

Wilmington City Council met on Thursday, March 1, 2012, at 7:30 p.m. with President Scott Kirchner presiding.

Roll Call: Jaehnig, present; Wells, present; Stuckert, present; Wallace, present; Mead, present; Siebenaller, present; McKay, present.

Acting Chief Duane Weyand was also present.

President Kirchner requested cell phones be placed in silent mode.

Council gave the Pledge of Allegiance to the flag.

President

A motion was made by Wells and seconded by Mead to approve the minutes of the last regular meeting, February 16, as received.

Motion passed.

Minutes approved as received.

President Kirchner: The second item on my portion of the agenda tonight is the second public hearing for the 2012 CHIP grant program with Whitaker Wright.

President Kirchner opened the public hearing on the 2012 CHIP Grant Program.

Whitaker Wright: Thank you, Mr. President. Tonight is the second public hearing on the City of Wilmington's application for Community Housing Improvement Program funds. The application is due April 2. The City will be applying for four housing activities and two administrative activities. The total request for funds will be \$500,000. The city will be targeting a portion of the funds to the south, southeast-central target area, and there is a handout on the table. The third page of that shows a map of the area. This is the portion of the city where we have worked before, both through the CHIP program and the Neighborhood Stabilization Program, where we knocked down a number of condemned units. The four housing activities include home repair, private owner rehabilitation, new construction and tenant-based rental assistance. Home repair: We will be requesting \$125,000 in Community Development Block Grant funds to assist 12 low and moderate income homeowners to make repairs to one or two major health and safety issues. The private housing rehabilitation: The city will be requesting \$200,000 to assist five qualified homeowners to bring their homes up to the state's residential standards. The home repair program is a grant. The private housing rehabilitation is a loan. The third activity is new housing construction. The city is proposing to work again with Habitat for Humanity. It will be requesting \$44,000 to construct two units. Habitat owns two lots on Paris Avenue in the target area and that is where they are proposing to build. The final housing activity is tenant-based rental assistance. The city will be applying for \$71,000 to help probably 10 households. These are HOME funds that are administered actually by the Metropolitan Housing Authority to mirror the Section 8 program. Participants in that activity will be taken from the Section 8 waiting list. The two administrative activities – the first one is Fair Housing. This is \$1000 allocation that is required. The CHIP program does provide fair housing information to all residents of the city during the grant period. Finally, grant administration funds will total \$59,000. As I said, the application is due April 2. If the city is funded, it will be notified probably in August or September. The program will be starting up in January of next year and be completing October 31 of 2014. I open the floor for questions.

Councilman Jaehnig: Whitaker, if I could just expand a little bit. When you were talking about the territory, while the territory is similar to the previous years, this is an expanded territory based on what we have done in the past. The really nice thing about this is it is covering quite a bit of the downtown area. It is also covering two of our major entry points into the city with Locust and a lot of South Street, so some of those homes that have been on our major thoroughfares which were not in the area before, are now. This

will allow us to take a look at them for inclusion in the program. So, the expansion of the territory is a good thing for us.

President Kirchner: Whitaker, on the map, picking up on Councilman Jaehnig's point. We have delineated the boundaries along streets. Does that mean that houses on the both sides are included in the zone – for clarification.

Whitaker Wright: For clarification, they probably would be on the interior side of the street. The state is not going to be that fussy. If they are on, Rombach Avenue for example, they are going to consider that part of the target area.

President Kirchner: Okay. Very good. Thank you.

Paul Hunter: What does the balance goes toward administration or inspection or what?

Whitaker Wright: The administration funds are used to pay for the inspection and the case processing work that is required in the federal funds.

Paul Hunter: About \$40,000 more or less?

President Kirchner asked if there were any more questions from the public or if there was anyone else present to speak on the matter.

Councilman Wallace: Who is doing the inspections?

