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ITEM 1: CALL TO ORDER: Mayor Flaute called the Riverside, Ohio City Council special work session to order at 6:00 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: Ms. Campbell, present; Mr. Curp, present; Deputy Mayor Denning, present; Ms. Fry, present; Ms. Lommatzsch, present; Mr. Teaford, present; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, City Manager.

ITEM 3: EXCUSE ABSENT MEMBERS: No City Council members were absent.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: No additions or corrections were made to the agenda.

ITEM 5: APPROVAL OF AGENDA: Deputy Mayor Denning motioned to approve the amended agenda. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 6: WORK SESSION ITEM - COMPREHENSIVE PLAN: Mr. Carpenter asked for thoughts from council on the three goals he sent them via email. The overall goal was to combine 7, 5, and 4, which were commercial property development; 6, 2, and 3 were residential property development. Mr. Carpenter indicated as per his notes they were to talk about numbers 1 and 2 under number 5 and then number 3 under number 7. The first goal under commercial development was to identify vacant and under-utilized properties as targeted areas for reinvestment and redevelopment. The manager identified three specific projects for the commercial and residential property list to market the properties to developers through multiple networks. He selected the current three they were working on, two are in progress and one has not yet gotten off the floor. He asked council for input on the tasks that would fall underneath the objectives and if there was more they wanted to add to it.

Ms. Fry asked if the objective is the smaller piece from the goal. Mr. Carpenter confirmed it is. Ms. Fry asked if the questions listed are to council. Mr. Carpenter stated they could be, but that it is more like what staff would be going through. Ms. Fry asked if they are evaluating what staff has said is important. Mr. Carpenter confirmed that was correct. Mr. Curp stated they were evaluating what staff pulled out of the comprehensive plan in an outline form. Ms. Fry asked if the manager needed input from council to answer those questions. Mr. Carpenter replied it would be best to talk about something like that after staff had more input and he could bring it to council. Ms. Fry stated that staff would then take a stab at it and then they would get it presented back to council for buy in or feedback. Mr. Carpenter reviewed part of the take away from the prior special work session and having SMART goals and objectives. Ms. Fry asked what the Airway TIF area is. Discussion was had on the area which includes: the Airway/Woodman area, Airway shopping center, Infocision, Wendy's, the car lots, and up to Meyer Avenue. Domescik Realty is not in the TIF area. Mayor Flaute indicated that someone wants in the old Goodyear place, but there is difficulty getting in touch with the owners. Ms. Fry commented that she would like to have an overarching plan where this is a part of that. She agrees with the three parcels identified by the city manager and would like it to be a part of a bigger development strategy. She wants to see a plan for regions in the city. She would like to see that whole area be thought of as Riverside's downtown and having a broad plan that covers many years and the items listed now is what is being worked on now and continue to work at the bigger picture until they get to what their vision is. Ms. Lommatzsch stated they attempted to make the area where they are downtown and thought they had investment on Old Harshman to create a downtown with these buildings. The investor did not follow through. Ms. Fry commented they should revisit that idea and determine if that is still what they want and how they are making that happen. Ms.

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Lommatzsch asked what she perceived to do to make Airway more like downtown. Ms. Fry replied she would like to see it more walkable as there is a lot of residential and more foot traffic gives a feel like a center of town. Mr. Carpenter commented what she is describing sounds more like goal number 3 that is more of a comprehensive plan for an area. Deputy Mayor Denning reiterated comments by Ms. Fry and asked if he understood that she wanted to expand the area to Spinning Road and the K-Mart, and whatever else they decide it will be. She nodded in agreement. He discussed what the TIF did. He mentioned how he would like the Airway Shopping center to be called Riverside Center or Centre and to make it look a bit more like the Greene, but parking would have to be considered if more stores were added. Mayor Flaute asked the manager if they could revisit the plans for Airway Shopping Center. Ms. Lommatzsch stated that things are trying to happen at Airway, but slower than anticipated. Mayor Flaute commented the plan he recalled was to look more like Town & Country Shopping Center. Mr. Carpenter asked if the plan was for the shopping center. Mr. Curp stated it was a plan that Bob Murray put together, and after the street levy passed he wanted to use some of those funds to help approve the aesthetics along Woodman Drive next to the shopping center. Mr. Curp stated those monies would be used for residential streets and thoroughfares. The TIF money would have to be used for that. Mayor Flaute stated it looks better than it has in previous years because they have done some things. Deputy Mayor Denning commented that they need Mr. Gibbs one weekend a month because Airway gets plastered with signs. Mayor Flaute asked why the police couldn't just pick up a sign and give it to code enforcement to call and cite them. Mr. Curp said that Mr. Gibbs already has the number and could have an admin assistant contact the company to notify them it is a violation of city ordinances and to not put signs out there. Discussion was held on the penalty for repeat offenders and how to handle them. Mr. Curp stated that they could be arrested as that penalty is already in effect today. He elaborated on the furniture store representative getting signs and putting them out. He added that the legal opinion is that the police have the powers to arrest someone for that type of violation.

