

**City of Fairfield
Minutes
Regular Meeting of City Council
September 28, 2020**

Council-Manager Briefing

Redevelopment Strategy

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Dale Paullus, Terry Senger, Tim Abbott, Mark Scharringhouse and Bill Woeste.

Staff members present: Mark Wendling, Alisha Wilson, Greg Kathman, Nathaniel Kaelin, Dan Wendt, Scott Timmer, Steve Maynard, Erin Lynn, Lynda McGuire, Tiphonie Howard, Adam Sackenheim, Ben Mann and Steve Wolterman.

Development Services Director Greg Kathman and Economic Development Manager Nathaniel Kaelin presented the Redevelopment Strategy. See attached slides.

Business Meeting Call to Order

Mayor Miller called the Regular Meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Scharringhouse led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Mark Scharringhausen	Council Member at Large	Present	
Chad Oberson	Council Member at Large	Present	
Bill Woeste	Council Member at Large	Present	
Leslie Besl	Council Member, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Council Member, 4th Ward	Present	
Steve Miller	Mayor	Present	

Agenda Modifications

Executive Session Requests

Councilmember Abbott, seconded by Councilmember Woeste, moved for executive session to discuss the status of collective bargaining with public employees. Motion carried 7-0.

Special Presentations and Citizen Comments

- a. Elderly Services Program Update - Jennifer Roth, Butler County Advisory Council for Elderly Services

Jennifer Roth presented an update of the Elderly Services Program and requested the community's support for the upcoming levy.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of September 14, 2020 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Dale Paullus, Chair; Leslie Besl, Vice Chair; Terry Senger, Member

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Motion to amend per clarification memo

Councilmember Woeste presented the third reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend Section 1113.01 of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, to adopt an amended Design, Construction and Materials Specification Handbook, 2020 Sixth Edition.

Recommendation:

It is recommended that Council hold a first reading on August 10, schedule a joint public hearing with Planning Commission for August 24, and await a written recommendation from Planning Commission.

ORDINANCE NO. 77-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Parks, Recreation and Environment Committee

Leslie Besl, Chair; Dale Paullus, Vice Chair; Tim Abbott, Member

Public Safety Committee

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Ordinance to authorize the release of the maintenance bond and accept the public improvements for the Palomino Estates Subdivision.

Recommendation:

It is recommended that City Council authorize and direct preparation of legislation accepting these public improvements.

ORDINANCE NO. 78-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Public Utilities Committee

Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

NEW BUSINESS

Development Services Committee

Bill Woeste, Chair; Tim Abbott, Vice Chair; Mark Scharringhausen, Member

Motion to Read by Title Only

Motion to read one ordinance by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Bill Woeste, Council Member at Large
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to execute the FY 2021 Community Development Block Grant (CDBG) application and agreement with Butler County, Ohio.

Recommendation:

It is recommended that City Council authorize the City Manager to execute the FY 2021 Community Development Block Grant application, which is due to Butler County by November 6, 2020.

Councilmember Woeste presented the first reading of this ordinance.

RESULT: **FIRST READING** **Next: 10/13/2020 7:00 PM**

Public Safety Committee

Mark Scharringhausen, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Motion to Read by Title Only

Motion to read one ordinance by title only.

RESULT: **CARRIED [UNANIMOUS]**
MOVER: Mark Scharringhausen, Council Member at Large
SECONDER: Bill Woeste, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Scharringhausen presented the first reading of this ordinance.

RESULT: **CARRIED [UNANIMOUS]**
MOVER: Mark Scharringhausen, Council Member at Large
SECONDER: Dale Paullus, Councilmember, 2nd Ward
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to execute an agreement for indigent legal representation for 2021 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners.

Recommendation:

It is recommended that Council adopt an ordinance to authorize the City Manager to execute the agreement for indigent legal representation for 2021 in the Fairfield Municipal Court with the Butler County Public Defender Commission/Butler County Board of Commissioners.

ORDINANCE NO. 79-20. APPROVED 7-0.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Mark Scharringhausen, Council Member at Large
SECONDER: Chad Oberson, Council Member at Large
AYES: Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Public Works Committee

Chad Oberson, Chair; Mark Scharringhausen, Vice Chair; Bill Woeste, Member

Motion to Read by Title Only

Motion to read two ordinances by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to approve and adopt the Fairfield Connects-Citywide Active Transportation Plan as part of the City of Fairfield, Ohio Comprehensive Plan.