Whitaker Wright: They will be done by the consulting firm. I do not know the gentleman. I am sorry, but I am filling in tonight for a coworker. All work, however, has to be verified by the city. Larry Reinsmith.

Mike Mandelstein asked how much the inspections were going to cost.

Whitaker Wright: They are just a part of the grant. The inspectors can take anywhere from, depending on the time to inspect the property, prepare a write-up, in performance with the state standards. Do you mean in terms of hours?

Mike Mandelstein asked if the people doing it were out of the area and asked if that was past practice. He also asked if they bid to do the inspections.

Whitaker Wright answered in the affirmative to all three questions. .

President Kirchner asked again if there were any more questions from the public or if there was anyone else present to speak on the matter.

Seeing none, President Kirchner closed the public hearing on the CHIP program.

President Kirchner: The next item on my portion of the agenda is the Clinton County Health Commissioner, Pam Walker-Bauer.

Pam Walker-Bauer introduced herself and stated she was present along with Tammy Miller, Administrative Assistant for the Clinton County Health Department. She said she was there to request support for renewal of the health levy that would be on the ballot for March 6. She explained that the current levy expires at the end of the 2012 and that it was a .5 mil, or \$15.75 for every \$100,000 of property. She stated that it would raise about \$415,000, which was about a third of the Health Department's total budget and about half of the nursing budget. She explained that they are seeing record numbers of children for immunizations and the WIC Clinic is also very busy. She said that they have made cuts in the Environmental Health program and in Emergency Preparedness. She said that if the levy passes, they would like to add the Ohio Buckeyes Buckles program, a car seat installation program, which currently does not exist in Clinton County. She stated that at one time used to be run by the hospital and she thought that it also used to be run by the City Police Department. Ms. Walker-Bauer explained that fees would be

increasing for seat belt violations, which is one of the funding sources for the program. She asked if there were any questions.

President Kirchner: Pam, you indicated that this is a renewal. So it will not raise taxes. It will simply continue things as are.

Pam Walker-Bauer said that is correct.

Councilman McKay: You said this only funds a portion of your budget. Where does the balance come from?

Pam Walker-Bauer explained that the balance comes from fees and permits, such as food service and swimming pool licenses. She said they also charge for some vaccinations and they have other grants that come in through the Health Department. She said the City of Wilmington also pays \$25,000 to the Clinton County Health Department through a contract agreement.

President Kirchner: Next on the agenda is Clinton County Treasurer, Geoffrey Phillips with the Tax Delinquency Report for Wilmington.

Treasurer Geoffrey Phillips presented the Tax Delinquency Report for the City of Wilmington. He said at the end of year, there were 288 real estate properties in Wilmington delinquent, for a total of 1.6 million dollars. There are 1300 parcels across the county delinquent for a total of \$5,000,000 through the entire county. He said the City delinquencies account for an appropriate percentage of the delinquencies, based on population. He said in terms of manufacture homes, 13 were delinquent for a total of \$6,400. He briefly discussed personal property tax delinquencies and said that there were very few of these. He explained the method they use for payment plans and went through some success stories. He encouraged the council members to look at the lists he provided of delinquent taxpayers and if they have any information regarding them, such as the property owners being deceased, then please share it with the County Treasurer's office so files can be updated. He said that some of the things that have helped in the collection process include sending out reminder tax statements and letters offering a contract plan to people who were severely delinquent. He also explained that in the future, if houses do not sell at Sheriff's sale, they will now be able to be sold through an Auditor's sale to recoup some of the tax monies owed on it. Mr. Phillips shared several tax delinquency anecdotes. He asked for questions.

Councilman Jaehnig: What is the percentage or average of taxes that come into the City of Wilmington from the taxes?

Treasurer Phillips asked for clarification.

Councilman Jaehnig: Well, you had talked about 1.6 million in delinquent taxes. If that was collected, and I know it won't all be, but if that was collected, what would the percentage possibly be that would be City funds?

Paul Hunter said it was 16 percent.

