

Held _____ **June 12, 2007** _____

OPENING OF MEETING

Mr. Fiedeldey called the meeting to order at 6:00 PM with Mr. Fiedeldey, Mr. Corman, Mr. Ritter, and Mrs. Harlow in attendance.

EXECUTIVE SESSION

Mr. Reuter requested the Board enter Executive Session for the purpose of discussing matters related to the employment of public employees.

At 6:01PM PM, Mr. Ritter made a motion to enter executive session and Mr. Fiedeldey offered the second. No discussion and the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter "Aye"

Mr. Fiedeldey reconvened the meeting at 7:07 PM. Mr. Reuter reported that no final action was taken in executive session, therefore no report needs to be made.

INVOCATION

Mrs. Harlow offered an invocation.

PLEDGE OF ALLEGIANCE

All recited the pledge of allegiance.

PRESENTATION

PFC Roy C. Walls- Certificate of Recognition

Mr. Corman posthumously recognized PFC Roy C. Walls. He said we always forget to honor our heroes before they leave us. Mr. Corman read the certificate: The Colerain Township Board of Trustees would like to honor the late PFC Roy C. Walls for his courage and bravery during World War II. PFC Walls was awarded the Purple Heart, the Distinguished Service Cross, and has also received the Silver Star for his dedication and service to our Nation. It was accepted by his daughter, Melanie.

Edward Feldman - Feldman Mall Properties / Northgate TIF

Mr. Feldman said that he is representing the Northgate Mall. He said they're dedicated to improving the mall and creating the best mall in the Greater Cincinnati area. For this, they are planning and have budgeted \$60 million or more. Part of this plan is to buy the corner piece of property, owned by BP, where the Township would like to place a park and monument. They are going to beautify that whole area and put in landscaping on Colerain and Springdale. They intend to do much to make the mall a place that people would be proud of and like to visit. One part of this is to place restaurants and a 14-screen movie Cineplex. They intend to re-do the façade of the mall and resurface the parking areas and increase the parking area lighting. Much of this will benefit the area as a whole, while improving the looks of the mall. It will become the center of the downtown business district of Colerain Township, bring in people who have never shopped in Colerain before. He explained the increment financing.

Jerry Weller of Feldman Mall Properties at Northgate Mall, 9505 Colerain Avenue said that in 2005, Feldman Mall Properties purchased the mall and in 2006, presented the re-development plan. They have already enhanced the interior of the mall, with increased amenities. The next phase will add a streetscape and specific tenants, with a street center design. This will beautify the exterior of the property.

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As far as the BP parcel, four restaurants said that they wouldn't come if that is on the corner. There is blight on the corner: it's our front door and allows both the Township and Mall to make a statement at the same time/place. It is an expensive proposition to bring streetscape out to Colerain and Springdale. To do anything less, would be not responsible for the community. Renderings illustrate the sense of place and a criterion they'd like to establish. While they could reduce cost, it wouldn't make the same impact. This is more than what they asked for previously, but don't want to accept a lesser development. They will berm the detention area and make it a feature. They plan to place lighting out to the street and make it better and safer place to walk and shop. They are increasing the value of the property, and asking to pay for it with that tax value. Mr. Weller said they asking the Board to help them invest in the community. They can only go so far on their own. They want to do the best, as opposed to just enough.

Mr. Corman asked about the improvement of moving the sidewalk and talking with ODOT. The idea is to run the sidewalk above the wall, as a connector, instead of a run-around. Mr. Weller said that cost is not reflected in this because they have not yet received permission from ODOT

Mr. Corman asked about assessed value of the mall. Mr. Weller said it is \$110 million and it is impossible to say how much the improvements will increase the assessed value.

Mr. Ritter said they must know what the TIF would generate. Mr. Weller said he didn't think the \$60 million would be dollar for dollar. Mr. Ritter said a \$50 million increase, would be a \$4 million increment. Mr. Ritter said he feels strongly that this would be an asset to our Township. We don't want to be average, we want to attract. We have the potential to do some great things for this Township. He said he is passionate about this Township and this project.

