

REDEVELOPMENT COMMISSION MEETING - TIF
JANUARY 26, 2006
TIME: 7:00 P.M.

PRESENT: Lowell Rethlake, Ken Dornich, Helen Gardner, Dennis Doerflinger and Doug Fry.

President Lowell Rethlake called the meeting to order.

Mayor Frank Manus swore the members in for the year 2006 and Oath of Office papers signed.

Minutes were approved, motion by Dennis Doerflinger and seconded by Doug Fry. So passed.

Motion by Helen Gardner and seconded by Dennis Doerflinger to nominate Lowell Rethlake as President for year 2006. All ayes.

Motion by Ken Dornich and seconded by Dennis Doerflinger to nominate Doug Fry as Vice-President for year 2006. All ayes.

City Attorney Steve Taylor reviewed the written appraisal that Steve Chitwood had done on the 45.56 acres owned by University of Cincinnati next to Wal-Mart. This area is zoned for light industrial, small business (such as retail shops) or multi-family.

Motion by Ken Dornich and seconded by Dennis Doerflinger to approve payment of \$750 to Chitwood Appraisal. So passed.

Lowell Rethlake talked with Dave Bonell who represents the University of Cincinnati. Dave Bonell is a realtor and Lowell stated that he told Mr. Bonell that the Board is negotiable but feels that the University's price is too high. The Tif Board is not in the real estate business.

Steve Taylor told the Board that if they get a feel for a ballpark price of what the Board wants to spend then a second appraisal would need to be done.

A substantial portion of this property is not usable.

Chad Modisett of HNTB stated that they have a planner, Dave Wenzel that could look at this area and give the Board some advice. This is exactly the type of planning projects that Dave has done for years.

Motion by Doug Fry and seconded by Dennis Doerflinger to have Dave Wenzel of HNTB to give the Board advice on this area. So passed.

Motion by Helen Gardner and seconded by Ken Dornich to approve payment to HNTB for three bills totaling \$66,506.50. So passed.

Motion by Ken Dornich and seconded by Helen Gardner to approve payment to H.J. Umbaugh and Associates for \$9,400. So passed.

Chad Modisett of HNTB went over the funding and the project is going to be a 60/40 split not an 80/20. Indot was not going to fund this project until the City sent a letter of a 60/40 split and that is what put the project back on Indot's list of projects. Chad stated that the City can apply for an 80/20 split to help pay on enhancements. The City will owe an additional \$461,200. The total project with enhancements would be \$7,000,000.

The Board discussed the enhancements in depth and a lot of real good ideas came forth. The Board would also like to include the HottCity and Downtown Development Group in the discussion on the enhancements.

Chad Modisett suggested the Board have a public meeting in 4-5 months with those groups because this time next year the City would need to apply for the grant monies.

Motion by Lowell Rethlake and seconded by Dennis Doerflinger to proceed and look at the enhancements. So passed.

Chad Modisett and Darren Burkhart spoke about Gas Creek and they feel these needs to be relooked at, because they are going to have to come up with being able to slow down the water going to it. Additional hydraulic analysis would need to be done and the cost would be approximately \$30,000.

Darren Burkhart talked about the comprehensive plan that is being done and he has asked to have Gas Creek really looked at in depth.

The traffic signal at Montgomery and Lincoln was discussed and the original equipment would not be able to be reused as is. The original price was around \$50,000. HNTB has looked at all of this and talked with Mike McGhee from Signal Construction, Inc. and with the additional equipment needed; the cost would be \$62,556. Using the additional equipment then this signal could be used elsewhere and the signal at Lincoln and First Street is going to need to be replaced according to Street Superintendent, Ralph Land.

Motion by Ken Dornich and seconded by Helen Gardner to approve \$12,726.00 for additional cost of equipment for the traffic light at Montgomery and Lincoln for a total cost of \$62,556. So passed.

Chad Modisett will be moving to Louisville to lead the HNTB office there, but intends to stay on this project with the City.

Next meeting will be February 23rd at 7:00 P.M.

Meeting adjourned at 9:10 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer

