

Anderson Township Economic Development Committee- MEETING SUMMARY

September 27, 2022, 2022 at 3 p.m. at the Anderson Center

Members Present:

Jeff Rosa (Chair), Amy Broghamer, Katie Buchmann, Chris Corrado, Michael Doenges, Duane Donohoo, Derek Garrison, Nicole Hunter, John Halpin, Dan O'Rourke, Matt Owen, Zach Peterson, Jessica Weisenberger

Others Present:

Steve Sievers (Anderson Township Staff), Sarah Donovan (Anderson Township Staff), Josh Gerth (Anderson Township Trustee)

Members Absent:

Julie Bissinger, Jeff Cowan, John Deeds, Stephen Feagins, Jake Fraiture, Philip Kiley, Elizabeth Maier, David Rose, Marcus Thompson

Welcome & Introductions

Mr. Rosa called the meeting to order at 3:05pm and asked members to introduce themselves and provide a quick background of why they joined the Economic Development Committee and what either brought them to Anderson Township or makes them want to stay.

Review of July 26, 2022 Minutes

Mr. Rosa stated the minutes from the last meeting, on July 26, 2022, were in the packet. He asked for any corrections, additions, and questions. Mr. O'Rourke made a motion to approve, seconded by Mr. Halpin and there was unanimous approval.

Subcommittee Updates/General Discussion

Kellogg Gateway Implementation:

Mr. Sievers noted that we are currently moving forward with Phase 1, which is the beautification of the interchanges, both at I-275 and Kellogg, as well as at US 52 and Kellogg. He noted that there was a special meeting this morning with the Board of Township Trustees to go over the cost estimates for this portion of the project and that staff is looking forward to submitting for ODOT permits in November, to enable bidding to occur in January. He stated that while this is a tight time frame, that our consultant has been working with ODOT and the City of Cincinnati through this whole process so that there are no surprises for anyone when submit.

Mr. Peterson asked where the funding will come from and if we are partnering with anyone on funding. Mr. Sievers replied that no we are not partnering on funding, which allows us to keep moving quickly and that funding will come from the Township's 1994 TIF and the Riverfront TIF. The use of 1994 TIF funds enables us to maintain a portion of the improvements with TIF funds moving forward.

Mr. Sievers stated that with how critical the I-275 and Kellogg interchange is, that staff felt like this was really the area where we could make a statement. He added that the next phase is for streetscape along Kellogg Avenue and that we will get our group together for that.

Mr. Doenges asked for details on the wall signs, Mr. Sievers showed the plan sets and pointed to where the joint Cincinnati/Anderson sign will be located, as well as the two other Anderson wall signs will be.

Mr. Doenges asked what happens if in 5-10 years down the road, if this gets destroyed by construction, who is responsible and what happens then. Mr. Sievers replied that it is a risk that we take; however, we are two years passed the bridge construction, so we should be ok for an extended period of time and hope ODOT will be sensitive to this public investment in future planning.

Mr. O'Rourke asked if the hardscape will cut down on mowing/cost of mowing, since the Township is already paying for that. Mr. Sievers replied yes and that there will be defined and selective areas that will be mowed. He also noted that this landscaping will be similar to other areas in the Township where it only needs to be maintained once or twice a year, and will have regular litter clean up.

Key Sites:

Mr. Halpin noted that the Key Sites subcommittee meet in August, that there are notes in the packet, and that they are looking for those next steps with the key sites list and map. He said that the subcommittee is really focusing on what areas of the Township have not been identified yet and would be great for development. He highlighted the ANCOR area of the Township and stated that with the right developer, it could hold more industrial or even a different use.

Mr. Halpin stated that the subcommittee is working on ideas for the best way to get the information out and in front of developers, whether this is a potential event or a presentation.

Mr. Rosa noted that going into next year, we really want to grow and build the list and to make sure that all of us are looking for opportunities and sharing them, not just those on the subcommittee.

Hospitality:

Ms. Broghammer noted the hotel study that was completed in 2019, prior to the pandemic and stated that the Township recently completed a supplemental study with similar results in September. She noted that the favorable locations are Kellogg Avenue in our Entertainment District and the Downtown Anderson area. She added that it was surprising to her that hotels only need 2-3 acres, but this opens the door to more potential opportunities.

Ms. Broghammer stated that the Hospitality subcommittee is working on a letter/flyer and map to send to developers and commercial real estate brokers, along with our welcome packet to really showcase the Township for people that are not familiar.

Mr. Rosa stated that the key is to keep the conservation going and that developers really need to know about the Township. He added that a hotel developer does not need to be local and that once we have commitment from one, others will follow.

Mr. Corrado asked what area was identified on Kellogg Road. Mr. Sievers replied that they identified the property across from Belterra Park, however, the findings or market identified in the study apply throughout the Kellogg area, primarily due to the proximity of amenities.

Mr. Corrado asked if the obstacle is land or the developer. Mr. Sievers replied that land is available, but that it takes someone realizing that the opportunity is there. Mr. Corrado stated that Belterra's challenge is finding the right developer who they want to do business with. He stated that Belterra is willing to have a conversation about the land across the street and are looking for a partner with a good track record.

Mr. Sievers provided an overview of the report and stated that the draft is on the Township website.

Ms. Broghammer asked how long the report is good for. Mr. Rosa stated probably 6-9 months, which is why it is critical to get it moving quickly once we have the final.

Workforce Development

Ms. Donovan stated that while there is currently not an update for Workforce Development, that the subcommittee will be meeting on October 11th at 3pm at the Anderson Center.

Announcements – Township News, Business Updates, etc.

Ms. Donovan noted that the business update list was included in the packet and is up to date from our last meeting. Ms. Donovan noted that from the completed projects, Condado has been opened through summer and seems to be really popular.

Ms. Donovan stated that under new construction, Anderson Valley on Markley is under construction with all of Phase 1, which is 7 houses, and that they are under subdivision review for Phase 2. She added that Views at Coldstream is no longer in Zoning review, they removed the PUD and are currently in subdivision review.

Mr. Rosa stated that the Homebuilders Association is currently working with the Reserves of Anderson on Four Mile to potentially bring Homearama back to Anderson in 2023.

Ms. Donovan stated that Planning and Zoning staff finalized Whitewater Express Car Wash, so that should be opening soon.

Mr. Sievers mentioned Stridas is a logistics company that recently relocated from Union Township to Beechmont Avenue, near Arthur's, and stated that they have 50 employees with room for 75 and are hoping to expand further in the shopping center to get up to 150 employees. He stated that the owner is from Anderson and that they are excited to be in the community, as well as how great it is to have a daytime user on Beechmont Avenue. He added that they have also received job tax credits through JobsOhio so are actively seeking Ohio residents to increase their staffing.

Mr. Sievers also passed out a letter from Vicky Earhart, Anderson Township Administrator regarding recent discussion which has occurred about the Township's involvement with Forest Hills School District and asked if anyone had any questions.

Mr. Owen announced the upcoming Chamber of Commerce meeting, next Thursday, October 6th, which Mr. Sievers will be speaking about economic development and Township projects.

Announcement of Next Meeting – November 22, 2022

Mr. Sievers stated the next Committee meeting will be November 22, 2022, at 3pm at a location TBD, but to also look out for potential subcommittee meetings in October.

Mr. Rosa added that as the new chair, he is looking for ideas for the committee, as well as strengths that people can bring to the table. He asked the committee to email him with suggestions.

The meeting adjourned at 4:15 p.m.