

**City of Fairfield
Minutes
Regular Meeting of City Council
February 28, 2022**

Council-Manager Briefing

Economic Development/Redevelopment

Business Meeting Call to Order

Mayor Rhodus called the regular meeting to order at 7:00 PM.

Prayer/Pledge of Allegiance

Councilmember Meyers led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Attendee Name	Title	Status	Arrived
Tim Meyers	Councilmember, At-Large	Present	
Matt Davidson	Councilmember, At-Large	Present	
Gwen Brill	Councilmember, At-Large	Present	
Leslie Besl	Councilmember, 1st Ward	Present	
Dale Paullus	Councilmember, 2nd Ward	Present	
Terry Senger	Councilmember, 3rd Ward	Present	
Tim Abbott	Councilmember, 4th Ward	Present	
Mitch Rhodus	Mayor	Present	

Agenda Modifications

None.

Executive Session Requests

Special Presentations and Citizen Comments

- a. Proclamation in honor of Barry Brown

Mayor Rhodus presented a proclamation in honor of Barry Brown to his wife and family.

Public Hearing(s)

None.

Approval of Minutes

The Regular Meeting Minutes of February 14, 2022 were approved as written and submitted.

OLD BUSINESS AND REPORTS

Community & Public Relations Committee

Leslie Besl, Chair; Gwen Brill, Vice Chair; Tim Abbott, Member

Development Services Committee

Matt Davidson, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1141.02, the City of Fairfield, Ohio, Zoning Map by approving the concept plan for the 5846 Pleasant Avenue Planned Unit Development.

Recommendation:

It is recommended that City Council have a first reading on this item at the December 13, 2021 meeting and set the joint public hearing date for January 10, 2022.

This item was withdrawn from the agenda at the applicant's request.

RESULT:	WITHDRAWN
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Parks, Recreation and Environment Committee

Gwen Brill, Chair; Matt Davidson, Vice Chair; Leslie Besl, Member

Public Safety Committee

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

Public Works Committee

Terry Senger, Chair; Tim Meyers, Vice Chair; Matt Davidson, Member

Ordinance to authorize the City Manager to enter into a one (1) year contract with Prus Construction of Cincinnati, Ohio for the 2022 Sidewalk/Apron Replacement Program.

Recommendation:

The staff recommends that City Council authorize the City Manager to enter into a one (1) year contract with Prus Construction of Cincinnati, Ohio for the 2022 Sidewalk/Apron Replacement at the unit prices indicated. The recommendation to exercise the year 2 option is to be determined.

It is further recommended that City Council authorize and direct the preparation of legislation for the appropriation of funding in the amount of \$137,000.00 from the General Fund for the 2022 portion of this project.

Councilmember Senger presented the second reading of this ordinance.

RESULT:	SECOND READING	Next: 3/14/2022 7:00 PM
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Public Utilities Committee

Dale Paullus, Chair; Tim Abbott, Vice Chair; Tim Meyers, Member

Finance & Budget Committee

Tim Abbott, Chair; Gwen Brill, Vice Chair; Terry Senger, Member

NEW BUSINESS

Councilmember Besl, seconded by Councilmember Paullus, moved to read all New Business by title only. Motion carried 7-0.

Development Services Committee

Matt Davidson, Chair; Terry Senger, Vice Chair; Dale Paullus, Member

Motion to Suspend Second and Third Readings

Councilmember Davidson presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to execute a Development Agreement with Al Neyer RE LLC and Fairfield Township, which will facilitate construction of a speculative industrial park at a 146 acre site on Seward Road within Fairfield Township, including improvements to city-owned roadways, and declaring an emergency.

Recommendation:

It is recommended that City Council suspend the rules requiring a second and third reading of this ordinance and pass as an emergency.

Public Hearing set for April 11, 2022 relative to the proposed City of Fairfield Fairfield Township Joint Economic Development District (JEDD 1)

ORDINANCE NO. 20-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Davidson, Councilmember, At-Large
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Public Works Committee

Terry Senger, Chair; Tim Meyers, Vice Chair; Matt Davidson, Member

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this resolution.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Resolution to authorize the City Manager to enter into a membership agreement with the Ohio Purchasing Council (TOP-C)

Recommendation:

It is recommended that City Council approve the membership agreement with The Ohio

Purchasing Council (TOP-C) to allow for the use of their competitively bid pricing by the City as allowed under Ohio Revised Code section 167, as it pertains to a Regional Council of Governments and authorize the City Manager to enter into a contract with TOP-C.

RESOLUTION NO. 5-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Tim Abbott, Councilmember, 4th Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Senger presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to enter into a contract with the Aero-Mark Company, LLC for the 2022 Pavement Marking Application.

Recommendation:

It is recommended that City Council approve legislation for an appropriation in the amount of \$75,000.00 from the Street Improvement Fund, and authorize the City Manager to enter into a contract with the Aero-Mark Company, LLC of Streetsboro, Ohio for the 2022 Pavement Marking Application contract.

ORDINANCE NO. 21-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Terry Senger, Councilmember, 3rd Ward
SECONDER:	Tim Meyers, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Public Utilities Committee

Dale Paullus, Chair; Tim Abbott, Vice Chair; Tim Meyers, Member

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this resolution.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Resolution permitting a Fairfield property owner at 4000 Dixie Highway to receive City of Hamilton, Ohio water and sewer service and declaring an emergency.

Recommendation:

It is recommended that City Council pass a resolution to grant permission to the property owner of 4000 Dixie Highway to receive water and sewer service from the City of Hamilton, for the use

of that property only. Rules suspension is requested to expedite property development and building construction. Emergency provisions are needed to preserve public health, safety, and the environment by enabling public water and sewer service to this property.

