

City of Fairfield Minutes
Regular Meeting of City Council
April 13, 2026

Council-Manager Briefing

6:00 PM - Fairfield Helping Neighbors/Commercial Revitalization Program

Mayor Miller called the briefing to order at 6:00 PM. Councilmembers present: Leslie Besl, Debbie Pennington, Adam Kraft, Tim Meyers, Gwen Brill and Matt Davidson. Staff members present: Scott Timmer, Greg Kathman, Nathaniel Kaelin, Laurie Murphy, Adam Sackenheim, Alisha Wilson, Tami Moore, Steve Wolterman, Mandi Brock, Ben Mann, Jason Hunold, Diana Davenport, Chad Cooper and Steve Maynard.

Development Services Director Greg Kathman and Economic Development Manager Nathaniel Kaelin presented the Fairfield Helping Neighbors and Commercial Revitalization Programs. 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 Besl led in prayer and Pledge of Allegiance.

Roll Call

Councilmembers present included:

Councilmember, 1st Ward Leslie Besl
Councilmember, 3rd Ward Debbie Pennington
Councilmember, 4th Ward Adam Kraft
Councilmember, At-Large Tim Meyers
Councilmember, At-Large Gwen Brill
Councilmember, At-Large Matt Davidson

Councilmembers excused included:

Councilmember, 2nd Ward Dale Paullus

Councilmember Davidson, seconded by Councilmember Meyers, moved to excuse Councilmember Paullus. Motion carried 6-0.

Agenda Modifications

None.

Executive Session Requests

Councilmember Davidson, seconded by Councilmember Meyers, moved for Executive Session to discuss employment and compensation of a public employee or official, negotiations with public employees regarding wages, hours and terms and conditions of employment, confidential information related to an applicant for economic development assistance, pending or imminent

litigation and the purchase of property for public use. Roll call vote. Motion carried 6-0.

Special Presentations

None.

Citizen Comments

Carol Fry, 6110 Primrose Lane - requested clarification on the status of the Marsh Lake project and whether it is committed. Mayor Miller clarified that the project will move forward and that it has been in planning for over 30 years. He stated that Council is ready to move forward, and many residents are also in favor. Councilmember Meyers added that the City never goes through large development in a vacuum and the City conducted the largest public education/survey that they have ever done with over 800 responses and the majority in favor of the project. He has also seen many Facebook posts about it and assured Ms. Fry that the project is being put together with thoughtfulness and has been vetted by the Parks & Recreation Board, the Environmental Commission and residents. Ms. Fry stated that there are people that will get petitions to put the issue on the ballot for a vote because there are many people that have issues with the project.

Marc Conter, 5772 Gray Road - asked what happened to the one-building solution that was proposed. City Manager Timmer replied and stated that the master plan shows 2 buildings with significant space between them, and he commented at that time that one building might be a compromise. He stated that the building with a breezeway and smaller space between is the compromise and allows for a more discreet roofline. Mr. Conter asked if Council is familiar with restaurants at Summit Park and said that some are struggling. He stated that he thinks any potential business at Marsh Lake will face the same struggle as a seasonal business. He asked if anyone had done a feasibility study on this project and how long until the City sees a return on investment. Councilmember Kraft stated that Mr. Conter's comments are good recommendations to take under advisement. Mr. Conter asked if the City could take a step back and wait a few months to have these studies done before moving forward on the project. He stated that yard signs will be out on Wednesday and a petition has been started, and that the City should have answers to those questions before making a \$6 million investment. He asked if any NDAs have been signed on the project, to which Mr. Timmer stated that there are none.

Council Reports

Councilmember Pennington reported that the sidewalk project on Route 4 is in progress and will wrap up in early May

Councilmember Kraft reported that the Huffman garden refresh is almost complete and that it has increased from 16 to 34 gardens. He also announced that summer camp registration is open, the Environmental Commission will host a honeysuckle removal event along the Great Miami trail, and that Public Works contractors have finished shelters at Harbin Park and paving will be done over the spring

Councilmember Meyers announced that Public Utilities will conduct water utility work on Winton Road, April 15-17, weather permitting, and the road will be closed 8 PM to 6 AM with detour posted.

Councilmember Davidson commended the Optimist Club and organizers for a successful MASC tournament. He stated that it was very well done and traffic was well managed.

Approval of Minutes

1. Regular Meeting Minutes - March 23, 2026

The Regular Meeting Minutes of March 23, 2026 were approved as written and submitted.

Old Business

1. Development Services - Councilmember Gwen Brill

- a. Ordinance amending Ordinance No. 166-84, the Codified Ordinances of Fairfield, Ohio, Section 1130.01(B)(2), the City of Fairfield, Ohio, Zoning Map.

Second reading held pending Planning Commission recommendation.

New Business - Motion to Read All New Business by Title Only

Councilmember Besl, seconded by Councilmember Brill, moved to read all New Business by title only. Motion carried 6-0.

1. Community & Public Relations - Councilmember Matt Davidson

- a. Simple Motion: Motion to approve the following 2026 Boards/Commissions Appointments effective April 13, 2026:

Gayle Willis - Planning Commission, partial term expires 3/31/27

Dan Murray - Sustainability Commission, partial term expires 3/31/28

Marie Wiegand - Sustainability Commission, partial term expires 3/31/27

Andy Barlow - Sustainability Commission, partial term expires 3/31/27

Councilmember Davidson, seconded by Councilmember Pennington, moved to appoint the named candidates to the City's boards and commissions. Motion carried 6-0.