Recommendation:

It is recommended that the City Council has a first reading of the ordinance to adopt the Fairfield Connects Plan at the September 28th meeting and hold the second reading until a recommendation from the Planning Commission is made at their October 14th meeting.

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 10/13/2020 7:00 PM
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Ordinance to authorize the City Manager to execute an Ohio Public Works Commission (OPWC) Issue 1 - Grant Application and Agreement for 2022 Street Improvement Program and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the preparation of legislation authorizing the City Manager to execute and file the application for financial assistance, and enter into an agreement with the Ohio Public Works Commission (OPWC) for a grant to fund a portion of the 2022 Street Improvement Program.

ORDINANCE NO. 80-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Oberson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Chad Oberson, Council Member at Large
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Public Utilities Committee

Terry Senger, Chair; Chad Oberson, Vice Chair; Leslie Besl, Member

Motion to Read by Title Only

Motion to read one ordinance by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Tim Abbott, Council Member, 4th Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend subsection 921.03(g), Expansion and Water Tap Fees, section 921.08, Water Rates, and subsections 925.05(e)(2) Sewer Expansion Fees and 925.08(b)(1) Sewer User Rates of Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio.

Recommendation:

It is recommended that City Council authorize an amendment of the rates charged for water expansion and water service under Chapter 921.08 (appendices A to E) of the Codified Ordinances of the City of Fairfield, Ohio, as well as an amendment of the rates charged for sewer expansion and sewer service under Chapter 925.05(e), and Chapter 925.08(b) and Tables A to D of the Codified Ordinances of the City of Fairfield, Ohio.

Councilmember Senger presented the first reading of this ordinance.

RESULT:	FIRST READING	Next: 10/13/2020 7:00 PM
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Finance & Budget Committee

Tim Abbott, Chair; Bill Woeste, Vice Chair; Chad Oberson, Member

Motion to Read by Title Only

Motion to read three ordinances by title only.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance providing for the issuance of \$85,704.63 of bonds by the City of Fairfield, Ohio, to pay part of the cost of sidewalk repair in the City, and declaring an emergency.

Recommendation:

It is necessary for Council to authorize the issuance of Sidewalk Special Assessment bonds for 2019 in the amount of \$85,704.63.

It is recommended that City Council authorize and direct preparation of legislation to authorize the issuance of bonds for the repair of sidewalks against lots that benefited from the improvements. The legislation will require the emergency clause as unpaid assessments were certified to the County Auditor.

ORDINANCE NO. 81-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 119-19 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 82-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Chad Oberson, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 119-19 entitled “An Ordinance to make estimated appropriations for the expenses and other expenditures of the City of Fairfield, Ohio, during a period beginning January 1, 2020, and ending December 31, 2020.”

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this Ordinance and adopt the appropriations listed above.

ORDINANCE NO. 83-20. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Bill Woeste, Council Member at Large
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Council Member, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Scharringhausen, Oberson, Woeste, Besl, Paullus, Senger, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Tuesday, October 13th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, October 26th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- C. Monday, November 9th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:30 PM. Council returned from Executive Session at 7:50 PM.

Councilmember Abbott, seconded by Councilmember Woeste, moved to amend the agenda to consider the recommendation of the fact finder in negotiations with the AFSCME Local 3646 bargaining unit. Motion carried 7-0.

Councilmember Abbott, seconded by Councilmember Besl, moved to approve and accept the Fact Finding Report and Recommendation in 2019-MED-11-1252 City of Fairfield and American Federation of State, County and Municipal Employees Local 3646 and directing the City Manager to submit the Employer Certification of Fact Finding Vote to SERB and the Representative of the AFSCME bargaining unit. Motion carried 7-0.

SIMPLE MOTION NO. 15-20. APPROVED 7-0.

14. ADJOURNMENT

The Regular Meeting adjourned at 7:52 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____

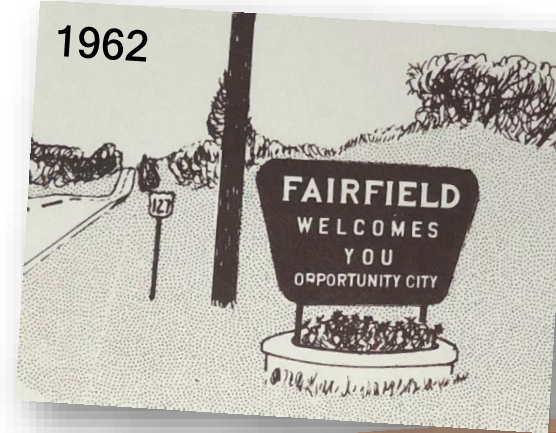
Redevelopment Strategy

Council-Manager Briefing
September 28, 2020

Fairfield Development History

- ▶ 1955: City of Fairfield Incorporated
 - ▶ “City of Opportunity”

- ▶ 1950s - 2000s: New Development
 - ▶ Available land
 - ▶ Good infrastructure
 - ▶ Skilled workforce



Fairfield Development History

- ▶ **Current Situation: Mature Community**
 - ▶ Decreasing amount of undeveloped land
 - ▶ Aging building inventory
 - ▶ Changing real estate environment (evolving demographics, technology, etc.)