Ms. Fry stated that looking at other items she doesn't see things other than the marking plans for projects that map easily into a project plan. As far as identifying things targeted for this year they are listed in D and F. Mr. Carpenter stated he thinks all of these are able to be put into the plan as far as a timeline to be accomplished. Ms. Fry mentioned the item 'business groups/stakeholders' is just a noun to her. Mr. Carpenter replied that the idea behind it is to establish a group of stakeholders to talk about the properties and list of opportunities in the city and to get feedback on some type of priority. Ms. Fry asked if that was identified by establishing the group if that is how they know they have accomplished that. Mr. Carpenter stated it would be established along with a number of meetings. Ms. Fry asked if he wanted to go through the other items and define the discreet part of what that item is.

Mr. Carpenter started with the list of updated properties (goal number 1) and indicated some needed to be added and the residential portion is not on that list. The top three parcels is ongoing; he feels that handling three at a time is time consuming, but if they are going smooth then maybe they could add others. Ms. Lommatzsch stated they needed to allow for things to pop up. Mr. Carpenter added that while they are working on the top three, the other lower level items would be available on the website, loopnet, etc... the properties would be advertised, but the three they are working on would be active. The stakeholders group would also need to be established. Deputy Mayor Denning stated the business groups and stakeholders may help him answer what makes our community different. Mr. Carpenter stated they would be molding and sharpening as they go. He thought to start with business leaders in the community and this group would be ongoing - citywide not just for three projects. Ms. Fry asked if his vision for all the things listed under number 1 wouldn't necessarily be what they are focusing on this year, but what they would always be doing. Mr. Carpenter replied yes, it would always need to be done, but they have identified three parcels they are focusing on so they will always have something going on, a minimum of three. Mr. Carpenter went on to number two to spell out what is

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needed to make them shovel ready and the things needed done like water, sewer, and traffic entrances. Ms. Fry asked him if being shovel ready was the parcels listed in D or something in addition. Mr. Carpenter stated this would always be happening for all of those on the list. Every time they focus on a project they need to know what is the latest for shovel ready to make that project happen; then identify from the city perspective what the investment would be specific to each project. He added they also need third party marketers onboard and then to use whatever they could to get it to developers: electronic, face-to-face, print. He summarized focusing on three projects and then getting information out there and available on other items, and whether a developer takes interest or the city is pushing it, then that would move that project up to goal number one; goal number two feeding into goal number one as both were under number five they are related.

