

Economic Development and Housing Committee Meeting

Tuesday, JULY 2, 2019, 6:00pm- 7:30pm

LOCATION: Chatfield College, conference room, 1544 Central Parkway, 45202

MEETING NOTES:

Attendees: Julie Fay, chair, John Walter, Denny Dellinger, Bonnie Neumeier, Danny Klingler, Peter Hames, Maurice Wagoner, Jason Chamlee, Gil Guthrie, Caroline Kellam, Roy Hackworth, Tony Cadle, Ryan Dyson

Meeting notes from June 4 approved.

Presentations, Notes:

-----Mohawk Area Plan Draft, Achievements and Status: Gil Guthrie and Caroline Kellam, Dept Planning , 4th draft, underway by Gil and Caroline, will be circulated to the various departments for comment. Anticipate being back to this committee 9/3/19. Then to BOT, OTRCC members meeting, then to Planning Commission, then to City Council for approval.

-----OTR Housing Inventory, Status: Gil Guthrie, Affordable Housing Specialist, AmeriCorps VISTA (Gil's last day with the City is July 19.) Gil has updated the inventory and simplified the methodology. 2015 was parcel by parcel. 2018 is based on census data. His final draft will show blue text boxes on the bottom of the pages showing the source of data. His report indicates a decrease in middle category units, with increase in top and bottom quadrants. Liz told him this was consistent with other things they are seeing. Some Committee members questioned this. It was attributed, perhaps, to the different methodology.

----- Findlay Center III: Jason Chamlee, Model Group, Description of proposed project and request for letter of support for NOFA funding. Jason brought a map showing the locations of the nine (9) Phase 3 Market Square buildings and the 46 apartments. Seven buildings have ground-floor commercial. 11 units will be affordable to <60%, 19 units <80%. Ten units will be rent restricted for 7 years. Using LEED, New Market, Historical (State and Federal) Opportunity Zone. Looking for NOFA (structural issues –1939 Race.) Jason will get the information requested for the Developers Questionnaire and come back to OTRCC.

----- 254 Mohawk Street at Stonewall: John Blatchford has deferred until later.

Progress reports from the City:

Roy Hackworth: Housing Division, DCED, reports no new information on TAP Program. 2019 NOFA Round A wrapping up with \$3Million is to be awarded. Recipients not released yet. Round B for \$2Million will be release in the next couple of weeks. It will close in 2 or 3 months.

RFP updates:

John Reiser, Senior Development Analyst, DCED, (not present.) update: 1712 Logan Street applications are under City review.

Anthony Cadel and Ryan Dyson, 127 Green Street applications are closed. Building at 1623 Pleasant Street and lots at 1626-28 Pleasant will be available for public viewing Monday 7/8/19 at Noon. Ryan followed up the meeting with this link to the City's available property map:
<https://choosecincy.com/opportunities/availableproperty/>

