

Anderson Township Economic Development Committee- MEETING SUMMARY

September 26, 2023, at 3 p.m. at the Anderson Center

Members Present:

Jeff Rosa (Chair), Amy Broghamer, Katie Buchmann, Duane Donohoo, Derek Garrison, Nicole Hunter, Elizabeth Maier, Dan O'Rourke, Matt Owen

Others Present:

Sarah Donovan (Anderson Township Staff), Steve Sievers (Anderson Township Staff), Josh Gerth (Anderson Township Trustee), Makenzie Stewart (Anderson Township Co-Op Student)

Members Absent:

Julie Bissinger, Kyle Brogan, Chris Corrado, Jeff Cowan, Michael Doenges, Stephen Feagins, John Halpin, Jake Huber, Philip Kiley, Zach Peterson

Welcome & Introductions

Mr. Rosa called the meeting to order at 3:00 pm.

Review of July 25, 2023 Minutes

Mr. Rosa stated the minutes from the last meeting, on July 25, 2023, were in the packet. He asked for any corrections, additions, and questions. Ms. Broghammer moved, and Mr. O'Rourke seconded, and the minutes were unanimously approved.

Announcements – Township News, Business Updates

Ms. Donovan stated that the most recent Business update is in the packet. She noted a couple of new additions to the building modifications/tenants sections, specifically calling out the former Ameri-Stop shopping center. She noted that this shopping center in particular has gone through a full façade modification, as well as parking lot modification with landscaping. She stated that on the business update we will see that Currito, Mik Jar Café, Fusian and Ameri-stop are all on track to open relatively soon.

Ms. Donovan discussed an open house meeting that the Planning and Zoning Department assisted with last night for a proposed future townhome development on Eight Mile Road. She noted that this property was formerly a key site and was proposed for several different things including single family homes and an apartment building. She stated that the new buyer, who is also the applicant, is proposing 36 rental townhomes for the site, with a detention basin in the rear of the property. She noted that such a request first needs to go through a Future Land Use Map change for the two northern most parcels of the proposal in order to change the designation from Single Family Residence to Transitional Residence. If approved, then they can submit a zone change application for a multi family use. She noted that they can expect at least six (6) public hearings for this change. Ms. Donovan stated that several residents came to the open house, mainly with concerns over traffic, stormwater and buffering from nearby single-family homes.

Ms. Broghammer asked who the developer is and what they are looking at for the rent price. Ms. Donovan replied that the developer and owner is John Henry Homes, who has done work in Mason and

Loveland. Their intention is to retain ownership of the property after completion of building the units. She added that during the open house, that they stated rents would be around \$2200 a month.

Workforce Development Subcommittees-

Mr. Sievers stated that Ms. Donovan and himself, as well as some other committee members, have been working on contacting those that replied to the business survey and have been having quick conversations. Mr. Sievers stated that the conversations have been seemingly helpful to both staff and the business owners to gain an understanding of the needs within the community, beyond workforce. He stated that staff is learning a lot and think it will be helpful information as they look to plug in new programs.

Mr. Garrison stated that his conversations have been really insightful, and he believes it would be helpful if there were a list of Township strategies or things that the Township can help business owners with for the future.

Kellogg Gateway Update

Mr. Sievers stated that construction on the Kellogg Gateway should begin in the next couple of weeks. He noted that staff had hoped construction would start in August, however, there were several setbacks with the ODOT permit that really limited this from being possible. Mr. Sievers added that they are actively working on the streetscape design, which is Phase 2 of the project with the consultant, Kleingers and will be following up with the EDC on that direction.

Key Sites

Mr. Sievers stated that an updated map and spreadsheet are in the packets for viewing. He noted that it has been updated since our last meeting and identified a few changes.

Mr. Rosa asked why the Beech Acres site had been removed from the spreadsheet. Mr. Sievers stated that staff removed Beech Acres because the Anderson Park District has an active purchase contract on the site, therefore it is no longer an active key site for potential development.

Mr. Rosa asked if there are any known plans for the Beech Acres site, and if this is what the levy dollars will be used for. Mr. Sievers replied that no plans for the future of Beech Acres have been provided yet and what we do know is based off the Park District's website. According to that, the Township understands no funds will be used from the levy in this purchase. Ms. Broghammer added that she met with Ken Kushner of the Park District and he stated that the levy will go towards the five Ps mentioned in their website, all improvements to existing parks. She stated that they will have to go for a bond/loan after the levy in order to complete the purchase of Beech Acres.

Mr. Rosa mentioned that it is frustrating if this large, flat piece of land is just turned into an empty field when it could have been a neat development that added to the Township. He stated that this is one of the last large open pieces.

The committee discussed having a conversation with Mr. Kushner to learn more about their ideas for Beech Acres and what brought about the want to purchase this land instead of focusing on existing parks when the Township is already well above the average amount of parks in a community. The committee discussed several other aspects related to this site, including questions on financing, community need, etc.

Mr. Sievers stated that staff would try to summarize these questions for review by the EDC, and then pass those along to Mr. Kushner. Mr. Rosa asked that staff include questions the Township may have as well on that list.

Announcement of Next Meeting – November 21, 2023

Mr. Rosa stated the next Committee meeting will be November 21, at 3pm at the Anderson Center, or possibly at the Skytop Apartments.

Mr. Sievers introduced the idea of the future of this committee possibly combining two other existing committees- WeTHRIVE! Anderson and the Transportation Advisory committee to form an implementation team for the Comprehensive Plan. He noted that as staff work on multiple committees, they are seeing the overlaps between the groups and feel it would be better suited for the residents and staff to combine efforts on these initiatives.

Committee members discussed this direction and Mr. Sievers stated staff would be in touch but welcome any questions on this possible change. Ultimately, staff will be sending an email asking members to indicate their interest in continuing to serve on the EDC or this new committee for 2024.