RESOLUTION NO. 6-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to enter into a contract with Ferguson Waterworks for procurement and installation of a smart water metering system and declaring an emergency.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Ferguson Waterworks and appropriate funding in the amount of \$5,900,000.00 for the procurement and installation of a City-wide smart water metering system. Rules suspension is requested in order to expedite the project.

ORDINANCE NO. 22-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Motion to Suspend Second and Third Readings

Councilmember Paullus presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to authorize the City Manager to enter into a contract with Hazen and Sawyer for Engineering Services related to Aeration System Improvements at the City's Wastewater Treatment Plant.

Recommendation:

It is recommended that City Council authorize the City Manager to enter into a contract with Hazen and Sawyer and appropriate \$170,384.60 to provide professional engineering services for

the City's Wastewater Treatment Plant Aeration System Improvement project.

ORDINANCE NO. 23-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dale Paullus, Councilmember, 2nd Ward
SECONDER:	Leslie Besl, Councilmember, 1st Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Finance & Budget Committee

Tim Abbott, Chair; Gwen Brill, Vice Chair; Terry Senger, Member

Motion to Suspend Second and Third Readings

Councilmember Abbott presented the first reading of this ordinance.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 148-21 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, 2022, and ending December 31, 2022."

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. 24-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Terry Senger, Councilmember, 3rd Ward
AYES:	Meyers, Davidson, Brill, 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, Councilmember, 4th Ward
SECONDER:	Gwen Brill, Councilmember, At-Large
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Ordinance to amend Ordinance No. 148-21 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, 2022, and ending December 31, 2022."

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. 25-22. APPROVED 7-0.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tim Abbott, Councilmember, 4th Ward
SECONDER:	Dale Paullus, Councilmember, 2nd Ward
AYES:	Meyers, Davidson, Brill, Besl, Paullus, Senger, Abbott

Meeting Schedule

Clerk Wilson read the following meeting schedule:

- A. Monday, March 14th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM
- B. Monday, March 28th - Council-Manager Briefing, 5:30 PM; Regular Meeting 7:00 PM
- C. Monday, April 11th - Council-Manager Briefing, 6:00 PM; Regular Meeting 7:00 PM

Executive Session of Council (if needed)

Council recessed to Executive Session at 7:45 PM.

14. ADJOURNMENT

The Regular Meeting adjourned at 8:40 PM.

ATTEST:

Clerk of Council

Mayor's Approval

Date Approved_____



Economic Development & Redevelopment Updates

Council-Manager Briefing
February 28, 2022

Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 :

Topics

- Fairfield Economic Development
- Trends & Metrics
- Recent Development Highlights
- Upcoming Projects
- Redevelopment Update





FAIRFIELD ECONOMIC DEVELOPMENT

Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 :

Fairfield Economic Development

- “Team Sport” led by the Development Services Department
- Business Retention
 - Maintaining relationships with local businesses
 - Responding to business needs and removing barriers
- Business Attraction
 - Understanding inventory of available sites and buildings
 - Guiding users to prospective sites (marketing, incentives, utilities, etc.)
- Redevelopment

Fairfield Economic Development

Diverse Business Community



Fairfield Economic Development

Top Employers (estimated 2021)

Rank	Company	Estimated Employees
1	Cincinnati Financial Corporation	3,300 Employees
2	Mercy Health - Fairfield Hospital	1,400 Employees
3	Koch Foods	1,250 Employees
4	Fairfield City School District	1,000 Employees
5	Pacific Manufacturing	800 Employees
6	Express Scripts	750 Employees
7	Veritiv Corporation	480 Employees
8	Martin Brower	450 Employees
9	Takumi Stamping	425 Employees
10	Quality Gold	350 Employees

Fairfield Economic Development

A few of our Partners



Department of
Development





TRENDS & METRICS

Current Trends

- Industrial expansions moving forward
 - 3 major projects announced in 2021
 - \$245+ million investment
 - 640 new jobs committed
- Speculative industrial market is hot
 - 9 projects announced or underway
 - \$175+ million investment
 - 1.6 million square feet in development



Current Trends

- Decreasing amount of undeveloped land
 - Remaining sites more challenging
- Workforce challenges remain
- Brick-and-mortar retail evolving
- Suburban office market diminished
- COVID-19 recovery ongoing