SIMPLE MOTION NO. 14-26. APPROVED 6-0.

2. Development Services - Councilmember Gwen Brill

- a. Joint Public Hearing - 6638 and 6660 Dixie Highway

Mayor Miller opened the Joint Public Hearing at 7:26 PM. Clerk Wilson called the Planning Commission roll call. Commissioners present: Scott Lepsky, Melissa O'Brien, Don Hassler, Gayle Willis, Gwen Brill and Tanner Meyers. Commissioner Lepsky, seconded by Commissioner Meyers, moved to excuse Commissioner Robertson. Motion carried 6-0. Clerk Wilson read the hearing notice. Planning Manager Erin Lynn presented the proposed zoning change. See attached slides. Councilmember Meyers asked about the recommended zoning change and if it would allow another gas station to be built on the

property. Staff answered that it would allow a gas station. Mayor Miller closed the public hearing at 7:41 PM.

- b. Ordinance to authorize the City Manager to execute a Community Reinvestment Area Agreement and a Community Reinvestment Area School Compensation Agreement, which will provide property tax incentives for G&W Products, Inc. and E&Z, LLC to expand an existing building on Seward Road, and declaring an emergency.

G&W Products is a metal fabrication and manufacturing company headquartered in Fairfield. The company has seen steady growth in recent years and proposes expanding operations at its main facility at 8675 Seward Road. G&W and property owner E&Z, LLC plan to construct an approximately 17,000 square foot addition to the 120,220 square foot building located on 8.9 acres.

Should this project proceed, the total building investment is estimated at \$2.45 million. The company also estimates investment of \$700,000 in new machinery, equipment, furniture, and fixtures. G&W will retain 194 existing full-time employees across its Fairfield facilities and will create at least 10 new full-time jobs within three years of completion of construction. Anticipated total future payroll is expected to exceed approximately \$14.75 million annually.

Approval of the ordinance would authorize the City Manager to enter into two agreements. The first is a Community Reinvestment Area (CRA) Agreement. The CRA Agreement would provide a 5-year, 70% property tax incentive on the assessed value of the remodeling and expansion.

The second agreement is a multi-party School Compensation Agreement. G&W and E&Z have agreed to compensate the Fairfield City School District and Butler Tech annually, in compliance with the City's Tax Incentive Guidelines. The Board of Education of the Fairfield City School District will consider the agreement at its meeting on April 9, 2026.

Councilmember Brill presented the first reading of this ordinance. Councilmember Gwen Brill, seconded by Matt Davidson, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Gwen Brill, seconded by Matt Davidson, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 42-26. APPROVED 6-0.

3. Parks & Recreation - Councilmember Adam Kraft

- a. Ordinance to authorize the City Manager to enter into a professional services contract with Davey Resource Group for the purpose of conducting a comprehensive, citywide tree inventory and detailed tree risk assessment for the City of Fairfield and declaring an emergency.

This project will allow for Davey Resource Group to initiate a comprehensive tree inventory and risk assessment within the City's public right of way. A tree inventory is a

valuable tool for any city because it enables us to manage our urban forest safely, efficiently, and strategically. By keeping a detailed record of each tree's species, size, age, and condition, we can identify potential hazards early, such as diseased or weakened trees, and address them before they become safety risks. This proactive approach helps reduce emergency costs and ensures our maintenance budget is used wisely.

In November 2025, the City of Fairfield was awarded a \$100,000 reimbursable grant from the Ohio Department of Natural Resources (ODNR), which will allow us to begin this work.

The City advertised a Request for Proposal (RFP) for professional services for this project in February 2026. The City received 4 responses back from firms, and selected Davey Resource Group as the best value to provide the necessary professional services. A copy of Davey's current proposal is attached for review.

Councilmember Kraft presented the first reading of this ordinance. Councilmember Adam Kraft, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Adam Kraft, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 43-26. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a professional services contract with Prus Construction Co. for construction manager-at-risk (CMR) services as related to the advancement of Marsh Park Improvements Project and declaring an emergency.

This project will allow for pre-construction services necessary to advance the Marsh Park Improvement Project. This includes the "level 1 priorities" and amenities concentrated in the southwest corner of the Park. These include but are not limited to: enhanced park entrance; new parking lot(s); new trails and neighborhood connections; new fishing pier(s); new boat launch; a flexible lease space commercial building that also includes publicly-accessible restrooms and concession/bait shop; and improved landscaping, lighting, and signage.

In April of 2025, Fairfield's City Council approved the Marsh Park Master Plan as prepared by Designing Local. Following Plan adoption, City Council tasked staff to advance the first phase of the plan implementation. Accordingly, in September 2025, the City entered into an agreement with MKSK for architectural and engineering services for this project. Since then, MKSK and the design team have worked to develop schematic plans for the project. The next step in project realization is hiring a construction manager.

The City advertised a Request for Qualifications (RFQ) for construction manager at risk (CMR) services for this project in January 2026. The City received responses from 8 CMR firms. In accordance with all applicable state requirements, City staff evaluated all responses based on published evaluation criteria and weighting factors. Based on this qualifications evaluation, the City then short-listed the 4 best firms to advance to the Request for Proposal (RFP) stage of the project. Following a mandatory pre-proposal site

visit, the 4 firms submitted technical and pricing proposals to the City on March 16, 2026. Interviews were then held with each firm in late March. Proposals were reviewed by the City's evaluation committee based on published performance and pricing criteria as outlined in the City's RFP documents. Based on this review, on April 1, 2026 the City selected Prus Construction Co. to provide CMR services for this project.