Mr. Fiedeldey asked about the sale price: \$110 million. He said that the investment was \$25 million and that was what the increment is based on. How did the invest increase so much? Mr. Weller said that number came out before they talked to any tenants interested in the area. Most tenants want help to come to your property. For example, the cinema deal will be expensive, as will the two mini-anchors. The plans have added three restaurant locations to the property. Each of these will grow the investment. The Macy's wing improvements were very over budget because what was originally envisioned wasn't good enough for their customers.

Mr. Fiedeldey said that additional investment means increased revenues. Mr. Weller said that the Penny's property evolved as they decided not to stay with the mall. This opened new options for the cinema.

Mr. Feldman said that JC Penny was part of the original acquisition of the mall. As part of due diligence, they contacted Penny and the company said they intended to stay in the mall. Later, they expressed interest in changing their form and location. Working with them on this took time. Finally, they said they were leaving. Working out the details of the transaction with a theater operator takes a long time to do. With all of the work and improvements, there are a number of new tenants they will be able to bring to the mall. He said they will make this mall something to be proud of.

Mr. Fiedeldey said you can't divulge those with whom you do not have a contract, but wondered with who they have contract. Mr. Weller said they can

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announce Logan's Roadhouse. Mr. Feldman said they are working with Rave theatres. Mr. Weller said the potential streetscape tenants are waiting to see what will happen at the BP parcel. He said BP has agreed to share in the cost of the demolition as part of the \$835,000 purchase price.

Mr. Feldman thanked everyone.

Mr. Corman recommended that we open the citizen address for this project. The Board agreed.

Tom Hart of 3377 Compton Road, said that in 2000, he left the public arena and will only come out for special reasons. This is certainly meeting this requirement. The Colerain Corridor Task force spent \$40 million and utility companies same amount on the area. We need this TIF. This size of a TIF is not out of the ordinary for a community. We were a hot spot, but need to revitalize now. Many business people are here because of Northgate Mall and many more will come to the area if the mall is a place to go. We can't pass this opportunity by. This is a mile of appearance for the area, where we should put in green space. We need to give them this edge.

Mr. Fiedeldey said that tonight is the first night he has seen a budget. The information this Board has had didn't include these details.

Don Hughett of 4325 Springdale Road is the Colerain Township Business Association President and says he is also compelled to support this project. It's for the public good and the numbers should speak for themselves. The business community looks at this mall as a centerpiece. Competition has cropped up and revitalized. The game has changed. TIFs are needed to build for the future generations. The risk is more used car lots and check cashing places. We want to preserve the tax base. We should encourage a veteran with a proven success, Feldman Properties. They have a vision for the mall. He hopes that all will reach an agreement. While he is pleased with the low vacancy rate, he would like the better retailers to improve the quality of life. If we can build the infrastructure and leverage the dollars, this is an investment we need.

Mr. Feldman said the TIF is not really there to fund different things, but for one thing only: to preserve the existing tax base. The danger is there that if the mall keeps deteriorating, the tax base would lower or be completely gone. Currently, there are 1,800 people employed at the mall; with the improvements, it would be 300-400 more.

Charlie Cerino of 6370 Oakcreek Drive is a 40-year resident. He said he was here before the mall and knows what it did for the community. He is embarrassed by Colerain Avenue now. The area is getting older and we need to make improvements. This corner has been an eye sore for 35 years. We are fortunate that we have Feldman who is thinking of it not just as a retail space, but making it a destination, where we all will want to go to. He said we should make the mall special and invest with the outbuildings and the corner. The City of Cincinnati is revitalizing Fountain Square and it is much the same here. The corridor improvement did much to improve the traffic flow, but nothing for the appearance.

Mel Blust of 9122 Colerain said that when the mall came 35 years ago, it came with innovations back then. There is quality of life with Santa, Easter Bunny, and those who wish to walk for exercise. We have a built in park-and-ride. The money used to improve it is a way to control the beautification.

