

Monday, November 13, 2017

ITEM 1: CALL TO ORDER:

Mayor Flaute called the Riverside, Ohio, City Council Special Meeting to order at 6:01 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ITEM 2: ROLL CALL:

Council attendance was as follows: Deputy Mayor Curp, present; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Mrs. Reynolds, present; Deputy Mayor Smith, absent; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, City Manager; Tom Garrett; Finance Director; Bob Murray, Economic Development Director; and Brenna Arnold, Clerk of Council

ITEM 3: EXCUSE ABSENT MEMBERS:

A motion was made by Mrs. Lommatzsch to excuse Mr. Smith. Mr. Denning seconded the motion.

Mr. Denning: Everybody knows Mike has a heart attack, right? Mr. Fullenkamp: No. Mr. Denning: What day was it? Mrs. Lommatzsch: I'm not sure. Mr. Denning: I thought it was Thursday. Mrs. Lommatzsch: More like Tuesday. He may have gotten out the hospital on Thursday. It was in the middle of the night and he was home alone. Mayor Flaute: Lynn said he is doing okay. Mrs. Lommatzsch: We didn't know either. Mr. Denning: I didn't know until Saturday. Mayor Flaute: I found out a little earlier. Mr. Denning: Mr. Mayor, I would say it is on you to send out that email when things like that happen. At the same time, if we didn't know that you knew we should have sent something out on Saturday as soon as we knew. I apologize. Mayor Flaute: I will try to be better about that.

There was no additional discussion on the motion.

All were in favor; none opposed. **Motion carried.**

Mr. Smith arrived at 6:08 p.m.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:

There were no additions or corrections to the agenda.

ITEM 5: APPROVAL OF AGENDA:

A motion was made by Mrs. Reynolds to approve the agenda as submitted. Mr. Denning seconded the motion.

There was no discussion on the motion.

All were in favor; none opposed. **Motion carried.**

ITEM 6: PRESENTATION – 2018 Budget – Wright Point and Economic Development

Mr. Carpenter: First I would just like to talk about some of the paperwork that we have here. This here is really what I gave you before except it was blue. We are saving on the blue ink, so now it is on white. It is the PowerPoint through three quarters of the year, through September. We talked about where we are on income and also where we are on projects that we were doing from the beginning of the year. So you have that available to you as part of this discussion. I don't know if everyone has the infamous spreadsheet. Mayor Flaute: The one you gave us earlier? Mr. Carpenter: Yes. I did not make additional copies because this is version 1.0, but this is what we are going to talk about tonight. I can make some copies for the sections

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that Mr. Murray is going to address. He has them, so I don't need to make additional copies.

Mr. Fullenkamp: I have a question about this spreadsheet. You are going to generate some comments for us about the individual lines at some point? Mr. Carpenter: Yes, about budget notes. What I got from last year is Council was interested in hearing what each department wanted to recommend or suggest as capital projects. This budget does not reflect all of those requests, but each department head will review all of their requests so you will have an idea of what they have suggested or recommended. In my opinion it is just not feasible that we could pay for all of the different requests, so this is just my first draft. I know Mr. Garrett worked on the revenue portion and I worked more on the expense side. There are definitely going to be some changes as we go through this, but this is version 1.0 that you have in your hands. Mr. Murray is going to talk about Economic Development and Wright Point and some of the other budgets that he is responsible for.

Mr. Murray: I didn't know exactly what to do, so I put together some stuff here and I hope it is legible and follows logically across the page. You can see I have added to the original sheets. Where we had 2017 expenditures year to date, I added what I forecast until the end of the year and then onto that is the City Manager's budget recommended for 2018. This one mirrors it exactly, but some of them will not. The next column there is 2017 year to date projects. These are things that I can get started by the end of the year. The next one is next year's projects. Where I had some money left over, not necessarily in this budget but some of the other budgets, I have actually tried to combine projects and do some of the things this year and then carry over from last year so the money stays kind of right. In the middle of the page there is A, B, C, D, and then over a little bit E, F, G, H, J, so those are the things I want to talk through tonight and of course answer any questions you might have. Again it kind of hinges on that blue column and that's where I think I am going to end up, probably less than that especially on this budget and then what the City Manager recommended going forward with some of the projects.

Letter A there is an Economic Development micro site and that is a media portal to any site selector that may be looking for space in Riverside. It is not going through our normal website, but it is an actual direct pipeline into important Economic Development information. The Economic Development portal is something a lot of cities have and Troy is the one I looked at and tried to model after. It would be put together by B Line 63, they have been doing the website for here as well as several other people that you might know. I do have a hard estimate on that, so I do have a proposal on my desk to put that together and if you think of it as a direct target shot towards people looking for space in Riverside.

Mayor Flaute: Does that tie into the DDC then? Mr. Murray: It is going to tie into the DDC and there will be a link. Mayor Flaute: There will be a special place to click the link for the DDC and for what they are watching and looking for? Mr. Murray: For Montgomery County and of course Wright Point, so there will be specific assistance they can get off of our website directly. More importantly it is our contact information, it is marketing materials we would put forth that Lori put together for me and we would put those on there like testimonials and things like that. Next would be a handful of development site information, so we are going to go around and collect all the large developable sites in the City of Riverside with the idea we will talk directly to those people and it will be on the website. If you go to our website now, it does take you a few clicks to get where you need to be in Economic Development. This is more or less one click service, so you are immediately involved in Economic Development for Riverside. Contact information would be right up front; it is not so much on our website right now and you do have to drill down to get that. Again, it is like one stop shopping for people looking for sites in Riverside and \$3,500.00 is the price on that.

Mr. Fullenkamp: Will there be a link off of our site also under Economic Development and then it is going to be distributed through DDC and other organizations? Mr. Murray: That is exactly right. The most important thing with any website like this is what are the keyword searches? So I am able to input keyword searches by having a

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standalone site. Mr. Fullenkamp: And you will include those in our marketing materials? Mr. Murray: Absolutely, everything we've got.

Deputy Mayor Curp: Is that an annual licensing fee? Mr. Murray: No, that's just to create the website. I think it is \$150.00 for the annual website fee for them to host that website. Mrs. Lommatzsch: Who puts it together? Mr. Murray: Myself and B Line 63, which is the marketing firm. Mrs. Lommatzsch: That's who we are paying in the \$3,500.00? Mr. Murray: Exactly right. Again it is that one click, which I think is important for anybody looking for space in Riverside.

The next thing that is all important and I think it is on every one of my to-do lists I have received and that is a Business and Attraction Program. I think I've allocated for that \$1,000.00. That's just to get any additional material that we might need. We started out with BusinessFirst! with this. Very early on I said we were talking about if RITA is collecting from the right people and is RITA getting everybody that we need to. That's really what led to BusinessFirst! and continuing this business list. Right now we have gone through three or four different lists that we were able to get from everybody, the Fire Department, BusinessFirst!, the library, and the Well Field people. We are collecting all of that information and putting it in one spot. That will be loaded into BusinessFirst!'s website and into the BusinessFirst! software. That will be the place that will hold primarily all of our businesses. The goal of course is to take care of and support businesses in the community. We are not even sure which ones they are. We have looked at RITA's list and RITA's list is extremely confusing. Of course they have got 10,000 people paying income taxes and they are all on that list, so it is not only the physical businesses but there are a lot of other things that we have got to pile through to make sure. Of course we can't check all 10,000 of those people out, what we have got to do is go with the physical locations that we have got and carry that over to RITA's list and not vice versa just to make sure.

Mrs. Reynolds: Could you talk a little bit about what you mean by take care of and support? Mr. Murray: Primarily that is if they needed marketing assistance, financial assistance, or if they need something we are able to use BusinessFirst! sources and say they should go talk to County Corp and here is a marketing person who can help you do what you are doing. It's more or less assisting them along the way. Most of it is customer service as well as technical assistance. Lori was in the SBDC as well as I was, so we are certified to help small businesses. This is kind of coddling them more. With her help, we really have enough help to do this and make them understand and draw their affinity into the community.

Deputy Mayor Curp: The issue you have with RITA is that they have the corporate names for these businesses. For example, they don't have McDonald's on their list, they have whoever the franchisee is. Mr. Murray: Someplace in Timbuctoo. That is a problem, you are right. We've got to baseline who is here towards RITA and that's why we are going to try to work this way. If we find somebody that's not there, then we go to RITA. I don't think RITA can help us identify who is here just for that problem that you see. Deputy Mayor Curp: They can because they may have names of people who are running the cottage industry that we don't even know about. Mr. Murray: Absolutely. There are a ton of those people in there. You are absolutely right. Deputy Mayor Curp: There are other small entrepreneurs. Mr. Murray: Those we are not going to find and they can help us do that.

Mrs. Lommatzsch: How do we know that all the workers at McDonald's are paying income taxes? We don't know that then, do we? Mr. Murray: That's RITA's job to go find that out. Mrs. Lommatzsch: So when they rotate and change out every 60 days, that's an ongoing issue. Mr. Murray: That is an ongoing issue and it is a tough one. Mayor Flaute: Hopefully McDonald's is putting it all on their checks. Mrs. Lommatzsch: I'm just using them as an example. There are other places like that. Mayor Flaute: You've got to trust a little bit there that they are putting it on their. Mrs. Lommatzsch: Not with the taxpayer's money you don't.

Mr. Murray: Finally, it is just to find out what we don't know. We are going to try to develop personal relationships with the businesses in Riverside and ask them how things are going and what they need. It will be a conduit back to Council of the

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opinions of at least the top 100 taxpayers in this city. Finally, it is data analysis and recommendations. Once we gather this information, we can run analysis of what is actually here, what types of businesses are here, and what we can do with those. Sorry about that last slide, it is just bringing up public meetings and implementing some things we find and again establishing business contacts are the main thing we are trying to do there.

Steps to doing this, again establish a baseline for existing businesses and we have reviewed four or five lists and every list we could find and are trying to compile that together. We are trying to create a multi-user database. We want one database for zoning, fire, and whoever else might use it that is definitive and that means out walking around, the fireman walking around, and having a process where we can bring everybody together with one list and comparing it to RITA to make sure that we've got what we need. Then we need to establish a maintenance procedure. How do we track the in and outs? One of the things as soon as we get a baseline is every permit that comes in for a sign and see if that is on the business list or is that guy there? Every permit that wants to build a business, is that on our business list? We would make sure that those permits are like an original source into this business list, so those have to be recorded there.

We need to schedule 50 visits a year. That doesn't seem like a lot, but of course we are doing other visits as well. As people come in, we will also be assisting those. We are starting with the top 100 and doing one per week to get that done. It could be more than that, but we will see how that goes. Mr. Fullenkamp: Is this us or is this BusinessFirst!? Mr. Murray: This is us. We do all the legwork for BusinessFirst! They've got the software, the information, and the knowledge that they share with us, but primarily it is us walking around.

Mr. Fullenkamp: I thought I heard them say they provided some of those services touching base with businesses and you are saying that isn't necessarily the case? Mr. Murray: They can every once in a while. They will do a call or something, I forget what they call it, and they go out and walk around. I don't know that we would want them to do that, but it's a possibility. One of the things I would like to do with them though is to host an annual Resource Rally. There they bring in a lot of free assistance, everything from universities to County Corp to citywide and a host of individuals who can assist small businesses. We would do a Resource Rally and I would probably start on Valley Street. We would invite everybody up and down Valley Street to attend a business meeting and have everybody and their brother there that offers free assistance to small businesses.