The Prus Construction Co. project proposal is attached for review. Also attached for review is the timeline of RFQ and RFP-related items. The RFP scoring matrix and the interview scoring matrix are available upon request.

Initial work is only for preconstruction support services, with a lump-sum cost of \$122,700. If City staff authorizes project advancement to the construction phase, then additional professional service fees and charges will be applied in accordance with the terms and conditions of the associated AIA document A133-2019 and Prus' technical and pricing proposal.

At this time, expected project construction cost is \$12M. The final guaranteed maximum price (GMP) for construction of the project will be agreed upon by the City and Prus following completion of all preconstruction services, and completion of all construction documentation including final site plans and architectural details. If / when a GMP is agreed-upon - likely to happen in Fall 2026, a contract amendment will be required. Prior to such a contract amendment, City Council action will be required, and Council will be asked to approve the additional contractual appropriations necessary to construct the project. Staff believes construction, if authorized, will commence before Q1 2027.

Councilmember Kraft presented the first reading of this ordinance.

4. Public Utilities - Councilmember Tim Meyers

- a. Ordinance to authorize the City Manager to enter into a contract and such other documents necessary to complete the sale of Tract A in Stockton Heights Subdivision to Kimberly Kigar and receive in exchange a permanent easement for a Public Water Main upon said property and adjacent lot number 2964 in the City of Fairfield.

The Public Utilities Department acquired Tract A in Stockton Station subdivision in 2021 to protect and preserve a Public Water Main which was installed upon said property. The City now desires to sell the property and receive as part of the sale the grant of a permanent twenty-foot utility easement for continuous operation of the water main on Tract A and the adjacent Lot 2964.

Utility easements are necessary to grant utility companies legal access to private property for installing, maintaining, and repairing essential services like electricity, water, sewer, and telecommunications. These easements ensure efficient infrastructure placement, reduce costs by allowing straight-line, shared, or efficient service routes, and prevent property owners from blocking access.

Accordingly, the City has negotiated with Kimberly Kigar who is the owner of the property adjacent to the public water main for her to purchase to property for the sum of \$3,500.00 and to grant to the City a permanent utility easement upon the property conveyed and her adjoining property to allow for continued operation and maintenance of the public water main.

Councilmember Meyers presented the first reading of this ordinance. Councilmember Tim Meyers, seconded by Gwen Brill, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Tim Meyers, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 44-26. APPROVED 6-0.

5. Public Works - Councilmember Debbie Pennington

- a. Ordinance to authorize the City Manager to enter into a contract with Proshot Concrete, Inc. for Storm Sewer Repair – Corrugated Metal Pipe Invert Lining and declaring an emergency.

This is a 60" diameter corrugated metal pipe under Crestview Drive. This pipe is starting to fail and needs lined to prevent future failures. This pipe is in poor to fair condition and is developing small holes in the bottom of the pipe. Due to the size of the pipe, it is in danger of causing larger sinkholes and putting the roadway above it at risk as well as the adjacent residential property. This pipe was installed in 1976 and accepted as City infrastructure with the development of the residential subdivision.

The City's drainage crew has routinely made repairs to storm sewers but the need for specialized methodology and equipment warrants some help from an outside contractor. We have lined pipes like these over the last few years in multiple locations under the ODOT state bid.

We have solicited a proposal from Proshot Concrete under the State Bid contract to perform this work listed under the State of Ohio Department of Transportation Contract ID 313-27 Invert Maintenance Contract with permission of use granted by the Ohio Revised Code Section 5513.01(B).

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Leslie Besl, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 45-26. APPROVED 6-0.

- b. Ordinance to authorize the City Manager to enter into a contract with Tim Lally Chevrolet for the purchase of four (4) Chevrolet Tahoes for the Police Department and declaring an emergency.

This request is for the purchase of (4) Chevrolet Tahoe's to be used as Police Patrol Vehicles. The vehicles that are being replaced are detailed below and will be cycled through the Police Fleet to be used by School Resource Officers, a traffic reconstruction vehicle, and Police recruitment vehicles. These vehicles are being purchased through Tim Lally Chevrolet for \$55,416 without delivery charges, utilizing Ohio Revised Code Section 125.04 division (C) allowing the purchase of contract items through a third party at a lower price than that listed by another Governmental agency as defined by Ohio Revised Code Section 125.04 division (B)(1)(c). The price of this vehicle if purchased through the State DAS contract #RS1033164 would be \$55,548/vehicle.

712 2018 Ford Explorer
722 2018 Ford Explorer
723 2018 Ford Explorer
729 2018 Ford Explorer

Councilmember Davidson asked if the City is retiring any vehicles. Public Works Director Ben Mann stated some are repurposed. Councilmember Davidson stated that a decoy vehicle would be beneficial if there is one available from the old vehicles.

Councilmember Pennington presented the first reading of this ordinance. Councilmember Debbie Pennington, seconded by Adam Kraft, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Debbie Pennington, seconded by Gwen Brill, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 46-26. APPROVED 6-0.

6. Finance & Budget - Councilmember Leslie Besl

- a. Ordinance to amend Ordinance No. 148-25 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, 2026, and ending December 31, 2026."
- Contractual Appropriations: \$2,119,064 total (\$100,000 City-wide tree inventory (Parks & Recreation); \$1,580,000 construction manager-at-risk (Parks & Recreation); \$314,064 purchase of Tahoes (Public Works); \$125,000 storm sewer repair (Public Works))

Councilmember Meyers presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Adam Kraft, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 47-26. APPROVED 6-0.

