

Economic Development Commission  
February 4, 2020  
Meeting Minutes

The Economic Development Commission met on February 4, 2020 at 7:30 a.m. in the Conference Room of the City Building. Attendance was as follows:

Members Present: Chris Harmon – Chairperson, Jon Boss, Bryan Blade, Grant Hoffman, Jenni McCauley, Dov Rosenberg, Bryan Blade, Jeb Brack, and Ken Edelman

Staff Members Present: Lynn Tetley – City Manager, Jeremiah Caudill – Finance Director, Tana Pyles – Community Development Specialist, and Megan Statt Blake – Community Development Director

Others Present: None

Introduction of New Members

New member, Jenni McCauley, was introduced to the Commission. Zach Green, the new City Council representative, was unable to attend.

Approval of the October 1, 2019 Meeting Minutes

A motion was made by Mr. Boss to approve the minutes as amended, seconded by Mr. Blade. All ayes by voice vote.

432 Springfield Pike

Mr. Edelman provided an update on the RFP process for 432 Springfield Pike. The sub-committee's recommendation was to reject the one proposal received and close this particular request. The RFP did not yield a viable or optimal buyer for the property at this time. The Commission is recommended to continue seeking alternate options for the property with the assistance of the CIC. The recommendation was to seek input from the CIC on how to best market the property for future development. This recommendation will be referred to City Council and that body will determine the policy direction for the property and then direct the CIC accordingly. It is likely that the City will need to financially partner with a private entity in the future to make this more economically viable. The Commission discussed the possibility of investigating a co-working office space for the building. There may also be an opportunity for Wyoming Community Coffee to lease the front yard area for a patio and walk up service window. EDC also recommended that funding be allocated to create some drawings for possible renovation options for the structure. Funding would need to be sought from City Council for this project. City staff and Chairperson Harmon will discuss next steps.

305 Crescent Avenue Discussion

Ms. Statt Blake provided an update on the status of the property at 305 Crescent Avenue which has been for sale since the UC Health Center ceased operation. The City has been working with a potential residential developer that has an option on the property and is currently in the due diligence process. The potential is to subdivide the property into seven parcels for seven single

family homes. The proposal includes a 25' tree preservation buffer in the rear lot to provide ample screening from homes on Grove Avenue. The developer has asked for consideration for any assistance from the City toward the cost of development. The City is not able to abate property taxes but may be willing to waive permit fees, with the approval of City Council. The amount of the fees potentially waived would be between \$10k-\$15K in value. The City is also not able to waive water tap fees. EDC was asked to provide input on the waiver of permit fees. The City waived the permit fees for the recent housing infill project. The City is also exploring the possibility of demolition funds for the building. The Commission asked if the City could possibly "trade" architectural review on the homes in consideration of waived fees. While that may not be possible, the City has provided the developer with the historic district design guidelines. Further, City staff has a great level of comfort with the developer and their product, as proposed at this time. A motion was made by Mr. Rosenberg to recommend building permit fees be waived. Second by Mr. Boss. All ayes by voice vote.

#### Master Plan Implementation

The Commission discussed the various projects identified in the Master Plan and whether there was bandwidth to begin planning for North Pike. Mr. Edelman asked if the EDC should proactively talk with business owners in the North Pike area to see what plans and needs are for their future. Mr. Hoffman, Mr. Blade, and Mr. Edelman offered to survey business activity in the North Park area to see what opportunities may exist for the City in the future.

Ms. Tetley provided an update on the proposed renovation of the Village Green to develop a permanent performance pavilion. This project is seeking private funds for construction.

#### Housing Infill Project

Ms. Statt Blake provided an update on the construction process with Homewood Development on the Crescent Avenue lot. The lot is in the process of a variance request.

#### Miscellaneous

None

#### Next Meeting

The next meeting will be on April 7, 2020.

#### Adjournment

Meeting adjourned at 8:37 a.m.

Submitted by:

Lynn Tetley, City Manager

Approved:

Jon Boss, Secretary