

ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
July 15, 2020

Attendance:

Doug Moormann, Chair
Nancy Spencer, Mayor
Traci Theis, City Council
Tom Moeller, City Manager
Lori Thompson, Assistant City Manager
Harry Blanton, Hamilton County Development Co.
Bob Pickford, Hamilton County CIC
David Peterson, Madeira Chamber of Commerce

The meeting was held via Zoom Teleconference in accordance with the laws and regulations of the City of Madeira.

The meeting was called to order at 7:00 PM.

- 1. Community Improvement Corporation (CIC).** Mr. Moormann asked the committee to revisit the discussion which took place at the special council meeting on June 12, 2020. At that meeting City Council referred the matter of becoming a member of the Hamilton County CIC to the committee. Mr. Moeller previously forwarded the sample engagement agreements to the committee members for their review. The City would utilize the county CIC in lieu of creating/recreating a Madeira CIC. Ms. Theis supported this as it would not require Madeira to create its own while using the county CIC for the same purposes. There is less effort involved and would provide the same benefits for the City of Madeira. Mayor Spencer stated she was unclear as to how much Madeira would actually use it, but because of this, she also supported using the county CIC versus creating a Madeira CIC. The committee discussed the process with Mr. Pickford and Mr. Blanton and the next steps. Mr. Moeller noted in regard to public financing available through the county CIC, the CIC can issue Industrial Revenue/Development Bonds for private development. Although not used much lately, tax exempt financing is available for private developers issued through the CIC. The City cannot borrow money for public projects through the CIC and the bonds issued through the CIC do not affect the bond limits for the City. Mr. Moormann made a motion to recommend to City Council approving an engagement agreement with the county CIC for Madeira to become a member. Second by Ms. Theis. Motion approved by unanimous roll call vote.

Under this topic, there was also discussion regarding the creation of a Downtown Redevelopment District. Mr. Blanton had forwarded to Mr. Moeller a link to the State of Ohio's overview of this action. Mr. Moeller noted there is greater flexibility using this action versus using tax increment financing (TIF) legislation. The committee expressed interest in exploring this as an option of generating additional revenue for business district improvements. Mr. Moeller will meet with HCDC staff to learn more about the process and next steps. He will report back at the next committee meeting.

2. **Train Station Lease Update/Discussion.** Mr. Moeller provided an updated list of potential tenants who have contacted the City to lease the property. He noted that of the 14 contacts, 5 had submitted written proposals.

- **House Hospitality. Biscuits/Breakfast and Lunch**
- **Rebecca Myles. Dailies Donuts**
- **Rick Wooliver. Rise Biscuit Kitchen and Bakery**
- **Sean Redden. Butcher/Deli**
- **Matt Patrick, North College Hill Bakery**

The committee reviewed each of the proposals to determine a best fit for the community and the structure of the proposed rent/lease rates. After discussion, the consensus was to recommend Mr. Redden's proposal to City Council for further negotiations. Council will discuss the recommendation at the July 27th Council meeting.

3. **Commercial Real Estate Marketing.** Mr. Moeller reported that the City continues to inventory, as much as possible, vacant commercial properties in order to connect prospective businesses with those owners. Mr. Moeller and Mr. Peterson receive calls from potential tenants on a regular basis. Mr. Moeller will direct those tenants to the property owners. We have not yet established a web presence for the City's or Chamber's websites that lists available properties as other priorities with COVID-19 have taken precedence. Mr. Peterson, Ms. Thompson and Mr. Peterson will collaborate on this and report back at the next meeting.

4. **Designated Outdoor Refreshment Area (DORA).** Mayor Spencer asked the committee to explore the potential of creating a DORA for the City's business district. A DORA would allow customers to purchase alcoholic beverages and consume them outside of the building at which they were purchased. It also allows the customers to walk between liquor businesses and consume the beverages within the designated area. Both the City of Wyoming and City of Loveland have established this process for their business districts. Mayor Spencer stated that her initial research into the matter gives her a positive impression of the process, although there may be some negative community reactions to it as well. The committee agreed to further explore the matter and will make a recommendation to City Council after additional research. Mr. Moeller will contact the Wyoming and Loveland administrations to provide more information on the process.

Motion by Mayor Spencer, second by Ms. Theis to adjourn the meeting at 8:50 PM. Motion approved by unanimous roll call vote.

Doug Moormann, Chair