

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT'S
ANNUAL REPORT FOR 2012

I. Center of Flight

Efforts this year to attract development to this area have focused mainly on establishing a coalition of regional partners that would drive and support an effort that would benefit the Dayton Region as a whole. Key members of this coalition are the National Museum of the United States Air Force Foundation, Aviation Heritage Foundation, City of Dayton and Montgomery County. The forming of this group is one of the directives recommended by Forest City in the Riverside Master Plan and Economic Development Analysis (Master Plan) which was presented to City Council on October 20, 2011.

In the Master Plan, Forest City proposed a mixed-use development capitalizing on all aspects of the site. Elements of the development would include office, tourist-driven retail, and an extended stay-hotel with related conference facilities, restaurants and cultural amenities; all designed to complement and support Wright-Patterson AFB and the NMUSAF. The coalition recognizes that the Center of Flight is inexorably linked to supporting the growth of WPAFB and the NMUSAF and with a continuous collaborative effort, this will materialize. They will review all aspects of the plan weighing their success under current economic conditions, as well as evaluate several marketing strategies.

One of the most exciting aspects to develop from the coalition is Air Camp. Air Camp is to the U. S. Air Force what Space Camp is to NASA. It has been in existence for two years and is looking to locate closer to the National Museum of the United States Air Force. Woolpert Inc. sponsored a meeting with Air Camp that resulted in an architectural concept drawing that would house Air Camp, STEM facilities and office space. Riverside staff brought Lee Skolnick and Associates to town to speak to the Air Camp organizations on how to move forward. Mr. Skolnick is the architect who designed the Aileron building for Mr. Clay Mathile. Mr. Skolnick has been an advocate for the Center of Flight for the past five years and is intimately aware of its attributes. During the upcoming year, the coalition will be examining the likelihood of bringing this idea to fruition.

Other efforts this year at the Center of Flight have been the acquisition of the R.E. Fair Property and the start of construction on the Creekside Bike Trail. The R.E. Fair property located at 5601 Huberville Avenue was a regional distribution center of auto parts before national chains became involved. The property sat vacant for a number of years. Its historic commercial use is contrary to the surrounding residential properties. The City secured a \$48,510 forgivable loan from the Well Field Protection Fund which funded 49% of the properties \$99,000 purchase price. The property will be demolished in 2013 using grant dollars from the Community Development Block Grant (CDBG) program.

Five Rivers MetroPark is currently constructing The Creekside Bike Trail. Once complete, it will connect the National Museum of the United States Air Force to the extensive bike trail network here in the Miami Valley. The trail is being funded using State of Ohio Congestion Mitigation and Air Quality Improvement (CMAQ) program funds. It is projected that the trail will be completed in the summer of 2013.

II. Brantwood Residential

Staff presented the city-owned 18-acre parcel on Brandt Pike to the Dayton Area Home Builders Association at their January 5, 2011 meeting. This presentation finally culminated in the sale of the property to CESO Engineering in 2012.

CESO will be building 56 single-family homes on the property. Houses will be situated on lots of approximately one-fifth an acre and range in price from \$180,000 to \$230,000. Ground breaking on the site will take place in early summer 2013.

III. Eintracht Club Purchase

Staff has secured 100% of the grant funding for the purchase of the Eintracht Club and several of the surrounding properties. Contributors to the project include Miami Conservancy District, State of Ohio Clean Ohio Funds, Montgomery County, Vectren and the City of Dayton. Current arrangements are to have The Eintracht Club maintain the building and possibly the grounds.

This project will create a public access point to the Great Miami River and preserve a part of the history of Riverside and the Dayton area. It received support from Montgomery County and City of Dayton. In 2013, Staff will be applying for an Ohio Department of Natural Resources Grant to obtain funds for the construction of a boat launch and accessory structures.

