer Appreciation Month. The City provided cookies from the Wyoming Pastry Shop to members in thanks for their volunteer service to the community. A group photo was taken to share on the City's online media platforms, highlighting volunteer boards and commissions.
-

ADJOURNMENT

There being no further business, Chair Harmon moved to adjourn, seconded by Mr. Boss. Passed unanimously by voice vote, the meeting adjourned at 8:36 AM.

Respectfully submitted,
Megan Statt Blake
Community Development Director