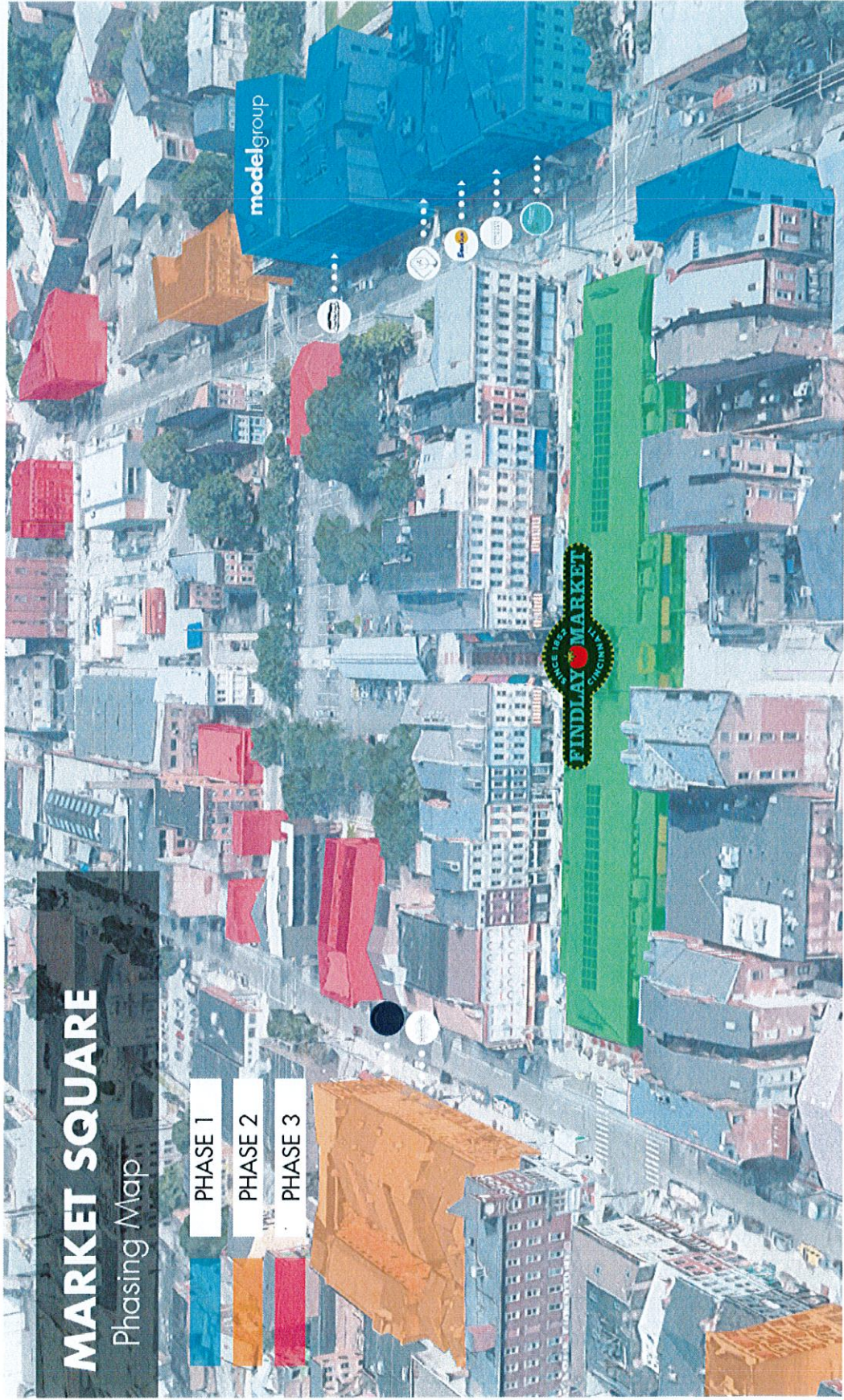
Gio Rocco, DCED, Major Projects

Danny Klingler: OTR Historic District Infill Committee: No update:

Peter Hames: Community Approvals and Community Engagement:
Update "Engagement Action Steps." With reference to the City-created brochure "Engaging in the Development Process" (March 2019), and plan for printing and distribution. Also, information on notification of board vacancies.

Julie Fay: Property Tax Working Group: (meets 3rd Thursday 9 am). **June meeting included presentation by CPS's CFO and the complexities of school district funding.**
Revisiting the CRA tax abatement incentive (and the benefits of proposing a new intermediate CRA.)
Call for relief for long-term, fixed-income and senior homeowners from the increased property tax burden. (Remedies may require change in State law.)
Another participant is needed; I will be out of town 3rd Thursday, July 18.

Next meeting: Tuesday, August 6, 2019, 6 pm, Chatfield College



PHASE 1: \$21M | 23 apts. | 50,000 SF Commercial

PHASE 2: \$26M | 68 apts. | 22,000 SF Commercial

PHASE 3: \$18M | 46 apts. | 14,000 SF Commercial