Treasurer Phillips talked about Blanchester's percentage and said that Paul Hunter was probably correct. He added that the schools get a percentage of it including Great Oaks.

Paul Hunter said that makes 53 percent.

Treasurer Phillips went on to explain that the remainder goes to the Health Department, the Library and other entities.

Mike Mendelstein asked what percentage of delinquencies are collected.

Treasurer Phillips stated that is was probably around 75-80%.

[Further anecdotal discussion of payment contracts and what other counties do]

Mike Mandelstein asked what additional costs have been incurred by the Treasurer's office in order to implement the program.

Treasurer Phillips said that the only costs were in extra postage and phone calls.

President Kirchner: That concludes all of the agenda items officially under my portion of the meeting, but I do have the pleasure of letting everybody know that the 14th Annual Soup and Chili Luncheon fundraiser benefit for the Clinton County Homeless Shelter, A Place to Call Home, is going to be held on Friday, March 16, 2012 from 10:30 to 2:00 p.m. right downstairs in the Robert Moyer Community Room, here in the Municipal Building. So, that wraps up my agenda. Mr. Mayor?

Mayor – Mayor Randy Riley: I would recommend everybody mark their calendars for two weeks from tomorrow because that's some of the best soup you're going to get anywhere. It's really good potato soup. Thank you, sir. I want to thank Pam for coming out. I fully, absolutely, 100% support what the Health Department has done. Bless your heart for all the work that all of the people are doing, day in and day out. I personally, strongly support your levy. I have a sign in my yard, you have my vote, and thank you for your hard work with that. I also want to recognize that Lee is back. It's good to have you back, Lee.

Lee Hendee: Glad to be here.

Mayor Randy Riley: Thank you. We ran talking about openness and transparency. It's nice to have Huff here all of the time. But, it is also nice to have you here, Lee, so that we are covering another segment of the population. It's good to have you back, Lee. We did have a Town Hall meeting on Tuesday. The results are still being tabulated. We're working on all of that. Again, when it comes to openness and transparency, every bit of that information will be made public once we get those all done. We don't really feel we've completed tabulating yet, because there were probably close to 70 people in the Moyer Room Tuesday when we had our Town Hall Meeting, and we would like to get the questionnaire that people filled out to more people. We're going to be doing that. We talked about putting it out in their utility bills. About 5000 of those go out, and that's a whole lot of copying. We're looking at the possibility of how much that might help us or how much return we might get from all of those copies. We're definitely going to put it on the website, and we're going to put a note on the utility bill to remind people of the Town Meeting and ask them to access the website or call the office and we'll make a copy and send it to them if they can't get on the website. So we're going to do our best to get those in everybody's hands. As that information comes in, all of the outcomes will be made public. I do appreciate the folks that turned out the other day.

Mayor Riley: The other thing, we just had a meeting yesterday and I didn't have time to get it on any agenda, but you probably have never heard of CW150. I don't see any eyes going, "Oh, yeah." We had a meeting, CW150 is the Civil War – the 150th anniversary of the Civil War. And there are quite a few people in our community who will be working diligently – almost reminiscent of our bicentennial – getting prepared for next summer so that we can celebrate the 150th occasion of the Civil War. You know, luckily, we had very little action in Ohio. Morgan's Raiders streaked through and did some damage and there are still some people in Ohio who don't forgive the south for that one. But, we will be working and planning for a really good educational experience for people in July of next year. I was on the committee and Duane will be working with us. A lot of it is coming from the Americorp Vista Volunteers who are working throughout Ohio to make this happen. So, look for CW150 – you'll see that more and more – that's Civil War 150th Anniversary. Other than that, there are rumors that presidential candidates may be coming to Wilmington in the near future. I have talked to reporters beside Huff from Germany to Tokyo. I was on the phone all day today with people wanting background information about what's going on in Wilmington and why these three presidential candidates will be coming here. It was interesting. It's going to be an interesting weekend. I have very little idea of what all is going to happen, but happen it will. I am delighted that we have presidential candidates coming to Wilmington. It kind of points out the importance of this community in the grand scope of things. We have