Ideally, market forces identify opportunities and redevelopment occurs. This does not always happen, however.



Laying the Groundwork

- ▶ **Fairfield Forward Comprehensive Plan**
 - ▶ Resident Input:
 - ▶ “Target blighted areas for redevelopment, including north Route 4”
 - ▶ “Promote redevelopment of blighted and underutilized properties”
 - ▶ Route 4 Area - Goal 1: Promote Revitalization
 - ▶ Create public-private partnerships for redevelopment
 - ▶ Acquire underperforming properties for future development
 - ▶ Town Center Area - Goal 5: Promote Revitalization
 - ▶ Renew efforts to reduce curb cuts
 - ▶ Use public-private partnerships



1.A.a



Attachment: Redevelopment Strategy for Council - September 2020 (002) (1643 :

Laying the Groundwork

▶ North Route 4 Market Analysis

▶ Relevant Findings:

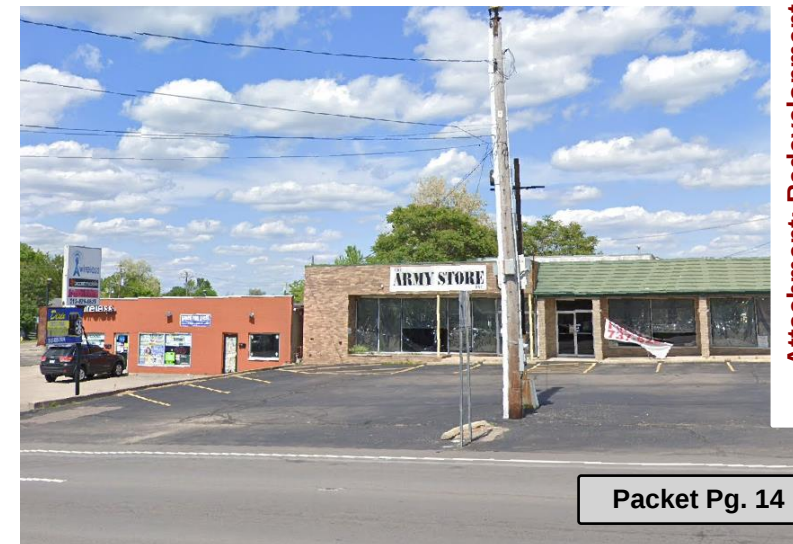
- ▶ Existing retail base is adequate to serve need and demographics
- ▶ Commercial properties face significant competition in region
- ▶ Need for public-private collaboration to enhance properties

▶ Recommendation: Strategic Intervention

- ▶ The **City may have to serve as a market intermediary to demolish obsolescent improvements and consolidate parcels** for future unspecified commercial redevelopment. Even if such actions by the City are speculative in nature, **removing inappropriate improvements and/or dilapidated or obsolescent structures from the landscape is a much better alternative than allowing these buildings to languish on the landscape.**



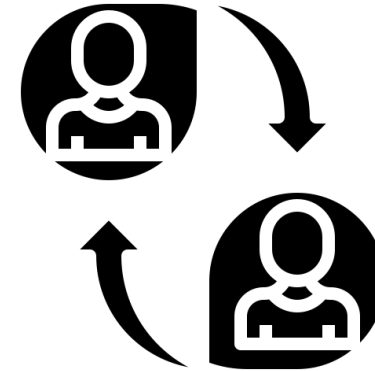
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Attachment: Redevelopment Strategy for Council - September 2020 (002) (1643 :