- b. Ordinance to amend Ordinance No. 148-25 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, 2026, and ending December 31, 2026."

- Non-Contractual Appropriations: \$370,034 (see below for description)

Councilmember Meyers presented the first reading of this ordinance. Councilmember Leslie Besl, seconded by Debbie Pennington, moved to suspend second and third readings. Motion carried Yes 6, No 0, Abstained 0. Councilmember Leslie Besl, seconded by Tim Meyers, moved to adopt. Motion carried Yes 6, No 0, Abstained 0.

ORDINANCE NO. 48-26. APPROVED 6-0.

\$12,534 - Bibury Road Pedestrian Crossing (Public Works)

\$50,000 - Vinnedge Avenue & Van Cleves Drive Sidewalk Connection at Fairfield West to River Road (Public Works)

\$25,000 - Town Center Improvements (Public Works)

\$40,000 - 2026 Parking Lot Maintenance Program (Public Works)

\$62,000 - Broadview Access Hatch (Public Utilities, Wastewater Division)

\$50,000 - Asphalt and Concrete (Public Utilities, Water Division)

\$10,500 - Kitchen upgrades at North Trace Concessions (Parks & Recreation)

\$50,000 - purchase of Hose and Equipment (Fire)

\$70,000 - PPE Replacement (Fire)

Meeting Schedule

Monday, April 27: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Monday, May 11: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Tuesday, May 26: Council-Manager Briefing, 6:00 PM; Regular Meeting, 7:00 PM

Clerk Wilson read the meeting schedule.

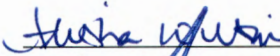
Executive Session of Council (if Needed)

Council recessed to Executive Session at 7:58 PM.


Adjournment

The Regular Meeting adjourned at 9:00 PM.

ATTEST:



Clerk of Council



Mayor's Approval

Date Approved: 4/27/20



Revitalization Programs

DEVELOPMENT SERVICES DEPARTMENT

April 13, 2026



Agenda

- Revitalization Introduction
- Fairfield Helping Neighbors Program
- Commercial Revitalization Program Concept



Development History

- 1955: City Incorporated
 - ✓ “City of Opportunity”
- 1950s – 2000s
 - ✓ Available land
 - ✓ Strategic location
 - ✓ New infrastructure
 - ✓ Skilled workforce



Maple Grove CONDOMINIUMS

TODAY, MAY 30th
1 P. M. To 8 P. M.
WEDNESDAY, 5.30.1959

A New Approach to Family Living!
More Room Than You've Ever Seen in This Price Class!

A Convenient Location and... An Ideal Place to Live!

- Close to Shopping, Parks and a Super Shopping Center
- Close to the Best of both worlds, the city and country.
- Excellent Public and Private Schools
- Excellent Transportation
- Close to Major Highways
- Close to Major Shopping Centers

CHECK THESE EXCLUSIVE FEATURES!

Furnished Units Available

FHA Terms!

AS LOW AS \$400⁰⁰ PER MO. DOWN (INCLUDING...)

WE CAN SHOW YOU HOW... You Can Live Better for Less at Maple Grove!

Ray & Noble Realty, Inc.

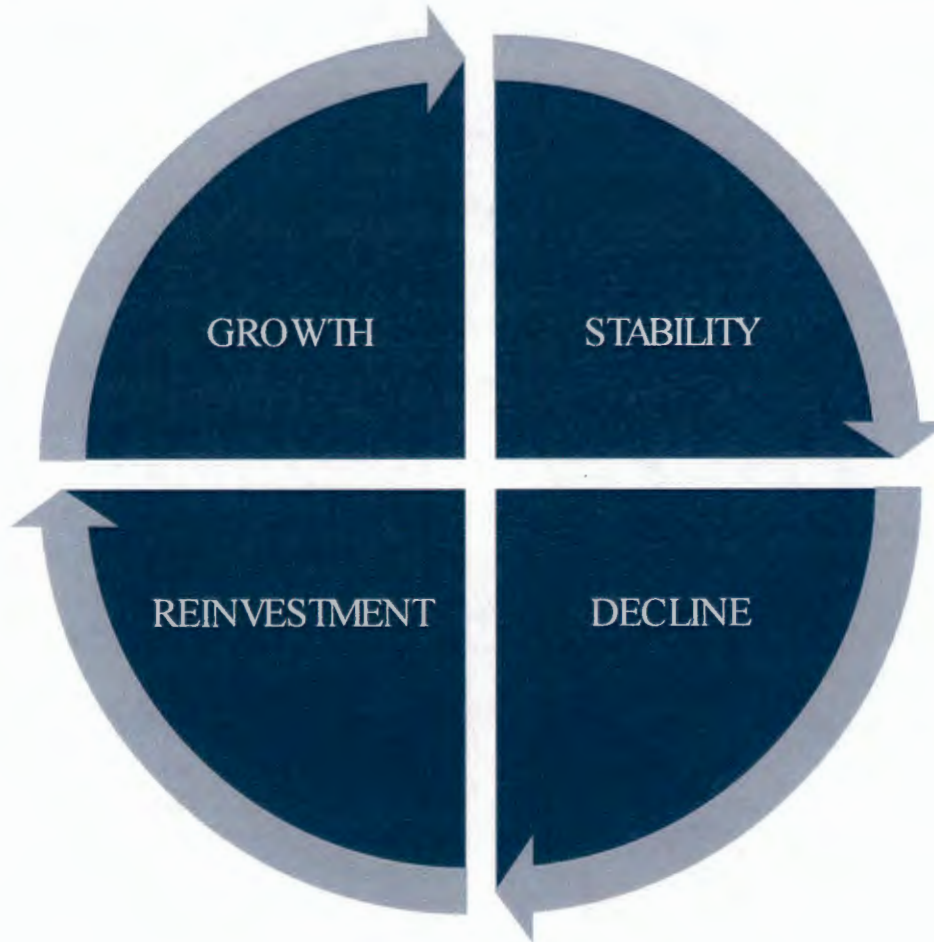
TW 5-4462 FAIRFIELD, OHIO 4825 FAIRFIELD AVE.

