

MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT COMMISSION
April 5, 2022

The City of Wyoming Economic Development Commission (EDC) met on Tuesday, April 5, 2022 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:

Chris Harmon, Chair
Sara Aschliman
Jon Boss (via phone)
Bryan Blade
Ken Edelman
Jim Hilb
Grant Hoffman
Tim Kiley
Jenni McCauley

ABSENT:

Ron Callahan
Dov Rosenberg

STAFF:

Megan Statt Blake, Community Development Director
Rusty Herzog, Acting City Manager
Tana Bere, Community Development Specialist
Jeremiah Caudill, Finance Director

OTHERS:

Barry Porter, 385 Oliver Road

WELCOME NEW MEMBERS: SARA ASCHLIMAN AND JIM HILB (SCHOOL DISTRICT REP)

The members introduced themselves and welcomed Ms. Aschliman and Mr. Hilb to the Economic Development Commission.

APPROVAL OF JUNE 15, 2021 MEETING MINUTES

Mr. Blade moved to approve the June 15, 2021 meeting minutes, seconded by Mr. Kiley. All members voted yes. The motion passed.

APPOINT VICE CHAIR

Ms. McCauley moved to appoint Mr. Blade as Vice Chair, seconded by Mr. Edelman. All members voted yes. The motion passed.

OLD BUSINESS

- a) Master Plan Implementation Matrix – Economic Development & Zones of Potential Change: Ms. Statt Blake distributed the Master Plan Implementation Matrix. She explained that this document includes all the strategies in the 2018 Master Plan. Some items do not apply to the work of the EDC but the full matrix was provided for the benefit of the new members. Going forward, the matrix will be culled down for EDC specific items and used as a tool to guide their workflow.
- b) North Pike Subcommittee Report: Mr. Edelman presented the North Pike Subcommittee Report. He reminded the members that the reason the subcommittee focused on North Pike is because it is identified as a Zone of Potential Change in the 2018 Master Plan. Unlike the City Center and Promenade, North Pike has not had much attention over recent years. The subcommittee started with physically surveying the study area to identify strengths and weaknesses. They also surveyed the business and property owners to gain their insight on North Pike.

Mr. Edelman summarized the key findings from the report. He explained they noticed that the streetscape did not have the same amenities as other areas in the City, and there was an absence of street trees and overall landscaping. There was noticeably less sign compliance and it contributed to the visual clutter in North Pike. They also found that the lack of design guidelines with the variety of properties made the area seem unintentional. Lastly, there are several properties which are vacant or in transition which provides an opportunity to implement some of the recommendations outlined in their report.

Mr. Edelman shared that there were three broad categories of recommendations: code enforcement, streetscape improvements, and strategic acquisition and infill. They recommended the City use the tools they already have and better enforce signage and maintenance standards. The streetscape recommendations are to provide high-quality improvements like those in the Promenade and have a streetscape design created specifically for North Pike. In the short-term, they recommended to begin with replanting street trees since it will make a visual impact and can be implemented faster than other improvements. The strategic acquisition focuses on three areas of opportunity. The first area is from the Rec Center to Wyoming's northern corporation line. Gaining control of these properties would allow the City to facilitate redevelopment along this stretch of Springfield Pike (located within the Village of Woodlawn) and better connect the Rec Center. The second area is the vacant lot at 1500 Springfield Pike and the current Subway building (1504 Springfield Pike). These lots are in transition and could be an opportunity for a new development. The third area is 1530 Springfield Pike, which includes the Food Mart

and proposed laundromat. This site is currently undergoing site improvements which were a condition of their Development Plan approval. Additionally, the City worked with the property owner to close one of the existing driveway aprons and reestablish a landscape buffer. Redevelopment of these areas provide an opportunity to establish design standards and create a more cohesive district.

Ms. Statt Blake added that the City intends to pursue a grant from Hamilton County that could fund the creation of a streetscape plan and/or design guidelines. There is also a possibility that the North Pike streetscape design will be combined with the streetscape plan for the Promenade to create an integrated design.

Ms. McCauley asked why the gateway signage is proposed at the intersection of Springfield Pike and Bonham Road and not at Harmon Drive. She said residents in Wyoming Glen may feel excluded from the community. Mr. Edelman said it is tricky because the corporation line is offset and only extends on the west side of Springfield Pike. Ms. Bere added the intention is for the signage to be like Reading's and Lockland's signage which says, "Where Friends Meet" and not just a welcome to Wyoming sign.

