

Anderson Township Economic Development Committee

May 24, 2016, 3:30 p.m

Mercy Health – Anderson Hospital Conference Center

Meeting Summary

Members present:

Amy Broghamer, Steve Feagins, Gregg Fusaro, John Halpin, Nicole Hunter, Donald Nickerson, Zach Peterson, Scot Prebles, Chris Sontag, Jim Tippmann

Members absent:

Bill Chester, Doug Evans, Julie Hein, Kevin Kaufman, Paul Kitzmiller, Joe Mayernik, Mike Paolucci, Jeff Rosa

Others present:

Josh Gerth (Trustee), Steve Sievers (Staff), Jennifer Bakes (Planning & Zoning Co-Op)

Mr. Fusaro called the meeting to order at 3:40 p.m., and stated the minutes (included in the packet) from the last meeting, which took place on March 22, 2016. Mr. Fusaro asked for any corrections, additions and questions. Two corrections were identified and will be made by staff on the final version. Mr. Prebles moved, Mr. Nickerson seconded, to approve the minutes. The minutes were adopted.

Mr. Sievers introduced the Township's new co-op student, Jennifer Bakes. He provided an Anderson development update, reviewing the information that was provided in the packet, and asked if there were any questions. He indicated that the construction activity that was forecasted for some time is upon us with both private and public development, such as work that will begin around Wolfangel and Towne Center Way next week.

Mr. Fusaro asked about the timelines for Crunch Fitness and the new subdivisions. Mr. Sievers stated that the Crunch building, a portion of the former K Mart, will be completed in August and after Crunch completes their interior work, should open in November. With regards to the subdivision development, Nordyke Estates is under site development, and the Estates of Chesnut Ridge will soon. It is likely that Zicka's first of the planned subdivisions in the Coldstream area will be the subdivision off Hopper (Woods of Forest Hills), followed by Parke Place, at the entrance of the Riverview Estates subdivision.

Update / Report on Committee Initiatives

Mr. Sievers stated that the handout in the packet provided an overview of the activities in our current initiatives, which contained most of this information. These reports are as follows:

Initiative #1

Anderson Ambassadors: Assist Anderson Township with promotion and marketing activities to attract new investment and businesses in the community, while also retaining and facilitating the expansion efforts of existing enterprises

The Ambassador subcommittee has not met since February when discussion centered on the following areas (and update for each is provided). A meeting will be planned for early June.

- Comprehensive Plan Update - This effort began in late March and two subcommittee members are part of this group (Julie Hein and Amy Broghamer). Ms. Broghamer stated a public input meeting is planned for June 21st from 6pm-8pm at Anderson Center, and welcome involvement and promotion by EDC members.
- Issue the Real Estate Survey - This has been issued and the results were distributed to EDC Members. Mr. Sievers provided an overview and there was committee discussion about this. He stated that he hoped to pull the subcommittee together for a discussion on this and to get more information or data on where people moved when they left Anderson as well as comparative property tax payments for median priced homes in nearby communities. Ms. Broghamer stated that she would like to be more involved in obtaining this information.
- Outreach and Promotion of Anderson Township - This continues with staff providing presentations to various local and regional groups.
- Business/Property Owner Support and Promotion - Staff continues the available space listing, E Business newsletter, etc., as this was last issued in March and will be distributed again in June.

Initiative #2

Conduct review of the economic development recommendations arising from the Anderson Township Riverfront Plan update, and facilitate implementation of select strategies.