Mrs. Lommatzsch: I do know that Lynn has spent some time with Lori because the Chamber has 150 members, some are not Riverside businesses, however the Chamber is also interested in that kind of event and helping to support information for small businesses. Mr. Murray: She would be the first desk probably at that meeting so we could sign people up as they walk through the door. Mrs. Lommatzsch: I think using her list, and I think Lori is already plugged into that. Mr. Murray: We've got that list.

Mr. Fullenkamp: Why would you be neighborhood specific on a Resource Rally like this? Mr. Murray: We would just pick one; that's what I was doing for now, next year it will be someplace else. Mr. Fullenkamp: Isn't that something the entire business community would be interested in? Mr. Murray: You are absolutely right. That's a good point and we would invite everybody. I would probably like to locate it there. Mrs. Lommatzsch: Where would you have something like that over there? Mr. Fullenkamp: Why would you have that here? Mr. Murray: I think it would go over better if we went to them. That's what I think. Mrs. Lommatzsch: I can agree with that, but I don't know what properties there are over there other than a church that you could do that in. I think I agree with Mr. Fullenkamp, I think we need to make it more universally accepted by whoever feels like they need help. Mr. Murray: That's a really good idea and we will talk more about that. I think there are a couple of places over there I could get like Harshman Station, I can get space from them. Down the street, I think the church would allow us.

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Mrs. Lommatzsch: Is Harshman Station full now? I just met the folks that opened the workout center. Mr. Murray: It's got maybe three empty spaces in there right now. I met with the owners today and I'm trying hard to do that. It looks like he is going to put a kitchen and Asian Bistro, maybe it's more like a pool hall. Mrs. Lommatzsch: I'm talking about the health center. Is it the same guy? Mr. Murray: No, no it is a different guy. Mrs. Lommatzsch: The health center is open, isn't it? I haven't been over there. Mr. Murray: Yes, it is really nice. Mrs. Lommatzsch: I met the owners and they are very enthusiastic about the city. Mr. Murray: Yes, he's got a very nice place over there and I have always seen people in there. I think he is doing decent.

Mr. Fullenkamp: It just seems we have the ideal facility here to host a pretty large event. Mr. Murray: We could. Let's talk about it. It would be fine here; I just thought going to them on this first one might be the way to go, but we can do it here. We will talk about it.

The other thing I would like to add to this list are all the large tracks of land because we should be in constant contact with them as well to see what we can offer as things come along. That's really important for the micro website to make sure we have them on that website and they understand what we are doing there. Again data analysis and recommendations, as we go through this we will be summarizing things that we found out. Lori has categorized all of our industries by NASIC code, which is by what they do, so you will see that list shortly too. We still have a couple of weeks because one of the things we are going to have to do is go walk around because things just can't be kept up to date like they need to be. Once we get through all of the lists and we are pretty sure they are what they are, then it gets down to walking around. One of the things that we should be doing and we were talking about turnover at McDonald's, but where we are seeing the most turnover are in the office buildings that we see and in the shopping centers, so annually we should be asking them for a rent roll. We used to have legislation for all of the apartment buildings and that went away, but maybe we need something for shopping centers and office buildings so we can track who goes and who comes because you would never know it if you don't walk those and ask for them.

Mrs. Lommatzsch: The winter is really not a good time, but I think a blitz would be a really good idea. I'd be willing to take a shopping center or a block of places. If you created a checklist of what we need to find out, I think trying to blitz the community in the first three months of 2018 would not be a bad idea and I would be willing to help do that and I'm sure some of the others would as well. I know it is a lot for the staff to do, but I would need to know what to ask. I'm not a specialist in your field, so I don't know exactly it is that you want me to find out. Mr. Murray: It's going to be simple because a lot of these people don't have time for us, so you just say hi and ask how things are going and maybe two-three questions to try to get to the meat of it. Mrs. Lommatzsch: We do a lot of calling for the Chamber and I'm not sure we couldn't make double hit. Mr. Murray: We absolutely should. BusinessFirst! calls it a blitz and that's what we were talking about. Mrs. Lommatzsch: I think dragging it out over years is not what we need. Mr. Murray: The year thing is a very in-depth interview where we sit down and expect to take a half hour with a business owner. The blitz is just hi and we are here for you type of thing.

Mr. Fullenkamp: I know we are doing a lot of footwork here, but are we going to do a mailing to help institute the recognition that we have these resources available to them? It is good to go knock on doors, but it is also good to get a piece of paper and a card in their hands. Mr. Murray: I never thought about a mailer, but of course it would be in our newsletter. Mr. Fullenkamp: That doesn't go to business. I'm saying a specific piece of marketing material that would go to the businesses. Think about it is all I'm suggesting. Mr. Denning: The other thing would be to send out a postcard and let them know we are doing this blitz in a certain timeframe so that it's a cold call, but it's not a complete cold call. In all reality if I was a business owner, they don't know us from anybody and especially this day in age you might be a little leery. If they had a post card that said this is going to happen, then when you show up they will remember getting that postcard and they might not be quite as hesitant with the information. Mrs. Lommatzsch: They would expect someone to call on them. Mr. Denning: It doesn't have to be in depth, just a quick. Mr. Murray: We aren't trying to

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sell them something and that's got to come across. Mr. Fullenkamp: We are trying to offer them something and services. Mr. Denning: Then to do a quick three question questionnaire to find out how we could better service our businesses in Riverside. Mr. Murray: And we could say what the benefits are with the Chamber.

Mr. Fullenkamp: Your portal could have an ability to do surveys. Mrs. Reynolds: That's where your surveys should be. Mr. Fullenkamp: You won't get 100% using that, but that could be the future of your portal to get input. Mrs. Reynolds: that drives where you go and where you start. Mr. Fullenkamp: Your card or your mailer can ask questions or drive them to a survey and relieve some of this walking. I'm not saying walking is not good. Mr. Murray: It takes time. Mr. Denning: You could drive them to the survey and the first question when you do the face to face is did you go and do our survey? I'm sure you are going to have a list of those or when we go in, say I see you did our survey and we appreciate your input and is there anything the survey didn't cover? That type of thing. Mr. Fullenkamp: The survey doesn't need to be anonymous; these businesses should be identifying themselves. Mr. Murray: I think so. What we are asking it should be innocuous? Mr. Denning: That way if we go into a business that didn't do the survey, then we say they didn't do the survey on our website, could we take five minutes and check off these questions. Mr. Murray: The quote I got for the website is fairly open. She is going to establish what we need to do, so I didn't get a very dogmatic proposal; we are going to sit down and see what we need most. All of these should be done for the price I just told you. Mr. Denning: If not, there is always SurveyMonkey and all kinds of stuff out there that you can get for quick and easy surveys and it won't cost you very much to do that kind of stuff.

Mr. Murray: Leaving that topic and going down a little bit to C, which is the Contracted Services. This is something we have been talking about for a while and it is what it would take to bring townhouses to this community and what it would take to bring patio homes to this community. I talked to four or five people to find out who is the best to do this from bankers to the guys at Home Builder's Association to developers I knew. Right now I have Gem City Advisory Services lined up. The first one is the townhouses; this is a \$4,000.00 survey and it is marketing survey. It is a feasibility study. What does it cost and what can we do? It is also a GAP determination; is there a GAP between what there is and what we need to do? The GAP is a shortfall either in financing or marketing or any shortfall related to this project. The idea is to find a place we can put these. We are thinking right out the back door here now in the old triangle, but again these can be moved around some. The one I would like to talk more about and the one that I have a different area for is a patio and senior housing survey. We had originally talked about Smiley's, but I'm thinking maybe it should be someplace else at a different location that I will show you in a minute for a different reason. Again during the marketing study, the feasibility of what these things cost to produce and what it takes to put somebody in there and is there a GAP between that. It will give us a definitive answer as far as what we can do and what we need to do to make these things a reality around here.

Mr. Fullenkamp: Should we be interested in higher density solutions than in patio homes? Mr. Murray: I think patio homes have a niche for what we've got. Density to me always means high; patio homes can be fairly dense, but I don't think they can be high because of who you are trying to attract to them. Mr. Fullenkamp: We have limited real estate to develop is why I'm asking. Mr. Murray: I'm with you 100%. We do have, believe it or not, one of the denser communities in the whole reason because of Yorktown primarily and some of the other things we've got. I would want to continue that and I want to put as many people as possible in as little ground as we've got. Patio homes are not the densest, but it is something that seems to be selling well now and so I think that has to be a consideration too. They might be on top of each other. Mr. Denning: Yorktown has basically a bunch of town and patio homes as part of their stuff. Mrs. Lommatzsch: They are very old though. Mr. Denning: I understand that, but it is a similar concept.

Mr. Fullenkamp: We are not going to consider townhouses as potential senior homes? That's a higher density. Mr. Murray: It is higher density and they can live anywhere they want, of course, but I think a one story is what I would classify as a senior home with no impediments. Mrs. Lommatzsch: No steps. Mr. Fullenkamp:

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Or facilities with elevators. Mr. Murray: Yes, facilities with elevators. Mr. Smith: That will jack the price up. Mr. Denning: Like Mad River Manor, you've got four stories. Mr. Smith: Those aren't patio homes. Mr. Fullenkamp: We are going to look at the economic impact of these things too, not just the need, but whether or not it serves economic development for a lot of senior housing in the city. That's got to be part of this equation, I'm hoping. Mr. Murray: That isn't done too much for cities. They just move them in and set them up, but to see the long term is the way to go. That's a good thought.

Mayor Flaute: So what are we getting for \$8,000.00? Mr. Murray: We are getting a townhouse evaluation. Do we have the market here to support it? What it takes to do it? Is there a GAP there that we need to do? The idea here is these are the first steps in developing a project. We don't have anybody showing up to do this, these are nudgers. Mr. Denning: If we had the study done and it shows it is cost effective, we send that out to developers and say we have already done part of your homework for you. Mr. Murray: That's the idea. Mr. Fullenkamp: We are not going to determine if it is cost effective or not, we are going to determine if there is a need potentially from what I am hearing. Mr. Murray: A need and is there a return on investment to a developer? Mr. Fullenkamp: We are going to give them that answer? Mr. Murray: We are going to try to come up with that answer, yes, because nobody is here. First of all, we have to vet it thoroughly to make sure it is a product that we want in the city at the price that is can be done at.

Then we have to do a return on investment analysis. Mr. Fullenkamp: That's what I'm interested in for us. Mr. Murray: Then you move forward to looking at getting a 12% return on this housing development is what you need to do. Mr. Fullenkamp: That includes understanding the impact of the people that buy into these different types of housing, is that going to have a positive effect on businesses in the community too? I'm not sure how you evaluate that because right now we know everybody goes somewhere else to buy their groceries. Mr. Murray: We have to drive density in this community; that's what we have to do. The other thing is we have people sitting on land that they don't have any idea how to develop it or how to make money off of it. Mr. Fullenkamp: That part I understand. Mr. Murray: We've got a lot of people that say they own it. That's fine, but how many times are you going to cut the grass? Even then they stop doing that after a while. The idea is to be that first step to create the product that gives a rate of return to somebody so they can say they will spend \$2 million on this. Mr. Fullenkamp: My suggestion is we have to be careful on what we encourage to happen for the long term liability of the city. That's my point.

