

ECONOMIC DEVELOPMENT COMMITTEE

Meeting Summary

December 3, 2020

Attendance:

Doug Moormann, Chair
Nancy Spencer, Mayor
Traci Theis, City Council
Tom Moeller, City Manager
Lori Thompson, Assistant City Manager

The meeting was called to order at 2:35 PM.

1. **Comprehensive Plan Update – Housing Development Incentives.** Mr. Moormann introduced the discussion; he noted that the Planning Commission, at its most recent meeting, received an update on the status of the goals identified in the Comprehensive Plan. One of the goals involves the creation of development incentives for certain housing issues identified in the plan. These include incentivizing remodeling projects versus new construction and incentivizing LEED design projects for energy efficiency and sustainability. Mr. Moeller presented information from two local programs: City of Cincinnati and City of Blue Ash. Both were created using the Community Reinvestment Act (CRA) legislation authorized through the State of Ohio. Cincinnati's program is a broad treatment of tax abatement for any new residential development including both remodeling and new construction throughout the City. Blue Ash's program was focused on remodeling and new construction in an area of older housing near the Kenwood Road Business District.

Ms. Spencer stated she would like to see an outline of the financial impact of offering tax abatements for new improvements relative to property tax revenue. She noted that providing examples of project values would help people understand what is taking place when a tax abatement is provided. Mr. Moeller stated this information could be provided in a spreadsheet with a variety of examples. Ms. Theis noted that it should be made clear that this cannot be offered or implemented retroactively. It can only be for new projects.

After additional discussion, Mr. Moeller stated he would prepare a draft policy as a starting point for discussion of this issue and present it to the Committee for additional review.

2. **Development Updates.** Mr. Moeller reported on the following:
 - **Former Village Co-Working Space.** Unconfirmed reports that it will be another nail spa/salon. No building or zoning permits have been issued and no contact from the property owner.
 - **Walter Becker Property.** No additional contact from the owners or potential buyer. The original contact was a realtor representing an undisclosed buyer for the property. The attorney for the property owner reported that property has not been sold and that some tenants were provided with a 90 day cancellation clause in their lease contracts in the event the property is sold. The City has had no further contact

with any potential buyer. It is understood the sale would include all of the property owned by Mr. Becker including the two houses on Goff Terrace.

The meeting was adjourned at 3:00 PM.

Doug Moormann, Chair