SPECIAL

June 26, 2018

OPENING OF MEETING

Mr. Unger called the meeting to order at 6:00PM. Mr. Rajagopal was absent, due to attending a funeral.

EXECUTIVE SESSION

Mr. Milz said there is no need for executive session. He said there is a special meeting tomorrow at 6PM for this purpose.

Mr. Insco made a motion to recess until 7PM. Mr. Unger offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"
Mr. Rajagopal. Absent
Mr. Unger. "Aye"

The Board returned at 7PM. Mr. Rajagopal was absent.

PLEDGE OF ALLEGIANCE

All recited the Pledge of Allegiance.

MEDITATION (MOMENT OF SILENCE)

Mr. Unger asked that all join in a moment of silence.

APPROVAL OF MINUTES

The Board tabled approving the minutes from the June 12, 2018, regular meeting until the regular meeting in July.

CITIZEN ADDRESS

Rich McVay asked the Trustees about the Duke project's value and if any drawings were available.

Mr. Milz said he uses conservative calculations and the $10 million is firm. He said there are no drawings yet. The site is not yet assembled.

Mr. McVay asked about the $100,000 to demolish the buildings. Mr. Milz said this is an "up to this cost" request, as there is asbestos possible. Mr. Unger said this is a reasonable estimate.

In response to Mr. McVay, Mr. Milz said no TIF district established yet. He said it would be used to off-set the acquisition and demotion, as allowed by the Ohio Revised Code.

Mr. McVay asked that the Board is getting for this project.

Mr. Unger said we will have a well-established corporation there. This will help develop the area, a whole section of Colerain Ave.

Mr. McVay said the Board can set the tone to attract right kind of businesses to the area.

Mr. Milz said any development must meet the zoning architectural standards.

Mr. McVay asked about traffic issues.

Mr. Milz said ODOT completed a traffic study for Harry Lee Lane and Colerain Ave. With estimates of new traffic, this doesn't warrant a traffic light.

Mr. Milz said we will receive revenue from property taxes. Mr. McVay said we can drive this to the bottom line and it's good to get locked down now.

Mike Parsons asked why we need the resolution tonight.

Mr. Unger said Mr. Milz has been working on this for 21 months, and this is another step moving this along.

Mr. Milz said the Fireside owner willingly entering into an agreement with Duke. We're not part of that transaction. We worked with Duke to persuade them to purchase Fireside.

Mr. Parsons said this is shadowy and moving too fast.

Mr. Insco said the Intown Suites and other hotels have been a huge drain on services and not always been the best neighbors. Intown has made some changes, raised rates and remodeled rooms. He also have a security guard there at night. They have been a better partner. He said he has challenged Mr. Milz to get a respectable hotel.

Keith Miller said he worried about another TIF. TIFs were not designed for wealthy businesses and when the TIF is up, businesses will leave. Mr. Miller said that shopping malls will be dead by 2020 and suggested a medical mall.

Mr. Milz reminded him about the grant for a market study at Northgate Mall to add residential mixed use.

Stephanie Wright said she is disappointed that such a large decision would be considered without all board members present.

Mr. Insco said Mr. Rajagopal was asked and was in agreement to move forward.

Mrs. Wright said this meeting was set as a nuisance and abatement meeting, but the Board is now adding other items. She said there is no urgency on this item.

Mr. Insco said there is nothing wrong with adding items. There is no deadline on this, but there is urgency.

Mrs. Wright suggested the Board table this action as she doesn't they are up to speed on this. She asked questions about the property's last sale and ownership, which the Board did not know. She also said the Hamilton County Regional Planning Commission voted against this in December 2015.

Mrs. LeCount said the HCRPC is against single letter zoning and likes planned districts. She said the intent of the 2015 zone change was to assemble the site for redevelopment

Mrs. Wright asked if the Board has talked to residents. Mr. Insco said he has not heard good things from shootings. Mr. Unger said everyone he's talked to is thrilled.

Mrs. Wright said the TIF is off in the future. Three TIFs have been approved in last few years, for large companies, and now this company. She encouraged the Board to pull back and learn more about the project. She said they should hold off until the July 10 meeting.

Jim Acton said the Board should talk to Handy Tool Rental and see his reaction to the Intown Suites. He said he agrees with those who said this should be tabled until the Board knows what's going on. He asked why we need to pay to remove the hotel when Duke is a billion dollar company.

Mr. Milz said there are no tax breaks here.

Mr. Acton asked about plans for the property and how will neighbors be protected.

Mrs. LeCount said there are specific regulations within the zoning resolution to cover buffers, lighting, etc.

Mr. Acton said the Board should not vote to approve something that is still up in the air. This project will not bring permanent jobs to the Township and no taxes will be collected from the employees.

Kathy Mohr asked questions about loan agreement. She said this could have waited until July.

Mr. Insco said this is to alleviate the length of the second Tuesday meeting.

Mr. Unger said we maybe should expand the second meeting of the month.

Ms. Mohr asked if the Board doesn't approve the loan, would it hinder the project.

Mr. Milz said this is eliminating a blighted property that causes many police and EMS runs. Duke could build on just the Builders First Source site.

Ms. Mohr said if they want it demolished, they should pay for it.