Mr. Carpenter stated that creating the content rich web page (goal number 2) for economic development are listed by letter as the steps that need to happen to accomplish that objective. They would reach out to their IT administrator and website developer and make sure we will do something compatible. They want to be able to capture information when a person goes to the webpage so they can respond to them. There would be a process in place to keep an active list and keep it current and monitored. Detailed property information would be listed as indicated on the list it would be on the webpage, adding as much information as much GIS data that they can. They will develop enough links to get to that page through social media, some print; all of it has not yet been sorted out, but will do a bit of research to get the message out for that webpage. Mr. Teaford asked what GIS information included. Mr. Carpenter stated it would be all the information you needed to build something if you want to develop the property and the closest infrastructure tie-ins like water and sewer. Mr. Teaford mentioned the list of properties Riverside owns, which is about 119, many of which are vacant residential. He wants to know if the city plans to sell them as he has passed some of the properties and there are no signs in the yards and nothing is going on with them. Mr. Carpenter stated they are still working on that. He wanted an executive session to discuss the Ketcham property as they have a few offers on that. Mayor Flaute stated they need to know which properties they want to unload as there are a few they shouldn't unload. Mr. Curp stated that the trend now-a-days is for the city's to acquire properties because there aren't as many developers doing infill type of activities. Cities accumulate properties in clusters so that the density of the property is sufficient to attract developers to do spot development. Mr. Teaford commented that the ones they own are really spread out. Some of the properties that are together they may want to go to someone who rehabs houses and split profits to get rid of them. Mr. Curp replied that is what he thought they would see in number 6, 2, and 3 being combined that is not in tonight's work. This is why he asked staff for a scattergram of a map showing the properties that the city owns so they can see and others can see as they approved the CDBG grants to acquire a whole list of properties. He wants to determine if they are going in the direction they said they wanted the city to be going as far as accumulating and clustering properties so they can redevelop. Discussion was held on the lots not being large enough to put a new house on. Mr. Teaford mentioned a property that the school was to rehab and a port-o-pot and dumpster still sit there from three years ago. He added they need to straighten some things out. Mr. Carpenter stated that he would like to see it as there is a possible investor. Mayor Flaute stated they needed to sell the house on Hazelton. Mr. Curp commented that they should be trying to bring the population into the city. In some situations splitting the property in between two homes may be the right thing, but if there is a way to cluster it would be better. If they have an investor who may rehab the property, perhaps they just give it to them so they can rehab and live in it. He does not want to sell to people who just want to rent it out. He added they can also sell it for a reduced price and put a lien on a property that if it is abandoned after being fixed up they get it back. Mr. Teaford asked how they could make this happen. Ms. Fry commented that they need to be very specific on what they agree is the plan to do with the properties and notated in the document as an end result; this would commit them as that is what they want to happen. They don't want every six months to come up with a new idea on what to do with the properties. They need to commit and execute. Mr. Carpenter stated he planned to discuss

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the three objectives from last time when they got together. Ms. Fry asked if they were going to ask the website developer to implement items B-F. Mr. Carpenter replied yes and this is what they want it to look like when it is done. Ms. Fry stated it is a rough estimate for G and H as they have not talked to the developer as of yet. Mr. Carpenter said yes; it is an approximate cost from what the developer charged to create the city website.

Mr. Carpenter stated that goal number 3 was focused on targeting an area for more detailed land use, transportation, infrastructure, and neighborhood, all encompassing. He added they may wish to move Airway over here and add something different for number 1 as the third property. Ms. Fry asked why things may move back and forth. Mr. Carpenter said they don't have to; Airway could be in both places. Ms. Fry stated in establishing a list of areas the task is broken down by geography; another way to look at it would be to break down the task by what needs must be served, what types of areas they need. She thinks about it the second way. She doesn't want the scope to be narrow and this would be a concern looking at it area by area. The whole city does need to be looked at and then drilled down. Mr. Carpenter added that goal number 1 could also be things that pop up that must be addressed. Ms. Fry stated that Item 3 is part of something bigger. They need to plan to do the something bigger and have it as a reference point for when something pop ups so they can see how that fits or whenever they finish what they are working on and look for the next thing that is what they decide their priorities against. Deputy Mayor Denning added if the areas are established with priorities, he could see taking that information and looking at a commonality to help make the bigger; working from the bottom up. He feels there is room to have it both ways: bigger picture and drill down along with building from the ground up. Ms. Fry stated the city needs to have a cohesive identity and looking at different areas and focusing on them separately is that an opportunity gets missed to think about the common identity and have the discussion with the stakeholders. They need to end up with a big picture at some point. Mayor Flaute asked what the difference is between the areas in number 1 listing the top three parcels. Mr. Carpenter replied that number 1 is taking a project like the former K-Mart; we just put it as developing that property because we have somebody who has an interest and focus on that property. Number 3 is to take the whole neighborhood and streets and tie it all together in one geographic region. We took the goal from the plan. Mr. Curp stated they did not have to stick to what was in there because he was looking for a large over-arching theme. Some of this becomes parts of the overarching. This stuff in the end does something more than just doing the projects. Mr. Carpenter stated he agreed, but he thought they were talking about specific goals. This is supposed to represent a SMART goal not an overall picture. Mr. Curp stated that in the end is an effort is to increase the net income tax revenue through business retention, business expansion, and individual taxpayer growth. He stated that is an overarching goal and as part of that he honed in some of the measurable. He listed how he would measure that and achieve that: retain existing medium and high wage jobs, increase number of jobs, increase net wage growth, increase net growth in tax revenues, improve job mix to reduce city's dependency on defense related jobs, and recruit and attract families and businesses with jobs that increase the higher average household income. He stated that the comprehensive plan listed a bunch of stuff, but there is where it was driving them. Mayor Flaute asked how much control the city manager has over any of those things mentioned. Deputy Mayor Denning stated that doing the goals he has presented will do that. Ms. Fry stated we need that (comprehensive plan) to find out whether at the end of the year after we did all these things did it do anything. Mr. Curp stated he doesn't have control over all the other stuff. Deputy Mayor Denning stated in doing this stuff (goals) if accomplished it will impact that. Mayor Flaute said he agreed with that, but doing the other things Mr. Curp said should be a part of his goals he can't control that. Mr. Curp replied that he could. Ms. Fry asked why they have economic development as part of their city structure. Economic development is supposed to pay for itself; if they didn't have it then the numbers he is quoting would go down. Ms. Lommatzsch said it would drive those numbers. Deputy Mayor Denning stated that after a project is complete they can measure if he did it, but the bottom line is that is an additional way to measure whether doing these is worth it; is there value to spending \$20,000 on a