Mr. Porter asked what the City's relationship is with the Village of Woodlawn. He recalled in the past there were conversations about taking control of some properties, but their relationship was not the best at the time. Mr. Herzog said he has been in communication with their new City Manager and they have a working good relationship. Mr. Harmon asked if this section of Springfield Pike (located in the Village of Woodlawn) could be included in the corridor study. Mr. Hoffman added this would be appropriate as it is included in the scope of the North Pike report.

Mr. Edelman asked whether the City is planting street trees in North Pike this year. Ms. Statt Blake responded that no street trees are being planted within this section of Springfield Pike. Ms. Bere explained that the street trees which are currently being planted were ordered last fall. She will ask the Urban Forestry and Beautification Commission to assess North Pike and recommend appropriate locations for plantings for next year. The City does have a program in place which allows the City to plant trees on private property if the property owner agrees.

Mr. Kiley made a motion to approve the North Pike Subcommittee Report and send it to City Council, seconded by Mr. Blade. All members voted yes. The motion passed unanimously.

- c) Promenade Update – 432 Springfield Pike: Ms. Statt Blake recalled that at EDC's last meeting, they were working through a development agreement to sell 432 Springfield Pike for it to be converted to a commercial use. Since then, the CIC has executed an agreement with Ms. Aschliman which will go to City Council this month. Ms. Aschliman currently leases the property and explained she is in the process of converting it to

the Work+Shop. Over the last year, she fine-tuned the use of the building. The first floor will be multipurpose space, available for professional meetings and co-working. On the weekends and evenings, the space is available to rent for private events and retail. They will hold a maker's market/craft show monthly. The second-floor bedrooms are all currently subleased as artist creative studios. She has not yet marketed the building because it has temporary zoning approval and it needs to be brought up to code.

Ms. Statt Blake said the property is within the Village Historic District and has already been through Historic Review. Mr. Harmon asked about streetscape for the Promenade. Ms. Statt Blake explained that the City submitted a CIP, which was funded by City Council in late 2021, for the design for the Promenade streetscape. With the new Council coming aboard since then, staff are holding and evaluating whether to move forward with design at this time. Council's project priorities - in addition to what the future holds for the St. James property - could impact the streetscape plans, as well as whether the planning grant is awarded by the County.

Mr. Hilb asked if there are plans for the Robinson's Cleaners buildings. Ms. Statt Blake said the City is aware of the closing of Robinson's but is considering purchasing the property. She has heard of a few ideas for the property, and would like to see it transitioned to a productive use as soon as possible.

- d) Residential Permit Data 2009-2021: Ms. Statt Blake distributed the residential permit data to the members. It captures the annual residential investments that are reported through permit activity. The data indicates building trends and investment in the City. The data for 2022 will be notably higher due to the City's Housing Infill Project and the seven new single-family homes located on the former UC Health property. The first Infill Housing site at 220 Crescent Avenue recently sold for nearly \$670,000 and the two properties on Oak Avenue are in the permitting process. Ms. Aschliman asked if the Infill Housing RFP's intention was to develop housing at market value or in an affordable manor. Ms. Statt Blake said the goal was to let the private market determine values.

NEW BUSINESS

- a) Meeting Norms – Standing Meeting Date, Frequency, Duration: Ms. Statt Blake began the discussion of the role of the EDC and their driving force. Mr. Harmon explained economic development in Wyoming is different than a lot of other cities. The primary focus is on bolstering housing, property values, and income taxes by maintaining the position as a community of choice. In addition to housing, the EDC should focus on desirable commercial and retail as directed by the Master Plan.

Mr. Harmon and Ms. Statt Blake have proposed for the EDC to have a consistent format by meeting once every two months. Meetings would include regular updates on key Master Plan elements and a section for old and new business items. They

would like to begin to invite a different local business to attend each meeting to share information, discuss any concerns, or provide updates.

MISCELLANEOUS

Mr. Porter asked for information on rental properties in the City and what the economic impact is.

Mr. Kiley asked for an update on the apartment building located at 4 Worthington Avenue. Ms. Statt Blake said the apartment building had a fire last August and the whole property, which includes both buildings, is being sold. The prospective buyer plans to restore the building and continue using it as a four-family residence.

The members decided to invite the owner of the Arepa Place, Isis Arrieta-Dennis, to their next meeting.

ADJOURNMENT

Mr. Hoffman moved to adjourn the meeting, seconded by Mr. Blade. The motion passed unanimously. The meeting adjourned at 8:30 AM.

Respectfully submitted,

Tana Bere,
Community Development Specialist
Secretary of the April 5, 2022 EDC meeting

Chris Harmon,
Chair of the EDC