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Frank Ruggerie of Colerain Bowl said that a lot has changed in 35 years. He is very proud how the Township has maintained quality of life and the business community. But, we do need to be aware of the negative trends in the business community. This is an opportunity that will not happen again. He applauds the Trustees for handling the situation. We need to embrace this and get on with it.

Dave Neiheisel, Vice President of the Joseph Group, said they employ 300 people. He said people come to shop in places where they are comfortable. If it is economically feasible, he encourages the board to do this.

Elaine Gauck of Blue Rock Road said she has lived in the Township for 61 years. She read a statement and said that the improvements will increase the mall's value.

Mr. Fiedeldey said it is prudent to know what the cost is, what we're signing up for and what we'll get for the expenditure. He said that wasn't really given to us before tonight. Mr. Ritter said he respects Mr. Fiedeldey's position with the design. He asked if the mall was willing to work with the Board's design suggestions. He would like to look over the numbers as well. Mr. Fiedeldey said \$1.5 million might be enough to make a nice statement. Mr. Ritter said that last December, we thought that might be enough for the town square, but not for the full streetscape. Mr. Ritter asked about the time table.

Mr. Fiedeldey said that for the last year, it's been \$25 million in mall improvements and now the number is \$60 million. We all need to bring it all out on the table. He said it is prudent to ensure everyone is forthright. He said \$1.5 has been approved and that is enough. We must sit down and look at it.

Mr. Feldman said the \$25 million was with the tax assessed value. The acquisition of the corner property will cost a total of \$900,000. With the clock tower and other improvements, it's \$1.8 million.

Mr. Corman said that Mr. Feldman was not trying to hide anything and he apologizes if that was the impression. He patronizes the mall as much as possible. He said most retailers are excited about the proposed development at the intersection. This would be a big shot in the arm to the community. Residents said that Colerain Township is looked on as "that other place" and this is innovating and moving forward for the community. This shouldn't be done "good enough" and this would be a long-term asset. This should be a re-development, revitalizing. He would rather have a drawing card than an eyesore. If this is not approved, this hub would collapse on itself and that would be suicide for the Township. He does not want to hold back and become another "Banks" project. We're no longer a bedroom community. Colerain Township should be the standard bearer and be more progressive. It would be a benefit to be proactive.

Mr. Ritter said that we anticipate a vote in July, assuming we get all of the information we need.

SHERIFF'S REPORT

No report.

TRUSTEE REPORTS

Mr. Corman

Mr. Corman invited everyone to stay for the whole meeting instead of leaving after their item of business.

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Mr. Corman said he received a report that that Albert Stark of 8107 Peacock Road in Colerain Township will be turning 80 years old. He said we should do a proclamation.

Mr. Fiedeldey made such motion and Mr. Ritter offered the second. The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"

Mr. Corman read from a letter from Steve and Jennifer Dent who offered their thanks to Parks and Services for their speedy removal of the tree which fell into their yard from Clippard Park. They expressed their gratitude for a job well done and are glad to be a part of Colerain Township.

Mr. Ritter

Mr. Ritter said he attended the dedication at Rumpke landfill gas to pipeline facility yesterday. This will increase their capacity to convert methane to natural gas.

He said that everyone has heard about the tragic loss of two girls from Northwest High School. Lt. Steve Conn and FF Roger Stockmeier were at the site and ministered to the other students and the families.

CITIZEN ADDRESS

Greg Freeland of 3650 Yellow Stone Drive, said he is the first property on the street now. He is a 38-year resident. Since his property is adjacent to Stone Creek, they need a privacy fence put up. The fence is needed to block noise, lights, garbage and personal safety of their neighborhood. He feels that thieves would go through the woods, into their neighborhood and hide in garages or sheds. Two children have fallen along perimeter. Plans that were submitted said that a fence would be placed. He asked when that would be done

Bill Zanoni of Trinity Development said that he met with representatives from Yellow Stone. The group said they represented the neighborhood. They said they didn't want a fence, they wanted greenspace. The four foot chain link is for on top of the wall is for safety.

