



The CED 2009 Annual Report

Achievements and
Bold Ideas for a
Better Community



Department of Community & Economic Development
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Goshen Township
Department of Community & Economic Development

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Dear Reader,

Throughout 2009, the Board of Trustees of Goshen Township took the leadership road less traveled. Going far beyond the basic responsibilities of community gatekeepers, they aggressively supported bold new thinking, creativity, and project leadership. Because of this Board support, the CED staff had the good fortune throughout 2009 to play a major role in stirring the interest and imagination of many Goshen residents and business owners.

This **2009 CED Annual Report** is an overview of what the Township's Department of Community & Economic Development has achieved since January 3, 2009. These accomplishments, which are result of strong community partnerships, are the groundwork for a whole new set of program achievements in 2010.

Thanks to Goshen Trustees T.J. Corcoran, Mike Keeley and Jack Kuntz; township administrator Ray Snyder, zoning inspector Kathie Alley and property maintenance code enforcement officer Bob Seyfried for their support and hard work. Most of all, a heartfelt thank you goes to the strong and proud people of Goshen Township for their participation in making our community a better place.

This past year has been a productive and memorable journey. I look forward to an even more productive 2010 filled with achievements and bold ideas for a better community.

Sincerely,

Louis M. Ethridge

Louis M. Ethridge, AICP
Director

GOSHEN'S COMMUNITY RENEWAL "WAR ON NEGLECT"

The Department of Community & Economic Development took an aggressive step forward in 2009 towards the tearing down of buildings whose poor structural condition pose a serious real threat to both the public safety and economic growth potential of Goshen Township. By purchasing these blighted properties for the delinquent real estate tax owed or for a cost far below the current real estate market price, Goshen Township controls the cleanup and redevelopment of these properties - - efforts that will result in additional housing and employment opportunities.

Based on business recommendations presented by the CED director on September 9, 2009, the Goshen Board of Trustees approved the transfer of \$52,800 of unallocated township funds to establish a blighted property acquisition/cleanup kicking off Goshen's "War on Neglect". The Board of Trustees authorized the purchase of four specific blighted properties in "Old Goshen". Board members unanimously called upon the township administrator, with the assistance of the CED director, to acquire these properties and transfer the ownership of blighted properties to the Goshen Community Improvement Corporation (GCIC).



As the non-profit, tax-exempt economic development agent for Goshen Township, the GCIC was then responsible for all the needed improvements to maximize the economic development potential of each of the properties. As soon as properties are titled to the GCIC, a GCIC property development team will manage the appropriate phases of building demolition, property cleanup and building rehabilitation.

Once all blighting influences have been abated, the reuse of each of the acquired properties will be managed by the GCIC board of directors. Net proceeds from the sale of property will be used to reimburse the Township's general fund in the amount of \$52,800. Funds in excess of this initial allocation will be used by the GCIC to continue the elimination of blighted properties in Goshen Township.

Within two weeks of the Goshen Board of Trustees allocation of War on Neglect program funds, two property purchases were completed: 1894 Sunnyside Drive and 1880 Main Street. Demolition and/or property cleanup efforts on these properties are scheduled to be begin in February 2010.

BROADWAY STREET CLEAN UP INITIATIVE CONTINUES

Throughout 2009 the Goshen Township Trustees pursued legal and community efforts to turn an abandoned stretch of township roadway into a unique hiking and nature trail opportunity. This Broadway Street initiative is an integral part of Goshen Township's master plan to provide residents and visitors alike with outdoor recreational opportunities.

Platted in 1819 as part of the original Goshen settlement footprint, Broadway Street was a part of the Milford - Chillicothe

Turnpike serving horse and buggy, cargo wagon, and stage coach traffic for more than 100 years. Broadway Street, which crossed a tributary of O'Bannon Creek, was abandoned when a new roadway and bridge were constructed in 1925. This 70' wide, 690' long right-of-way was never vacated.