Growth Metrics

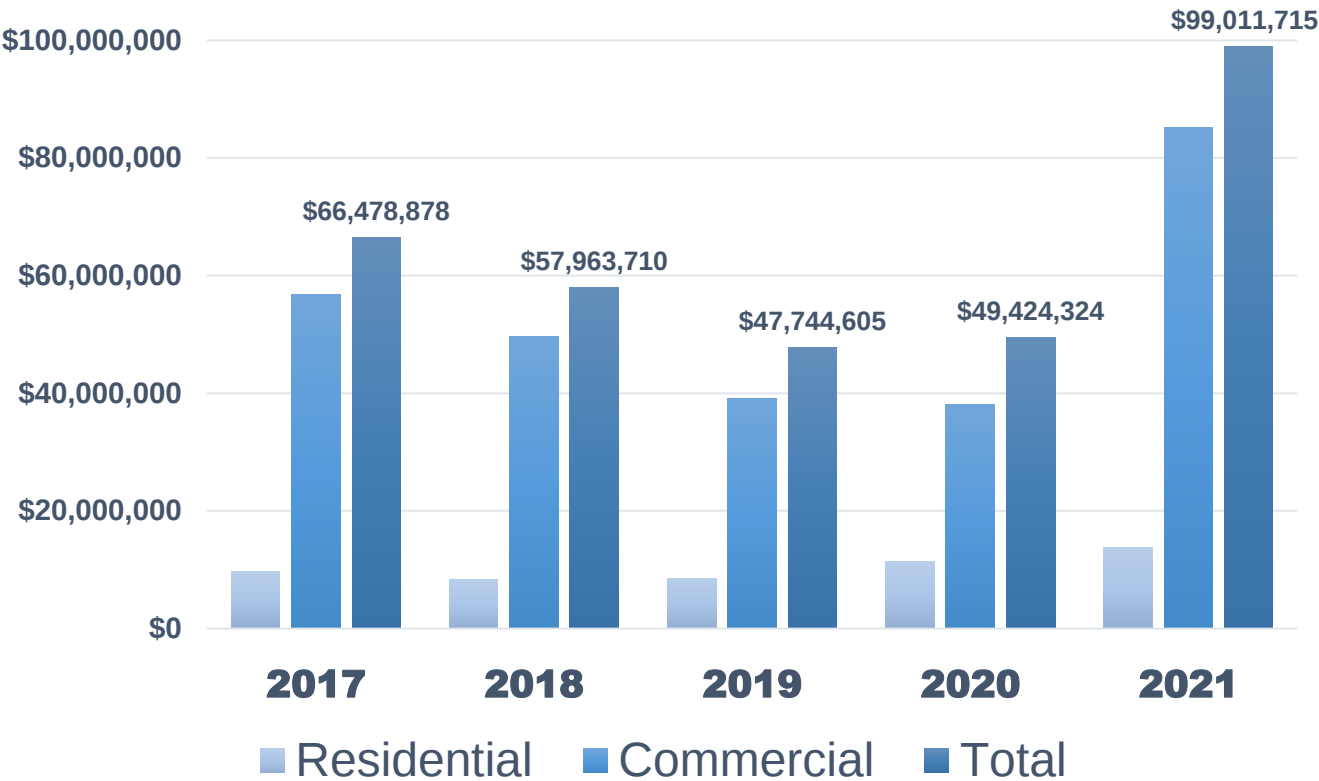
Income Tax Receipts

2017	\$30.7 million
2018	\$31.1 million
2019	\$32.3 million
2020	\$32.8 million
2021	\$36.5 million



Growth Metrics

Building Permit Activity





RECENT DEVELOPMENT HIGHLIGHTS

Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 :

Fairfield Commerce Park

- Former Ohio Casualty/Liberty Mutual property
- New Class A Industrial Park
 - Buildings I & II complete (550,000 SF)
 - Building III underway (615,000 SF)
 - Building IV starting 2022 (230,000 SF)
- Existing building currently marketed
- \$100+ million investment



Hilco Vision

- Major eyewear and eyecare accessory company
- Leased Building I at Fairfield Commerce Park
- Ramping up to 200 jobs within 3 years



ART Metals Group

- Doubling manufacturing space
- 10 new jobs (36 retained)
- \$5.1+ million investment



Pacific Manufacturing

- City's second largest industrial employer
- Adding 120,000 SF
- 30 new jobs (800 retained)
- \$20+ million investment



Koch Foods

- City's largest industrial employer
- Current facility contains 7 production lines
- Adding second plant and 3 additional lines
- 600 new jobs (1,190 jobs retained)
- \$220+ million Investment



Mercy Health Internal Medicine

- Expanded to facility on Patterson Drive
- \$2.2+ million investment



Dunkin'

- New standalone location on South Gilmore Road
- \$1+ million investment



Panera Bread

- New standalone location on Route 4
- \$1.2+ million investment



Many Other New Businesses, Expansions, & Renovations





UPCOMING DEVELOPMENTS

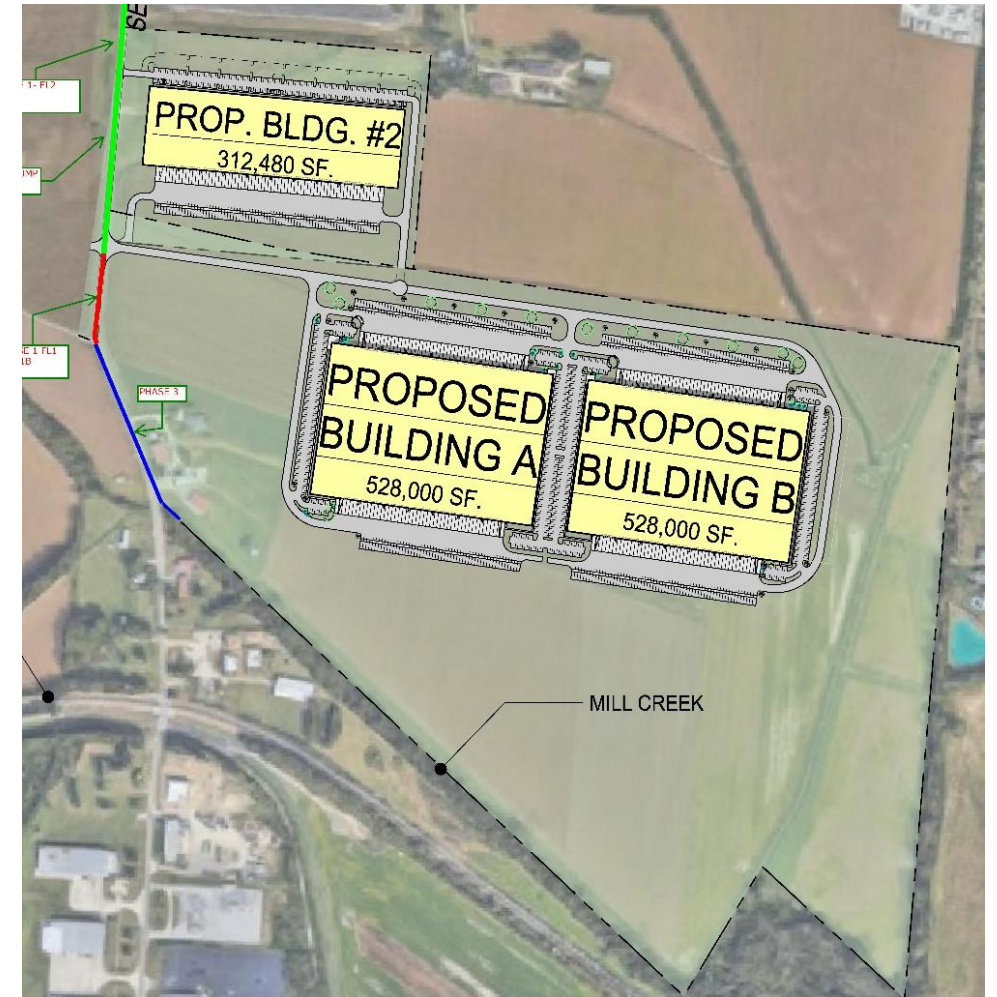
Seward Pointe Commerce Park

- New two-building industrial park near Takumi Stamping
- \$42.5+ million investment