Mr. Freeland said that we need to get the fence accomplished. He also said that on June 5, there was all night construction within 400' of his bedroom. This happened for three nights. The police learned that they were issued a permit to work all night by the water works.

Mr. Zanoni said this was controlled by Hamilton County. Haverkos Lane is a public street that serves many businesses and if work done in the day time, it would restrict access to their businesses. He said the night work is completed

Mr. Birkenhauer said this work had to be done at night-time because of water-shut off issues. He said this work is now complete and there should be no more Water Works night work.

Paula Ozolins of 19212 Neal Drive said that for the last 7 weeks, her neighborhood is one she does not want to live in any more. At Compton and Coogan, three females in street called profanities to her. A few days later, she came home to find 25 African Americans in her front yard. No one else was home and she stayed in her car for 10-15 minutes until they left. They ran

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around in the neighbor's yard, too. She called police about this. There are groups of kids hanging at the corners, until 9:30 or 10PM. Three weeks ago, at an ice cream truck one female African-American didn't get ice cream and there was much name calling and the police were called. There is garbage left in their yards, on their streets. She said nine months ago, they had police officers come in and ask about the community and all was fine then. Since then, they have had cars egged. She said that we need to get a grip on this. Her daughter does not feel safe in the neighborhood. The police have been great. In the last 5 weeks, she had police there at least four times.

Chief Sarver introduced NRO Kevin Sevier. Officer Sevier said they did a saturation patrol and set-up one block watch meeting. He said he will get her in touch with others in the neighborhood. He said the block watch captain said that everything was fine when he spoke with him today.

In response to Mr. Fiedeldey, Chief Sarver said they will re-direct their attentions to this. They stationed the extra Sheriff's car in the Northbook area. Officer Sevier will adjust his hours to be there in the afternoon.

Chief Sarver said that residents should tell us about these problems immediately so that we can hit these problems head-on.

Mr. Fiedeldey said they should call right away when they have an issue. Mr. Ritter suggested they go with the block watch program.

Karen Fields of Honesdale Court said she has joined block watch in her neighborhood and it works.

Carrie Davis said the Groesbeck Improvement Association does improvements to property they don't have a legal right to walk on. The deal was nefarious. The Parks Department was kept out of the loop and all of the dealings were done with Administration. Mr. Reuter should not have drafted these documents, which benefit the church which he attends. This property has now been given to the Township. The Township didn't check GIA's financial records. ODNR is very disturbed about the situation. She asked the Board to take immediate action to see how this association is using this property. She asked Mr. Reuter to reclude himself because of the closeness to these parties. She asked why the property is locked all the time.

Mr. Reuter said the GCA property is 14 acres behind the library. It is zoned multi-family and worth a lot of money. The non-profit donated to the Township, who now leases it to the non-profit. The ODNR Grants are funding storm water control on the property. When the lease expires, the Township will get the property with the improvements. The Archbishop sold 2.4 acres to the Township. We had to pay for appraisal, but this augments the property. The ODNR money is for infrastructure improvements. Because of this, the property is no longer at risk to be developed as multi-family. It is absurd to call this nefarious and for him to need to reclude himself. If the transaction was scrutinized, the clarity would be realized. There is nothing wrong with what happened. The transaction was entirely legal and a great deal for Colerain Township.

Ms. Davis said that the park is padlocked shut with "No Trespassing" signs. Only St. Ann's school children can use it during the day. She said there is fraud and secrecy.

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Mr. Corman said that he would be the first to oppose public funding to directly a church or religious associations. Mr. Corman wanted her to be aware of the serious allegations she is making against an elected official. She said she is very aware.

Mr. Fiedeldey asked if they have the right to have the signs. The lease says they are allowed use of the property.

Ms. Davis said the lease should be cancelled, as they have not lived up to the terms of the lease. A new lease should be issued. A new panel of trustees should be installed who are more representative of the whole community. She asked for this to be done in one week. Mr. Fiedeldey said that he would set the time. She said that she controls when she files formal legal action. Mr. Ritter suggested she do this if she feels that to be necessary. Mr. Reuter said he would be happy to hear any clear statement of what was done and what can be done to cure it.

Mr. Fiedeldey suggested that Ms. Davis and Mr. Reuter work on this together.

Mr. Corman suggested Ms. Davis call Mr. Reuter to schedule a meeting, with a report on this at the July meeting.

Jim Buttelwerth of Beckridge Court spoke about the RV/boat issue. He said we are a high-class Township and want to make a good impression. How can allowing boats improve this? Mr. Fiedeldey said that the amendment has been before the Board. Nothing has been passed yet, but it's on the agenda tonight. Mr. Butterworth encouraged the Board to poll their citizens on this matter.

Vi Daniels of 4470 Blue Rock Road approached the Board about the Blue Rock Road road improvements. She said she received an E-mail from Todd Portune, which said it was neither approved or defeated, but it in a perpetual state of suspension. They can do appraisals, but not construction. The practical effect that is that the project is dead. The project will not be revived by the Board of County Commissioners under Commissioner Portune.

James Emerson of 8575 Sunlight Drive said the Township provides tree removal for the community, but leaves the stump. Mr. Fiedeldey confirmed that this is trees in the right of way. Mr. McClain said the release signed by the property owner requires them to remove the stump. He said we do not own a stump remover, so we would need to contract this out. Mr. Fiedeldey said we could rent one. Mr. McClain said it would be reasonable and practical. The Board asked Mr. McClain to obtain cost estimates. Mr. Foglesong said we could ask the tree removal contractor to do this. He said he would be OK with the added cost.

Mr. Emerson said the new community liaison from the sheriff's office is doing well and working out. He encourages the Board to take time with mall project.

David Sandusky of 8684 Yellowstone Drive said he has lived there for 10 years and his son is 5 years old. He approached the Board about buffering at the Stone Creek Town Center. From the final development plan, he thought there would be trees or a fence separating the development from the homes on Yellowstone. He asked for an option to look at this again. Mr. Fiedeldey suggested that we look what the Board approved. Mr. Sandusky said it was difficult to get an idea of what would happen before the project began. He asked the Board to look at the back area again.

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At 10:15PM, Mr. Corman motioned for a recess. Mr. Ritter offered the second.
Recess: K, J.

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

The board returned at 10:24PM

Joyce Dunn of 2991 Overdale Drive said that having boats, RVs, campers, and other clutter looks terrible. It is not conducive to pride in the neighborhood. She urged the Board to not change the code, and to enforce what we have now. She said that at 2864 Houston there is a RV with vines growing on it, it's been there for 15 years

UNFINISHED BUSINESS
SERVICE

Full-time Position Request

Mr. Foglesong requested again for approval to pursue a new, full-time Maintenance Worker 1 position at the rate of \$17.33/hour. Mr. Corman said he well states the case and endorses the position. Mr. Ritter agrees.

Mr. Ritter made such motion and Mr. Corman offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

LEGAL

RV Parking

Mr. Reuter read three proposals to change these sections of the zoning code for the Board.

Mr. Fiedeldey said we should define recreational vehicle. He discussed the width of the parking space and the pervious surface requirement. He said that as a compromise, we should consider it as long as it didn't extend further than the front of the house. The people of this Township need to have the assurance that we will work to protect their property values. This has been thought out and we're talking about making things better. Let's be consistent with how we want Colerain Township to be. This has been on the books forever. It wasn't enforced as it was on a complaint basis only.

Mr. Ritter said he agrees with Mr. Fiedeldey on the technical points.

Mr. Butterworth asked what spurred this change. Mr. Ritter explained. He asked if it would be strictly enforced. Mr. Ritter said that he would ensure this

Mr. Ritter a motion to approve the resolution, #25-07 – Resolution Initiating Text Amendments to the Township, to be sent to the zoning commission for approval. Mr. Corman offered the second.

Mr. Fiedeldey asked about the definition of the recreational vehicle. Mr. Ritter said that this is an example of one of the possibilities that we might encounter.