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website. We have to know what is going on. Mr. Curp stated they did that earlier when they dealt with U-Haul at the K-Mart site. Ms. Fry stated that is why they need to look at that type of measurable. Mr. Carpenter replied that the overall is to increase revenue and retain jobs and increase jobs, but what is the target per year? Ms. Lommatzsch said they have done that before; they have done city identity. She discussed city signs they once had along with the identity branding they had done. Discussion was held on driving the numbers and creating a tax base to fund services as well as funding the school system. Mr. Curp stated they have no tax base while other cities do. They have to find different ways to generate revenue.

Ms. Lommatzsch stated she did not feel the goal was to focus on three properties that is not how things will happen; they need to find investors. Discussion occurred regarding council priorities and developer priorities. Mr. Curp stated that if the direction is not the right one because someone else may have other information then it is a disservice to the rest of council. Ms. Fry asked if they could decide what the overarching plan would be; can they focus their ideas to make it into the comprehensive plan or is there a different vehicle. Mr. Curp stated that while the comprehensive plan is data there is a lot of good information that cities still do and they can still glean stuff from it. Ms. Fry commented that she agrees a lot of the work has been transient and she is looking for a library of documents that will help to guide their work. Having this library will help new council members see what they are doing as a city and the city manager can reference that when a council member asks why you are doing that. Deputy Mayor Denning stated this would also be beneficial for new staff members to show the direction the city is going and if they want to be a part of that.

Mayor Flaute stated that sometimes things need to be worked on like the solar farm. He was hoping to have them come and speak to council but then things feel apart as they were unable to get the numbers he requested. Mr. Curp replied there is a problem with that situation and explanation. Council was interviewing candidates for the vacant council seat and they had a candidate who talked about the solar farm. A person outside of council knew all about it by discussing with either the city manager or mayor, but the rest of council was not aware because it wasn't communicated. Mayor Flaute stated they didn't have enough information. Deputy Mayor Denning said he could have at least communicated to ask council if they thought it was a good idea. Ms. Fry stated that brings another issue as council is leaning on the city manager to produce results with the time that he has and if his time is being stolen for a side project that may not align with our goals; it may have been a good idea, but it needs to be measured as his time needs to be seen as precious.

Mr. Teaford asked where all the information from the studies they have paid for is kept. He stated they seem to spin their wheels a lot but never seem to stop anywhere. He hears that from people in the community. It seems that they talk a lot but when it comes down to a final decision it seems to get put off to the next month. He understands that staff is strapped, but they need to determine what they do and do not want and make a decision as a council.

Deputy Mayor Denning stated he thinks Brenda was trying to take some of these and determine what a measurable goal is for that. Mr. Teaford replied that this should encompass the main plan they want to go to and stick with and get it done. Mr. Carpenter agreed; he stated he and staff went through the comprehensive plan and pulled out some of the goals and put in specifics that needed fleshed out. He is now looking to find out from council which ones are acceptable and which ones aren't. Deputy Mayor Denning asked what he has gotten out of it so far this evening. Mr. Carpenter stated he thinks 1 is okay and 2 is okay, but 3 is not yet decided and then they can talk about another direction and some bigger and broader goals.