Fairfield Logistics Center

- New speculative industrial park on Seward Road
- Located in Fairfield Township; JEDD proposed
- \$50+ million investment



Fisher Park North

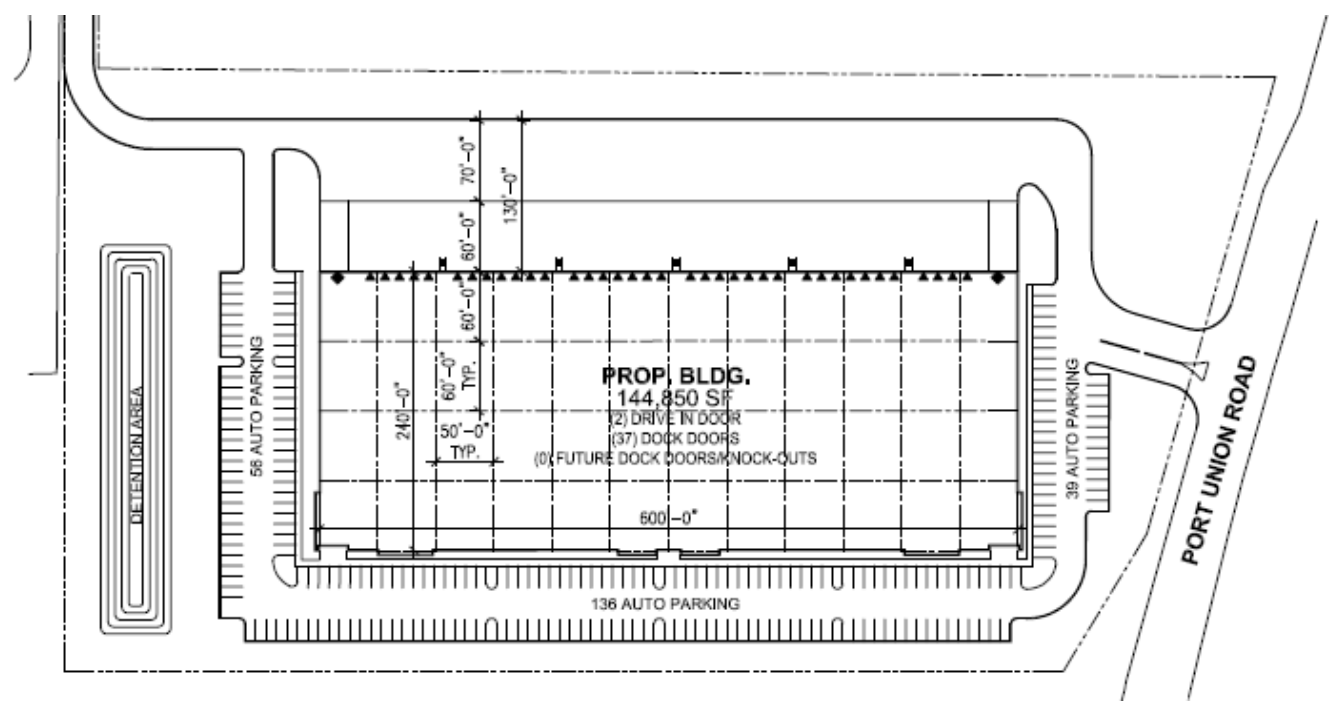
- New speculative industrial building on Route 4
- \$10+ million investment



Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 : 