Mr. Corman said that Village of Evendale had a similar resolution, where it was challenged all the way to the State Supreme Court. We've yielded to special

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interest groups in the past and these citizens are, in a way, a special interest group.

Mr. Fiedeldey said that we are proposing a less restrictive code than the county.

The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Nay"
- Mr. Ritter. "Aye"

Property Donation Acceptance

Mr. Reuter said this is with accepting the donation of a vacant lot at Woodthrush Drive and Poole Road. He read Resolution 26-07, "Resolution Accepting Donation of Real Property Located at Poole Road and Woodthrush Drive."

Mr. Fiedeldey made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Nay"

Amendment to Resolution to Auditor for Police Levy

Mr. Reuter read Resolution 27-07, "Amended Resolution Certifying Proposed Police Levy Questions to Hamilton County Auditor."

Mr. Ritter made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"

NEW BUSINESS

FIRE DEPARTMENT

Part-time Pay Rate Change

Chief Smith requested pay rate changes for two part-time employees: Jonathon Allen to FF/EMT/FAO, at the rate of \$13.04/hour, effective May 30, 2007, and Shane Packer to FF/medic/FAO at the rate of \$14.24/hour, effective May 21, 2007.

Mr. Fiedeldey made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"

Part-time Hires

Chief Smith requested the following be hired as part-time fire fighter/EMTs, at the rate of \$12.59/hour: Dylan Adams, Ryan Braun, Michael Bumpus, Ryan Frank, Curtis Haffey, Richard Jeffries, Douglas Laile, Chris Oaks, David Frautschi, Sean Turner, and Tyler Willis.

Mr. Fiedeldey made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"

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EMS Medical Director

Chief Smith said that Dr. William Gates has indicated that he will be retiring as the Fire Department's EMS medical director later this year. We will need to begin the formal process to fill the position and have developed an RFP for the position. Chief Smith said that he will return to the Board when they have reviewed the proposals and are in the position to recommend a suitable candidate. He noted that the ORC requires them to have an EMS medical director to operate under the auspices of the Academy of Medicine.

SENIOR CENTER**Vehicle Replacement**

Mrs. Klosterman requested the Board's approval to go out for bid for a new bus with wheelchair lift. She said the current vehicle is not repairable.

Mr. Ritter asked what makes a vehicle not repairable. Mrs. Klosterman said that it is many factors including cost to repair and age of the equipment

The Board agreed it is acceptable to go out for bid.

SERVICE**Part-time Seasonal Hire**

Mr. Foglesong requested the Board hire Katherine Voegle as a first year part-time/seasonal employee to fill a vacated spot in the program workforce. The rate is \$8.39/hour, effective June 11, 2007.

Mr. Fiedeldey made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey "Aye"
Mr. Ritter. "Aye"

ZONING**Sidewalk Waiver**

Dr. Roschke said that the property is 5761 Springdale Road. She said the sidewalk would run to the fence along Cross County Highway and a parking lot of an apartment.

Mr. Fiedeldey said this is quite a distance.

Mr. Corman said this issue was discussed at their zone change request. He said this is a safety matter because the sidewalk on the bridge didn't line up properly.

The Board agreed to review this again at a later date

Nuisance Resolution

Dr. Roschke read Resolution 28-07, which authorized the abatement, control or removal of any vegetation, garbage, refuse or other debris.

The Board removed the property on Spring Leaf Lake because the photograph didn't show a nuisance.

Mr. Corman made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"

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Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

Dr. Roschke read Resolution 29-07, which authorized the abatement, control or removal of any vegetation, garbage, refuse or other debris.

Mr. Fiedeldey made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

ADMINISTRATION

Best Buy TIF

Mr. Birkenhauer requested the Board's approval to prepare a resolution for the passage of a TIF for the Best Buy at Stone Creek Towne Center. He said the 75% TIF would \$580,000 over 10 years.

Mr. Fiedeldey asked who developed the construction estimate. Mr. Birkenhauer said that it was the construction engineer on the project.