Mr. Milz said Duke didn't need the property and in an effort to enhance Groesbeck, we asked them to do it. They are spending an additional $400,000 to make the community a better place.

Ms. Mohr said this is not really 150 jobs in Colerain because the trucks are going somewhere else. She said Chief Denney recently remarked about use of substation and asked if he was not aware of the demolition.

Mr. Unger said we will have a better climate in this area and hopefully won't need the substation there. He said construction season is upon us and if we push off, they are losing the season.

Ms. Mohr said Duke bought the property in January 2017 and asked if we approached Duke.

Mr. Milz said the ball was already rolling when he arrived in October 2016. Duke had an interest then.

Ms. Mohr asked if the school board is aware of the planned TIF.

Mr. Unger said the school board has been invited to the table on everything since January 1.

Mr. Milz said, regarding the police programs, we will find homes for them.

Ms. Mohr said with the CIC, she felt something was shady and it muddies the paper trail. We shouldn't be giving tax dollars to another organization.

David Craig said if the cops were there 100s of times, he wants to see the reports. He said he lives on the property and they try to take care of things before calling police, but now they're trying to force them out.

Sandra White said they see more ambulances and cops at Intown suites. They are being picked on. People live there. She said she has Colerain Township Police with abused women and drunks. She said she has a land contract, which she has been paying for 9 years, as she operates the facility. She feels like it's being sold out from underneath her.

Mr. Insco said she should get together with the owner of the property about this.

Mr. Milz noted that we are in litigation with Ms. White regarding the non-payment of taxes.

Mr. Craig said they put their heart and time into the hotel and now it's being taking away from them.

NEW BUSINESS

ADMINISTRATION

Nuisance Resolution

Mr. Milz requested the Board approve Resolution 28-18, "Resolution Declaring Nuisance and Ordering Abatement."

Mr. Unger made such motion and Mr. Insco offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"
Mr. Rajagopal. "Absent"
Mr. Unger. "Aye"

Resolution Approving Loan Agreement to the Community Improvement Corporation

Mr. Milz said that after 21 months of negotiation, the Duke Energy economic development project is ready for action. This is an unabashed win for the Township as it will bring 150 well-paying jobs and over $10,000,000 investment to the Builder's First Source site in the heart of Groesbeck. Further, it removes the blighted influence of the Fireside Motel, which continues to have many calls for police, fire and EMS services. He said the Township will spend approximately $130,000 net to eliminate blight, bring jobs and investment to a neighborhood who needs it. The Township will receive approximately $3.2 million over the next 30 years with a return on investment of between eight and 14 months. The Northwest Local School District will receive between $3.5 million and $4.3 million over the next 30 years depending on the level of participation they choose. He presented the timeline and tasks. He said this changes the trajectory of Groesbeck and he can't see a downside to this project.

Mr. Milz requested the Board approve Resolution 29-18, "Resolution Approving Loan Agreement to Colerain Township, Hamilton County Improvement Corporation."

Mr. Insco made such motion and Mr. Unger offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"
Mr. Rajagopal. Absent
Mr. Unger. "Aye"

Resolution Authorizing Administrator to Execute All Documentation Required to Transfer Land to CIC

Mr. Milz requested the Board approve Resolution 30-18, "Resolution to Authorizing the Administrator to Execute All Relevant Documentation as Required to Transfer Land to the Colerain Township Hamilton County Community Improvement Corporation."

Mr. Insco made such motion and Mr. Unger offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"
Mr. Rajagopal. Absent
Mr. Unger. "Aye"

Resolution Authorizing the Execution of Purchase and Sale and Demolition Agreement

Mr. Milz requested the Board approve Resolution 31-18, "Resolution Authorizing Administrator to Execute a Purchase and Sale and Demolition Agreement with the Colerain Township, Hamilton County CIC, Inc. and Duke Energy, Ohio."

Mr. Insco made such motion and Mr. Unger offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"
Mr. Rajagopal. Absent
Mr. Unger. "Aye"

CITIZEN ADDRESS

Rich McVay said the Board must set the tone for development. Zoning requirements will not do this.

Jim Acton asked if the streams at the back of the property are included and said he's worried about pollution.

Mr. Milz said the site includes all of the former Builders First Source property.

Mike Parsons voiced his displeasure with the proceedings. He said the Board should have tabled this tonight and should have full Board input.

Mr. Milz assured him that nothing shady is going on. The Tri-state Improvement Company has negotiated with the owner of the property.

Keith Miller said the CIC is same as 3CDC and it's nothing but a way to break the rules.

Jennifer Caunin is a resident, employee and employer in Colerain Township. She commended the Board for their leadership and will applaud any change that comes to that site. She said as an employer to 140 families, she is impressed with how her employees choose to give back to the community. She has no doubt Duke will be a good corporate citizen. She said other Groesbeck businesses support this.

SPECIAL

June 26, 2018

ADJOURNMENT

With no further business to come before the Board, Mr. Insco made a motion to adjourn and Mr. Unger offered the second. No discussion and the roll was called:

Mr. Insco. "Aye"
Mr. Rajagopal. Absent
Mr. Unger. "Aye"

Absent

Fiscal Officer

Trustee

Trustee

Trustee