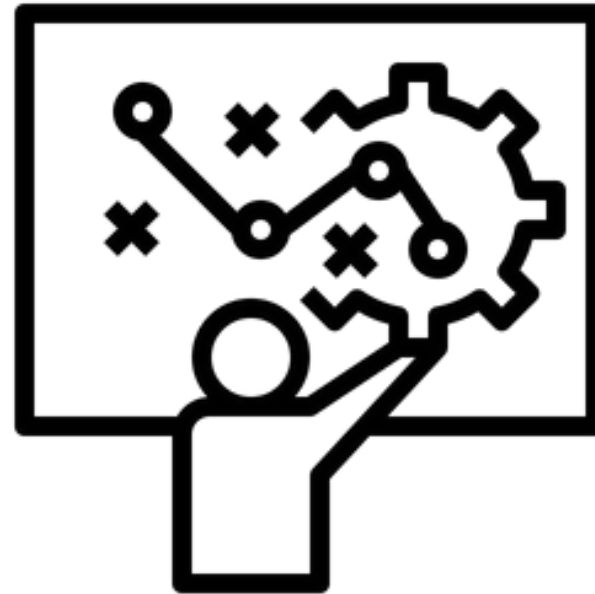
Laying the Groundwork

- ▶ **Redevelopment Interviews**
(Silverton, Montgomery, Hamilton, Delhi Twp., etc.)
 - ▶ Findings:
 - ▶ Many municipalities are active in redevelopment activities
 - ▶ Redevelopment funds and TIFs are common funding tools
 - ▶ CICs and land banks can be helpful partners
 - ▶ Recommendations:
 - ▶ Think of budget as a three-legged stool: 1. general/operating, 2. capital improvement, 3. redevelopment/job creation
 - ▶ Setting aside resources for redevelopment leads to future community vitality
 - ▶ Recognize wider benefit of action instead of profit from land sale



Redevelopment Goals

- 1) Blight Removal
- 2) Control Strategic Properties
- 3) Recruit Business
- 4) Create Jobs



Example Projects

- ▶ **Montgomery Quarter (Montgomery)**
 - ▶ City acquired two former car dealerships and surrounding property with TIF and city redevelopment funds
 - ▶ Issued RFP and selected developers
 - ▶ \$150 million redevelopment advancing with office, retail, restaurants, hotel, and housing components



Example Projects

▶ Champion Paper (Hamilton)

- ▶ City acquired former paper mill to control future use of site
- ▶ Advanced environmental studies and remediation to facilitate reuse
- ▶ Attracted Spooky Nook Sports to develop sports and conventions space at the site



Example Projects

▶ Paideia Redevelopment (Silverton)

- ▶ Village acquired four underutilized properties to consolidate with the former Paideia school property
- ▶ Demolished buildings and sold to a developer
- ▶ Redevelopment advancing with 60,000 SF commercial building on Montgomery Road and housing behind



Redevelopment Tools



REDEVELOPMENT
TOOLBOX



FUNDING
SOURCES



IMPLEMENTATION
STRUCTURES



Redevelopment
Fund



Tax Increment
Financing (TIF)



Community
Improvement
Corporation
(CIC)



Development
Services
Department

Funding Sources



Funding Need

Example Costs of Property



Auto Arena/Goodyear Tire
Sold for \$525,000 (2017) - 1.1 acres



Rieght Sq. 5128-38 Pleasant
Listed for \$575,000 - 0.5 acres



Budget Inn/Pearl's Diner site
Listed for \$1.85 million - 5.4 acres



Head Shed Salon & Spa
Listed for \$350,000 - 0.3 acres

Funding Need

Example Costs of Property



Raising Cane's/5120 Dixie Strip Center

Sold for \$390,775 (2016) - 0.9 acres



Aldi Supermarket/Fair Plaza

Sold for \$850,000 (2018) - 2.2 acres

Funding Need

Example Costs of Property



531 High Street - Hamilton

Purchased by city for \$358,000 and resold for car wash for \$350,000



335 Main Street - Hamilton

Purchased by city for \$365,000 to control redevelopment

Tax Increment Financing (TIF) Districts

- ▶ Mechanism to capture property taxes from increased property valuation
- ▶ Enabled by Ohio Revised Code 5709
- ▶ Funds can be used for public improvements:
 - ▶ Infrastructure (roads, utilities, etc.)
 - ▶ Property acquisition
 - ▶ Demolition and environmental remediation
- ▶ Provide long-term impact