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Ms. Fry stated she was looking at time scales. There is the one-year time frame that he will map into a project schedule; those are the things he will be measured against, did he accomplish. Number 1 and number 2 map nicely into the one-year time scale. Number 3 is something that is broader, a longer time scale; getting them going would be immediate and measurable. Mr. Carpenter stated number 3 will be longer. Ms. Fry stated if they are evaluating tonight is this a good place to start for the immediate time scale, she feels it is. She would like to add the layer on to that saying that is not the only time scale they need to be concerned with. They need to have an objective on how to tackle that larger time scale that they are progressing toward their larger goals. If they have documents that are unable to be located then they are dead; they don't exist. If members have information or recollections then they need to be brought to the table because they can't do anything about a document they have never seen. Part of the issue is she does not know what they have. Mr. Carpenter has information from Mr. Curp that he will put them in a binder and make copies for council. He will search through files as well. Mr. Curp stated it would be good to create a list of reports that are available before copying to everyone. There was a marketing plan done at one time. Mr. Carpenter stated he will do a list of the documents available.

Mr. Teaford stated that some information may be too old that it could be gotten rid of. Deputy Mayor Denning mentioned that like the 2005 comprehensive plan, some information could be retained. Mr. Teaford said the plan indicated they needed senior housing and they have gotten that on Community and on Harshman. Ms. Lommatzsch replied that her friends are moving out of Riverside because there is no housing, no patio homes, no condos; they want to get out of their big houses. Deputy Mayor Denning stated that people want to buy a patio home or condo and not rent them. They want to sell their house. Ms. Lommatzsch added that they do not want it income based. Mr. Teaford stated he understood, but what is listed in 2005 isn't totally correct for today. Ms. Fry stated they need to be viewed as living documents and not thrown away. They should review them and change the things that need to be changed, and they don't necessarily need to get a consultant every time that happens. Mr. Curp added they sometimes they need to go beyond the literal word as in 'senior housing'; they weren't really saying senior housing, they were saying the relevant housing that is in demand and needed. One of those at the time was senior housing; today, one of the hottest housing market items is for millennials and the X Generation. There is a lot of good relevance in there still.

Mr. Carpenter asked for additional thoughts on number 3. Ms. Fry stated she wants to do a top down, a broader direction. Deputy Mayor Denning stated he did not know how they would get a broader direction starting from the top down or the bottom up. Ms. Fry stated she doesn't want them to be looking at each of these areas in a vacuum. The comprehensive plan is the document they list their community needs in so that needs to inform whatever he has presented. The discussion of Airway is approached by her as a need for a downtown center where people can go, then the location is step two, but if you look at each location the way it is then likely what they will come up with is rejiggering it the way it is, but you don't get the opportunity to reimagine what this could be unless you take a step back. Ms. Lommatzsch asked about whether there was any activity on the Thies Farm. Deputy Mayor Denning stated it was for sale. Ms. Lommatzsch stated it was listed in their paperwork. Deputy Mayor Denning stated it was there as an area. They put out a sign for sale once Brantwood filled up. Mr. Teaford asked if there was a Phase II on that. He thought they were going to go over to Troy Pike. Mr. Carpenter stated originally they were. Deputy Mayor Denning stated they found if they put in a road then the lots weren't feasible so they made a cul-de-sac. They sold off one piece of property instead of building houses on it. Ms. Fry stated that what is listed as number 3 is valuable, but for the most important things for them to be working on right now this falls lower since they don't have a bigger picture because when they establish the stakeholders group what will they tell them. She recommends taking the whole section and pushing it lower on the list to be done in the later year. Mr. Curp asked what is the purpose of the business group/stakeholders? Mr. Carpenter stated it was to talk about the city with business people and residents on what

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they like, what they don't like, creating the conversation about the future of Riverside. This idea was more for specific areas. Mr. Curp asked if that was what the business retention program was to do. Mr. Carpenter confirmed it was, but it doesn't cover the bigger, broader picture of Riverside. Mr. Curp stated they may not be doing it right. If they aren't asking the business leaders those questions then what is the value of going out? There has to be more depth than asking them if they are receiving services and how they are doing. Mr. Carpenter stated they do get more information on more of the things businesses would like to see or have access to. He envisioned this on broader questions, not just business related, but neighborhoods and social activities within the city. He was looking beyond businesses in the areas. He was looking at access, transportation, neighborhoods, and everything around them. Ms. Fry asked if it would be more like a neighborhood improvement association organization. Mr. Carpenter stated it isn't just the neighborhood either; he would look for people who tried to use those areas and not just live there. Ms. Fry asked if it would be a short-term engagement or ongoing? Mr. Carpenter stated his original thought would be to address the projects; but not sure if it would be the same group every time. Ms. Fry stated as far as the immediate time frame they have \$30,000 to spend on a consultant for a particular area and she is unsure if she wants to spend that on that as opposed to something else. There is an opportunity cost, and while not disputing the value of the stakeholders group she wants to make sure she gets the best bang for their buck. Ms. Lommatzsch stated the chamber and the city is making business calls and not social ones, they are asking questions and information already shared. The chamber has information of what business people have stated they would like to see happen; she is unsure if it has been compiled. Mr. Curp stated there is a staff person going out on these visits and he has not seen any report or stats. Deputy Mayor Denning stated he only is aware of who has been visited. He has not seen any other information. Mr. Curp commented on the DP&L report he presented last year from years ago. The responses and topical areas could tell them what was being asked and it showed the aggregate responses. They have not seen anything and they are trying to map a direction without any input.