heard it before – I have said it many times – that with the timing of DHL departure, their announcement of their departure, and then later that year with the banking financial crisis, we were the tip of the spear in the recession. People know where Wilmington and Clinton County are at. This will just be a reminder. I am not putting a positive spin on it – I’m telling it positively. We are prepared for the recession to end. We are in a good position. We have an excellent facility. As you all well know, we are anxious for jobs to come back and that is what we are working for. Other than that, Scott, who knows what is going to happen Saturday.

President Kirchner: But it’s most exciting.

Mayor Riley: It’s going to be interesting. It’s exciting to live in Wilmington, Ohio. Thank you.

President Kirchner: As always. Thank you, Mr. Mayor.

Assets Acquisition and Use: Chairperson Bob Mead: No report, Mr. President.

Auditor – In the absence of Auditor David Hollingsworth, there was no report.

Finance Committee – Chairperson Bob Mead: Mr. President, we have one item on the agenda this evening. We are going to have three readings on an ordinance authorizing payment of expenses incurred in a prior fiscal year. One is for them for the Convention and Visitor’s Bureau and one is for the CHIP HOME grant. These are monies obligated last year and set aside to be used this year. We simply have to pass this ordinance in order to pay them out.

A motion was made by Mead and seconded by McKay to give the first reading only on a resolution Authorizing Payment of Expenses Incurred in Prior Fiscal Year.

President of Council asked for discussion.

Seeing none, President of Council called for a vote.

Motion passed

Director of Law read resolution by title only.

A motion was made by Mead and seconded by McKay to suspend the rules and give the second and third reading on the resolution by title only.

Roll call: Jaehnig, yes; Wells, yes; Stuckert, yes; Wallace, yes; Mead, yes; Siebenaller, yes; McKay, yes.

Director of Law read the resolution by title only.

A motion was made by Mead and seconded by McKay to pass the resolution as read.

Roll call: Jaehnig, yes; Wells, yes; Stuckert, yes; Wallace, yes; Mead, yes; Siebenaller, yes; McKay, yes.

Motion passed.

President of Council declared Res. No. 2275 passed as read.

Councilman Mead: That is all I have this evening, Mr. President.

Water Committee – Chairperson Mike Wallace had no report.

Streets Committee – Chairperson McKay had no report.

Solid Waste/Recycling Committee: Chairperson Don Wells had no report.

Wastewater/Sewer Committee: Chairperson Loren Stuckert had no report.

Judiciary Committee: Chairperson Rob Jaehnig: We do have one item tonight, Mr. President. This is the second and third reading on the CHIP program, on which we had the public hearing tonight with Mr. Whitaker Wright. Before we move to the motioning, are there any additional questions in regards to this resolution?

A motion was made by Jaehnig and seconded by Mead to suspend the rules and give the second and third reading on the resolution Authorizing the Submittal of an Application

for the FY 2012 Community Housing Improvement Program Grant and Declaring an Emergency.

Roll call: Jaehnig, yes; Wells, yes; Stuckert, yes; Wallace, yes; Mead, yes; Siebenaller, yes; McKay, yes.

Director of Law read the resolution by title only.

A motion was made by Jaehnig and seconded by Mead to pass the resolution as read.

Roll call: Jaehnig, yes; Wells, yes; Stuckert, yes; Wallace, yes; Mead, yes; Siebenaller, yes; McKay, yes.

Motion passed.

President of Council declared Res. No. 2276 passed as read.

Councilman Jaehnig: That is all we have, Mr. President. Thank you.

Safety Committee- Chairperson Don Wells: Mr. President, I have one item on the agenda tonight. It is the first reading on a resolution giving authorization and support for an application to the Ohio Department of Development, Local Government Innovation Fund (LGIF), and Declaring an Emergency. I am going to ask the mayor to speak a little bit about this. He's an expert on this.