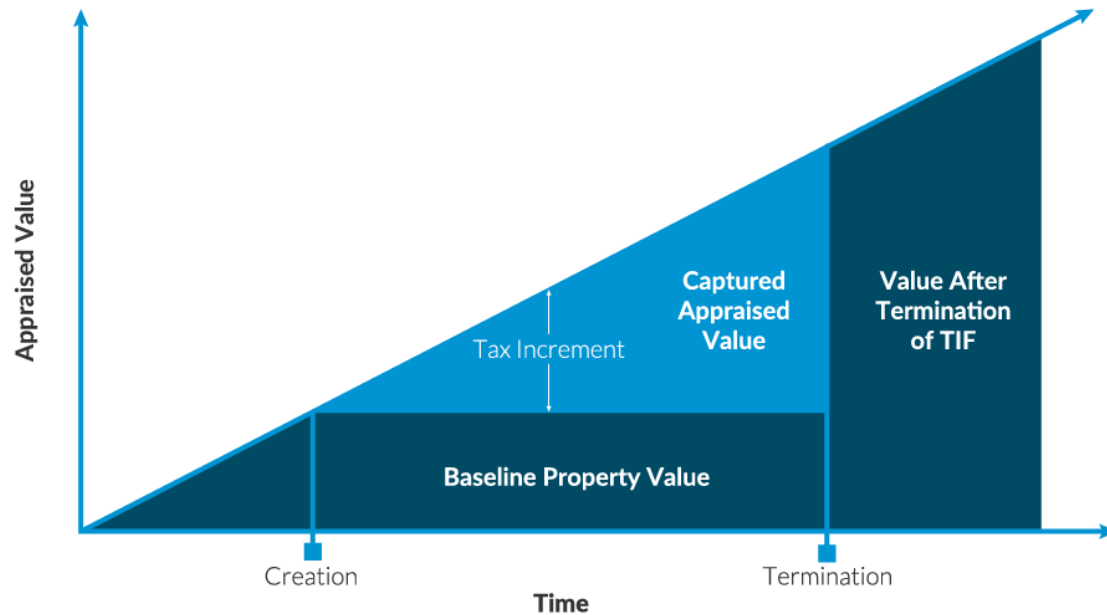
TIF Districts

- ▶ Tax rates do NOT increase in a TIF district
- ▶ All government entities (e.g. city, county, schools, library, parks) continue to receive same level of property tax based on baseline property values
- ▶ Local school district can be “kept whole” on new revenue
- ▶ District can be established for up to 30 years



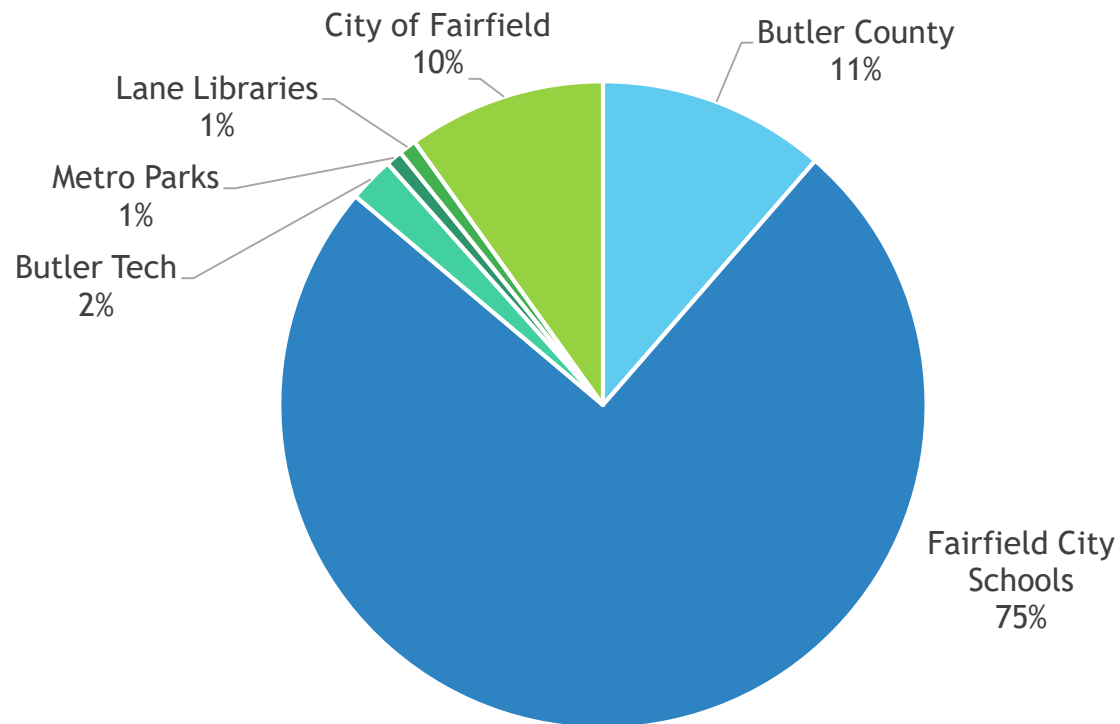
TIF Districts

- ▶ Baseline property values are “frozen” with creation of a TIF
- ▶ Increased value (the increment) becomes basis for TIF service payments