Deputy Mayor Curp: It is a chicken and egg type thing. We have talked to corporate real estate folks in the past about retail and that sort of thing and what they have said is we don't have enough rooftops and enough population. Then you take the other point of view and that is there are no amenities here to attract people, so homebuilders don't want to build houses here because they are retail with no amenities. I think there is room for both townhouses and patio homes. I don't want to see us categorize this as patio homes being senior housing because when I brought it up that was not the intent. I just brought it up during those times when we have talked about senior housing. For instance the place up here on Harshman, we could have put that someplace else and helped spur redevelopment in that neighborhood or those neighborhoods. I think townhouses are fine; they are multi-story because I want to see us use those to attract young professionals. I think patio homes will sell to young professionals also. There are a lot of people who just don't want to do maintenance. I will give you a place to go look at over on Dorothy Lane between Woodman and County Line about halfway on the south side. It is straight through from the Kettering Rec Center. It is a new development going on there and those lots are very narrow, almost like what we have over in Brantwood except they are more narrow. There they have a mix of ranch type houses and two stories, but they are narrow lots. The ranches are in the back as opposed to being very wide profile across and having large frontages. They are starting at \$200,000.00 and that's for builder grade materials. You want to have better quality flooring, better quality counter tops and cabinetry you are going to be paying \$225,000.00-250,000.00. They don't have any difficulty selling those things and I don't know that's the dollar

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profile for what we might get built here, but the point is I think there would be a demand for this stuff.

Mr. Fullenkamp: We have this marketplace and housing in the city and we right now have what seems to be quite a few homes that are either for sale or vacant. How is this going to interact with that marketplace? That is something we have to think about too. Is that going to empty out some of our homes and who is going to fill those houses if it does? I think we've got to be very careful how we move forward and look for more of a macro approach or perspective in terms of our housing marketplace in this city. Mr. Murray: I think we have got an antiquated housing stock a lot because of the age of the majority of the houses we have got here at least on this side. Mr. Fullenkamp: It's antiquated, but it is there and we can't just ignore it. We almost have to do both new and urban renewal types of projects. I don't know how you integrate those two processes. Mr. Smith: The homes are still functional. They are livable and they are affordable for first time homebuyers. If you look on our website in the census, it says that the median income is \$30,000.00 and those homes fit right into that category for those people in the neighborhood in the general vicinity. Mr. Fullenkamp: We have a lot of them and we have a lot of them at are empty. Mr. Smith: There are a lot of those people out there. Mr. Fullenkamp: How do we get them to come back? Mr. Smith: They will come back. We have good schools. We've got everything we need to fill those homes. Mayor Flaute: I don't see many for sale signs and we've only got about 100 foreclosed. Deputy Mayor Curp: I think one of Steve's points is that we don't see for sale signs because they are vacant and abandoned. Mayor Flaute: We don't want that. Mr. Fullenkamp: We need to do some balancing act here so we don't hurt those homeowners in those neighborhoods with this new housing and if those are competing marketplaces, there is a potential for that.

Mrs. Reynolds: You will have a general decay in your neighborhoods if you do that. Mr. Fullenkamp: Just think about it. Mr. Smith: If you have \$200,000.00 homes, you are not competing with Bayside and Lynnhaven. Mr. Fullenkamp: We don't know that they will be \$200,000.00 homes, they may be \$100,000.00. Mr. Smith: Even at \$150,000.00 you are still not going to be competing with those neighborhoods. Mr. Fullenkamp: I don't know what we are going to propose, so I can't say that. We don't know what kind of patio homes we would propose and what this community would support. Mr. Murray: I think we also get people stuck though in homes that don't have a place to go, so there are a lot of moving pieces here. If you actually look through our neighborhoods and look beyond the obvious stuff, there are some good structures there. I go try to check Eintracht every morning. Is that Community between Old Troy? Those houses are gorgeous, they are cute and they are coming back now that the economy is coming back. They are getting painted and revitalized. Those are great 40's homes.

Mrs. Reynolds: Your business market will drive the housing market. That's where we need to be is that business market will drive this market and if we are looking at your portal, we are going to have everything available and the developers will work towards the neighborhoods and will develop homes that are affordable if that is what we need. I just need to ask something, if I may so I can get my mind around this. Your budget you gave us, Mr. City Manager, had in Contracted Services for Mr. Murray's department \$20,000.00 I believe. Is your Contracted Services the amount on top of those dollars? Mr. Murray: No, I don't have any increases I don't think. Mrs. Reynolds: Alright, I'm sorry. Mr. Murray: I'm trying to get this done this year, so I am trying to spend 2017 money to do this. Mrs. Reynolds: Okay, but I'm looking at what you want to do. You've got 2018 on here also. Mr. Murray: Yes, that starts at E. Mrs. Reynolds: Okay. That's on top of them. Mr. Murray: No. Mr. Carpenter: 2017, Bob is adjusting some of those line items to do projects A, B, C. Mr. Murray: And D kind of. D is a stretch. Mr. Carpenter: E through J would be 2018. Mr. Murray: I'm trying to let you know what is coming up in the next two months with the first line and then going on to 2018 is kind of a continuation with that. Maybe I didn't do that.

The next slide then and you can't probably see this as well as I would like, but I'm just going to talk openly about this. This is Norman Avenue and we talked about

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acquiring that. Is that on your screens there, this thing? If I go over here, Norman is over here where we are talking about is right back here. It is where that triangle sticks out right there. He's very willing to sell to us. He just got out of the hospital today. This is the son of the guy who passed away in May. I did go through these. They are in deplorable condition; you can't get into the front door and all of them have water damage. The back does have issues and it looks like it was used for storage or may have been used as some kind of parking facility or something; there are boats back there, a ton of them. That's the situation and I don't have a price yet. He wants to sell now and I think his health requires him to sell now to tell you the truth, so he is very ill and motivated. I want to put money in his hands as fast as possible, but of course it has to be a good price to us.

Mayor Flaute: I'm starting to have some issues with continuing to buy property over there and finding that we don't have any buyers who are really interested in property over there. I know we want to get groups together and start owning property and maybe we will do better, but people aren't interested in that property. Why do we continue to buy over there? Mr. Murray: This isn't in Center of Flight of course, this is across the street from here. Mayor Flaute: You are talking about right over here. Mrs. Lommatzsch: It would better this neighborhood. Mayor Flaute: Okay, I was talking Center of Flight. I'm sorry.

Mr. Murray: The other thing that I might like about this that has to be valued, you know we are going to fix up Springfield Street and Norman comes in there at a terrible angle as you know and there is a sea of asphalt, it is large. Could we extend those properties out to Springfield Street? Could we move Memorial Park to some place that would be better visited like Community Park, do away with Norman altogether and put frontage for his lots on Springfield Street which will drive up the price, and do away with that section of Norman? Right now we have got a plan for a cul de sac that we would have to maintain forever, so maybe it is better. There would be utilities to move and Charlie Schaeffer is looking at that for me right now, so the idea would be to acquire his and get rid of Norman there, change the routing of the sewer and water to bring it down further, and give that property access to Springfield Street. It's just an idea. I've got \$100,000.00 in here to purchase those. I'm a long way from saying this is the time to do it, but it's something I would like you to consider. Those roads were made by horse and buggy back in the day. We have a lot of these triangles that we are faced with all over the city. It is not that conducive to driving up property values. It is not conducive to somebody coming in and purchasing that because that triangle scene is a waste. They have to carry it, they have to cut the grass, and there is nothing they can do on it. I'd like to evaluate whether that is a good idea or not to do away with that sea of asphalt and bring those lots down to Springfield Street.

Mrs. Lommatzsch: How many curb cuts do you want people backing in and out on Springfield Street? Mr. Murray: I don't want any curb cuts on Springfield Street. Mrs. Lommatzsch: Then how is that property going to access the road? Mr. Murray: They would come in the existing one like where Chuck Evanhoe uses. Mrs. Lommatzsch: I thought we were going to cut off that street. Mr. Murray: Not Evanhoe's street; that's the street that I would like to extend out. They would come in through that other cut. Mrs. Lommatzsch: This new property that you want to buy and you want to extend out to Springfield Street, they have got to have a way to get onto Springfield Street so they are going to have to have a curb cut. The next property is extended to Springfield, so they are going to need a curb cut. How many properties do you want to have directly impacted onto Springfield Street? Mr. Murray: I would not do a curb cut to Springfield Street. Mrs. Lommatzsch: Then how are they going to get onto Springfield Street? Mr. Murray: They would go right through that other entryway that is there. There are two entryways. Mrs. Lommatzsch: I understand, so you are still going to have a cul de sac. Mr. Murray: No, we would keep that to enter these properties. It wouldn't be the turnaround. Mrs. Lommatzsch: Not the property you are talking about buying. Mr. Murray: If we connected it right, I think we could do away with the cul de sac is what I think. Mrs. Lommatzsch: Well you will have to draw me a picture. Mr. Murray: It's just a possibility of something I'm thinking about.

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Mr. Fullenkamp: I'm going to say willy nilly, we are in this property acquisition mode whether it is in a residential neighborhoods or over in this area and I have yet to see a plan for anything we are going to do with the property that we are acquiring. I don't see a Comprehensive Plan on what we want to do or what the dreams are. I'm concerned we just acquire properties and we end up maintaining those properties for years much to the distress of the neighbors who live next to us; we are not very good neighbors to them either. I'm concerned that I haven't seen a plan and maybe somebody else has. Mr. Smith: I thought the idea was to make the properties shovel ready for an investor or developer to put something there. Mr. Murray: It is. Mr. Smith: That's what we talked about when Singh was interested in buying the properties on Old Harshman. Mr. Murray: As I'm looking at this now, I think that this probably is the highest density we have got is Springfield Street right here at Old Harshman with the apartment complex, these buildings, there is a letter of credit from an assisted living that we have talked about just down the street from there that is 71 jobs. It looks like this might be the place to do things because there are already so many people here. We talk about townhouses, but what I see on the first floor is retail. It only makes sense. Mr. Fullenkamp: Some multi-use. Mr. Murray: We use the townhouse thing to bring it out first, so multi-use in the Old Harshman triangle with the idea that becomes townhouses with a plaza on the front. Chuck Evanhoe is talking about doing some stuff and I think this might be the place that we actually have a realization of what can actually happen here because there is a huge for Riverside density already. Just think about it; I'm just spitballing here.

Mr. Fullenkamp: You want to make this move by the end of the year is what you are saying. Mrs. Reynolds: It's the middle of November and we have no idea what the other costs will be to close off all the streets and to do the reconfigurations. Mr. Murray: I thought at the last meeting you said go ahead and buy the property, so now I'm looking at it. Mr. Denning: I believe what we said before was to find out what the price would be. Mr. Murray: I'm still in that mode. Mr. Denning: The other part that we would need even if you get us a price and whatever that price is then we also need some idea of what we are going to do with it if we buy it. Just to have the property and we are talking about tearing out Memorial Park and all this other stuff, so now you do all of that and now we are going to sit for 10-15 years like we have the other one and now you've got 800 people irritated at you and you have no plan. Mr. Murray: Again I'm just theorizing this right now. Mr. Denning: I'm not throwing rocks yet. Mr. Murray: These buildings aren't going to last and they are in terrible shape. Mr. Denning: Tearing those down and saying we don't have a plan, but we want to get a plan. Mr. Fullenkamp: I'm not sure I'm okay with that. We do a lot of that. Mrs. Reynolds: I don't think anybody wants to be okay with that. Mr. Denning: Then we are going to be stuck with cleaning it up and it is going to take us five years to get all of that taken care of.