Mayor Riley: The State of Ohio is anxiously looking at the possibility of a lot of the political subdivisions to merge services, combine services, for the efficiency and effectiveness of the taxpayer dollars. The LGIF, the Local Government Incentive Fund, is a fund that has been established for just that purpose. We have the possibility of looking at safety services throughout our entire community. Obviously, every township, every village, has an EMS service. We have dispatch. Actually we have two very well-operated dispatch systems that are providing dispatch to every police officer, firefighter, EMT throughout the community. If there is an opportunity to merge some of these services and to look at ways of combining services, I think an unbiased third party needs to look at that and give us an evaluation. So, by using these funds, we can get that unbiased third-party opinion. There is a party in Columbus that we have contacted who do this. It is made up of former Ohio State Patrol Officers, firefighters, EMT's, safety services people in general. They have agreed to do this for us. We can use those funds to help get the assessment done. And we can also use the funds to help implement those programs as needed. To be honest, I have no idea what they will find. I think we've got great dispatchers. The sheriff has a great dispatch. Certainly, the city has wonderful dispatch services. Everyone is doing their best to provide good EMS. One of the problems we have with EMS, particularly outside of Wilmington and outside of Blanchester, most of it is being offered by volunteers. And, in talking about this the other day, a gentleman told me that his son broke a leg during a sporting activity at East Clinton and it took an hour for the squad to get there. Boy, that is way too long for a young man to be waiting to be transported with three bones broken in his leg. That was years and years ago, but still, those types of things can happen. I don't know what these gentleman with find, but I think it is worth spending some money to find out what potential there is if we can do this.

Mike Mandelstein asked what the city's out-of-pocket expense would be for this assessment.

Mayor Riley: \$4,800, I believe.

Mike Mandelstein asked how long it will take for the assessment from the time they commence to the time they report back.

Mayor Riley: I have no idea.

President Kirchner: Just for clarification, Mike. At this point, this is simply legislation to authorize application to the LGIF for the funds. We don't even know if they will be appropriated. And, of course, if they aren't appropriated, they wouldn't be spent. At that point, we will have more details if we do get awarded the funds to fund the study.

Mike Mandelstein said he was thinking about some of the complications that have gone on as far as past business from previous council and administration getting cleared up in

the following years. He said he was just wondering what the time table might be and if it is expected to take longer than a year.

Mayor Riley: The grant application has to be submitted by April 2. At that time, we would contract with the study and we would get from them a timeline of their deliverables. My guess, Mike, I would push for a diligent investigation by them, but I certainly would want something done by end of summer. I don't know how long. Doing this March 1, I would be confident that we would have results back by the end of the year and everything would be behind us. Also, I have talked to the sheriff's office and Sheriff Fizer himself as well as Col. Prickett, who is in charge of their communications. They are more than willing to take a look at it, which is key to this. Who know what they are going to find. It would be rather nice for them to say, "You guys are doing a great job. You're doing better than most other communities." Maybe they'll find a little room for improvement and a little room for more efficiency.

TRANSCRIPTION INTERRUPTED – END OF TAPE.

Councilman Wells: Thank you, Mr. Mayor. Are there any questions?

A motion was made by Wells and seconded by McKay to give the first reading only on the resolution Giving Authorization and Support for an Application to the Ohio Department of Development, Local Government Innovation Fund (LGIF), and Declaring an Emergency.
Motion passed.

Wells requested that the second and third readings be on the agenda for the next meeting.