Mr. Corman made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

Request to Board to Hold Public Hearing on 2008 Estimated Budget July 10, 2007

Mr. Foglesong requested the Board set its 2008 estimated budget hearing for July 10, 2007, at 7PM.

Mr. Corman made such motion and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

Mr. Corman motioned for a recess and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

The Board reconvened.

PUBLIC HEARING

ZA-2007-02 Best Buy

Dr. Roschke presented the staff report. The project is Stone Creek Towne Center II, Case No. ZA2007-01. The action requested is a zone change from R-4, B-2, and PD-B to PD-B. The proposed development is of a Best Buy store, bank, and retail space. The applicant is Trinity Development and the owner is Steve Castrucci, LLC. The Zoning Commission recommended approval with conditions.

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The Applicant made their presentation. Bill Zanoni of Trinity Development represented them. Mr. Zanoni said they are planning some trees along the buffer. Mr. Fiedeldey said the neighbors need to be on the same page. The applicant discussed the changes since the Zoning Commission meeting.

Mr. Ritter asked how many tenants would occupy the 6,000 square foot space. Mr. Zanoni said it would be up to 5, but probably three.

Mr. Corman said he has no questions at this time.

Mr. Fiedeldey asked about the parking lots along Colerain Avenue, with berms and plantings. There will be small berming, but most would be the plantings. Mr. Fiedeldey asked about the light poles, which are 30' tall and match the rest of the development. The wall-packs will be removed. There will be no light-bleed over the property line.

Mr. Ritter said the landscaping islands seem narrow. The total width is 4.5 feet. Mr. Ritter asked if the residents' concerns were adequately addressed.

Mr. Fiedeldey opened the public address.

Greg Freeland of 3650 Yellow Stone Drive said building will be on the same level as his home, so he's worried about the lights shining in his bedroom window. He said they play loud music outside of their store. Mr. Fiedeldey said the noise ordinance would address that. Mr. Freeland requested the board look more at the lighting.

Mr. Zanoni said they would reduce the height of the poles in the back to ensure the lights don't impact Mr. Freeland's lot.

The Board said they could only use the trash compactor from 8AM to 9PM.

Mr. Ritter cautioned the applicant to be aware of the noise complaints from residents. The mobile installation doors should remain closed.

Mr. Corman said the Zoning Commission did a good job addressing many of these issues.

Mr. Corman made a motion to close the public hearing and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

Dr. Roschke read the conditions and will prepare the resolution for Board approval.

Mr. Corman made a motion to approve the request, as presented and amended, and Mr. Ritter offered the second. The roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mr. Ritter. "Aye"

FISCAL OFFICER REPORT

Held _____

June 12, 2007

Mrs. Harlow asked for approval of payroll, purchase orders, and receipts. Mr. Fiedeldey made such motion and Mr. Corman offered the second. The roll was called:

- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"

Mrs Harlow requested the Board transfer \$15,000 from the general fund (1000-910-910-0500) to the fire district (2111-931-0000). This is the transfer of rent for the training center.

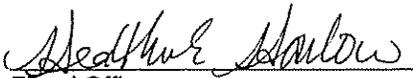
Mr. Ritter made such motion and Mr. Corman offered the second. The roll was called:

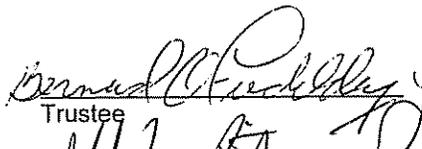
- Mr. Corman. "Aye"
- Mr. Fiedeldey. "Aye"
- Mr Ritter. "Aye"

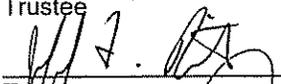
ADJOURNMENT

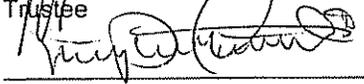
With no further business to come before the Board, at 12:38, Mr. Ritter motioned for adjournment. Mr. Corman offered a second.

- Mr. Corman "Aye"
- Mr. Fiedeldey. "Aye"
- Mr. Ritter. "Aye"


 Fiscal Officer


 Trustee


 Trustee


 Trustee