Development History

- 2020s: Mature Community
 - ✓ Decreasing amount of undeveloped land
 - ✓ Aging building inventory and neighborhoods
 - ✓ Evolving real estate environment
 - Market trends
 - Technology
 - Demographic changes
- ✓ Economic development efforts expanding to include redevelopment and revitalization programming



Lifecycle of Real Estate





Fairfield Helping Neighbors

FAIRFIELD
OHIO

Fairfield Helping Neighbors

Program Overview:

- Launched as a pilot in 2024 in response to council goal
- Direct assistance with home repairs
- City established a fund at Fairfield Community Foundation
- Partnership with Supports to Encourage Low-Income Families (SELF)



Fairfield Helping Neighbors

Program Objectives:

- Improve owner-occupied, single-family housing stock
- Assist homeowners facing health, financial, or other constraints
- Address code compliance issues
- Strengthen older neighborhoods



Fairfield Helping Neighbors

Eligible Activities:

- Exterior code issues
- Roofs, soffits, and gutters
- Siding, doors, and windows
- Cleaning and painting
- Landscape overgrowth

Ineligible Activities:

- Pools and spas
(except for demolition)
- Play equipment
- New structures
- Underground utilities

Fairfield Helping Neighbors

Identification

- Staff identifies a code or maintenance issue
- Staff makes contact with homeowner
- Homeowner submits an application

Approval

- SELF verifies applicant eligibility
- SELF develops a project plan
- Staff approves project plan

Execution

- SELF and/or Staff coordinates construction work
- SELF and/or Staff reviews work and invoices
- Foundation makes payment to contractors

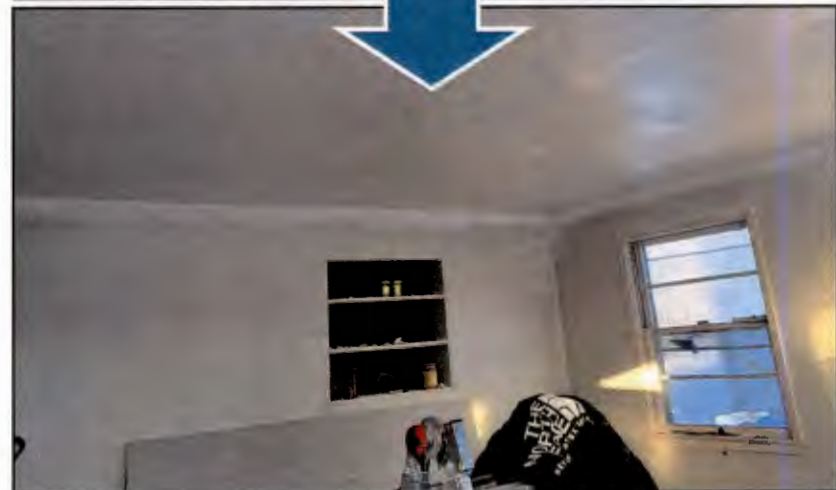
Project Examples



Project Examples



Project Examples



Project Examples



Project Examples



Fairfield Helping Neighbors

Program Metrics to Date:

11 projects complete or underway

\$214,510 total investment value

\$38,172 FHN program investment

540 volunteer hours logged

Projects located in every ward



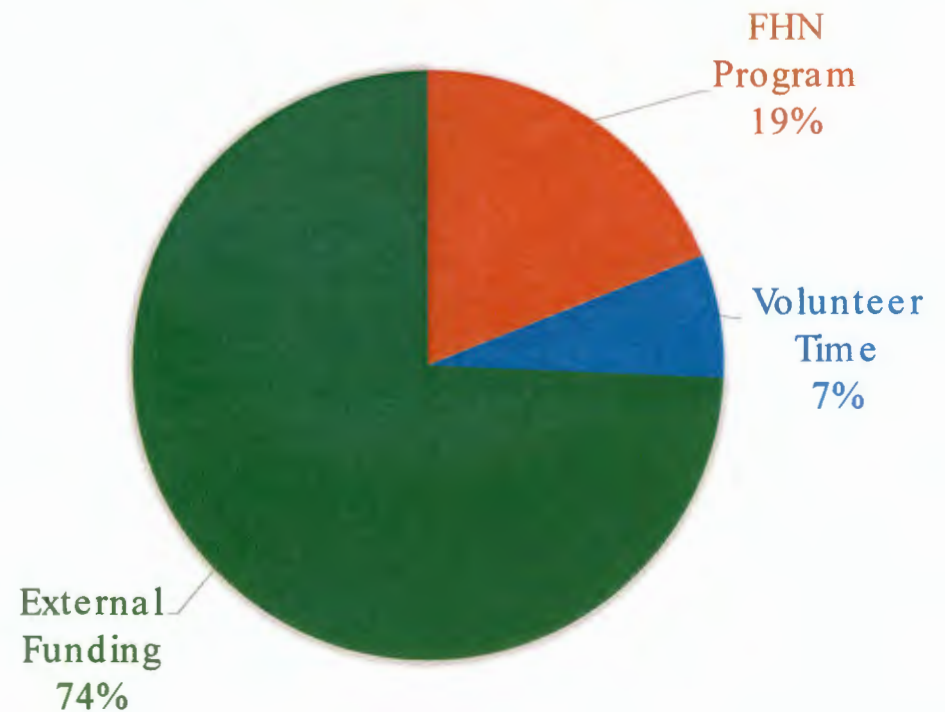
Fairfield Helping Neighbors

Program Leverage to Date:

\$214,510 total investment value:

FHN Program	\$38,172
Volunteer Time	\$13,500
External Funding	\$149,338

\$4 leveraged for every \$1 invested



Fairfield Helping Neighbors

Pilot Takeaways

- Projects are time intensive for staff
- Exterior issues often point to interior issues
- Opportunity to leverage SELF funding
- Repairs would not occur without program
- Homeowners are extremely grateful



Fairfield Helping Neighbors

Proposed Next Steps

- Continue funding the program
- CIP included \$100,000 contribution
- Potential future legislation:
 - ✓ Approve grant to Community Foundation fund
 - ✓ Approve waiving building permit fees



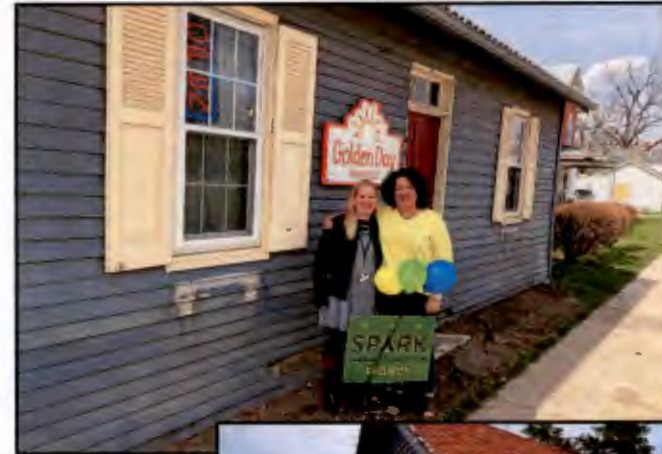


Commercial Revitalization Grant Concept

Commercial Revitalization Grant Concept

Potential Program:

- Direct assistance with exterior improvements
- Reimbursement grants to business or property owners
- Utilize the CIC to vet projects and make funding decisions



West Chester Twp. SPARK Example

Commercial Revitalization Grant Concept

Potential Objectives:

- Encourage reinvestment in older properties
- Support small businesses
- Improve community aesthetics
- Encourage compliance with enhanced zoning requirements



Commercial Revitalization Examples

BEFORE



AFTER



Commercial Revitalization Examples

BEFORE



AFTER

Commercial Revitalization Examples



BEFORE



AFTER

Commercial Revitalization Grant Concept

Eligible Activities:

- Exterior improvements
- Façade repairs or painting
- Obsolete sign replacement
- Awning, doors, & windows
- Landscape & site improvements

Ineligible Activities:

- Interior improvements
- Roof repairs or replacements
- Additions or new construction
- Machinery & equipment
- Projects already underway

Commercial Revitalization Grant Concept

Eligible Applicants:

- For-profit small businesses with less than 25 employees
- Owner or tenant of a property located in the City of Fairfield
- Property must be zoned or used for commercial purpose
- Must be current on all taxes
- Must make a “but for” argument for need