In August 2008, the Goshen Board of Trustees petitioned the Clermont County Board of Commissioners to for a permanent easement that would declare the Broadway Street right-of-way as a non-motorized trail to be maintained by Goshen Township. This effort to put this parcel of publically-owned land back into the hands of all Goshen residents and visitors has been halted by an abutting property owner concerned about the security of his property. CED staff will continue to work with the property owner, the Goshen Township Board of Trustees, and the

Clermont County Commissioners to address concerns and move ahead with creating a facility that served the entire Goshen community.

GOSHEN COMMUNITY IMPROVEMENT CORPORATION

A non-profit corporation separate from township government, the Goshen Community Improvement Corporation continues to work on community-building activities that would be difficult, legally or politically, for the township itself to directly undertake.



What sets the *Goshen CIC* apart from other local government efforts is that it has been designated by the Goshen Township trustees as their "agent" for the promotion of industrial, economic, commercial, and civic development. Of the 14 member *CIC* Board of Directors, six are elected or appointed officials of township government. The other eight members are outside local government with expertise and extensive experience in corporate management, finance, construction, education, banking, fundraising, land use law, and civil engineering.

Throughout 2009, the directors of the Goshen *CIC* have been working to establish Goshen Township as a regional leader in the creation of economic and lifestyle opportunities bringing long-term prosperity to residents, fiscal stability to government services, and sustainability of the community's natural resources. Their accomplishments over the past year include:

- Contract renewal with the Goshen Board of Education to redevelop the Green School property at SR 28 and Goshen Road
- The property deed transfer of two residential parcels from Goshen Township to the *GCIC* - the first step *GCIC*'s rehabilitation of blighted and unsafe properties that stall economic development potential
- The expansion of the community business and civic networks essential in the successful promotion of industrial, economic, commercial, and civic development.

SR 28 BUSINESS CORRIDOR TRAFFIC IMPROVEMENTS

Building on more than fourteen months of research and analysis in 2008 by a consultant team, project steering committee members and the CED staff to create the *SR 28 Corridor Development Plan*, a document essential to bringing investment capital into Goshen was completed in 2009. Title the *State Route 28 Corridor Improvements Technical Studies Report*, it provides investors and land developers detailed information on land development capacity, existing and future traffic conditions, nodal traffic analysis and development revenues, and access management recommendations. This complex, cooperative land use and traffic engineering effort of the Clermont County Commissioners, the Clermont County Engineer, the Clermont County TID and the Goshen Township CED is a clear signal that Goshen Township is a priority growth community in Clermont County.



ZONING & PROPERTY MAINTENANCE CODE ENFORCEMENT

In 2009, Goshen's veteran zoning inspector Kathie Alley took the leadership role in Municipal Court mediation and the prosecution of serious zoning violators. In less than two years, she participated in **20** court mediation cases. That's **four times** the combined total conducted by the three previous zoning directors and successfully laid the groundwork for the prosecution of **two** major zoning violators - the first zoning case wins for Goshen in Municipal Court - Ever!

In March 2009, Bob Seyfried was appointed by the Goshen Township Trustees to serve as a part-time property maintenance code officer. Bob and Goshen Zoning Inspector Kathie Alley established an effective, aggressive team in the never-ending effort to protect Goshen property owners. In only ten months of service, Bob established himself as a tough but fair enforcer of the Goshen's Property Maintenance Code - community property standards adopted by the Township Trustees in July 2007. Bob Seyfried's success in working with property owners in "Old Goshen" towards the demolition of four structural eyesores has **never** been duplicated. In addition, Bob has taken a successful leadership role in an effort previous community officials simply could not make happen - the cleanup and return of the Broadway Street right-of-way to all Goshen residents. Bob Seyfried has also engaged his customer service skills evenings and weekends to get the job done - it's the direct contact with people, not a threatening violation notice that really motivates people to clean up and fix up their businesses and homes. The result - 88 violations investigated, 98% of which have been cleaned up without going to court.