Downtown Revitalization Committee - Convener Mark McKay – Thank you, Mr. President. I have the pleasure of asking council tonight to appoint a couple of folks to a very important board in the downtown. It's called the Design Review Board. I am pretty familiar with that as my wife Tammy served on that for a couple of years. In fact, she was one of the Charter members. But, with time and attrition folks drop off of the board. The way this is set up is council appoints three people to the board and the mayor appoints two people to the board. The mayor's appointments are Susan Ertel and Steve Brown. Council already has one appointment, which is Leilani Popp. She will be put on this resolution as well. The two new members – one who is in the audience tonight – are Phil Swindler and John Schum. John is right over here – if you would wave your hand and say hi to him. We really appreciate folks like these stepping up and volunteering. I had the pleasure of asking John if he would serve on this. He didn't hesitate. Of course, he is a business person in the downtown and very familiar with the types of things it takes to evaluate the store fronts, facades, signage and things of that nature that this job entails. With that all being said, do I have any questions?

Councilman Mead: I just want to make a comment, I know John has had some problems in the past and he is aware of some of the things that can happen. He understands when people have a problem that it is frustrating, so I am sure he can be a big help on the board.

Councilman McKay: I think we had that discussion, didn't we?

John Schum: I believe so.

Councilman McKay: He said that there are some rules and regulations that people have to follow. You're going to get a copy of those. Are there any other questions?

A motion was made by McKay and seconded by Wallace to give the first reading only on a resolution Appointing and Re-appointing members of the Design Review Board and Declaring an Emergency.

Motion passed

Director of Law read resolution by title only.

A motion was made by McKay and seconded by Wallace to suspend the rules and give the second and third reading on the resolution by title only.

Roll call: Jaehnig, yes; Wells, yes; Stuckert, yes; Wallace, yes; Mead, yes; Siebenaller, yes; McKay, yes.

Director of Law read the resolution by title only.

A motion was made by McKay and seconded by Jaehnig to pass the resolution as read.

Roll call: Jaehnig, yes; Wells, yes; Stuckert, yes; Wallace, yes; Mead, yes; Siebenaller, yes; McKay, yes.

Motion passed.

President of Council declared Res. No. 2277 passed as read.

Councilman McKay: That's all I have, Mr. President.

President Kirchner: Thank you, John, for being willing to serve.

Parks and Recreation Committee - Convener Rob Jaehnig: We have nothing on the agenda tonight. I did want to comment that the Parks Board is continuing to have weekly meetings as they work through how they are going to restructure and move forward. I do hear a great deal of rumors in regards to what the parks are going to do or not going to do. I can assure everyone that everything is going to be moving in the very slow and precise manner. There have been no decisions made. They are doing a very thorough job of investigating where they are and then making determinations of how to move forward and are very excited about the possibilities that they are looking into. Also, just to expand on the downtown revitalization, just real quick. Mark, I waited for you to do it. We did have a new business open downtown this week – The Crave – a candy shop. It's between the Murphy Theatre and Books 'N More. I already got my chocolate fix yesterday and I may have to go back again tomorrow. I thank you for your time.

President Kirchner: That would be across from Shake Those Pounds, right?

[Laughter]

Councilman Jaehnig: I've never heard of that one.

Councilman McKay: Thank you, Rob.

Mayor Riley: I hugged the owner.

President Kirchner: Just in case folks think we aren't doing enough for economic development, we're now handing out Mayoral Hugs.

[Laughter]

Mayor Riley: I hugged the owner; bless her heart.

President Kirchner: I know we don't have the Service Director with us tonight. Mr. Mayor, do you have any report?

Service Director- In the absence of Service Director Larry Reinsmith, Mayor Riley: I just wanted to report that Service Director Reinsmith had some fairly extensive surgery on his foot and will be out for a while. He keeps saying he is coming back next week. If he does, I may kick him out of the City Building because he was told to stay off of it for about six weeks. Keep Larry in your thoughts and prayers. I know it has to be painful. One other thing that I wanted to mention and I was very remiss. I thanked Mike Wallace; I thank the coach for reminding me. Just this past week, we had an outstanding young person in this community win the State Championship in swimming – Josh Quallen. I think that's absolutely amazing that some young man from Wilmington, Ohio, is winning state championships.