No recent subcommittee meeting has occurred, but there are a number of updates to share that apply to this area:

- Forthcoming Comprehensive Plan Update – Mr. Sievers stated that the comprehensive plan update has begun and Ohio Riverfront representatives are on this group. A focus of this effort will be to pull together and make more detailed recommendations for future land uses, especially in some areas in the Ohio Riverfront study area. One of the three “Key Sites” of the Plan was the nearly 50 acre Dorn property on the north side of Kellogg, between Four Mile and Five Mile roads.
- Ohio River Trail - The Township received a grant from Interact for Health to continue feasibility planning efforts to expand the Ohio River Trail east from Five Mile Road to the Woodland Mound Park area on the Clermont County line. A contract is pending with the IBI Group and this six month study is planned to begin in June. Mr. Fusaro asked about the focus and cost of this work. Mr. Sievers stated they will be beginning design activities on a few key pinch points and getting the guidance and direction finalized to lead into final engineering for the entire corridor. The grant was for \$30,000, with \$20,000 in Township funding, and it is anticipated that a construction grant will be sought in ODOT’s next funding cycle in late 2017 (this design work will be wrapped up by early 2017).
- Kellogg Road Duke Natural Gas Update - Efforts are ongoing to work with Duke who is now moving forward with introduction of a natural gas line extension east from Belterra Park to Five Mile Road perhaps as soon as this summer.

- Traffic Flow / Parking Strategy Feedback - Staff continues to work with stakeholders in this area to facilitate improvements that could be introduced to improve traffic flow for major events in the District.
- Forestville Property Subdivisions – These subdivisions were discussed earlier, as planning and design efforts continue for development of the former Forestville Realty property, bounded by the Coldstream Country Club, Hopper, and Eight Mile Road, continues to be the focus of subdivision activity. Three subdivisions are proposed in this area by Zicka Homes.

Initiative #3

Participate in and support the development of the Anderson Township Ancor Area Plan update, and facilitate implementation of the Plan's recommendations.

The group has also not met in some time, but there continue to be announcements and updates for this area.

- Eastern Corridor – ODOT has just concluded a series of workshops in six areas to obtain direction from on the next steps with the Eastern Corridor project. A survey is available at www.easterncorridor.org, and EDC members are encouraged to participate in this input process.
- Ancor Connector – The Township is awaiting guidance from Martin Marietta on their next possible steps, following up on an Ohio Supreme Court decision from earlier this year not to hear an appeal to the Court of Appeals decision on the Martin Marietta proposal. Staff continues to discuss the proposed Ancor Connector project with various stakeholders, and is in the process of trying to discuss this further with county officials, REDI Cincinnati, and the Port of Greater Cincinnati Development Authority, planned for next week.
- Energy Conservation District – Mr. Sievers stated that the Evans Companies have been working with the Greater Cincinnati Energy Alliance and Township on a possible Energy Special Improvement District. This would help to encourage and finance energy improvements that would apply to all non-residential properties in the Township. Staff will be discussing this with the Trustees in June.

Initiative #4

Complete housing study/monitoring program to better identify housing needs and opportunities, and seek to increase residential property values.

The Housing subcommittee has not met recently either, but staff continues to work with a number of sites that may be appropriate for housing development. These include the following:

- One Anderson Place – This is the former parking garage site between Anderson Towne Center and Anderson Center, on which a 180-unit, 7 story luxury apartment community was approved by the Township's Zoning Commission on February 22nd. Ms. Broghamer asked about the status of this project. Mr. Sievers stated that although it was approved by zoning, there are still a number of hurdles or strings associated with this development site that must be untangled. He understands this is something the proposed developer is currently working through, and this may take some time. A

detailed plan has been developed and presented, but this too may end up shifting due to cost projections and financing mechanisms.

- Beech Acres – Though Beech Acres Parenting Center indicated they do not plan to sell property at this time, it may be important to monitor the comprehensive plan process and potential uses of this property should any part of it sold for private development. Mr. Sievers indicated this will be one of the three key sites we are discussing next week.
- Mayerson / Nagel Road – Mr. Sievers noted that the Mayerson Company is continuing to work with their site plan to address some of the concerns that were raised at the pre-development meeting in February. They have prepared plans for widening of Nagel, to allow for three turning lanes into three streets, and are discussing additional property acquisition to make this possible. They have also reduced all buildings to 3 stories in height, with a flat roof. Mr. Sievers felt a zone change submission was possible in June that would then initiate the review process.