Mr. Smith: I don't think it will take five years. Where did you get this \$100,000.00, is that a PFA? Mr. Murray: Yes, I just pulled it out. Mr. Smith: You know if the properties aren't inhabitable and they have water damage, the ceilings have caved in, and you can't get the doors open, I think all you are looking at is land costs. Mr. Murray: I think so too, I'm just spitballing the budget figure. Mr. Smith: If there isn't any value to the building itself, I think your number needs to come drastically down. Mr. Murray: I think so too, that is just something I put on there to do it. If you are really doing it, you would take the land value and subtract the demo costs. Mr. Smith: It would probably be quicker for him to bite on that and maybe we could get some help from the Well Field or somebody to help. Mr. Murray: I think just a little. Again, I'm just saying this is an idea. I think this area we should reexamine and we do need a plan. This might be a place to do some things more than what we thought. You are going to kill me on the next one I think, but we will keep going here.

Mrs. Lommatzsch: I want to go back to a point that Mr. Fullenkamp made and inferred that we are not good neighbors. If we are not being good neighbors, that needs to be reported to the City and I don't here that we aren't good neighbors. I would like to have that information. Mr. Fullenkamp: We don't mow the properties as much as the neighbors do. Mrs. Lommatzsch: I would like to know where that is and it needs to be addressed. Mr. Fullenkamp: Drive around town and you will see it. Mrs. Lommatzsch: I drive around all the time. Mr. Fullenkamp: If you know where

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the City properties are, you will see it. Just across the street you will see it. Mr. Denning: Center of Flight gets mowed at least once every two weeks. This property across the street, we are lucky if it gets mowed once a month or once every two months. Mrs. Lommatzsch: We don't own all of that land. Mr. Denning: Yes, we do. Mr. Fullenkamp: We own that field. Mrs. Lommatzsch: The field on the other side. I was thinking over there. Mr. Denning: We own that whole thing and they mow it once every probably twice or three times the whole summer. Mr. Fullenkamp: And they bale it. Mrs. Lommatzsch: Then we need to get that fixed. Mr. Denning: They cut it with the brush hog, not the John Deere. Mr. Fullenkamp: I've made that request before and it still doesn't happen. There are other properties in the city that we own. Mr. Denning: That is just very visible. Most people still think that DANIS owns it and they blame it on them, but that's not true.

Mrs. Reynolds: There is selective mowing going on all year long and there are certain places that I drive by every day and I know the mow schedule and I know the community it serves. I can also drive by another community that I know very well that is not served well. Report it as much as you want, it still doesn't make a difference. Mrs. Lommatzsch: Well I'm not aware of any of that, so I would like to be made aware. Mr. Smith: I thought we hired a contractor to cut the grass for us. Mr. Fullenkamp: That's for abatement. Mrs. Reynolds: That's not our properties. Mr. Smith: Why don't we farm this out? Mrs. Lommatzsch: We buy big, fancy mowers. Mr. Denning: As long as it doesn't go against the union contract. Mr. Smith: It seems like if we farmed out some of that grass cutting, our employees in the Service Department could be out doing better projects other than cutting grass. Mr. Fullenkamp: We have talked about part-time employees during the summer. Mrs. Lommatzsch: We used to have them. Mrs. Reynolds: We have already found a good use for your \$100,000.00, sir.

Mr. Murray: Now we are moving into 2018; everything I discussed here was 2017. I got a visit from Tony Sculimbrene, he is an Executive Director of the National Heritage Museum. He is asking for us to update signage and they are doing this for all the communities around the Museum. He's given us pictures of what our signage is here. They are getting ready to roll out an important plane; I forget the name of it. Mr. Denning: The Memphis Belle. Mr. Murray: Yes, they think it is going to be a lot. You can see some of the signage here. Something I found interesting is anybody that is on 70 actually gets directed by GPS to Route 4 to go to the Museum. If you are coming up from the south, it comes up 675 and still has to go right through Woodman and Airway. Those are things I would like to give consideration to as we go through this. Mr. Denning: What they want it to say is National Museum of the Air Force instead of the Air Force Museum? Mr. Murray: Yes.

Mr. Fullenkamp: And they are going to throw money at this to get it done? Mr. Murray: No, they are asking us to do it. We've got a sign right out here and I think it has the initials, right? N.M.U.S.A. is on our sign and we didn't pay for that, we had the community pay for that. Maybe this is something we can do and if we ask nice to a bunch of people they can do that for us. Mayor Flaute: That's for sure. Mr. Murray: It's something to think about. I bring it up to you because he brought it up to me. I can't put it in my budget, but I think I have the money there in my marketing for 2018 to do some of these so it is in there for consideration. Again, I don't think on this budget I have asked for any increases.

Next goes right along with that, they would like to change the name of Springfield Street to Aviation Heritage Boulevard. He is starting an idea and going to Downtown Dayton to facilitate this. I think it is a good idea. I don't think Springfield Street has any meaning to anybody anymore. You can't get to Springfield on that street. It does have connotations when you get further out of Riverside through Dayton. It would link Dayton to the Air Force Base, which I think would be good for us because people would be traveling on it more. It kind of gives them ownership of the street and not an alien territory to everybody. You will probably see this again. He is going to come to you guys. He just brought it up to me and this is a quote out of his email that I have got here, but this is just an idea and you can see he is meeting with his people on November 10th. I think it is something we should consider to tell you the truth.

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Mr. Fullenkamp: I have a question. Why are people going to use Springfield Street versus using Route 4 to travel between Downtown Dayton and Riverside? Mr. Murray: It is faster; Springfield Street is faster. It is 7 ½ minutes to downtown from here. Mr. Smith: I think the idea was for the Wright Brothers Cycle Shop. Mrs. Lommatzsch: To link Dunbar with the Museum. Mr. Fullenkamp: I drive it, but it's got its own issues because of the industry on Springfield Street and along that path. Especially in the downtown region, I'm not sure that's a scenic route. Mr. Murray: No, but Dayton is continuing to clean up and they are helping us clean up our end and we are going to pave a new street here. As you can see and as I go through this presentation, there are a lot of things happening to this area on Springfield Street. There are a lot of things to consider and things may be changing for this. Just think about that. Mr. Denning: Getting the bike lanes and stuff on there, I think will make a difference. I think eventually I would expect to see one of those bike rental places at the Museum itself so that people will ride their bikes from the Wright Brothers Bicycle Shop all the way to the Museum. Mr. Smith: Then you can go further out to the Prairie.

Mr. Carpenter: I know in some conversations I had with the Dayton City Manager, they are paying a lot of attention to Springfield Street. They didn't say when, but they hinted at maybe doing a 50/50 incentive program with the businesses along Springfield Street to help beautify that. We are talking salvage yards and scrap metals, so I'm not sure. Mr. Denning: That's First Street. Mr. Carpenter: I realize it turns into. Mr. Denning: I understand. Mr. Smith: Springfield Street actually dead ends into Third Street there at Linden. Mr. Fullenkamp: No, it doesn't. What we are doing is going to four lanes to two lanes with a turn lane and now we are saying we are going to try to move more traffic down Springfield Street and I'm scratching my head a little bit. Mr. Carpenter: That's the trend, isn't it? Road diets going from four lanes to three. Mr. Fullenkamp: It makes sense in terms of speed limits. Mr. Carpenter: And adding bike lanes. Mr. Fullenkamp: We will see.

Mr. Murray: Then I continued the BusinessFirst! thing in the next one. I did include that in advertising again for \$1,000.00 and that could be used for mailings, pamphlets, and so on. Again, we are following the BusinessFirst! protocols, which gives you a lite of the questions that you want. We would use supplied interview questions, prioritize the list of who we do want to visit first, again I think we have got to start with our top tax paying customers I think, and of course it would include Well Field information and we would identify those on one master listing. We would integrate the Master List with ZonePro. ZonePro has been used by 5-10 different people and if things are filed in there in 100 different ways, maybe we scratch out the commercial database and start over. We would be saving what we have got because it has permit information on it and has historical information, but to just start with a new slate. That just means taking what we have got and encoding it through an Excel spreadsheet and translating it into ZonePro, which accepts Excel. That needs some talk, but I think we need a Master List so that baselines us for where we are and what we are doing. Again I will bring up the Resource Rally. That is really why I wanted to do it on Valley Street; it's got a nice ring to it. We can do it anywhere, you are right. Resource Rally on Valley.

Mr. Fullenkamp: I mentioned the Well Field, have we done anything with the legislation we were required to pass this year? Mr. Murray: No, it was in our contract to do it this year. It's also on next year's contract to also do it next year and they have already paid us for this year. I will bring that as soon as I can and as soon as I get back it is something we have got to get done. There is grant money that possibly is there. The Well Field is not the benefit it once was to us say five years ago because we have cleaned up most of the properties on there and we have done a real good job of that.

The ones that do have a lot of rebate aren't going anywhere. The Marathon Station on Brandt is not moving and the way the program is set up is it gives you a percentage of the property value, not a percentage of the income that the person derives off of that business. There is no way you can pay that guy to move because there is not the money there to do it. It is a one-time shot with 50% of the property value, well you've got to buy the business and the Well Field does not give you the

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money to buy a business. We've got properties in this town all day that sell for a million. It's not the building; it is the lease they are buying. I can think of two or three right on Woodman. I think that Auto Zone was one of them or the Auto Zone just up from there. Right now there are limited things we can get out of that, but they do give us \$86,000.00 per year and they do offer us some things.

One of the things they weren't doing that we are going to ask them to do is go up and down Valley Street and visit every business there. In hindsight it would have been nice to have the guys walking through Sparky's, but it is not in the Well Field. We will extend the Well Field to include those because there are a lot of automotive shops there and there are probably a lot of things going on there where they do the same thing.

Mrs. Lommatzsch: It occurs to me, is there any way that we can have any kind of inspection on J & B Transmission and see what they are doing with their stuff before something happens and we deal with the residue? Mr. Murray: Right now the guys that inspect for us are the Well Field to look after hazardous materials or with the public health. Mrs. Lommatzsch: Well they sure missed one, didn't they? Mr. Murray: That was in the Well Field, so they weren't required. Mr. Denning: That's what you are saying is you are going to extend the Well Field. Mr. Murray: We are going to extend it to those shops that we need covered. Mr. Denning: So that they can go through that. Mr. Murray: They are going to churches, Thies, but we need them more down this way and they are more than willing to do that for what they are getting paid. Mr. Smith: Why would you extend that if they are not in the Well Field itself? Mr. Murray: Just to get those guys inspecting those. Is it in the Well Field? Well everything on Valley Street affects everything else I think. All the problems we have had there, to get some more eyes looking at it and we don't have to pay for it.

Mr. Fullenkamp: Can we expand the Well Field like that? Mr. Murray: I'm going to try. Mr. Fullenkamp: Through the Well Field itself or can we do that as a city? Mr. Murray: We are in charge of our city. They can ask us to do things, but we don't have to do it. Mr. Fullenkamp: I understand that, but I'm saying the expansion of the Well Field to include these new properties. If they don't fall within the current Well Field map, how do we expand it? Mr. Murray: Well, one of the ways is that Lorella Pond is in the Well Field and that's a direct connection to I think everything up and down Valley Pike. I'm not sure, but I know Sparky's went to Lorella Pond. Mr. Smith: Well you have the underground water flow and the way it flows.