IV. Page Manor Center Reconstruction

The Page Manor Center is now fully functional and has reached a 90% occupancy rate. This was due in part to the relocating of Lihn's Bistro to the site. Lihn's Bistro, a very popular local establishment was suffering from its great reputation with too small a parking lot. The owner of Page Manor Center built-out a portion of the new building specifically to the requirements of Lihn's.

Lihn's will open on January 1, 2013. Along with Lihn's, the city assisted Manor Wine in keeping its liquor distribution license while it operated out of a temporary location which was a few doors down from its original store. Manor Wine has since moved into a much larger store that is approximately twice the size of its original.

V. Business Assistance

A. Import/Export Assistance

Staff has organized a program designed to assist our local companies in exploring opportunities to increase their sales by exporting their products to Turkey. The program offers free internships, research assistance and grants. The program is being run in conjunction with Wright State University, the State of Ohio's International Trade Assistance program and the Dayton Defense Contractors Association. Currently the program has three Riverside businesses participating. The establishment of the program is a direct result of the Turkish Trade Mission that staff participated in in July of 2012.

B. ED/GE Grants

Each year, the Montgomery County Commissioners set aside approximately \$2,000,000 that participating jurisdictions can use to apply for grants for their businesses. The purpose of the fund is to share some of the economic benefits (i.e. tax revenues) resulting from new economic development among the jurisdictions in the County. This year, staff made application and received a \$53,000 grant for Mullins Rubber Products, Inc. With the grant, the company was able to retain and increase its employees while improving its production process. Mullins Rubber has been in operation in Riverside since 1942.

VI. Complete Street Program

A. Safe Routes to School Travel Plan

In cooperation with the Mad River Local School District and the assistance from the Riverside Multi-Modal Transportation Committee, staff secured a \$374,855 grant through this program. Funds will be used to improve walkability and bike ability in the vicinity of Mad River Middle School and Beverly Gardens Elementary School. Specifically, for Beverly Gardens the funds will be used to reconstruct the sidewalk on Enright Drive and build a campus pathway from Spinning Road to the rear of the building. The funds for the improvement of Mad River Local will be used to construct a lighted campus pathway from the rear of the school to Pleasant Valley Drive and sign improvements at the Valley and Harshman Road intersection.

In late 2012, City Council approved the submission of a Safe Routes to School's application in the amount of \$775,000. The fund will pay 100% for the construction of sidewalks along both sides of Valley Street from Pleasant Valley Road to Spicewood Lane. Staff has submitted a draft of the application and will follow-up with an amended second submission in 2013.

VII. Zoning, Code Enforcement and Permit Activity

All activities under this heading are performed by Jonathan Mendel, Planning and Zoning Administrator and Von Dubose, Code Enforcement Officer. Phoned in questions and complaints are headed by Kathy Bochenek and Kathryn Menker. In addition Mrs. Bochenek and Mrs. Menker perform the all-important task of keeping record of the violations and permits within ZonePro, our property tracking software program.

A summary of 2012 activity is as follows:

| | |
|-------------------------|------|
| Code Violations Issued: | 2818 |
| Court Case Pursued: | 9 |
| Building Permits | 562 |

In addition to the above activities, this portion of the department also handles the Neighborhood Stabilization Program and maintains the Concerned Properties List.

VIII. Residential Improvement Programs

From the problems originating from the financial debt crisis of 2008, the City has been working to stabilize our neighborhoods in an attempt to prevent further declines in our housing values and real estate tax revenues. Three programs have been developed and implemented by staff to accomplish this:

A. Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program applies annually to Montgomery County for the city's allocation of Community Development Block Grant (CDBG) funds. NSP operates to first eradicate slum and blight properties through their rehabilitation or demolition or to acquire and clear properties that would have a higher value if redeveloped. In 2012, the program received \$80,000.00. With these funds, the City demolished two trailers and sixteen additional structures. Since the program's creation 31 buildings and 34 manufactured homes have been removed.