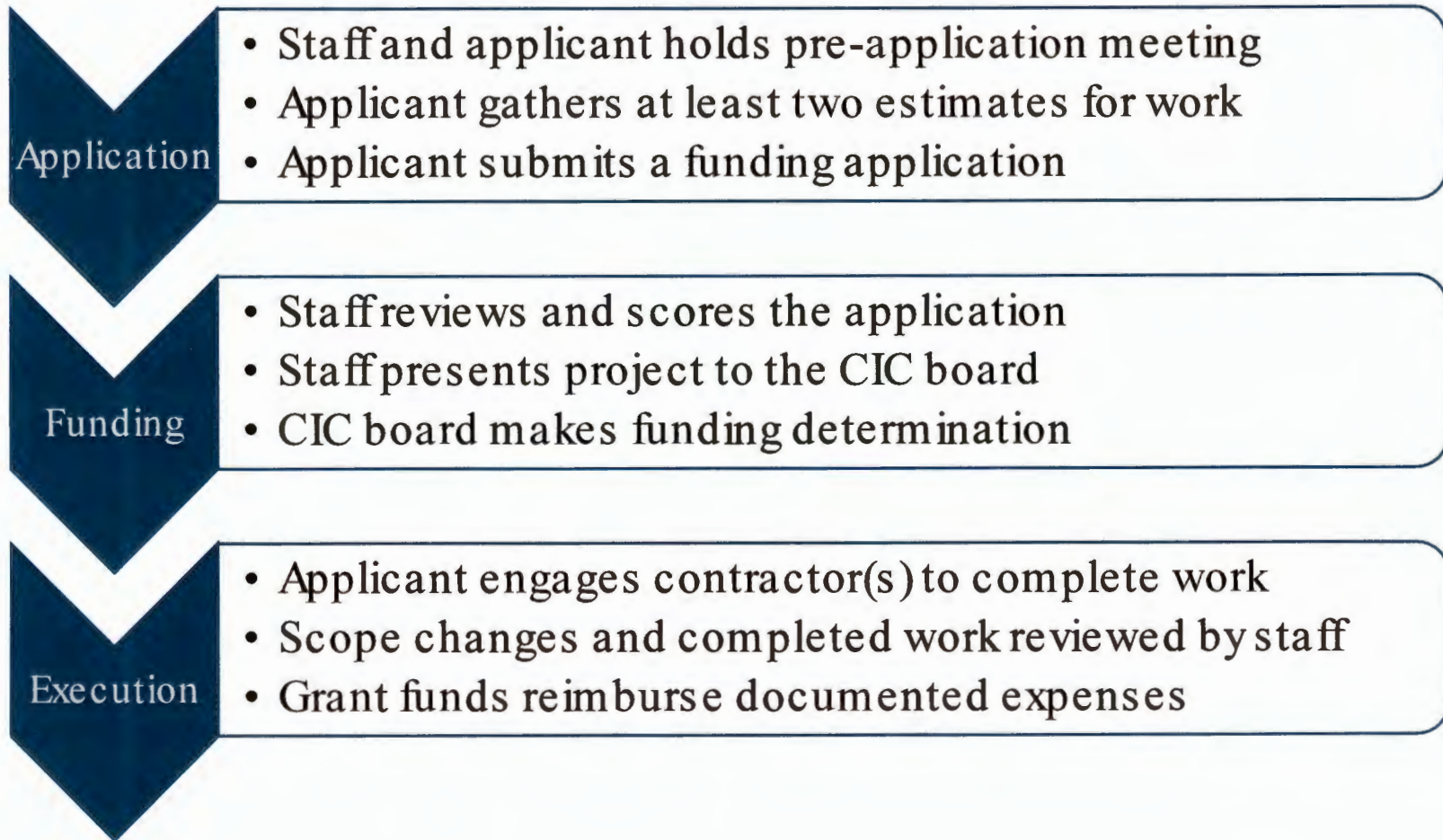
Commercial Revitalization Grant Concept

Potential Funding Amounts:

- Grant amount:
 - Minimum: \$5,000
 - Maximum: \$25,000
- Applicant match: 20% minimum
- Annual program: \$100,000



Commercial Revitalization Grant Concept



Commercial Revitalization Grant Concept

Proposed Next Steps

- Establish program pilot
- CIP included \$100,000 in funding
- Potential future legislation:
 - ✓ Approve grant to Community Improvement Corporation
 - ✓ Approve waiving building permit fees



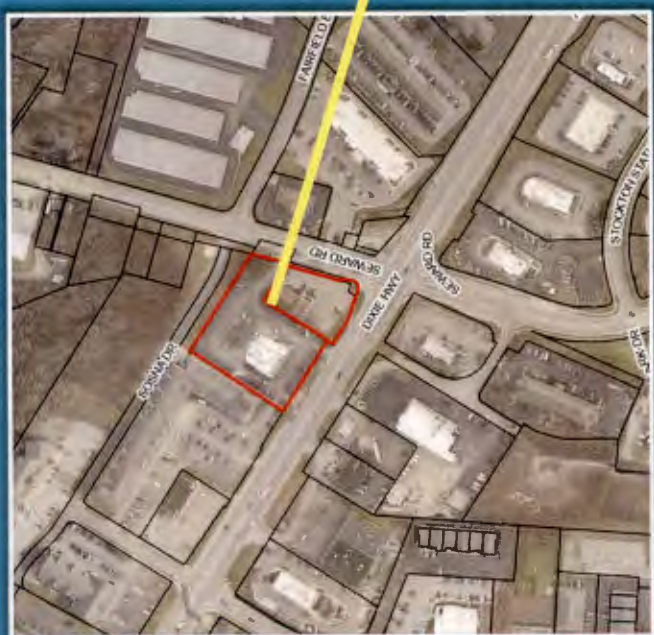


Thank You

FAIRFIELD
OHIO

**Public Hearing
Rezoning
M-2 to C-3A**

April 13, 2026





Dixie Hwy.