[Applause]

Councilman Jaehnig: The good news is, he is only a junior.

Mayor Riley: I know! Thank you, coach.

Councilman Wallace: The second race he swam, he swam 20 minutes after that, was a butterfly, which I think is one of the toughest strokes out there. He actually set the state record and came in second.

Mayor Riley: What an athlete. I can give you some credit for this young man. As the Athletic Director, you encourage these young people. Mike, we appreciate it. Thank you for all you do for the kids of Wilmington.

[Banter and discussion]

Safety Director – Safety Director Burton: No report, Mr. President.

Mayor Riley: He is a new grandfather, though, since our last meeting.

President Kirchner: I believe we will reflect in the report that Russ is a new grandfather, then. Thank you and congratulations.

Reports:

A motion was made by Wells and seconded by Jaehnig to approve the Income Tax Report – February 2011, as received.

Motion passed.

Reports accepted as received.

President Kirchner: At this point, I would like to open the meeting up to the general public and/or members of council to address council while in session.

Paul Hunter: 200 Randolph Street. Mr. Hunter explained that his presentation concerned the JUMP hangar, the Joint Use Maintenance and Paint hangar that is contemplated of being built out at the Air Park. He presented a handout to council. He said the purpose of the presentation was to discuss the TIF (Tax Increment Financing). He said that in this situation, it allows the city to declare certain property development located in the City to be for a public service. This declaration allows the city to divert all or a major portion of the property taxes that the development would have generated to be used to help pay down the mortgage, in this case the JUMP hangar. He said that the long payoff of the Sort F Building was indirectly reduced by abating 100% of property taxes on the building for seven years. The abatement, which began in 2007, will continue until 2014 and will cost local tax revenue shares around 4.5 million dollars. Mr. Hunter explained that the city hoped when they built that building that we would see revenues pouring to the city, the county and school system, but that did not happen. The experience we got was an empty building and surrounding areas, which produce nothing but must be maintained. He stated that it was his understanding that in our economic situation, corporations take risks and either gain rewards if the plan is good or suffer the consequences if the concept fails. It is not the purpose of local governments to take risks with taxpayers money on businesses they know nothing about and put money at risk based on a promise of jobs that may never fully materialize. The county, the city and the CIC have already donated over a half-million dollars to that project. This project created matching funds to facilitate loans and grants for the construction of the JUMP hangar. The sponsor and the end-user of that hangar has publically stated, as quoted in the paper from the ATSG Board of Directors, that they had better things to do with their money than contribute to that matching fund. Mr. Hunter explained that the TIF process is very awkward and involves establishment of a separate parcel at the Air Park. The city will gain title to that property and give the title back to the Port Authority. The council will then pass an ordinance that will include the amount of property taxes to be diverted to the hangar mortgage pay down and the terms of the agreement. This tax diversion is very complex. He said the handout is more detailed. He said the best case scenario under a TIF is that the schools will agree to a 75% ten-year tax exemption. The county and the city will forfeit 100% of their share of the tax revenue and 250,000 per year will be applied to the hangar mortgage. Mr. Hunter offered two alternatives. The first alternative involves the Enterprise Zone created by the county and the city several years ago. He

explained that it is a simple system where if you build an improvement or new construction in the enterprise zone, you can apply for and receive a 75% tax exemption. The city schools and county, everybody else gets their 25%. The schools can usually ask for a little bit more. He explained that we have done one for Timbertech as a model. Mr. Hunter said that he prefers his second alternative because no taxpayer money is put at risk and all tax revenues from the hangar project would go toward improving budget problems faced by the city, county and the school district. In 1970, the city ordained that the Wilmington CIC (Community improvement Corporation) be the development arm for Wilmington. The CIC has had a long and historic tenure, but with the creation of the county-wide port authority, the CIC has become redundant. Mr. Hunter said that during its time, the CIC has acquired significant cash and property portfolio, meant for city development. The portfolio totals more than 2.4 million dollars according to their 2011 financial statement. These funds are being depleted every year because they have no new revenue, yet they have to pay taxes on the properties that they own and they have to pay their staff. Each year, that money is disappearing slowly. They have no mission because the Port Authority now does all of the things that they were created to do, plus. He suggested that the CIC be asked to transfer that money over to the Port Authority. He went on to say that he was not sure about the legal aspects, but thought that if the city created it, then they should be able to un-create it. He concluded by saying that if we can save the JUMP hangar, maybe the jobs will show up and we will all prosper, but we would not be putting any precious tax revenues at risk.