TIF Districts

Current property tax distribution in the City of Fairfield



TIF Districts

▶ Establish TIF Districts in Targeted Areas

- ▶ North Town Center (existing)
- ▶ South Town Center (proposed)
- ▶ Northeast Area (proposed)

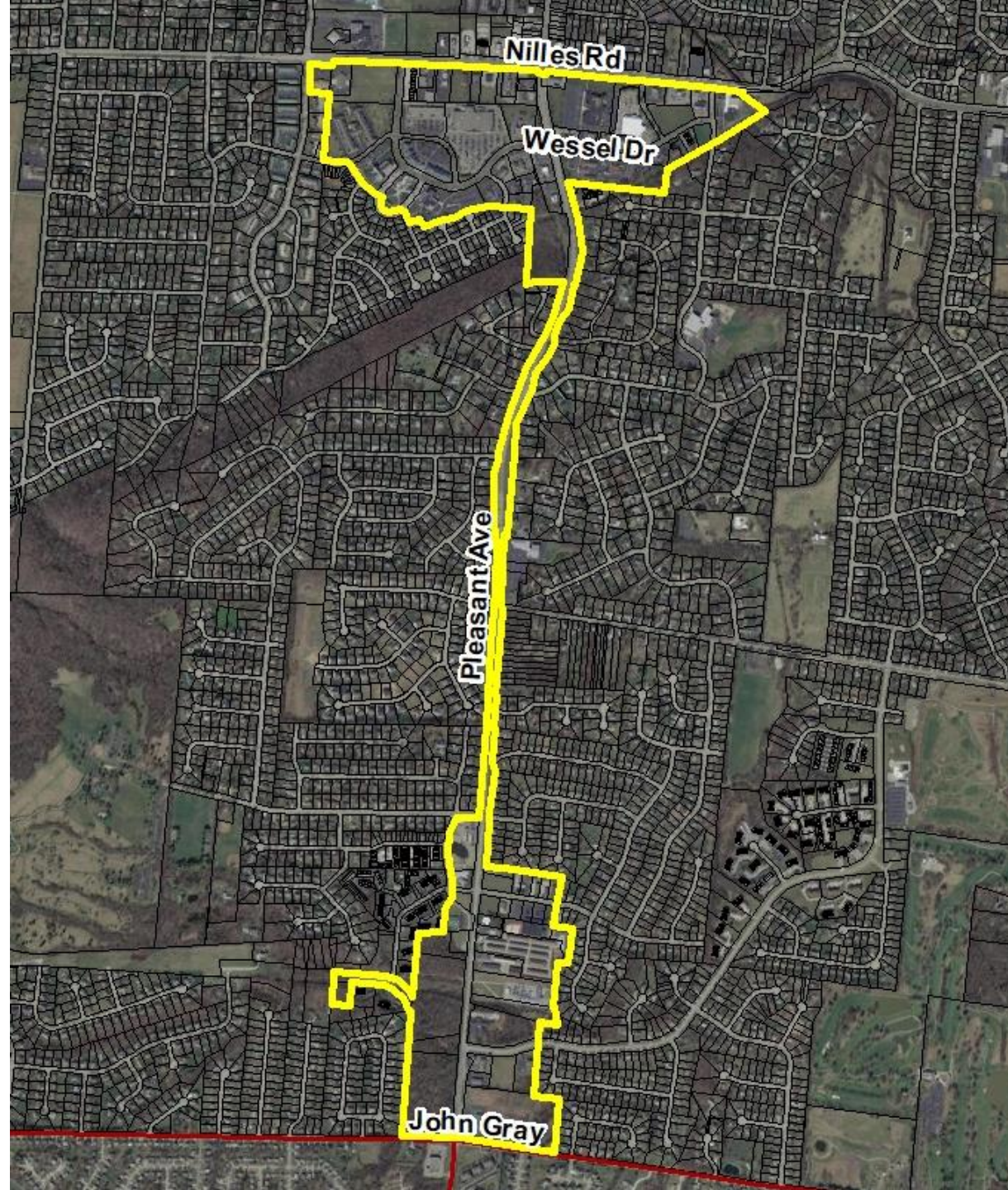
▶ Proposed Approach

- ▶ Include properties with planned or potential investment
- ▶ Capture the 2020 reappraisal cycle
- ▶ Realize long-term impact as funds accumulate