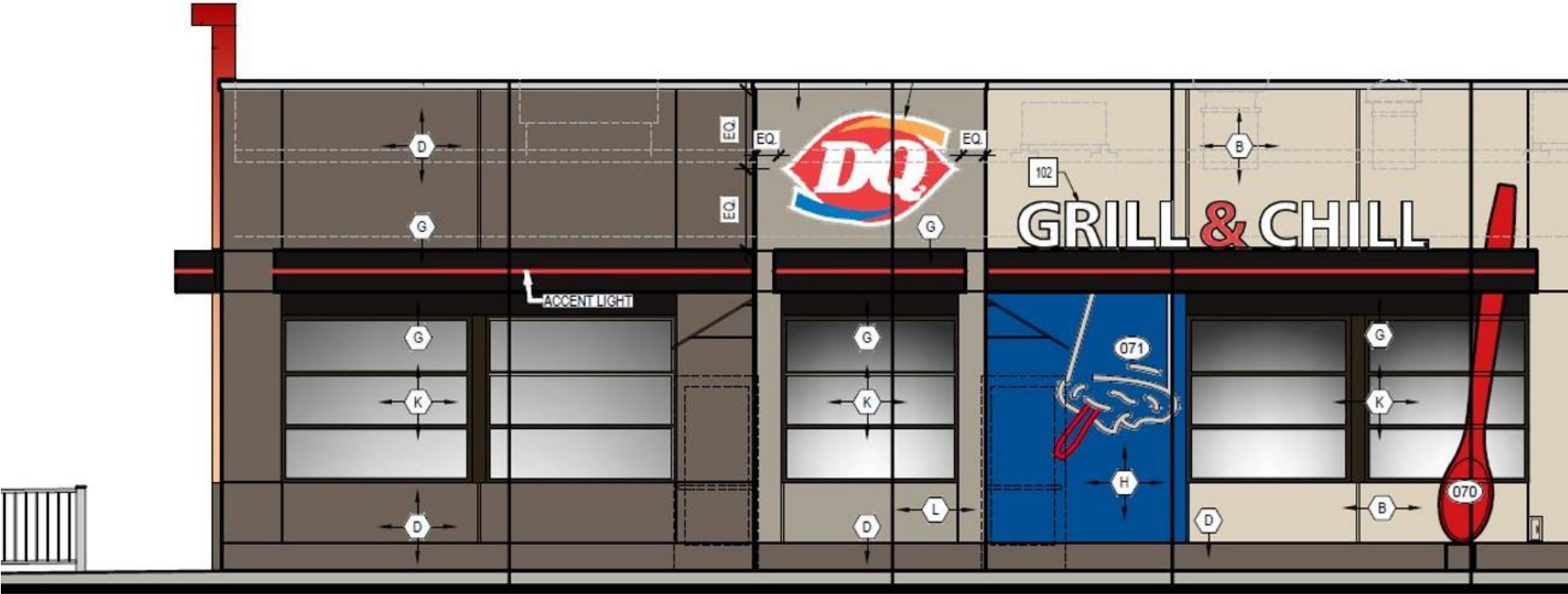
Prologis Port Union

- New speculative industrial building at Port Union Rd & Bypass 4
- \$12+ million investment