B. Real Estate Acquisition Program (REAP)

The Real Estate Acquisition Program takes residential properties which are more than two years behind on their real estate taxes and vacant and offers them to the general public. This program takes delinquent properties and places them in the hands of tax paying citizens. Staff has received thirty-one applications for review. Currently, there are twenty active applications in the program with the first two complete and the applicants have received ownership of their properties.

C. Moving Ohio Forward Program

The Moving Ohio Forward Program is a statewide program designed to assist cities in removing blighted and problem properties. These abandoned and vacant properties negatively affect surrounding property values and inhibit a neighborhoods return to vitality. Though this program, the city has received \$30,000 and will demolish eight vacant and detrimental properties.

IV. Boards and Commissions

By the Codified Ordinance of the City of Riverside, the Department of Planning and Economic Development is responsible to act in a staffing capacity to the Planning Commission, Board of Zoning Appeals, Property Maintenance Appeals Board and the Riverside Multi-Modal Transportation Committee.

A. Planning Commission

For most of 2012 as in 2011, the Planning Commission was involved with the rewriting of the Codified Ordinances. The Planning Commission heard staff reports on signage in the right of way and recommended changes to the UDO zoning map. The Commission moved both of these topics on to City Council for their final resolution. The Commission approved two requests in 2012. The first was the combination of two city owned properties in the Center of Flight. The second was a minor subdivision involving the creation of the parcel for the new McDonald's Restaurant in the Airway Shopping Center.

B. Board of Zoning Appeals (BZA)

The Board of Zoning Appeals met five times this year and heard eight cases. As in 2011 the majority of these dealt with signage.

C. Multimodal Transportation Commission (MTC)

The Multimodal Transportation Commission was formed in 2009 for the purpose of improving safety and increasing mobility throughout the city. The Commission puts forth to City Council and Staff, its ideas and seeks methods for funding them.

For 2012, the Commission continued pursuing the purchase of the Eintracht Club, participation in the Safe Routes to School Program, the securing of GDRTA's Community Grants and a New Freedom Grant for bus stop improvements, and finally a Traffic Safety Study grant for Woodman Drive. The total of these grants is summarized below.

VI. Ground Water Source Water Protection Program

The Department of Planning and Economic Development under an \$86,000 contract with the City of Dayton performs the task of insuring that new businesses to well field protection areas are aware of the hazardous materials requirements within these areas. In addition, staff offers existing businesses a variety of financial instruments that "buy-down" down their historical capacity of material in attempts to bring them into compliance.

As mentioned above, staff secured a \$48,510 grant that was used to purchase the dilapidated property at 5601 Huberville Road. Last year a grant of \$235,000 was used to remove an underground petroleum storage tank from the corner of Old Harshman Road and Springfield Street. This was the old Circle K convenience store. The property is in well field protection district and a spill at this location would threaten the use of the water supply to a large portion of the Dayton area.

VII. Summary of Grants Obtained or Pending

| | <u>Received</u> | <u>Pending</u> |
|--|-----------------|----------------|
| Community Development Block Grant 2012 | 115,000.00 | |
| Community Development Block Grant 2013 | 80,000.00 | |
| Montgomery County ED/GE Grant | 53,000.00 | |
| GDRTA Community Grants 2012 | 9,600.00 | |
| GDRTA Community Grants 2013 | | 20,000.00 |
| Safety Grant | 20,000.00 | |
| Moving Ohio Forward Grant | 30,000.00 | |
| New Freedom Grant | 38,000.00 | |
| State of Ohio Clean Ohio Grant | 189,500.00 | |
| Miami Conservancy District Grant | 32,000.00 | |
| Vectren Grant | 3,500.00 | |
| Safe Route to School | 374,855.00 | |
| Safe Route to School 2013, Phase I&II&III | | 775,000.00 |
| Source Water Protection Grant - Huberville | 48,510.00 | |

| | | |
|----------------------------------|-----------------------|------------|
| Source Water Protection Contract | 86,000.00 | |
| | 1,079,965.00 | 795,000.00 |
| TOTAL GRANTS | \$1,836,055.00 | |

VIII. Goals and Objective for 2013

Several factors are necessitating a change in direction for the Department of Planning and Economic Development. The first of these is the increased competence and professionalism of our current staff. Staff has the ability to take on more diverse responsibilities giving the city the ability to tackle more problems and take on more projects. Secondly, is the change in the economy. Staff is experiencing an increase in business activity with more inquiries for space and the tightening of certain types of spaces; most notably retail and small business acreage.

