

ECONOMIC DEVELOPMENT COMMITTEE
Meeting Summary
March 9, 2021

Attendance:

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

The meeting was called to order at 1:00 PM. The meeting was held via Zoom Teleconference.

1. **Community Reinvestment Area (CRA) Discussion.** This topic was continued from the previous committee meeting. Mr. Moormann introduced the topic and explained the purpose for the discussion. He noted that the committee previously discussed how to provide a property tax abatement to incentivize remodeling construction versus new construction of residential properties. Mr. Theis noted that she did not believe we had to incentivize new construction as that will take place without incentives. She supported the idea that some residents may remodel to “age-in-place” if there was an incentive to do so. Mayor Spencer expressed similar comments and suggested that, if we proceed with a CRA program, there be a “score card” to identify percentage of tax abatement relative to the amount of increased value to the property. She also noted she would support a reduced building permit fee for remodeling/addition projects to incentivize them versus new construction.

Mr. Yankie was invited to address the committee because of his expertise in housing issues and the impacts of tax abatement on housing. Mr. Yankie referenced the goals of the Comprehensive Plan and noted there were other nearby communities which were undergoing a similar evaluation of a CRA for their use. He identified the following as reasons why to consider a CRA:

- Promote renovation over Teardown/New Builds
- Incentivize Aging In Place.
- Incentivizes residents to obtain construction permits (reducing permit fees can also accomplish this)
- Improves transparency in the housing market.
- Energy Audits/LEED – reduces total cost of ownership
- LEED construction improves quality of construction for the community.

Mr. Yankie noted that incentivizing new housing in the Madeira market was not currently needed. He recommended to the committee that they consider two things when deciding on the program:

- What does the City believe will happen with the incentive?
- What will happen regardless of the incentive and then, what other things are accomplished in an incentive is granted?

The committee discussed the matter. Mayor Spencer stated stimulating aging in place and energy efficiency may be worthwhile goals. The Committee to hold a recommendation until it meets again.

2. **Downtown Redevelopment District Update.** At its last meeting the committee directed staff to obtain proposal from Beth Sullebarger to make an application for the historic properties to the National Historic Trust. Ms. Sullebarger submitted a cost of \$10,600 for all three properties. For the train station only, it would be \$8,000. By obtaining the historic designation on the properties, the city can proceed with approving a Downtown Redevelopment District for a 10 acre site. A DRD would allow the City to capture any new incremental property tax revenue from new development within the DRD. The committee agreed to move forward a recommendation to engage Beth Sullebarger for this effort.
3. **Community Improvement Corporation.** Mr. Moeller stated that the agreement for Madeira joining the Hamilton County CIC has been submitted for their approval. They will be meeting to appoint a representative from Madeira to the board. Mr. Moeller volunteered to represent the City as the other member communities have their administrators of economic development staff as representatives to the Board. Mr. Moormann asked the committee to discuss the potential of using some of the funds the City is due to receive from the latest COVID-Cares Relief funds to provide the CIC with money for future property purchases in the City. As the amount of federal funds is not officially established, the committee discussed how much would be appropriate. The committee agreed to discuss this further once the final amount of funds is established.

Mr. Joe Linz, representing the developer of the Overlook condominiums on Miami Avenue asked to address the committee on the potential to include tax abatements for the development. He noted that they are competing with other tax abated properties of similar type developments. He felt that a 7-8-year abatement would help sell the units more quickly. The committee did not take any action on the request.

The meeting was adjourned at 2:18 PM.

Doug Moormann, Chair