

MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT COMMISSION
August 2, 2022

The City of Wyoming Economic Development Commission (EDC) met on Tuesday, August 2, 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:

Sara Aschliman
Bryan Blade
Jon Boss
Ron Callahan
Ken Edelman
Chris Harmon, Chair
Tim Kiley
Jenni McCauley
Dov Rosenberg

ABSENT:

Jim Hilb
Grant Hoffman

STAFF:

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

OTHERS:

Karen Klaus & Kelly Trush, Station Family + BBQ, 400 Wyoming Avenue

DISCUSSION WITH LOCAL BUSINESSES: KAREN KLAUS AND KELLY TRUSH, STATION FAMILY + BBQ, 400 WYOMING AVENUE

Mr. Harmon welcomed Karen Klaus and Kelly Trush to the Economic Development meeting. Mr. Harmon said the EDC is inviting a local business to each meeting to hear how things are going and if there is anything they can do to better support them. Ms. Klaus shared they are appreciative of all the support they have received from the City. She added that the DORA has been very successful, and she wants to make sure all the rules are being followed so the DORA remains in place. Mr. Edelman asked if there are items that need to be focused on. Ms. Klaus said she is concerned with people bringing their own alcohol to the Village Green and the W Lounge selling alcohol on City property. Mr. Herzog said the W Lounge was given

permission during a City event to utilize the Village Green if they were compliant with their liquor license. Ms. Aschliman said it seems like soliciting when a business is directing people to go down the street to buy their alcohol.

Ms. Klaus complimented the landscaping improvements at the Village Green and they are looking forward to the pavilion project. Mr. Harmon asked for an update on the Village Green improvements. Mr. Herzog said the development plan will go before City Council this month, and the fundraising campaign will restart soon after. The project cost has increased from the estimated amount by nearly 20-30% over the last year and a half, and the new estimate is approximately \$1.2 million.

Ms. Trush said that the City could improve sensitivity to the existing businesses. An example is a barbeque food truck parked next to Station Family + BBQ as part of a City-sponsored event. She also wants to draw people from outside of Wyoming, but they should complement the existing businesses. Ms. Klaus said additional signage could help point people to the City Center. Mr. Edelman said the Village of Glendale does a good job of this.

Ms. Trush requested the City help promote their events through different channels. She recalled the billboards along Interstate 75, which the City has done in the past. Ms. Klaus said both the businesses and City could work together on amplifying messaging. They should also explore sponsorship opportunities with other entities like insurance/health companies. Ms. McCauley suggested bringing the fine arts to Wyoming. Mr. Herzog added the planned improvements to the Village Green will promote more activity.

Ms. Klaus shared that without receiving a federal loan, which requires repayment, their business would not still be operating. It has been a struggle financially and more events like May Fete would help. She explained their limited business hours to the members.

APPROVAL OF June 14, 2022 MEETING MINUTES

Ms. McCauley moved to approve the June 14, 2022 meeting minutes as amended, seconded by Mr. Kiley. All members voted yes. The motion passed.

OLD BUSINESS

- a) Housing – Housing Data Subcommittee: Mr. Hamon asked the members on the Housing Data Subcommittee to schedule their next meeting after this meeting is concluded. Ms. McCauley expressed her concerns with having to share their findings with the U.S. Department of Housing and Urban Development (HUD). Mr. Kiley suggested having a clear objective statement in their report.
- b) Promenade & North Pike – Hamilton County Planning Grant for Streetscape Plan: Ms. Statt Blake said that Ms. Bere prepared an application for a Mini Planning Grant through Hamilton County. The City was awarded the grant, and it will be used to hire a consultant to design the streetscape improvements in the Promenade and North

Pike. The Village of Woodlawn was awarded their own grant. We will collaborate on the Springfield Pike upgrades leading to the Rec Center and create a shared gateway. The County commended the efforts of the City to implement their Master Plan and the interjurisdictional cooperation between Wyoming and Woodlawn. Ms. Statt Blake asked if any EDC members are interested in serving on the steering committee over the course of the next year. Mr. Boss, Mr. Edelman, and Ms. Aschliman expressed initial interest.

Mr. Edelman exited the meeting at 8:15 AM.

NEW BUSINESS

Mr. Harmon summarized the Master Plan goals for the Promenade. One strategy is to explore opportunities for strategic infill, reuse, and redevelopment with mixed uses that emphasize retail, restaurant, office, civic, and residential uses appropriate for this community focal point. The recent conversion of the house at 432 Springfield Pike into commercial space implemented this strategy. Ms. Aschliman provided an update on the conversion and anticipates the construction will be completed this September.

Mr. Harmon asked for an update on the plans for parking behind 432 Springfield Pike. Ms. Statt Blake said that the City engineer designed plans for parking in the rear of the lot, but it was prohibitively expensive for the City to construct. Since then, the City entered into the development plan agreement with Ms. Aschliman, and the idea is that she will construct the additional parking when it is needed for her business.

Mr. Harmon asked for an update of the plans for the south lawn of the Civic Center. Mr. Herzog said there are no current plans, but the area will be included in the design for streetscape improvements along Springfield Pike. Mr. Kiley said we should look for opportunities to bury overhead utilities as streets undergo renovation.

Mr. Herzog updated the members on signage and said there will be a new sign at the intersection at Wyoming Avenue and Springfield Pike. The sign will be illuminated and include the City logo. He provided an update on the I-75 project and discussed the selected design and signage opportunities.

MISCELLANEOUS

There were no miscellaneous items discussed.

ADJOURNMENT

Mr. Blade moved to adjourn the meeting, seconded by Ms. Aschliman. The motion passed unanimously. The meeting adjourned at 8:34 AM.

Respectfully submitted,

Tana Bere, Community Development Specialist
Secretary of the August 2, 2022 EDC meeting

Chris Harmon,
Chair of the Economic Development Commission