Mr. Fullenkamp: So are we going to make that change ourselves as the City of Riverside and not the Dayton Well Field? Mr. Murray: We are going to make it ourselves. Mr. Fullenkamp: And we are going to do those inspections ourselves, not the Well Field? Mr. Murray: No, we are going to have Montgomery County do it. Mr. Fullenkamp: Why would Montgomery County if it is not in the Well Field Protection Zone want to do those inspections? Mr. Murray: Because we ask them to and they are being paid good money. If you saw their work load, they've got some free time and I think they want to contribute more. Mr. Fullenkamp: Part of our discussion before was that we wanted to take over and hire a person, so are they going to treat that as an area where we could get funds to do things or not? Mr. Murray: They are not going to give us a dime to do anything. Mr. Fullenkamp: I'm saying for like a Sparky's situation or something, we had a discussion where you said once we get this in place then it is potential that we could get Well Field Protection funds do to some of this mitigation over there. Mr. Murray: Mitigation is one thing. Our argument is Sparky's sewer system enters Lorella Pond, which is a direct conduit down to the Well Field. Mr. Fullenkamp: And they have agreed to that? Mr. Murray: They have agreed that is true. What they haven't agreed and I haven't proposed really, I have just soft talked it so far. The proposal would be that these guys go up and down Valley Street and look at every can of oil in those garages.

Mr. Denning: That's great, but what does that do to the potential of other businesses being able to go into that area if we make it a Well Field Protection Area? Is it going to impact our ability to put other businesses in there? Yes, we want to get these other ones inspected. At the same time I believe we could probably get the Fire Department to do those inspections annually and not have the Well Field people do it.

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We could just make it that we are going to do it as protection of our environmental protection and the Fire Department needs to know what you've got in there in case there is a fire. Mr. Murray: They probably do anyway, but they are not going to pay our Firemen to do that. We are not going to get any money out of the Well Field to do that. Mr. Denning: I'm more concerned about protecting the neighborhood. We are paying our Firemen, but we need that information. Are we gleaning that information off so we have that information?

Mr. Smith: I think once you extend that into the Well Field onto Valley Street with it being in the Well Field Protection, you are limited as to how much you can have onsite as far as the various chemicals. The way it is right now you can have anything stored on those properties over there and there is nothing that says you can't have it. Mayor Flaute: Like Mr. Denning was saying, if we limit them too much we are going to limit ourselves out of some good businesses potentially. Mr. Murray: I haven't seen that. Nobody has been able to prove that the Well Field really affects property values, occupancy rates, or anything like that. There are just so many businesses out there that don't need to be regulated by the Well Field.

Mr. Fullenkamp: That excuse was used for Brantwood that we can't move businesses in there because it is in the Well Field. That's why that turned into residential. Mr. Smith: That's because of the quantity of chemicals. Mr. Fullenkamp: That's the same argument we are having here. Mr. Murray: That was some time ago. Mr. Fullenkamp: So it did limit us. Mr. Murray: At that point, but with this new legislation that Nan is bringing forward that we need to bring forward it is a different world. Mr. Fullenkamp: Nan? Mr. Murray: Nan is the one that made it business friendly. Mrs. Lommatzsch: Can we get back to talking about the budget? Mr. Murray: I really believe that we don't want a business there that has regulated material on Valley. Mr. Denning: The problem is a trucking company couldn't go in there because they are going to park 16 rigs in there with 200 gallons of diesel fuel every weekend, so now they can't park and we can't put that in there. Now CF Freight wouldn't be able to be there. Mr. Murray: As long as they are on wheels. Mr. Denning: There are things that were limited. You couldn't even put in a swimming pool because there was too much chlorine or whatever the answer is. I just want to make sure that we are not and I'm not against I'm just saying we need to look at the whole picture, not just that it will be great for this piece of it.

Mr. Murray: We just have residents living on top of businesses all the way up and down that street. To regulate what goes in there for the population over there I think is a plus, if you think of Mullins. Mr. Denning: Is this the right way to do it or is there a better way to do it so we are not limiting ourselves in the long term in the future for being able to maybe start buying up those houses, so now Valley Street is nothing but businesses but we made it a Well Field Protection Area so now we can't put businesses in there. That's what I'm concerned about. Mr. Murray: One other example, the Dollar Store down at the end wasn't allowed to be there because they had too many Clorox bottles and we just said we are good with that.

As we go to G, I've got \$4,000.00 to try to figure out Norman Avenue again and try and see if we can't move all that stuff and is it economically feasible or do we need a Phase I which I would recommend for that? This is evaluating that situation on Norman. It is not an increase over and above anything; it is just using that internal engineering that is already there and capitalizing on it.

I will move on from there because I think we beat that one to death. I had another meeting with Tim Gambish. This is where he proposes to put the library. He is looking for input as to what that entrance should be there. I know who you all feel about this, but I would like to get him back something. Mr. Denning: Tell him to move that blue square to the middle of the K-Mart parking lot. Mrs. Reynolds: Give him back a tip, plant your corn early. Mr. Murray: I want to try to be friends here because he is running into a lot of problems on this site. Mr. Fullenkamp: Why? Mr. Murray: DP&L does not want to play. The cost of getting people up that hill is extensive. It's a terrible site for what he wants to do. Mrs. Lommatzsch: There's an answer to that. Deputy Mayor Curp: There is a solution within a stone's throw. Mr. Murray: Absolutely. Mrs. Reynolds: We told him that was going to happen, didn't we? We

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sat there at the table and what did we say to him? Mr. Murray: I'm just trying to play nice so that we can encourage him to go someplace else. Mayor Flaute: Wait a minute. He's got the right idea to be nice because we are getting nothing right now. Mr. Murray: I'm going to be so onerous for what we are going to require. Mr. Fullenkamp: What does he want from us? Mr. Murray: He wants to know what it takes to put that entrance in there. Mrs. Lommatzsch: Not us. Mr. Fullenkamp: Not our money. Mr. Murray: It's going to be a fortune to make this thing right for you in here. We are trying to help you out in here.

Deputy Mayor Curp: This is another situation where another city gets all the revenue and we get all the expense and all the headache from the traffic, the crashes, the wrecks, the ambulance calls, and we get nothing. Mr. Murray: I'm with you. Mrs. Lommatzsch: That's exactly why I to this day do not go to the Greene because Montgomery County bears all the expense of the traffic of the Greene and that's why I don't spend a dime at the Greene. It had nothing to do with cutting down trees, but it had everything to do with Montgomery County because I was on MVRPC and the County is spending what it takes to keep people going to the Greene. The same thing is going to happen here. I'm opposed to that.

Mr. Murray: I'm with you. The other thing that I bring up is Tim doesn't know what is going in K-Mart. That could be an industrial site. We would love to have a light assembly in there. We would love for somebody to be making medical equipment in the K-Mart. That's the neighborhood it is going to be. Deputy Mayor Curp: It might be an adult entertainment training center. Mr. Denning: No, it's going to be a medical marijuana processing center. Mrs. Lommatzsch: There is absolutely no reason for Riverside to give them access. Mrs. Reynolds: No, none. Mrs. Lommatzsch: And to pay a dime for it. Mrs. Reynolds: No, that is exactly right; not a penny. Mr. Smith: Why can't they enter off of Woodman? Mr. Denning: That's where they are. Mr. Smith: No, they have this road over here on the hill. Mr. Murray: It's the elevation.

Mr. Fullenkamp: Why don't they use the other entrance for the park? Mr. Murray: They don't want to do that. You've got the local guys at DP&L, but you've got the other guys that own DP&L. They are not interested in helping him out one bit is what it sounded like to me. Mr. Denning: Won't they sell them that land? Mr. Murray: I don't think so. I didn't get the impression. He's kind of pushing it on us like Riverside has got to get me this. Mr. Denning: We don't have to do anything that is in Dayton. Mrs. Reynolds: Mr. Murray, please do not waste any more time with him. Mayor Flaute: Have you checked with the Methodist Church? Mr. Murray: Not yet, it is on my list.

Mr. Smith: Why can't we make it an out lot? Mr. Murray: They are not having it. I got the impression that they are not planning on playing with this guy either, the owner of this property isn't interested in doing this. Mrs. Lommatzsch: Well then let's not talk about it anymore. Mr. Denning: Sears Holding owns that building. Mr. Murray: They lease it. They might own the building. Mr. Denning: No, a wholly owned subsidiary owns that property. Mr. Murray: I've got the guy's name. Mr. Denning: I understand all of that. If you read the way Sears worked that deal when they did all of that, K-Mart originally owned all of that. When Sears took over K-Mart, Sears owned all of their properties where their buildings were located. When they went into malls and stuff, they bought the properties. What they did was when Sears filed bankruptcy and then they took all the properties and put them into a property company, but it is part of the same conglomerate and everybody pays rent to this other company. It is all owned by the same group. Mrs. Lommatzsch: A tax shelter I believe it is called. Mr. Denning: It's just shuffling money. Mr. Murray: Okay, so I've got the guy's name. Tim gave me the opinion that it is not going well with this guy. I just want to be close when he asks me what else I've got. Mrs. Lommatzsch: I don't think we need to invest in it at all. Mr. Murray: Okay. Mr. Fullenkamp: Brenna, make sure you send the minutes from tonight's meeting to Tim Gambish. Ms. Arnold: I'm just trying to move to the next screen and keep our eye on the prize here.

Mr. Murray: This is something I would like to work toward as well in 2018 and that is a Church Assistance Program. We've got churches sitting on large blocks of land and is there anyone out there that wants help converting this from a tax exempt to

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something else? The idea is to identify the properties, consult with experts who are available out there, and call for a meeting. We can sit down with the pastors to see if they want to get rid of this and is there something else they want to do and that could be anything from housing to retail to whatever. It is just an idea because we have got a lot of land that is tax exempt and it is in good places; it's on the major drags and it could be converted to something else and this would be something more of an educational process for a pastor that might be sitting on 10 acres or 5 acres currently that doesn't want to cut grass on anymore.

Mrs. Reynolds: Can I just ask something? I will be leaving as of December. Protect our congregations. Please don't let them get caught up with developers. Mr. Murray: Absolutely, that's the idea is to coddle them along the way so that the congregation is rewarded and receives a return on what they have got there. It doesn't go forward without their blessing. Mrs. Reynolds: A lot of our local congregations are in financial difficulties right now and I don't want them taken advantage of. Mr. Murray: That's the idea. Mrs. Reynolds: I know you all will protect that, please.

Mr. Murray: Next is the new TIF and I just put this out here to see what you want the TIF to be. I would like to move it to this side of Harshman. We have always had the other side, but we would do both. It is expanding the TIF to this area here, so maybe if we find a way to do the triangle that gets TIF. If we find a way to do some other things, the TIF will be larger. I'm going to propose several maps to you and you tell me what you want in that TIF. Of course we want Center of Flight, but what do we want on the other side and is there something else over here that you want to do? That's the idea. Mr. Fullenkamp: This one kind of looks like it goes to Lilly Creek and stops. Mr. Murray: The red line there is our Riverside boundary. Mr. Fullenkamp: Okay. Mr. Smith: Could we break this up into maybe three small TIFs? Mr. Murray: We could. I think we are bound by 300 acres and I don't know how much of that we have used, so we will have to do that. Of course we have a major one. Mr. Smith: Are you saying we can't have more than 300 acres on the TIF? Mr. Murray: I think so if it is a certain type of TIF and that's what I have got to find out is what kind of TIF?

