

**MINUTES
REGULAR MEETING
ECONOMIC DEVELOPMENT COMMISSION
June 14, 2022**

The City of Wyoming Economic Development Commission (EDC) met on Tuesday, June 14, 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
Bryan Blade
Ron Callahan
Ken Edelman
Jim Hilb (via phone)
Grant Hoffman
Tim Kiley
Jenni McCauley
Dov Rosenberg

ABSENT:

Sara Aschliman
Jon Boss

STAFF:

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

OTHERS:

Isis & Chris Arrieta-Dennis, The Arepa Place, 1517 Springfield Pike

WELCOME NEW BUSINESS OWNER: ISIS ARRIETA-DENNIS, THE AREPA PLACE, 1517 SPRINGFIELD PIKE

The members introduced themselves and welcomed Isis and Chris Arrieta-Dennis to the Economic Development meeting. Mr. Harmon said the EDC is trying to have a business owner at each meeting to hear how things are going and if there is anything the City can do to support the businesses. Ms. Arrieta-Dennis provided background on how The Arepa Place started and their decision to expand to the City of Wyoming at the former CWC Restaurant location. Ms. Arrieta-Dennis said the shortage of employees has been an issue and using students has its challenges. They are encouraging customers to use the patio and have started to host creative events. Mr. Harmon recommended sending a mailer with a coupon

and information of the upcoming events to promote their business. He also explained the North Pike Economic Development Report and the initiatives the City is working toward. Ms. Arrieta-Dennis shared they are drawing customers from the larger Hispanic community, especially when they have live music. She asked that the City continue to promote their events in their newsletter.

APPROVAL OF APRIL 5, 2022 MEETING MINUTES

Ms. McCauley moved to approve the April 5, 2022 meeting minutes, seconded by Mr. Rosenberg. 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 which was culled down for EDC specific items to be used as a tool to guide their workflow. Mr. Harmon said he reviewed the Matrix and found there are six focus areas for the EDC. He proposed that at each meeting, they discuss any updates to the Matrix and choose a focus area to assess.

Mr. Harmon said that today they will discuss the goals for housing. Ms. Statt Blake provided an update on the Housing Infill Project. The first of the four houses sold for significantly higher than the projected cost from when the project started in 2018. There was nearly a 40% increase in the amount that it was anticipated to sell. The second lot located on Oak Avenue is under construction and the third lot (on the corner of Oak Avenue and Wentworth Avenue) is under contract.

Ms. Statt Blake added that the seven lots on Crescent Avenue have sold and the only involvement by the City was waving permit fees. Ms. McCauley said those houses are more like the houses on Grove Avenue in terms of size and scale, than across the street by the railroad tracks. Ms. Statt Blake said a family on Grove Avenue has purchased one of the new houses and she is curious what price their historic home will sell for. Mr. Blade stated that it already sold in the low \$600,000s.

Mr. Harmon discussed the housing goals listed in the Matrix. Mr. Edelman shared his concern that we are not fully leveraging all our tools to protect the historic housing stock. Currently, homes that become dilapidated are often deemed not feasible to renovate and are most often demolished. Then, when new homes are built, they do not always fit with the historic character or architecture of the surrounding neighborhood. There are several moments of engagement where we have the opportunity to help homeowners make choices to enable historic preservation: code enforcement/engage homeowners in maintenance and code expectations; connect homeowners to qualified and affordable contractors for repair and maintenance; carefully review applications for demolition and encourage repair/renovation whenever possible; when new houses are appropriate, ensure architectural fit with

neighborhood via robust input from Architectural Review Board and Historic Preservation Commission. Mr. Edelman encouraged robust use of all tools to increase protection of our historic housing stock.

Ms. Statt Blake said there have been a few recent changes to strengthen the historic review ordinance. A gap that was filled is that new construction and infill development will now trigger historic review. The City is also devoting more resources to code enforcement and trying to catch issues before they fall into disrepair. Mr. Kiley suggested groups like People Working Cooperatively (PWC) to work with older residents on property maintenance concerns. Mr. Herzog said they are working to identify programs to help residents with utilities and home repairs through Hamilton County.

- b) North Pike Economic Development Report – Status Update: Mr. Harmon informed the members that the report had been adopted by City Council.

NEW BUSINESS

- a) Real Estate Data – Ranges of Property Values: Mr. Harmon said that the housing initiatives in the Master Plan have two themes. One theme is finding incentives to promote property maintenance and renovation of existing houses. The other theme is the housing options for various demographics and at different price points. The Commission had previously discussed diving into this topic and evaluating the current range of property values. Mr. Hoffman wants to see data showing information on the number of lower-priced homes. Mr. Harmon suggested creating a subcommittee to look at the existing housing stock for affordable and moderately priced homes particularly for young families, and the amount of empty nester housing. He will send an email asking for volunteers to form a subcommittee.

MISCELLANEOUS

Mr. Herzog shared the concept of “porch chats” where he meets with a group of residents and discusses various topics with the community. At his recent porch chat, they were very interested in what the City has been doing to spur economic development, especially with the restaurant industry.

Ms. Statt Blake provided an update on the closing of Half Day Café. She said there have been several people that expressed interest in the space but did not get traction with the property owner, Barry Barnhorn. Ms. McCauley said she would contact Mr. Barnhorn to see what his plans are for the recently closed Half Day Café location.

ADJOURNMENT

Mr. Blade moved to adjourn the meeting, seconded by Mr. Kiley. The motion passed unanimously. The meeting adjourned at 8:47 AM.

Respectfully submitted,

Tana Bere, Community Development Specialist
Secretary of the June 14, 2022 EDC meeting

Chris Harmon,
Chair of the EDC