For these reasons the following initiatives will be concentrated on by staff:

A. Redevelopment Activities

Staff will continue to market and examine opportunities at our existing redevelopment site such as Center of Flight, Airway Business District, Spin-Kemp Business District and Old Harshman Triangle.

Staff will be “setting the stage” for future developments by facilitating the creation of desirable space by working with existing land holders for lot assemblage, demolition of dilapidated structures and the completion of preliminary feasibility studies. The best of these will be aggressively marketed to their most likely user.

B. Business Retention & Attraction Program

The increase in the capacity of staff, the Director of Planning and Economic Development has set the goal of personally visiting each of the top 50 businesses in the city. In addition, staff will take an active role in some capacity with the Dayton Defense Contractors Association and the Dayton Region Manufacturers Association both of which will help in identifying candidates for attraction to the city.

The goal of this activity is to retain existing businesses and attract new to the city. As a course business, the companies will be offered the resources available from the Small Business Development Centers (SBDC), International Trade Assistance Program, and CountyCorp to name a few.

C. Marketing

Although the city has existing materials for both residential and commercial audiences, staff will be working to improve the residential side by developing packets specifically for Wright-Patterson Air Force Base. The Base has monthly intakes sessions with as many as thirty people in attendance. Staff is seeking marketing material that will differ from that of our competing communities.

During the upcoming year, staff will attempt to capitalize on the many international restaurants in our community by forming them into an advertising group for the City Paper. Preliminary discussions have taken place with the paper and the city is able to offer them a significant discount.

D. Safe Route to School (SRTS) Program

For the city to continue to maximize our benefit from the Safe Route to School Program, the city in conjunction with Mad River Local School District will need to continually update and expand the documents required by the program as well as fulfill all the objectives which are education, enforcement, encouragement and engineering (aka infrastructure improvements).

As more communities take advantage of STRS, available funding dollars will become harder and harder to obtain. A goal for 2013 is to form a new committee to management the program. The SRTS program must be elevated to a standing committee made up of representatives from the City and Mad River Local School District. Although the MultiModal Transportation Committee has done a great job in originating and carrying the program to date, the city must show progress on aspects of the School Travel Plan which include Education, Encouragement, Enforcement and Engineering (aka sidewalks). This committee has little authority to insure the completion of these Action Plan items, where a committee of made up of management personnel will insure their completion. In addition, as the program grows with the addition of new projects, staff is recommending the hiring of a designated outside engineer to assist with the securing of grants and the continual updating of the School Travel Plans.

E. Transportation Improvement Plan

F.

Staff will be working with the Riverside Multimodal Transportation Committee to bring to City Council, recommendations for a city-wide transportation plan that will include the existing Bike Thoroughfare Plan, and accommodate mass transit and pedestrians.

A subset of this plan will be Airway Improvement District Streetscape Plan. Its progress and future steps are listed below.

Airway Improvement District Streetscape Plan

| | Completed | Planned |
|---------------------------------|-----------|---------|
| Demolition of corner properties | 2010 | |
| Improvement of Bus Stops | 2011 | |
| Stop Light Reconfiguration | 2012 | |
| Tax Incremental Finance (TIF) | 2012 | |
| Safety Grant | | 2013 |
| McDonald's | | 2013 |
| Streetscape Plan | | 2014 |
| Redo TIF | | 2014 |

G. Search and Secure Grants

Staff will continue to search for and secure grant funds that will enhance the livability of our city and improve the profitability of our businesses.