Dairy Queen

- New location on Route 4



City Barbeque

- Redevelopment of former Gold Star Chili on Route 4

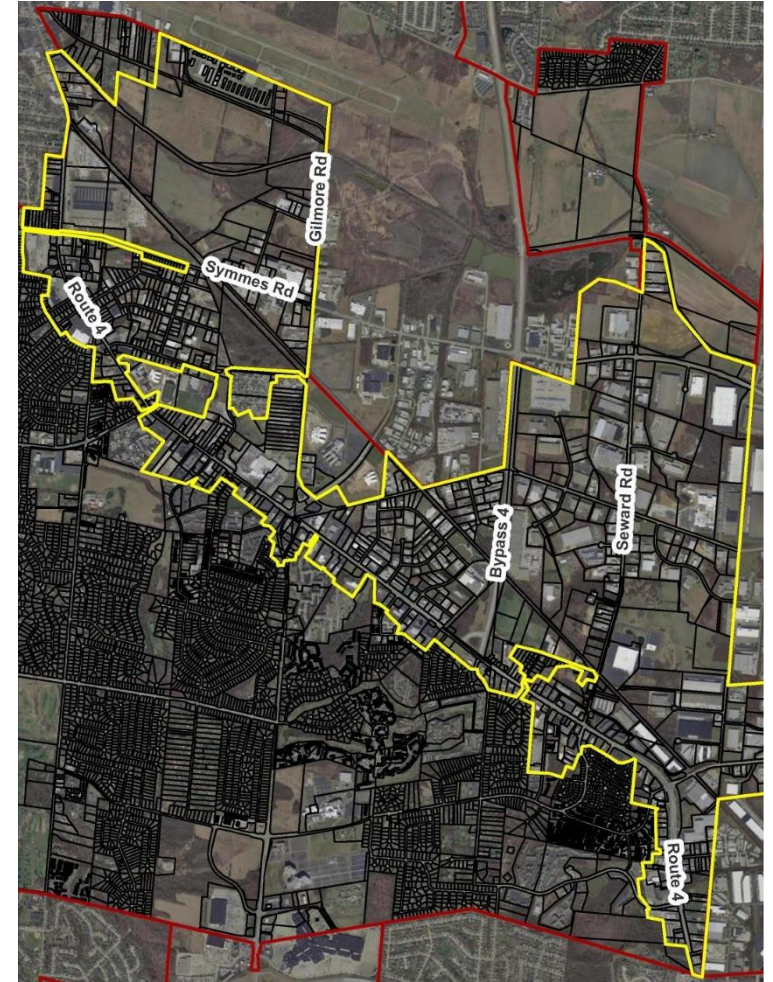




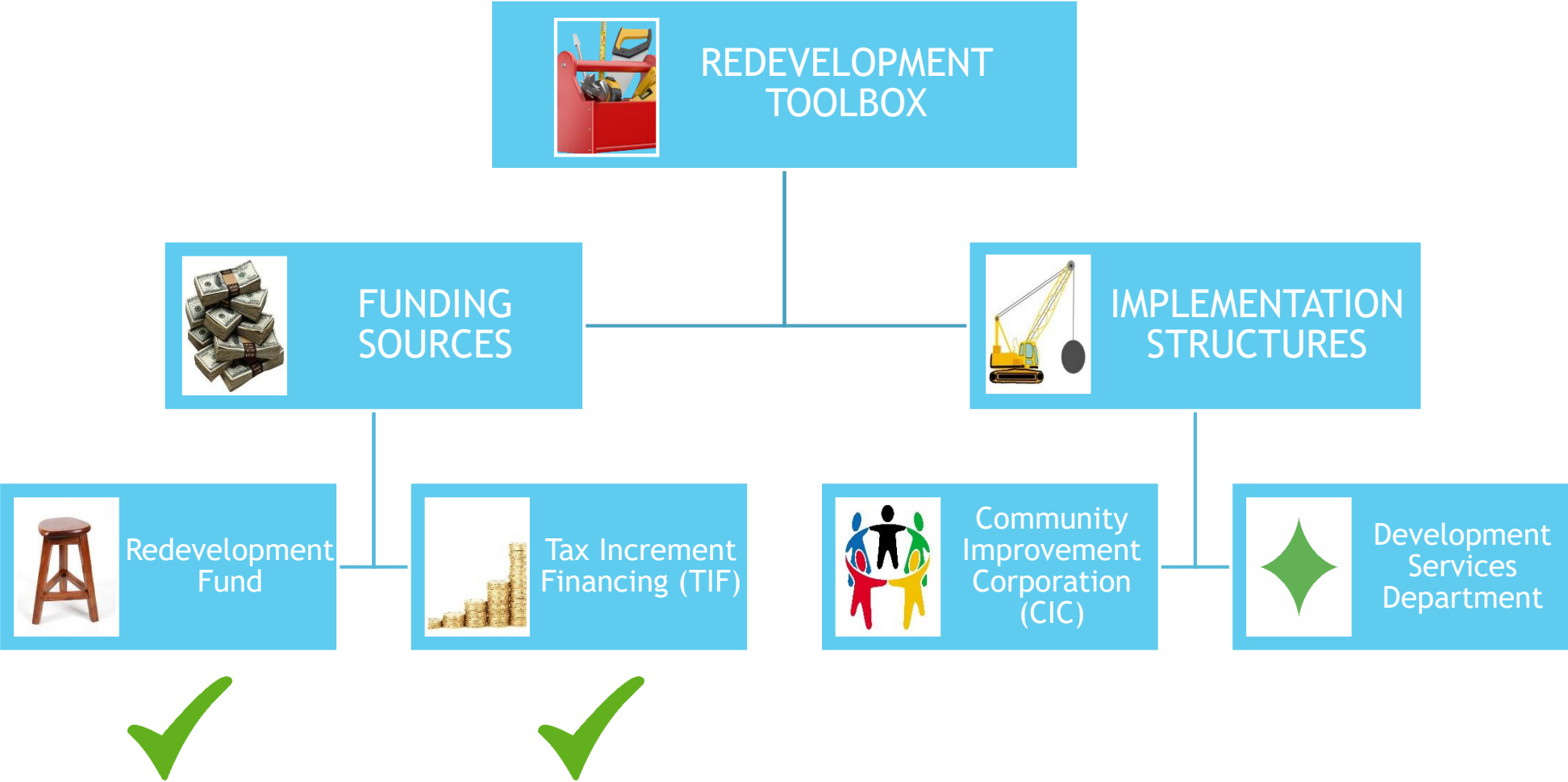
REDEVELOPMENT UPDATE

Redevelopment Steps Completed

- North Route 4 Market Study (2020)
- Creation of TIF Districts (2020)
- Establishment of TED Fund (2021)
- Pleasant Avenue Study (2021)
- First project funded by Land Bank (2021)



Redevelopment Tools



Existing Conditions



Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 :

Redevelopment Site Example

Budget Inn/Pearl's Diner Site



Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 : ◀ ▶

Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 :



Hamilton Property Example II



Attachment: Economic Development - Redevelopment Briefing - February 2022 (3116 :

Key Takeaways

- 1) Property control allows the city to determine our destiny
- 2) City government cannot always act quickly
- 3) We need to be prepared when future opportunities arise



Community Improvement Corporation (CICs)

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



CICs Overview

- Capabilities

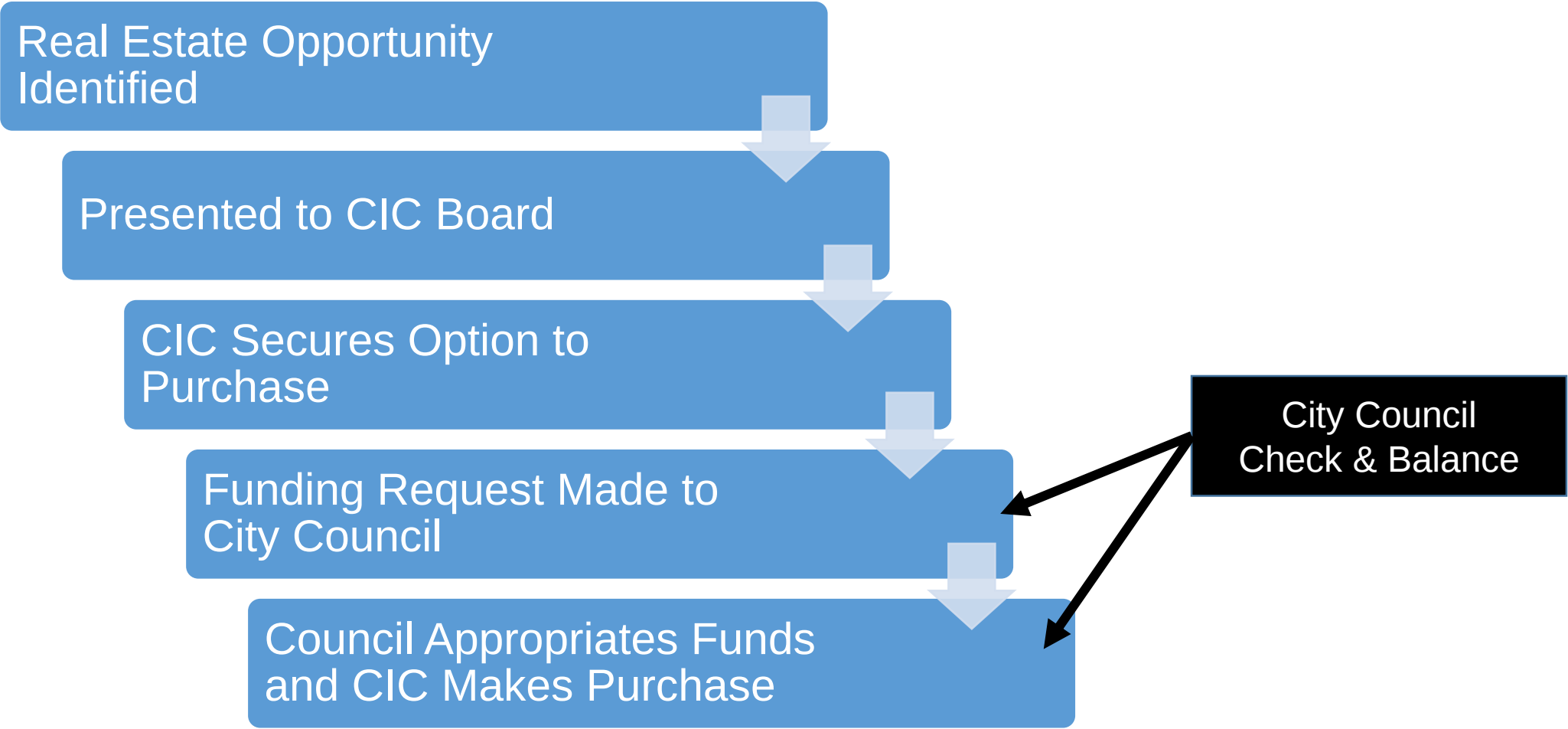
- Property acquisition, holding, demolition, remediation, etc.
- Transfer of property for redevelopment
- Providing financing, such as short-term bridge loans