Ms. Fry stated that a low cost way of addressing this is to get the information they already have from site visits conducted and report on it. That information will help them decide the next step. Various comments were made on having the information but it not being compiled and council needing the data. Mr. Curp indicated that they should be getting the information from their staff person, and the staff person should be asking questions that council needs to know. At this point they do not know if the right questions are being asked as they have no information. Mr. Curp stated the reason he asked about business groups and stakeholders is because he is back at number 1 while others are looking for the relationship with number 3. In previous presentations, business groups were put together to provide direction for economic development and he wondered if that was because they didn't know how to do it, which in turn pushes the time frame out to punting the work onto a group who doesn't have accountability to council. He asked what the merit was for the groups if it won't provide them with much and slow them down. Ms. Lommatzsch stated she wanted more definitive direction on what they would be asked as she wants it to work. Mr. Carpenter stated he could put a survey together and send it out and get feedback. She added that the first question a business owner will ask is if the city will listen to what they have to say and will they put their money where it is needed. Mr. Curp stated there are groups that are already out there that do this like DP&L and Vectren and they have a lot of this stuff. He asked what they will get out of it and if it will slow them down. Discussion was held on asking for information and not doing anything with it. Mr. Curp commented that there are two levels: personal business needs and future of the city. Business owners may be upset if their personal business needs aren't met, but for the future of the city type of questions, they should understand they won't be responded to immediately. Deputy Mayor Denning asked what information this city already has that council doesn't that will help them to make some decisions. Ms. Fry asked for Mr. Carpenter to get information they already have from Business First and provide it

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to council. Deputy Mayor Denning also asked for information Ms. Minnich has already obtained to be provided to them. Mr. Curp suggested they may wish to ask DP&L or Vectren for information they have. Part of Business First as a member, they are not to poach and to report when inquiries are coming from other businesses who are looking to locate into your area coming from someplace else in the region. It is part of the information sharing. Mayor Flaute stated that they need to start working with the studies and information they already have.

Mr. Carpenter asked about the use of a consultant. Ms. Lommatzsch asked what they would ask the consultant to do. Mr. Carpenter stated they would have the consultant look at the entire intersection of Linden and Woodman and the areas around to see what that would look like from a consultant's perspective; add businesses, change some of the roadway, etc... Mr. Teaford asked if the project at 35 and Woodman was two years out. Mr. Carpenter stated it was in 2022. Mr. Teaford asked if the six projects listed are in order he wants to do them. Mr. Carpenter said he did select Linden/Woodman as number one, but council input would be needed to state what is important. Mr. Teaford stated he thinks it is important to get a downtown Riverside established and if they concentrated on the Airway/Woodman area as quick as possible then feed out the other directions that is what he would want to look at this point. He wants to show progress in an area that almost everybody in Riverside either passes or goes in to. Ms. Fry stated that if he defines number 3 as specifically addressing the Airway/Woodman area that dovetails with what is already being done in number 1 and accomplishes the looking out. Mr. Teaford stated if they could help the guy get into the old Goodyear that is a storefront open; it's business. Mr. Carpenter stated that having a consultant look at the whole area may transform a lot of those businesses and what they want for the area. Ms. Lommatzsch stated that he couldn't make it there in that Goodyear location because his brother is Jamie and has a location. Mr. Carpenter stated they have a lot of mini-used car lots and they may not want that moving forward. Discussion was held on Airway shopping center and a truck rental business that is not zoned appropriately. Ms. Lommatzsch stated that Peggy who is the property manager for Airway gets her decisions from a parent company in Cleveland and she is always busy trying to get stores filled.

