

**MINUTES  
REGULAR MEETING  
ECONOMIC DEVELOPMENT COMMISSION  
October 11, 2022**

The City of Wyoming Economic Development Commission (EDC) met on Tuesday, October 11, 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  
Jim Hilb  
Grant Hoffman  
Tim Kiley  
Dov Rosenberg

**STAFF:**

Rusty Herzog, City Manager  
Tana Bere, Comm. Development Specialist  
Jeremiah Caudill, Finance Director  
Kenzie Eberhart, Comm. Dev. Intern

**OTHERS:**

Mary Sweet, W Lounge, 518 Wyoming Avenue

**ABSENT:**

Jenni McCauley

**APPROVAL OF AUGUST 2, 2022 MEETING MINUTES**

Mr. Hilb moved to approve the August 2, 2022 meeting minutes, seconded by Mr. Boss. All members voted yes. The motion passed.

**OLD BUSINESS**

- a) Housing Data Subcommittee – Progress To-Date: Mr. Hamon provided an update on the status of the Housing Data Subcommittee. He said they are about 80% finished with their work. They met several weeks ago to discuss the data collected thus far. The subcommittee is evaluating the affordability of housing and the housing stock for empty nesters in Wyoming, which are elements in the Master Plan. He expects they will have a draft report to review at the next EDC meeting, and then present the report to City Council. Mr. Hilb added he is awaiting a response from the school district for information on the student population and enrollment.

**DISCUSSION WITH LOCAL BUSINESSES: MARY SWEET, W LOUNGE, 518 WYOMING AVENUE**

Mr. Harmon welcomed Mary Sweet to the Economic Development meeting. Mr. Harmon said the EDC is inviting local businesses to these meetings to hear how things are going and if there is anything the EDC can do to better support them. Ms. Sweet shared that their business fluctuates by as much as 300% from one Saturday to the next, and they are only breaking even with their operating expenses. The next 11 months will determine if they will be able to

continue operating. She explained that whenever there is a community event, they see a lot of business. She is starting to program more of her own events and improve her marketing. She receives feedback that many of her customers see the advertisements in the City's weekly email and is appreciative of the support from the City. She asked if she could use the public parking lot across the street for bonfires and additional gathering space. Mr. Herzog added the lot is within the DORA, and he wants to utilize these areas when practicable. Ms. Sweet asked if the City would consider expanding the sidewalk on the corner of Van Roberts Place and Wyoming Avenue in front of her property. This would allow for a new walkway, and she could increase the amount of seating on the sidewalk. Mr. Hilb added the City should look at safety improvements at these intersections. Mr. Herzog suggested contacting the Community Development Director.

Ms. Sweet explained that the largest potential impact on the business is the redevelopment of 400 Wyoming Avenue. She wants to see something go in that will bring people from outside Wyoming into the business district. Mr. Rosenberg asked if the amount of revenue and expenses were anticipated. Ms. Sweet said the revenue is lower than expected and the expenses are under control. Their operating hours reflect the busiest times, and she was surprised summer were the slowest months. She commented that she and her customers are under the impression the City will not consider a high-end chain restaurant like Dewey's at the 400 Building. Mr. Harmon said that is not true. Mr. Rosenberg noted that it was Dewey's decision not to locate there in the past. Ms. Sweet imagines that any business that goes in will compete with hers, but it is very important they can draw a crowd, and draw from outside of Wyoming. Mr. Herzog said the selection process for a new user is being conducted through the Wyoming Community Improvement Corporation (CIC), which is the property owner.

## **NEW BUSINESS**

- a) Master Plan – City Center: Mr. Harmon stated the six initiatives for the City Center listed in the Master Plan. The first initiative is to explore opportunities for strategic infill, reuse, and redevelopment with mixed uses and emphasize neighborhood-scale retail, restaurant, office, civic, and residential uses appropriate for the City Center. He said that the closing of Station Family + BBQ at 400 Wyoming Avenue and finding a new user relates directly to this initiative. Mr. Herzog provided an update on the status of the building. The City has shown the property to about 10 interested parties without marketing the space, and they have accepted several letters of interest. They will review the letters after the deadline closes in mid-November. The members discussed separating the building for different tenants/uses because the size is a challenge. Mr. Kiley said driving foot traffic should be a priority to ensure the next business will be more successful. Mr. Harmon said it appears the business located in the 500 Building and the business along Wyoming Avenue are stable, and the biggest moving pieces are the 400 Building and the Village Green improvements. Mr. Herzog shared that they anticipate construction beginning next summer on the improvements to the Village Green.

Mr. Harmon introduced the next initiatives: to consider the potential for additional strategic property acquisition and/or public-private partnerships for catalytic development projects; continue to coordinate with the Village of Lockland to ensure the revitalization and improvement of the contiguous business district and to enhance the revitalization of the adjacent residential neighborhood; and investigate the potential of a joint downtown redevelopment district with the Village of Lockland. Mr. Herzog said they are building a great relationship with the Village of Woodlawn and would like to do the same with the Village of Lockland. The revitalization along Wyoming Avenue in Lockland is vital to driving foot traffic to the City Center.

Mr. Harmon said the next initiative is to explore opportunities to improve the connection to the City Center and the Promenade along Wyoming Avenue through streetscape and public realm improvements. He said this is something to think about as the Springfield Pike Streetscape Plan looks at the Promenade. The last initiative is to review the 400 Wyoming Avenue Feasibility Options Study and consider next steps to accommodate a new use or tenant in the facility. The City is currently in the same position with this property as it was in 2018.

- b) Housing Improvements – Subcommittee on Housing Incentives and Guidelines: Mr. Harmon asked if the members were still interested in forming a subcommittee to research housing incentives. The members expressed interest. Mr. Harmon will send an email to the members asking for volunteers.

## **MISCELLANEOUS**

- a) Development Updates: Mr. Harmon shared the CIC purchased the property at 1500 Springfield Pike. He asked if there has been discussion on next steps for this property, which was studied by the North Pike Subcommittee. Mr. Herzog said the lot has been secured but the CIC's main priority right now is the 400 Wyoming Avenue building.

## **ADJOURNMENT**

Mr. Kiley moved to adjourn the meeting, seconded by Mr. Hoffman. The motion passed unanimously. The meeting adjourned at 8:35 AM.

Respectfully submitted,

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Tana Bere, Community Development Specialist  
Secretary of the October 11, 2022 EDC meeting

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Chris Harmon,  
Chair of the Economic Development Commission