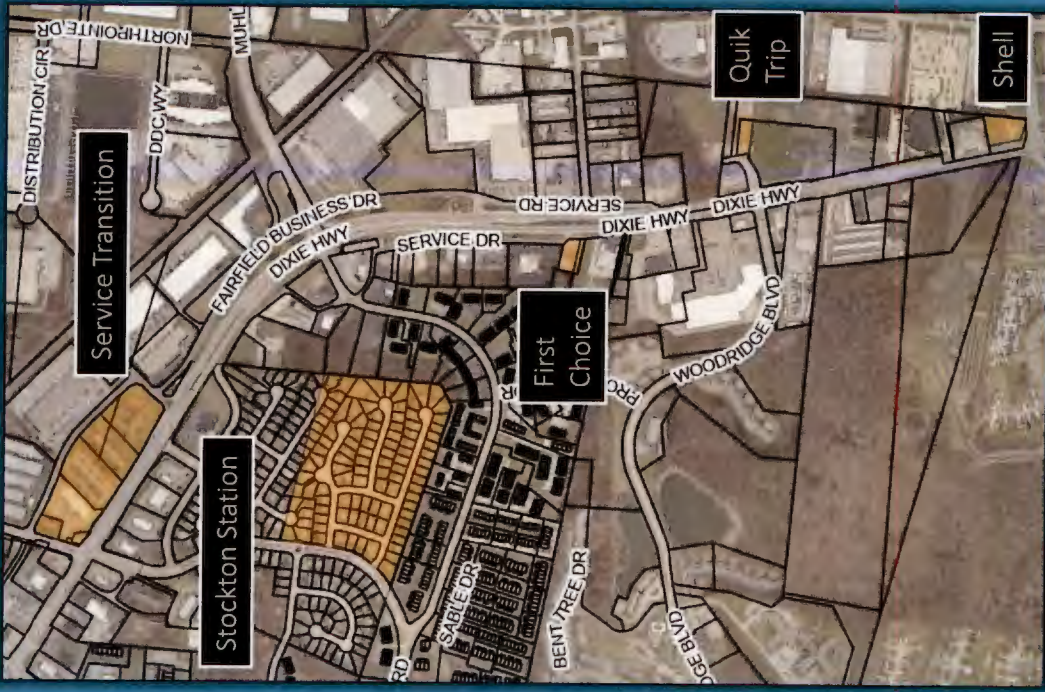
Seward Rd.

Zoning Map

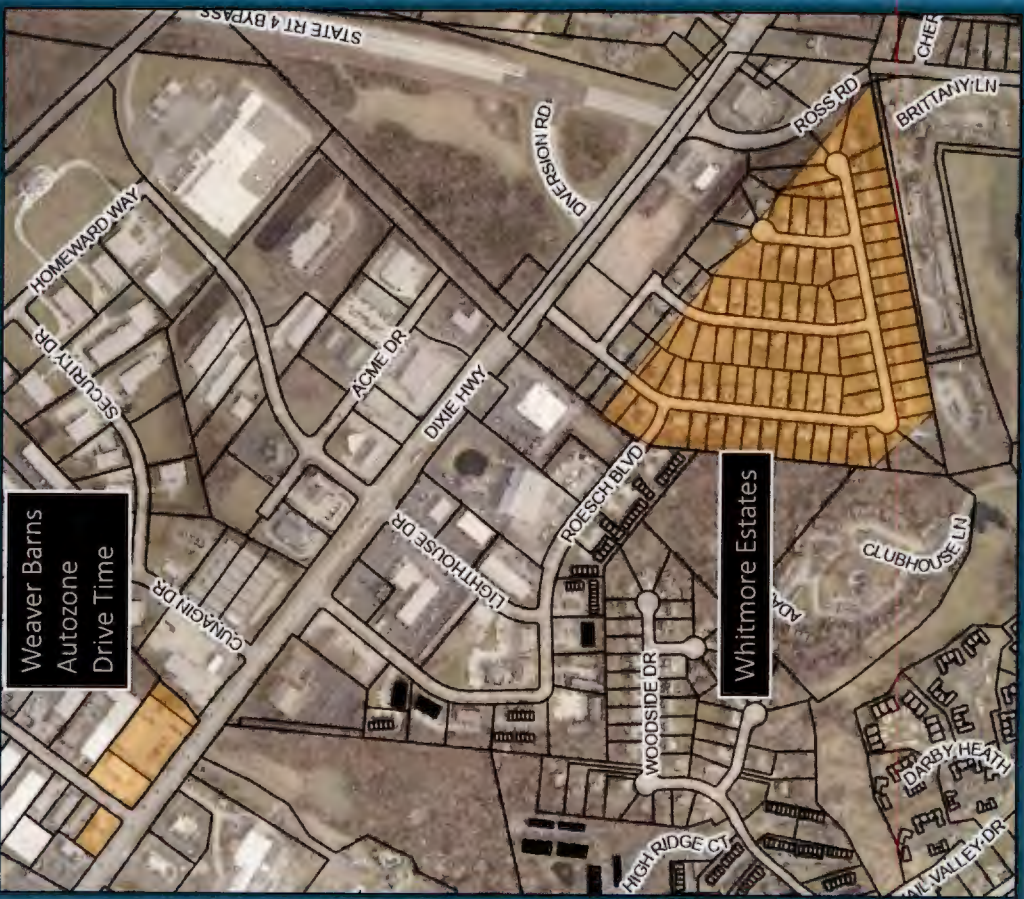


Rezoning within the Route 4 Corridor

	Business	Location	From	To	Year
1	Stockton Station	At Seward Road	M-1	PUD	1999
2	Whitmore Estates	At Ross Road/Bypass 4	M-1	R-1	2001
3	Drive Time	South of Production Drive	M-2	C-3	2015
4	Auto Zone	At Production Drive	M-2	C-3	2015
5	Weaver Barns	At Production Drive	M-2	C-3	2015
6	Shell Gas Station	At Cresentville Road	M-2	C-3	2017
7	First Choice Rental	Across from Commercial Drive	R-3	C-3	2019
8	Quik Trip	At Woodridge Boulevard	M-2	C-3A	2024
9	4 hotels & an office building	At Seward Road	S-T	C-3A	2024



Springdale



Redevelopment Challenges



Meeting Schedule

City Council First Reading – March 23, 2026

Joint Public Hearing – April 13, 2026 (7:00 PM)

Planning Commission – April 22, 2026 (6:00 PM)

City Council Second Reading – April 27, 2026

City Council Third Reading – May 11, 2026

Comments or Questions?