Other Initiatives

Mr. Fusaro encouraged members to attend a special subcommittee meeting of the EDC, if they could, devoted to Key Sites. This input would be direct feedback into the comprehensive plan process, and this meeting will be next Tuesday, May 31st, at 3:30pm at Anderson Center. Mr. Sievers stated these sites were the Beech Acres property, the Dorn property on Kellogg, and Skytop Pavilion. He noted that the Skytop site was available and they have talked with several interested parties about the site.

Mr. Sievers indicated that staff is proceeding with a CoWorks concept for the former Anderson Community Television space at Anderson Center. This will seek to reuse the area for shared office workspace, a business incubator type approach, similar to that which the Hamilton County Development Company has in Norwood and other entities, such as The Brandery. More information will be forthcoming on this, and staff hopes to have this ready to go by September.

Regarding other initiatives, Mr. Fusaro stated that we may want to shift into the health care presentation and tour, due to time constraints. In the meantime, following up on discussion from the last meeting, Mr. Sievers noted that the Township did recently make the decision to assume Senior Center operations. The Township will be hiring approximately 3 staff members to assist with this effort and is working with Cincinnati Area Senior Services (CASS) for meal and transportation services. This was discussed at the last meeting with regards to promoting public services.

Mr. Prebles indicated that the School Board has established July 1st as the deadline for making a final decision about a home for transportation services. This is currently on the south side of the Anderson High School campus and they have looked at over 10 sites in the area, for approximately 9-10 acres of flat land, preferably centrally located. The site with the most positive characteristics is the north side of the campus, nearly Wolfangel Road, which will enable them to separate traffic movements on the site.

Update on Health Care in Anderson & Tour of Mercy New Patient Tower

Dr. Feagins provided an overview of the healthcare changes in Greater Cincinnati and specifically Anderson Township. He provided a history of the changes at Anderson Hospital, the Hospital's service area, background of staff on site any given day, and relationship of inpatient and outpatient services. Of the comments made by Dr. Feagins, a few points included:

- While most hospitals have seen decreased inpatient census due to more outpatient procedures, Mercy Anderson has expanded over the past five years through expanded services and transfers from emergency departments and hospitals to the east. This has accelerated with the closure of the Brown County hospital and affiliation with Adams County Medical Center. The number of inpatient discharges has increased from 10,000 in 2008 to almost 14,000 in 2015.
- Mercy Health (formerly Catholic Health Partners) is the largest healthcare system in Ohio and fourth largest employer with 33,000 employees.
- Of the 11,000 jobs in Anderson Township, over 3,200 are in healthcare.
- In Greater Cincinnati, Mercy Health – Cincinnati has 34% of the market share for inpatients. Mercy Health – East Market comprises Anderson and Clermont Hospitals and Mt. Orab Medical Center emergency department with over 75% of the inpatient market share among patients with zip codes in this service area. The three emergency departments saw over 104,000 visits in 2015.
- To keep up with primary care demand, Mercy Health will continue consolidate smaller practices and improve access and continuity of care.
- The new patient tower (5 floors, \$74 million) will be completed in early September and it will be October before patients will be admitted. Key events include the Forest Hills Foundation for Education Soiree on Saturday, September 17, ribbon cutting to following Friday, September 23 at noon (event will be similar to groundbreaking), and community open house on Saturday, September 24 (10 am to 2 pm).

Following the presentation, which concluded at approximately 4:50 pm, Dr. Feagins and representatives from Danis Construction guided remaining members of the EDC on a tour of the new patient tower. Mr. Fusaro reminded members of next Tuesday's meeting, May 31st at 3:30 p.m., to discuss key sites, and the next full committee meeting on Tuesday, July 26th at 3:30 p.m. Both upcoming meetings will be at Anderson Center. Dr. Feagins suggested we could meet again at Mercy later this year once construction has wrapped up.

The tour/meeting closed at 5:20 p.m.