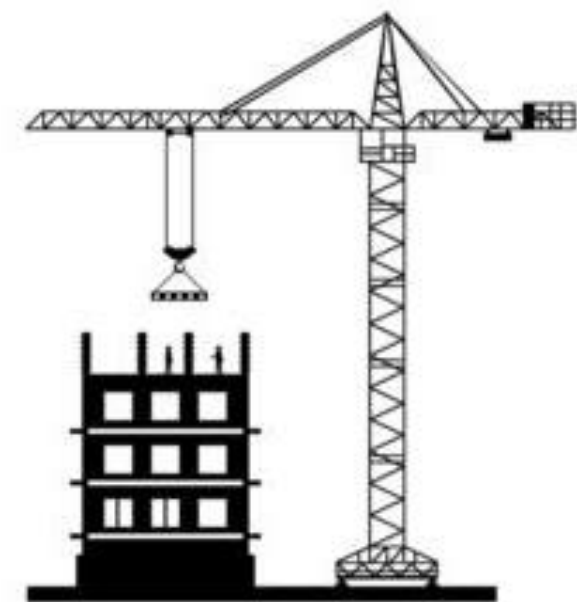
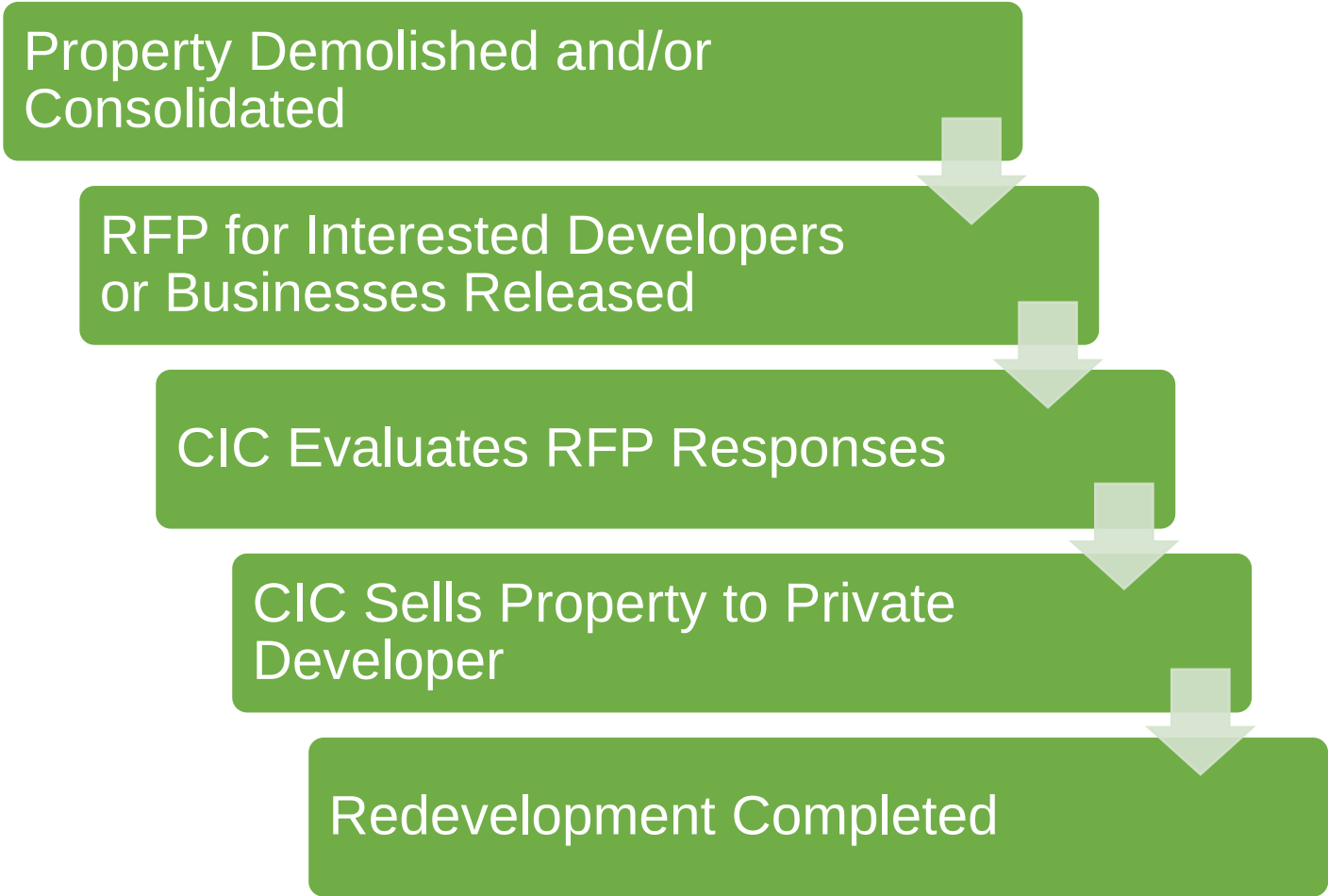
- Benefits