Existing North Town Center TIF District



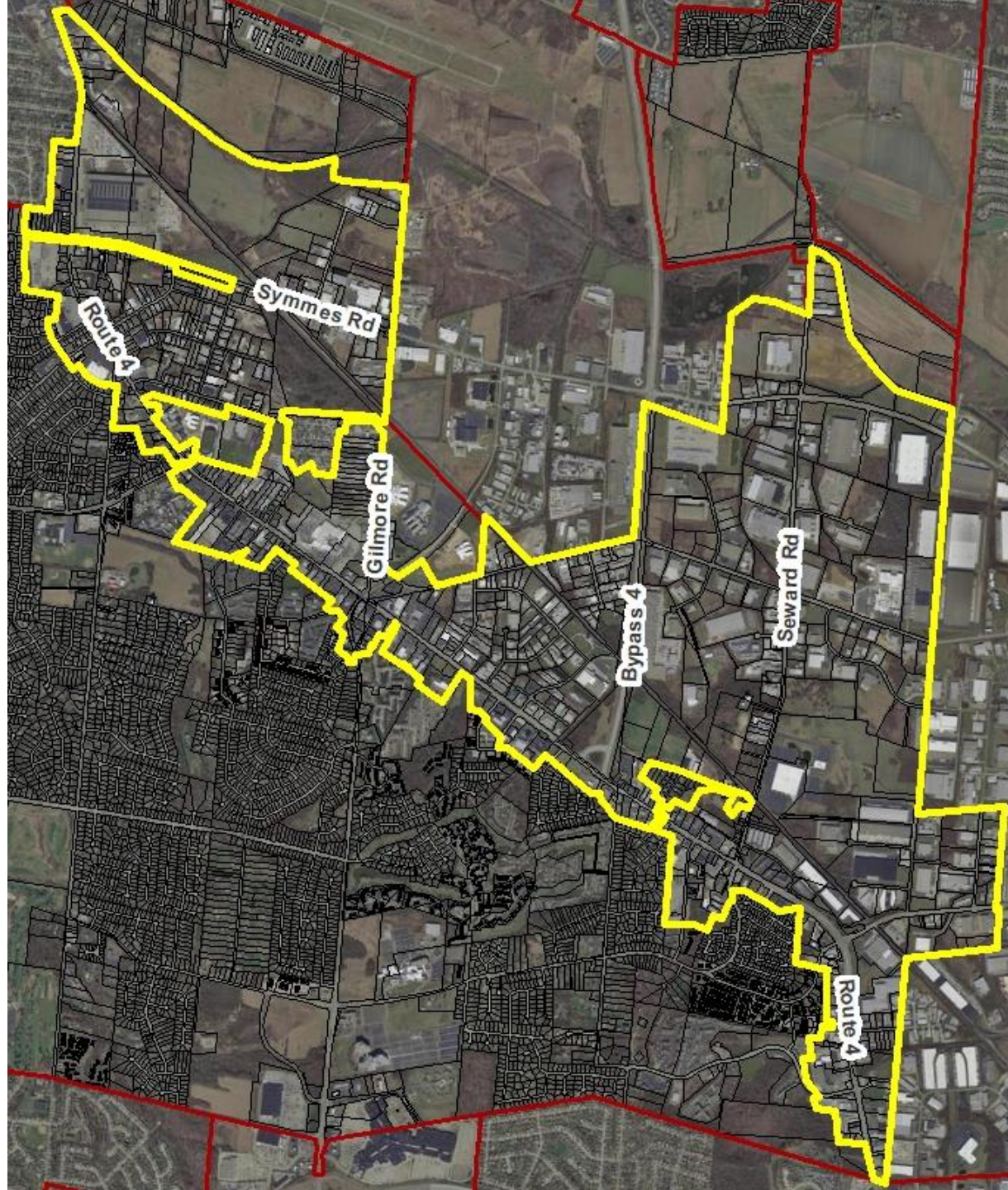
Proposed South Town Center TIF District



1.A.a

Attachment: Redevelopment Strategy for Council - September 2020 (002) (1643 :