Again, I really haven't called for any increase of the budget that Mark got together for you and this is just defining the projects at least in this budget. The only thing would be Norman Avenue if we reach a conclusion on that. There isn't anything budgeted in 2017 and again if I get that organized and bring that back to you that is something we will have to look at, but we have no property acquisition money budgeted for 2017 or 2018 and that's something to consider.

The last page there is just the process and this is a sheet just telling you where I am and I will run through this real quick because I have five more of these to go through to tell you the truth. For Center of Flight, they are waiting for the surveys and the deeds. If a cultivation site goes in, he is paying for that. If not, I've got money in my budget that I would put forth to doing that and a Rezoning Proposal perhaps when we look at it. Bike path issues, this is becoming credible. I turned in the sheet, they said we are at fault and now they want me to pay their guy to tell us how to fix it and it is like an unlimited PO. I have to give it to Ohio EPA and ask how we do this. I'm not real willing to do that and it's like if they don't care enough I'm not sure I care enough. We kind of reported ourselves and now we have to prosecute ourselves at the same time; I don't think so. Right now it is on my desk and I will consider it if anybody wants me to bring that forward, but again that would be a PO to the Ohio EPA to evaluate the situation. Mr. Smith: Just tell them you threw it out of court. Mr. Murray: It's an aggravation right now and I haven't gone forward with that. TIF legislation will be coming. Mr. Denning: Five Rivers Metro put that in, let them pay for it. Mr. Murray: Yeah, but it is on ours. I'm looking at doing some tree and shrub removal over at Center of Flight. There are some trees there so we could really open up the place if we got rid of those. All of this, it looks like the Service Department has been willing to do this during the winter, so I've got tree and shrub removal for Eintracht and tree and shrub removal for Center of Flight and across the street. Again, they seem to be willing to do that.

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At Wright Point Office Complex, I've got a string of things there to do. The new leasing agent is done and Oberer is in place. They have had two showings now of the property in the short time they have had it. We are going to do a tenant reception. We have updated the website and Oberer is now on there. The BAN renewal, you are going to be voting on that Thursday. Upgrading the lobby would be moved to 2018 now and the third floor lobby in 2018. The parking lot of course is 2018. With the parking lot lights, I finally found a solution I am comfortable with. Everybody told me I had to do the heads for \$450.00, but there is a new product out there now that is an LED light with a fan at the bottom that disperses the LED heat away from the lights themselves and it is \$60.00. I'm going for it. I need 13 parking lot lights and a few for around the buildings. I am going to try it; I can't not miss for that much money.

Mr. Denning: Do your homework and find out what the life expectancy on those are. Just because it sounds like a cool way to do it, doesn't necessarily mean it is the right way to do it. Mr. Murray: I've got the box in my office and the one here at the corner is one of those. There is a company right down the street. Mr. Denning: I'm saying let him take a look at what you are thinking about doing and get his opinion. I don't want them selling you anything, I want you to take the information and let Ron tell you what to do about it. Mr. Murray: That would be a great conversation to have. Mr. Denning: I think he would give you a straight answer. He may tell you it's a good idea or he may tell you that you are an idiot. Mr. Murray: I'm good with that too. It happens all the time.

Going over is the Well Field legislation and that will be coming up. I can't get to it this year, but it will be coming up. Mr. Fullenkamp: It says 1905. Mr. Murray: Sorry about that. There's a date problem we've got. Anyways it is 2018 really. Development Modeling and this is the Gem City Advisors Group for the townhouses and things. The City Manager signed the one for the townhouses and the patio will be there tomorrow. For the leases, all these are done and they all the improvements have been made. I'm getting signed copies of these leases back now and these will start here shortly.

BusinessFirst! legislation is done and we are waiting on the County to approve the agreement which should be done here shortly or should have been done, but I haven't heard anything about it yet. Then we will go into training and this is what we need the list for so we will have the business list and bring that in real quick. The list that we have is exportable into BusinessFirst! Executive Pulse, so it is just an Excel spreadsheet. With the CIC, we still need to talk about that. We have met with Trotwood and now I want to go to Troy which is a completely different model than what Trotwood is using. Of course we will keep reporting back to you on what we think about that. The Dayton Montgomery County Library, I'm axing that from my list.

Maximum Land Value is looking at the business list and seeing what we can do there with the church lots and looking at land use patterns. That's kind of what we need for an overall plan for what to do in these certain areas. Amazon is done. Lori will be looking at decorating these buildings to the hilt for Christmas this year. My Incentive Goals as known by the City Manager this year is to do the Economic Development Portal and I need to get him some information so we can sign the PO and I'll have that tomorrow as well and this is going forward through the end of today; you have seen the budget for these things coming up as well. Any questions on this? This is only Economic Development. Mr. Fullenkamp: Please send us this presentation in a PowerPoint file. Mr. Murray: Sure and that is that.

I'm not going to sugar coat this, this did not go so well this year. We lost Radiance, which was a big blow and a few others as well, but things are picking up and coming out of the cellar here. Oberer, I appreciate you guys approving them. I think they are going to be a huge asset in drawing people into these buildings. I will still be drawing people into these buildings. The private sector has one avenue and the public sector has another. I intend to fully utilize the public sector, the ones I can sit at the table with, to bring more people into this building and this can be in a lot of different ways including BusinessFirst! and a few other ways. It will be a group project together and we should do this very well. I think there are a few increases on here, no not really.

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It looks like it didn't increase anything. The City Manager's is exactly what we are looking for here.

I did list the building improvements and these are going to be extensive. The parking lot is a big one for \$140,000.00. I do need to get pumps in the other building and this is an ongoing problem that we are trying to solve. The next is the lobby in 5100 and the lobby here. The total building improvement would be about \$200,000.00. Just to summarize where we are, year to date we have lost \$53,000.00. As we bring the budget forward, we are going to make money in November and December, so we are going to break about even. If there is anything good about this is that we are at about a 28% occupancy rate as of June or it was 29%, but it got down that low. Mr. Fullenkamp: And that includes us? Mr. Murray: That includes us, right, and we broke even. Mr. Smith: My question is what did you do with all the money? Mr. Murray: Paid electric bills mostly and some other things. I actually reduced the budget about \$180,000.00.

Mayor Flaute: What is our occupancy rate today? Mr. Murray: It's on the next page, but first City Hall's effect on Wright Point. We've got 11,556 square feet. We store stuff upstairs for 1,420 square feet, so in total we occupy around 13,000 square feet. At \$14.00 a square foot, we would have to pay \$181,000.00 for this space. The building also paid the utilities and the janitorial service. We occupy about 8% of the total building here, so the building pays \$25,869.00 towards the heat of the Administration Building.

I did give temporary space to the Seniors; they've got some things to do over there and we are going to take care of them over in the other building. They have some storage issues and they are going to do that as well as clean out their files, so they are going to be moving in there and we wouldn't be able to do that of course if we didn't own these buildings. Mr. Fullenkamp: What space have you given the Seniors? Mr. Murray: It is temporary. They've got seven file drawers to fill out and they are looking for some stuff. It is hard to say because it is a part of a very large office. If I find someone who wants to rent that they are out of there and I will put them in another place.

Mr. Fullenkamp: What do you mean temporary? Mr. Murray: They are looking for a place and that won't be it. Through the winter they are going to go through and sort their material out and once that is done they won't need it anymore. They can go back to Overlook and they are not giving up Overlook. This is just to move material away from the School Administration. Mrs. Lommatzsch: They had space in the schools and they needed it for the preschool program, so they had to get their stuff out of there. Mr. Murray: So it is coming here temporarily. Mrs. Lommatzsch: The school had to move it for them. Mr. Denning: It is space to go through their files. Mr. Murray: We have a table in there for them and a coffee machine. There is a kitchen that comes with this. It will be a nice place for them over the winter to clean their act up, but they have not given up Overlook so all of their stuff will go over there and they will still be using that as their main thing. Mr. Smith: Why aren't they doing this at Overlook? Mr. Murray: They don't have what they need for this. This is just all the stuff they have gotten.

Deputy Mayor Curp: I'm trying to reconcile page 1 with page 3. On page 1 you show subtotals, but up here in your top category in the blue column for 2017 End of Year Forecast you have \$655,066.00. If you go to page 3, 2017 the last column for Operating Expenses you have \$727,503.00. Those numbers are not the same and I'm trying to figure out what the difference is. Mr. Murray: I'm viewing tenant improvements, Harshman building improvements, which is the old building, and building improvements separately, but I did want to include the interest rate of \$125,000.00. I added those two together and then I thought I added legal in there as well. Is it legal and the interest rate? Would that give me that figure or something else? Deputy Mayor Curp: No. Mr. Murray: I didn't do my math right then. Deputy Mayor Curp: I don't need it tonight. I would just like to see the numbers look the same. I know the way you calculate this and you know I would calculate it differently than you because tenant improvements are part of the net and if you start throwing tenant improvements in there and stuff like that says that the red number is more than

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\$1,735.00. Mr. Murray: I will do an end of the year on this as soon as we get December done, you will see an end of year on Wright Point. Right now as you know, November and December really get us. If I get a bunch of snow these budgets go right out the window. Deputy Mayor Curp: I understand that. Mr. Murray: I did include \$4,000.00 a month for landscaping for snow, but we can even exceed that as well.

Mr. Fullenkamp: Since we are looking at the cost side, you know that the Collier's suit is going to arbitration or whatever it is called. Who is responsible for those if we lose for the amount of money that is going to be paid? Is Wright Point going to be responsible for that? Mr. Murray: Yes, absolutely. Mrs. Lommatzsch: Who? Mr. Murray: Wright Point. That's one of the things that is not included here is the checkbook. We've kind of calculated, but again we are using estimates for November and December. It looks like there is about \$1.2 million there. Is that right? It was \$1.4 at the beginning and \$1.2 at the end of 2018. Mr. Garrett: I have \$1.2 at the end of 2018. Mr. Murray: It looks like the checkbook will be at \$1.2. I'm not sure of the hundred thousands taken out of that though for legal, but we will look at that. You will get a checkbook of Wright Point of exactly where the cash is on this. Again it looks like we are starting 2018 at \$1.4 and then we will calculate up and down and it appears we will end up at \$1.2 in cash reserves for these buildings. Mr. Fullenkamp: Just so everybody knows the Collier's case isn't going to trial, it is going to mediation or arbitration. Mrs. Lommatzsch: Thank you. Mr. Murray: Projections now going forward with the new leases we approved our occupancy goes up to 48%. Using the figures, the projected operating expenses we would make \$38,000.00 on these projections. If I can bring it in closer the expenses to what we did this year, we would make \$105,000.00 on the buildings for 2018 and that assumes no increases and no additional tenants and I am sure we will get some this year.