Mr. Carpenter asked for further input on what they want him to focus on as he had heard a couple of comments on Airway/Woodman or if they have broader stuff to do. Mr. Curp brought up a situation where he and Mr. Murray worked on getting a restaurant into the city. Mr. Curp spoke with the restaurant owner and provided several places that met his criteria where he could open a restaurant. He asked if they limit themselves if they only focus on three spots. He doesn't feel any location should take a back seat. Discussion was held on entertaining any offers that may come in for any location. Mr. Teaford stated that Airway is the center of their city and they should start there and make a statement. Mayor Flaute stated he would like to see the plan for Airway again and have council agree on the plan. Mr. Teaford stated they could contact Midwest and see what they are working on and how the city can assist.

Ms. Fry stated if number 3 is the broader view of number 1, then they need to start at step one and figure out what the plan is for the area. They need to start where they are at in a well-defined area and take the next step, identifying what is the plan for the area. Whatever they do there does help the overall of addressing the needs of the city. Mr. Curp stated he does not see a difference between 1 and 3; they have just been parsed. Mayor Flaute stated they needed to start somewhere. Ms. Fry added they need to have those conversations and make those decisions. Mr. Carpenter stated that number 1 is more specific and is a location they want to focus efforts on. He will not ignore others; he just will focus on Airway. Number 3 is more of a bigger picture and study of the area and what it can be. Mr. Teaford

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stated he has it down to the right stuff they just need to determine what they do first and how do they do it.

Ms. Fry asked the city manager to be more pointed in his questions as she does not know the answer he needs. What is presented on the paper does not align with what she considers a final product. Mr. Carpenter commented that his objective was to bring the three objectives from last week and turned them into SMART goals. He wanted to get details and/or recommendations on some projects and the steps that would be involved and to see if that is what council is looking for. It sounds like number 3 needs to be broader. Ms. Fry recommended they revisit number 3. She feels they are prepared to answer for number 1 and number 2, but the consensus he is looking for for number 3 may not be there at this point. She reviewed the points under number 1. Deputy Mayor Denning commented that item D was done under number 1. Mr. Curp asked where the revenue generation is from what has been done. There is none so far. Mr. Carpenter stated that if somebody buys a property he does not view it as "done"; it needs to be seen through until it is operational that is how he sees it. Mr. Curp stated the manager will fill the three parcels selected with revenue generating jobs. Ms. Fry asked if for each of the parcels he was going to develop a marketing plan. Mr. Carpenter stated that if there is one on the list that has no activity then they will need to generate activity and need a whole marketing plan and stay on it until it is in the hands of someone who will develop it to the point of being revenue producing. Ms. Fry asked if they could simplify it so that it is a discreet SMART goal that everyone can understand and understands when they are done. She added that to really show it is done he needs to do F and G. Mr. Carpenter stated that part of what he was trying to show is a progression and check list. Ms. Fry stated that she would evaluate him based on F and G. Mr. Carpenter replied that his intent is to not stop until someone actually developed a property and revenue is generated.

Ms. Lommatzsch stated when it comes to a major development what is council willing to invest. That is a major stumbling block in many cases, which they have not addressed. Ms. Fry asked how that is decided; is it decided upfront or is it on a case-by-case basis. Deputy Mayor Denning stated that if someone is going to take the K-Mart and tear it down and put in senior housing or patio homes then they could possibly get a CDBG or EDGE grant to help tear it down. Ms. Lommatzsch stated that developers don't want to deal with grants that take too long. There may be an opportunity and council may need to move quickly on some deal. Nobody will come in and do much on their own; they will expect the city to participate at some point. Council has to be willing to take a risk. Mayor Flaute added that cities that have success have taken risks. Kettering, while it has lands, often puts forth money to make their projects happen. Ms. Lommatzsch commented on how Austin Landing happened and it went to the state legislature because the exit is not legal against the ODOT rules as it is too close to I-675; to make that happen the legislature had to approve breaking their own law. She added it was to be all business and housing and no retail and look at it now. She stated that they can talk about what they would like to see happen, but until they decide they are willing to take the financial risk nothing is going to happen.