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

Example Use of CIC – Property Acquisition

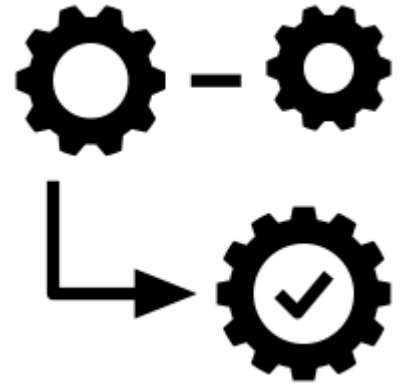


Example Use of CIC – Redevelopment



City/Development Services Role

- Identify target properties and projects
- Take projects to CIC board for consideration
- Manage property holdings
- Recruit developers and/or end users
- Negotiate redevelopment opportunities
- Ensure alignment with community and council priorities



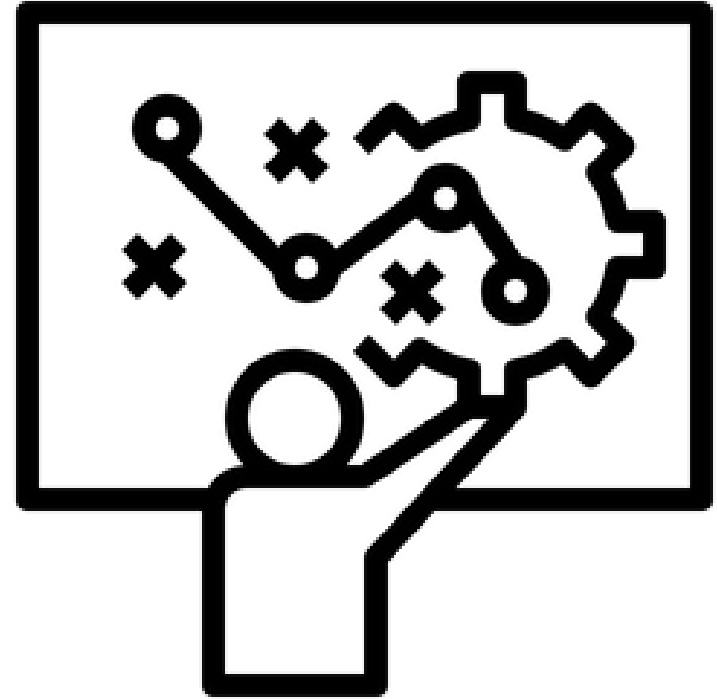
CIC Restructuring

- Example Board Reorganization (7 members)
 - City Representatives
 - Council Chair of Development Services Committee
 - Council Chair of Finance Committee
 - Mayor or Designee
 - City Manager or Designee:
 - Assistant City Manager
 - Development Services Director
 - Finance Director
 - External Representatives
 - Business Representative (e.g. Chamber of Commerce President)
 - Fairfield Resident



Project Prioritization Factors

- Geographic focus
- Blight removal
- Quality of life uses
- Job creation
- Market opportunities



Potential Town Center Objectives

- Land assembly to create development sites
- Create opportunities for targeted uses
 - Destination restaurant and brewery
 - Unique retail or entertainment uses
- Revitalize Riegert Square shopping center



Potential Route 4 Objectives

- Land assembly to create development sites
- Create opportunities to diversify uses
 - Reduce used car lot uses
 - Introduce non-retail uses
 - Build on existing anchors
- Improve physical appearance of corridor



Other Potential Areas

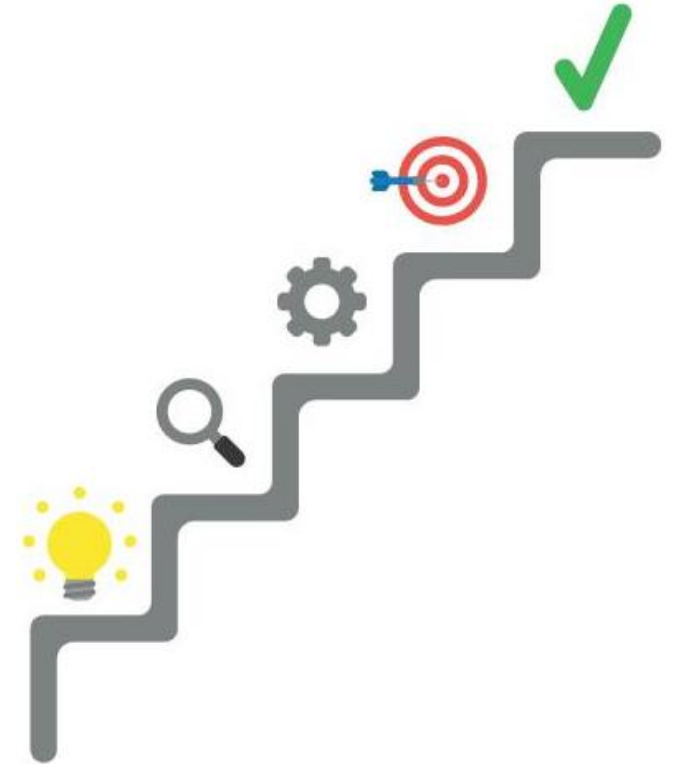
- South Gilmore Road
- Pleasant Avenue at John Gray
- Older industrial areas
- Older housing areas



Proposed Next Steps

Reconstitute the Fairfield CIC:

- Revise CIC documents as necessary
 - Articles of Incorporation (c. 1967)
 - Code of Regulations (c. 1973)
 - Agreement with City (c. 1973)
- Appoint new board members





THANK YOU

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