Mr. Fullenkamp: Do you have a line on the energy costs? I know we invested a whole lot of money. Do you have a chart of what has happened with energy costs? Mr. Murray: I can make that happen, but that has been an impressive thing in what we have been doing because we have been lowering that. Mr. Fullenkamp: I'm looking at the 2015 numbers and I haven't seen it decrease in energy costs from 2015 at least in the information that we got from the City Manager two weeks ago. It would be interesting to see the shape of that curve and it has to take into account occupancy rates too. It should be a sharp drop. Mr. Murray: I will look at that, but that is where we picked up a lot of savings before. Not only the energy costs, but the maintenance of the facility and how many times we call out the HVAC guy and that has gone way down as well. Deputy Mayor Curp: That is because you have new equipment; it is more efficient because it is new. Mr. Murray: Again we've got individual boxes that are still the antiquated one and we have an antiquated pneumatic system and they just don't have it working right. Before when we first came in here, there were four or five people walking through these places, four or five HVAC people, and we limited that just to MSD and they have greatly increased the efficiencies of the system and really limited the callings. We always have it when we get a change in temperature and they have maybe been out here three days in a row now, but once things get stabilized for winter it will drop way off of that.

Mr. Fullenkamp: I'm just looking at these occupancy rates, so we only have two and a half floors filled. Mr. Murray: That is one way to look at it, yes. We have them scattered around. Mr. Fullenkamp: Out of eight floors. Mr. Smith: That doesn't make sense if you are only 29% vacant. Mayor Flaute: We are 40% now. Mr. Fullenkamp: That's our occupancy rate. We are 70% vacant. Mr. Smith: 29% occupancy. Mr. Murray: That was in June. I calculated it at the low and then right now we are at 40% with the new leases, a huge upside, absolutely. Again, this is just a preliminary because November and December are guesses. I'm not looking for an increase here other than what the City Manager put down.

Mayor Flaute: At one point you talked about the restrooms, you are not doing anything with the restrooms? Mr. Murray: I don't feel comfortable doing that right now. It is something that Oberer suggested is updating the restrooms. I think there are some other things we should do as well like the lobbies and get the parking lot done of course before it goes to gravel. I had talked about that extensively in the very

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beginning and we need to get the occupancy rate up and that is going to be the main drive here. If you keep them looking pretty and people come through them and drive in here. Again, we will do a yearend review in front of Council once we get the year end.

This is the DANIS project. This is far out and freaky, but the DANIS property is behind on taxes. This is do you want to REAP it? It's \$2,000.00 for 40 acres. It is a Well Field. The City shouldn't own it. It should go to some other entity. As you can see from the map there are scattered parcels around the outside. It is what it is. We have talked about it on and off for 100 years. These guys I think have given up on it and so do we want to do anything? You can think about things to do with it. It is a very familiar piece of property to us. We put in 46 wells out there. We have evaluated every which way to Sunday and it is there. I think there is property we could split off and property that could be combined. There are things we could do and do something if we just own it and stabilize it. We don't have to do anything really. I did include their property record card, so that it is there to show you where it is and what they are doing. I also included something from 1989. This is an old map of the area. Mrs. Lommatzsch: It shows all those buried trucks. Mr. Murray: Yes and it does show that one part that is shaded there which is a detention area. This cannot be used for anything ever, that gray shaded that looks so bad. That's it. I wanted to bring it forth to you. The REAP is \$2,000.00. I don't want the City to own it. It would possibly go into a CIC or some entity that we control as an only asset. That's enough about that. I will let you think about that. Mr. Garrett: We don't have a CIC. Mayor Flaute: I don't see it.

Mr. Smith: What is in that shaded area? Mrs. Lommatzsch: It's a detention area. Mrs. Reynolds: We don't want to know. Mr. Murray: There is a pipe that comes across Springfield Street and it does drain, we think, from the Base. There was a stream at one time that enters down into that drainage area there and creates a seasonal pond that dries up in the summer. It soaks down into that landfill. If you go to Eastwood Lake and you look across at a certain point you will see a dam there. There is actually a tunnel under the railroad track that lines up with that creek and that has been dammed. You can see it in there and that's why that water doesn't drain into Eastwood Lake anymore. That's what it is. Mr. Smith: That's where the alligator was back in the '80's there was an alligator over there. Mr. Murray: We should publicize that or something.

Mr. Murray: This is Eintracht. One of the things we are still trying to do is attract a canoe livery there. Lori is working real hard and is talking to Miami Conservancy District tomorrow and we are going to meet with Five Rivers. The idea is to have a livery at the Eintracht for our residents to rent and go downstream and come back. Business outreach is just that; trying to get more people to use it. Capital improvements as I told you last time, ODNR said not to put the sewer on the grant. They do think the ramp is fundable, so what I have on here is the first one for clearing the shrubbery and that would be done by the Service Department on that hill to make it presentable. The next is a 20% match for the ramp, which is \$3,200.00; the ramp was about \$16,000.00 if I remember correctly. Then I have included the match for the sewer and getting the majority of the money from the Well Field. This is one of the budgets that I combine both 2017 money as well as 2018 money. There are really no increases, but if I read this right there are no increases. It is utilizing two different funding sources, 2017 and 2018. Capital improvements for 2018 is at \$10,000.00. Unexpended funds from 2017 was \$13,500.00 and that was being reserved for the grant and of course we didn't get that so it is available or I can give the money back; whatever you guys want to do. I think the ramp is a good one and the sewer can possibly wait. I think we have stabilized things out there and nobody is going to be climbing on us to get that done. That's whatever your consideration is.

I will look at this again because I think we need a solar panel out there to light that sign and I will probably be talking to Ron about that as well. It's got some little lights on it and it looks terrible, so we need to do something else. We looked at connecting it to the DP&L, but the cost was exorbitant. It is a commercial rate, so we would have to pay a high level, it would require a new box, and then we would not be using it that much, so possibly a solar panel to light their sign is something I'm going to be looking

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at. That's that, if you have any questions at all about this. Mayor Flaute: Finish the ramp. We have to get that done. Mr. Murray: That's due May 10th.

As you know the money for this is from the TIF and Tom tells me there is \$280,000.00 in the TIF. We do get a little bit of rent from Phyllis, so that will be \$6,600.00 today for this year coming up and then I hope to have the TIF in place shortly so we can continue. I didn't put any increases over what the City Manager talked about. I do have Huberville on here and that is the attachment you will see if the tax bill for that Huberville address and he bought that thing for \$24,000.00 in 2014. I'm not inclined to pay \$60,000.00 for it and that's what he wants. I think I will let that sit for a while if that is alright with you guys. Mr. Smith: Where is this at? Mr. Murray: It's on the corner of Huberville and Phyllis where we tore down that fair building. Mr. Smith: Is this that garage? Mr. Murray: No, it is a real house. It is next door to where the garage was, so it is a real cute white house and all that. Again I highlighted that on November 2014, he paid \$28,000.00. I don't know. Mr. Fullenkamp: You could have bought the house right next to the Phyllis. Mr. Murray: Not anymore. Mr. Fullenkamp: Well it's gone. He sold it for \$45,000.00 and he offered it to us; this is Max Beacraft's house. Mr. Murray: That's down the road a little bit. Mr. Fullenkamp: The fair building is right there at that corner. Mr. Murray: That's the other fair building, that super block. Mayor Flaute: So you are saying you are going to let this one set? Mr. Fullenkamp: At that price, yes. Mayor Flaute: I don't know why we are buying property. Mr. Murray: Unless you want me to buy it. I'm just saying it is \$60,000.00; that's what he wants for it. I'm good. I just brought it to you.

The other thing I've got on here is the facility maintenance, the pond restoration. These have been problems in the past and they are problems right now. They are not attractive. The Services Department today assured me they are going to run a mower around there and get rid of the cattails. I think it is something we should look at long term because they are not holding the water to make them attractive basically. It is all gravel, it is low, and we might want to do something there so we don't have to continue to do that.

Mr. Denning: Where those retention ponds that we had to have there because of the asphalt that was going in between the street. We can't fill them in and have nothing there. Mr. Murray: We can't have nothing there, that is for sure. Mr. Denning: We have to put a liner in it. Mr. Murray: We can reposition them in such a way so it is easier to take care of or something like that. Mr. Denning: I would bet from what Mitch told me or Jay, but somebody said they put clay under there so that it would hold the water and he believed that it has eroded out and if it is gravel underneath, I can believe that the clay would have. It may just need a new liner. Mr. Murray: The idea is to restore them and just to make them look better and to cut down on the maintenance. Mrs. Lommatzsch: There needs to be some kind of lesson because the school does retention ponds at all of their buildings and they don't have that problem. We need to find out how it is because theirs are all grass and they have no weeds and the water retains and then it runs off. They are doing something right and we aren't. Mr. Murray: That's the idea. Mr. Denning: It could be the difference in architecture. Mrs. Lommatzsch: That's what I'm saying. You can make green grass swells that work. Mr. Murray: That's my point. Mr. Smith: Spinning Hills has a nice one. Mrs. Lommatzsch: Saville has got one right there on the corner. Mr. Murray: And again clearing out some of the shrubs and trees.

For internal engineering, I've got the bike path on there. I don't know what to do yet. I'm going to have another discussion with Ohio EPA and see how meaningful that is. If the marijuana doesn't go through, I've got \$26,000.00 on here to do that re-platting which leaves me about \$16,000.00 short on this, but I can bring in money from some of my other budgets.

Legal services, I've got \$500.00 for the TIF and the plat filing fees, I don't know what those would be and then I include the property acquisition of Huberville. If you want to do any of those things, let me know. If these aren't what you need, again tell me. Clearing shrubs and trees would be our Service Department, so no cost here; I just wanted to let you know.

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Mr. Murray: Right now the TIF has \$93,000.00 in it and it looks like this year we put another \$31,000.00. When we first set this up, the idea was to get enough money to pay for a street beautification plan and I think we have enough money in there to do that. This would be creating an RFP to beautify all of the corner of Airway, Woodman, and Harshman. This would include engineering, as well as streetscapes and getting something there to dress it up and that could be some trees, flowers, brooks; I don't know, all kinds of stuff and something intriguing could happen there and this might be the way to do it. The idea was to get the money to do the study and then put a TIF in place to fund it. Mrs. Lommatzsch: Like that corner by Morris Funeral Home on Dayton-Xenia Road. Mr. Murray: I know what you are talking about, yes. The money is sitting there and I don't know if you want to spend it, but that is what I am proposing here. It just backs up what the City Manager was looking to do as well. The idea is to create an RFP to dress up that area. That TIF is all the businesses out there, so it comes from Domeschik's all the way to Harshman and it stops at Meijer and goes all the way to the Prairies.

Mr. Fullenkamp: So beautification is a permissible use for a TIF program? Mr. Murray: The planning for what needs to be done, yes. The other thing is the engineering for the drainage and some of the other issues we have got there. Mr. Fullenkamp: So the planning, but the actual implementation? Mr. Murray: I'm afraid this is going to be expensive and we would need another TIF to fund that. Mr. Fullenkamp: But a TIF can fund beautification improvements? Mr. Murray: It can design the place out, yes. Mr. Fullenkamp: But can it implement it? Deputy Mayor Curp: Can you plant trees with the money? Mr. Murray: I will find that out. Is that what your question is? I will look at that. Mr. Fullenkamp: You can plan it and engineer it. Mr. Denning: The question is how can you fund once you plan? Can a TIF fund the actual physical planting of trees or flowers or grasses or whatever? Mr. Murray: I'm thinking this is going to come back with some hard stuff too like drainage and re-engineering some of that stuff. That's what I was looking for the TIF to do is sewer.