Mr. Curp added that he could skip everything prior to F and G; something needs to be brought forward that they can talk about. Ms. Fry stated they are here to come to an agreement on what a good outcome looks like for Riverside. She asked Mr. Carpenter understood what the SMART goal for number 1 was. Mr. Carpenter replied that the marketing plan needs to be specific for each project on the list - market to developers, once developed then it is complete and the other items are just information and how we get there. He added that council should help him with the list as he has selected three, but maybe council wants something else. Ms. Fry asked what was left to do at Spinning and Burkhardt. Mr. Carpenter stated there is a

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Phase I, II, and III. Discussion was held on the newest development that has been brought to them regarding Tudor's Biscuit World. Ms. Fry stated they are past the marketing plan for that then. Mr. Carpenter replied that it has kind of happened; some items have already got off the ground. The Airway/TIF has not got off the ground, yet. Mr. Curp asked why it was on the list if the developer is already handling what is going on at Spinning and Burkhardt. Mr. Carpenter stated that is just Phase I. Mr. Curp asked what they are doing on top of that to develop other parts of the city or to help that development. Ms. Fry stated she does not feel that the marketing plan being complete and actively marketing to developers can be done for Spinning/Burkhardt Phase I, II, III. Mr. Carpenter agreed as it does not seem applicable. Deputy Mayor Denning stated that if you are looking at the whole area what is going to be done for the other side of Burkhardt so it complements what they believe will happen on the Kroger side. Mr. Curp stated he would replace Spinning and Burkhardt for Linden and Woodman as it would be more bang for the buck and add more value to the community as Spinning and Burkhardt is going to get done. Ms. Lommatzsch stated that the Linden/Woodman effort needs to be coordinated with the street realignment. Mayor Flaute asked if after the roadway improvements are done do they know if the lot on the northwest corner will be big enough to put as business on there. Mr. Carpenter stated they did not know at this time. He added that he sees Linden and Woodman as a bigger project. Ms. Fry asked if it needs to be three, could they do two, and then when they come back they make it three. Mr. Curp stated when he refers to Linden and Woodman he is talking about the buildings not about the realignment and other items. He wants to fill the buildings as that is economic development to him.

Mr. Carpenter recapped that they are taking Spinning and Burkhardt off; they have the K-mart parcel and the Airway TIF. Mr. Curp asked if they are populated vacant ground or beautifying the area with the Airway TIF. Mr. Carpenter replied it would be to address the shopping center and maybe do some more infill. Mr. Curp asked if he referred to populating out lots with businesses. Mr. Carpenter replied yes. Ms. Fry stated the measurable is F and G so the question is for the Airway TIF can you do F and G. Mr. Carpenter replied he did not know. Ms. Fry stated given the scope he provided she does not think that qualifies. Deputy Mayor Denning commented that if there is a marketing plan created and it is marketed to developers there is the K-Mart parcel and they could put Center of Flight in there along with the Linden/Woodman area as two other areas that you could do. Mayor Flaute stated developers aren't interested. Mr. Curp replied that they will find someone who is as that is the whole purpose. Deputy Mayor Denning stated they need to market to developers so that when one does like the plan the city manager has something to bring to council. Council can then determine if they are willing or not to do anything with it. The first part is the city manager getting a marketing plan together; the second part is to get more businesses with more jobs and more income tax. Mr. Curp stated that in the end it is revenue generation. He stated that what he hears is a majority of the council is in concurrence with the manager has put in front of the council tonight and the next step is to see the other half of what we gave direction for at the last meeting or the manager come up with SMART measures for this stuff.

Mr. Carpenter stated he got the three broad goals and he will select three objectives to narrow it down and bring it to council.

Ms. Lommatzsch asked if they were still doing their workshop on June 15. Mr. Carpenter stated they were and they are trying to secure the Eintracht.

Mayor Flaute asked if they were going to have a special meeting on June 13, 2019; Ms. Lommatzsch stated they should leave it as scheduled and they can cancel if they need to. Mr. Teaford stated he would be gone for that meeting.

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ITEM 7: COUNCIL MEMBER COMMENTS:

Mayor Flaute stated that Blue Stem the solar farm fell apart when they stated they would sell electricity to them at 8.5 cents per kilowatt hour and DP&L already provides it for a little less than 7 cents per kilowatt hour. Mr. Carpenter stated they presented it that over the life of the project they would save money, but the pricing starting now was more than what they were paying. Mayor Flaute stated he got a call from Brenda Long, Sissy Long's family, and she is in hospice and incoherent right now and does not have too much time. They asked for information to be put together on her life so if anyone has information to send it to him. She ran for mayor once, she was on the Health & Safety Commission, she was on the COP, and she is on the festival committee. He needs to know the dates, if possible. Mr. Curp commented that Shirley Reynold's could help with that information.

ITEM 8: ADJOURNMENT

Deputy Mayor Denning motioned to adjourn. Ms. Lommatzsch seconded the motion. All were in favor; none were opposed. The meeting adjourned at 8:46 pm.

William R. Flaute, Mayor

Clerk of Council