Proposed Northeast Area TIF District



Northeast Area TIF District

▶ Near Term Investments to Capture

- ▶ TownePlace Suites
- ▶ Panera Bread
- ▶ Zips Car Wash
- ▶ Fischer Group expansion
- ▶ Jungle Jim's expansion
- ▶ Budget Inn redevelopment
- ▶ Fairfield Commerce Park



Timeline & Next Steps

South Town Center & Northeast Area TIF Districts

- ▶ Notice to property owners, Fairfield City Schools, and Butler Tech
 - ▶ Early October
- ▶ Public Information Meeting
 - ▶ Late October
- ▶ Ordinance considered by City Council
 - ▶ November 9th (tentative)
- ▶ Filing with county/state and creation of special fund



Redevelopment Fund

- ▶ **Establish Job Creation & Redevelopment Fund**
 - ▶ Establish city fund account to deposit and accrue funds for redevelopment activities
 - ▶ Current redevelopment budget line loses unspent balance each year
 - ▶ Allows for quicker action as TIF funds accrue
 - ▶ Provides flexibility
 - ▶ TIF funds must be spent within the district on specific eligible expenses



Redevelopment Fund

- ▶ **Set Goal for Annual City Participation**
 - ▶ Proposed: \$425,000, ~\$10/per capita
 - ▶ For comparison, Kettering budgets ~\$500,000/year, or ~\$9 per capita
 - ▶ Other cities invest amounts larger and smaller



Implementation Structures



Community Improvement Corporation (CIC)

- ▶ Non-profit corporation created for economic development purposes
- ▶ Enabled by Ohio Revised Code 1724
- ▶ Historically assisted with industrial development
- ▶ Can be designated to work on behalf of a municipality



CICs

▶ Capabilities

- ▶ Property acquisition, holding, demolition, remediation, etc.
- ▶ Transfer of property for redevelopment
- ▶ Providing financing, such as short-term bridge loans

▶ Benefits

- ▶ Flexibility for property transfers
- ▶ Different open meeting and competitive bidding requirements
- ▶ Potential to move faster than city government



CICs

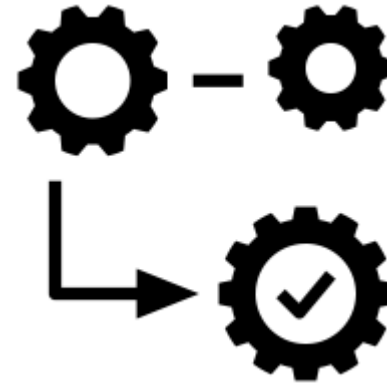
- ▶ **Reactivate existing Fairfield CIC**
 - ▶ Expand role to include redevelopment activities
 - ▶ Re-evaluate board position composition
 - ▶ Increase city involvement in CIC activities
- ▶ **Proposed Approach**
 - ▶ Use CIC as a vehicle to facilitate certain projects or transactions
 - ▶ Leverage CIC provisions in Ohio Revised Code (ORC)



Development Services Roles

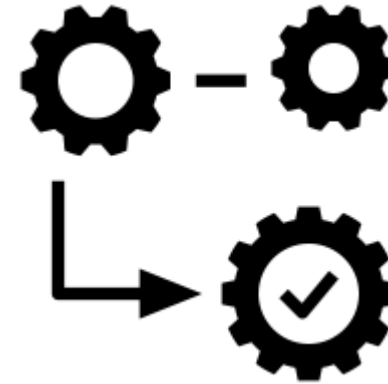
- ▶ **Overall coordination of Redevelopment Strategy**
 - ▶ Track market opportunities and challenges
 - ▶ Identify target properties and projects
 - ▶ Strategize funding and implementation approaches
 - ▶ Ensure alignment with community and council priorities

- ▶ **Coordination with partners and funding agencies**
 - ▶ Butler County Land Bank
 - ▶ Butler County Port Authority
 - ▶ State and federal agencies



Development Services Roles

- ▶ **Serve as CIC “staff”**
 - ▶ Coordinate hiring of outside contractors
 - ▶ Real estate brokers
 - ▶ Legal counsel
 - ▶ Contractors
 - ▶ Consultants (e.g. environmental)
 - ▶ Manage property holdings
 - ▶ Recruit developers and/or businesses
 - ▶ Negotiate redevelopment opportunities



Next Steps

- ▶ **TIF District Legislation**
 - ▶ Public notice - early October
 - ▶ Public meeting - late October
 - ▶ Ordinance considered by Council - November 9th
- ▶ **Job Creation & Redevelopment Fund Legislation**
- ▶ **2021 Budgeting Process**
- ▶ **CIC Reorganization**



Discussion