Mr. Denning: Make sure that whoever does it that we have that whole Airway revamping going on too, so they need to work with them to find out what that's going to be because what it is now is not what it is going to be in 2023 or whatever. Mrs. Reynolds: If you set a standard now, then that is what you need to do along that corridor and that's then carried out through the rest of the plan. That's the important part of this now is setting that standard and what you want. If you want potted plants and boxes out there and there is all beige colored stone and they have trees in them that are no greater than four feet that can be maintained, that has to be the plan for the whole of that street. That's the important thing. What is going to make it the most attractive and the easiest to maintain for those business owners because they will have to have a buy in. Mr. Murray: Yes, this would include sitting down with them and saying here is what is going on. Mr. Denning: Are we going to change the street light to something other than just the cobra heads? Mr. Murray: To make it a place. Right now it is a place people drive through primarily, so give it some identity.

Mr. Fullenkamp: Are you seeing it from the bike path to just the Base housing? Is that the area? Mr. Murray: And all the way down to Domeschik's at Bayside. It's that triangle. Again there are a lot of ways to do it and we might have to talk to some people that we do every improvement; the businesses will have to do some things too. It is an idea. I will clarify what the TIF can cover so that we are not out in the dark here on some of this stuff. You will see that RFP before it goes out, but I think we can get it done for what is in there right now. Mr. Fullenkamp: When will you start having conversations with the businesses about this? Mr. Murray: Probably March I would think.

Mrs. Reynolds: That goes along with your piece you started out talking about. Mr. Murray: It is still the business list and all of that interaction. We've got the people now to do it. Mrs. Reynolds: That is what is going to drive everything we do. Mr. Fullenkamp: I don't think you want to put an RFP out before we have actually had this discussion with these businesses. Mr. Murray: No, we first have the business meeting to tell them this is what we are thinking. Mrs. Lommatzsch: We have control of the one corner. We have a shopping center, we've got a blank space, and we

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have a Wendy's. Mr. Fullenkamp: We control the right of way all through there. Mr. Murray: What we own of the right of way. We are driving on somebody else's property right now, but that is beside the point. That's part of the deal and as I said before, everybody that goes through that Museum goes through that corner. What can we do to better that and stop them? That's all I have. Let me know your thoughts. We will go through Wright Point again. I guess that's it. Mayor Flaute: Are there any questions or comments?

Mr. Carpenter: This is what I would like to do going forward. Thursday or prior, I will come up with an updated version of this spreadsheet. We can continue to enter revenues and update the forecasts and we will make some modifications from tonight. I have a couple notes and I think a couple things are out. Is there anything you would like to see different going for the next presentations to help with this process? You got to hear Bob give you a slew of projects that he was kicking around. My recommendation is I don't know if we can afford all of those projects, but every department head is intending on bringing all of their projects to you. That was my understanding is you want to hear them all. Is that what you would like to do going forward? Mrs. Reynolds: Do you plan on putting those dollars amounts in each department account and then working backwards after all presentations? Mr. Carpenter: Well I can, I did not do that originally. If that is what you would like to see, I will plug it all in. Mrs. Reynolds: With budget notes so we know exactly what you have plugged in.

Mr. Fullenkamp: What I saw tonight is I don't know how Bob will get anywhere near all of this done as far as time resources. Mr. Carpenter: I think that is another factor across all departments. I think everybody sees a lot of work to be done and they want to do it all, but I think it is just not realistic timewise and financially. That is what I would like to get out of this is to prioritize what we need to get done with the budget that you are all satisfied with.

Deputy Mayor Curp: I think they need to prioritize it and get rid of the bottom half of their list. If it can't get done, they don't have the resources, and they aren't going to get the resources, there is no sense then to put those things on a draft budget and include the cost and just inflating the proposed budget to a point where the red ink is just so extreme. Mayor Flaute: Last year the first draft budget was all the fluff and all the nice stuff we wanted to do and I thought that was an exercise that we didn't really need to do. What is the difference between that budget and what you are going to be bringing to us? Mr. Carpenter: Not much because what I have heard tonight is you want me to add it in and then take it out. Mayor Flaute: We need it to be realistic.

Mr. Denning: The other thing we need to do and last year we wanted to hear all the ideas so we could help prioritize. They may have seven and their priority may be different than what ours would be. I think that is where they are looking for our feedback to help them cut that in half. They know this is all my list, but they know they are only going to be able to do five of the 10. Which five are our priorities? I would like to see their priority list because it may match ours. Other than Chief Stitzel, most of them have been around us long enough and have listened to enough meetings to have a pretty good idea of where our priorities are.

Mr. Fullenkamp: What was happening before is we didn't get to see what the department heads wanted to happen. It was cut before we got to see it and I think that is why we asked for this approach. We want to see what their desires and needs are. I'm not so much interested in their wants; I want to know what the needs are. I think that is why this exercise is important. If there is a disconnect between the City Manager and the Council, we can tussle that out and figure that out to help prioritize. That's why are going through this process, at least that is my understanding.

Mr. Garrett: Does that mean you want the departments to come in with a list with a price and then highlight the ones that the City Manager picked and put in his recommended budget? Mr. Fullenkamp: I'm okay with that, but I want to know what their ideas are and where they prioritize them. Mayor Flaute: I don't want to see willy nilly all of these. Mr. Denning: He gave us A, B, C, D, E, F, G, H, I, J, but where do you see or between the two of you we know you aren't going to be able to get all of

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those done. What do you see as the top five priorities out of that? Mrs. Reynolds: What should be funded and what should not be funded? Mr. Denning: These I believe are the top and these are extra if we have enough money, but I think we need to know what you believe the priorities are there. Right now the money is important, so if you have two at \$150,000.00 in your top three you are probably not going to get all of those. You may get one of the lower priority ones moved up, but what do you think? You may get two of these this year and we may move one of them into next year. That's all I'm saying. Mr. Murray: I can do that. Mr. Denning: I want to know what you believe are the top. Mr. Murray: That will take some thought. Mr. Fullenkamp: We want you to think. Mayor Flaute: They are the professionals and they should bring the priority. Mr. Denning: We want to know what you think your priorities are.

Mr. Carpenter: I will just throw in. I think we do a lot of that, but what I have seen is that as a group we want to do so much that we don't get everything done. I think we need to really be conscious of how long a project is going to take to get completed and then maybe do a couple and then if we get done add another. Mr. Denning: I'm okay with that, as long as we know that. Mayor Flaute: That's not what we did last year. Mr. Carpenter: Last year we threw everything in like a wish list and then we pared some of those items off. Mayor Flaute: We being? Mr. Carpenter: Well, Council, myself, department heads, we all kind of decided we can't afford this so we aren't going to do this. We still had a pretty lengthy list of projects and what happens is not just the money, it is the time. We are in so many different directions and we don't do it well and that's part of our problem. Deputy Mayor Curp: I think that is part of the comments that you have heard tonight is there is so much stuff that was put out here that can't possibly get done. Mr. Carpenter: It is all good stuff and it all needs to be done, but realistically.

Mrs. Reynolds: You go back to that plan. There has to be a plan of where you want to be next month, next year. There has to be something that drives us where we want to be as a city and we are not seeing this. Here it is November 13th and we are having over \$50,000.00 worth of expenditures coming in. That is crazy and that's not how we become physically safe because there is no way and Mr. Murray no offense, but there is no way you can get everything done that you brought to us tonight. There is no way in this world and you have no good idea if these dollar amounts are good. You have a good estimate you think, but I noticed on a couple you have a different price already. Guys, it is the middle of November, spending should be done. Spending out of this year's funds should be done. There is no reason. We said we were going to do this and we said we were going to do this. We've done everything but this, this, and this and now we are trying to get it accomplished. No, that's wrong. Mr. Smith: You can't keep spending 47 days before the end of the year. Mrs. Reynolds: That's right. That doesn't benefit the community, it doesn't benefit our budget, it doesn't benefit us moving forward.

Mr. Fullenkamp: You are saying it doesn't benefit us moving forward to spend this late in the year. If you have not been able to work it into the plan already, it becomes very difficult to rush these things through and that is when you tend to make mistakes. I'm not saying there are some emergency things, but you should be able to plan a month and a half out to know what your needs are for each department and for these kind of things to be coming up now is kind of uncommon. I'm not sure talking about 2017 items is part of talking about the 2018 budget process, that is one thing and I know you wanted to make that presentation, but I don't know really how that plays into your budget for 2018. I understand what Mrs. Reynolds is saying and I tend to agree with it. There are true emergencies and we understand that, but there are things that fall through the cracks and become rush jobs toward the end of the year if they are not handled properly during the year. You have 12 months and your busy time shouldn't be the last month and a half of the year.

Mrs. Reynolds: You can meet those true emergencies if you are reflective of what your budget process all year long. That's just the way it is. We know we have to stop spending and Mr. Garrett is a good man and he will do everything he can to help you all, but if I was Mr. Garrett's boss Mr. Garrett and I would have a long talk about November and that would be the last time he would take any requisitions. There is

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too much that can happen in a given period. Everything should have already been planned for, everything should have been in place, and everything should have been in operation. There are the emergencies as Mr. Fullenkamp said, we all know what those are, but they are not major things that tear up your budget. You all know every year we have problems that tear this budget all to pieces. We need to try to prevent that. We need to do what we can to try to prevent that.

Mr. Carpenter: I will go back to just a couple things. First of all, I asked Bob and all the department heads about 2017 just to talk about where we are and wrapping up. If you don't want to hear that going forward, that is fine. Mr. Fullenkamp: It is indicative, the fact that we are going to do a couple of projects in the last 45 days of the year. Mr. Carpenter: I was going to touch on that as well and my motto is "Spend Early, Spend Often" because you need to get after these things in January and February and start moving. I agree with you, the timing if you want until the last minute it is a rush and things don't run smoothly. Mrs. Reynolds: You have no opportunity to be successful. If you have something you think is worth funding, you want it to be successful and if you are doing it 45 days out there is not a way in the world you can say it has done any good or get it funded again. Mr. Denning: If you are waiting until the end of the year to see if you have it left in your budget, that is not the way to do it. What you need to do is plan it ahead of time and if it is a good idea in November, it will still be a good idea in January just make it part of next year's budget.

Mayor Flaute: Like the Volunteer Program and you gave that presentation in October and I don't see anything in here about that. I'm hoping that project is continuing and I know it was obviously a big deal during the election and everyone talked about it. Mr. Carpenter: From what I understand, I am tasked with. I took it off of his budget and it will be in the General Fund. Mayor Flaute: It is still moving forward and we are going to see a resolution? Okay. Mr. Carpenter: That is another issue and I have already touched on it, we have so many of those projects we are doing and some of them don't start until it is too late in the year. That is another reason I think we need to reduce the number of projects just for the fact that we need to get them done and then if we have time we can add another. Mrs. Lommatzsch: This whole project needs to start in June for January 1. You don't wait. Mr. Fullenkamp: We talked about that this year. Mrs. Lommatzsch: Well we talked about that for this year and it didn't happen. Mr. Carpenter: I've been working on it, but I didn't share it with Council.

ITEM 7: ADJOURNMENT:

Motion to adjourn was made by Mrs. Lommatzsch. Mrs. Reynolds seconded the motion.

There was no discussion on the motion.

All were in favor; none opposed. **Motion carried.**

The meeting adjourned at 8:24 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council