Mayor Riley: Just as a point of correction, Paul, at the last Wilmington CIC meeting, the executive Director has agreed not to accept a salary anymore, so he is unpaid at this time. That was about \$20,000 a year, I believe. So, he is no longer going to be accepting the payment. He will be working pro bono. I would have to check the report to see how much it was, but there is money coming in every year from the rental of the farmland. There are a few hundred acres that they are renting.

Paul Hunter: 126 acres.

Mayor Riley: 126? Thank you.

Paul Hunter: Some of it is rented; some is not.

Councilman Jaehnig: It's almost about 1600.

Paul Hunter: But they also have to pay property taxes. They are not tax exempt like the Port Authority is. The newest member of our CIC is our new mayor.

Mayor Riley: Thank you.

Mike Mandelstein: I have questions about what you were saying. What is the legality of transferring the funds?

Paul Hunter: That's what I'm saying. That's up to the legal eagles. The city created them. They have already given 125,000 and 250,000 to the port, donated to them, so they can give to them if nothing else.

Mike Mandelstein: So it is conceivable, if they have already gifted two amounts, you're saying you believe they can gift the entire...

Paul Hunter: I know they can gift that if they decide to do it. It's a good and older established organization. They have a lot of history. They are the ones who got the air park from the airport back in 1972. They converted that and sold it and that gave them a pot of money, but they bought land and sold land... So, they're not gaining any new territory. They're not doing any development, which is what they were created for.

Mike Mandelstein: Then, I was put the next question to you, Mr. Mayor. Do you know why there has been no new development by CIC at this time?

Mayor Riley: I can't give you dates and times, Mike, but there has been movement by the CIC. They helped Alkermes and Emsar, several of the companies that are outside of the fence, helped them get established because they are now on land that was owned by the CIC of Wilmington.

Mike Mandelstein: Okay, so, they're still a functioning entity, albeit with gradually dwindling assets, the Clinton County Port Authority is a new and functioning entity. Without putting anybody on the spot, is there anybody in this room that sees where both entities need to be essentially, one of them lopped off, in this case, Mr. Hunter proposed disbanding CIC? I'm having a little bit of trouble getting my head wrapped around the idea of disbanding CIC based upon what I know when I first came here 37 years ago.

Councilman Jaehnig: Well, one of the things to keep under consideration. The Port Authority works on the port. The CIC works on development for the entire community.

Paul Hunter: That's incorrect, sir. The port has authority over the entire county. The port did one of their projects as the Air Park, but they're county-wide jurisdiction. They can do a job in Sabina. They can sell bonds for Blanchester.

Mayor Riley: I think to answer your question, Mike. They have different missions. The mission of the Port Authority is to engage companies to come here right now. Right now, the most marketable property we have is the Air Park, obviously. They are working with Jones, Lang, LaSalle and several other people. There are several other companies that they are working with to bring to the Air Park. They are quite busy. I would say that the role of the CIC of Wilmington is more as stewards of undeveloped property. It's property that's there. It's in a prime location. If a sister company of Alkermes or some other company wanted to come to Wilmington and they were looking for someplace outside the fence, the CIC could work with them to make them successful by working with them on property and that type of thing. So, they are one of the stewards of this undeveloped property. Once somebody comes to town and they want to establish a business, that property becomes property of the new business.

Paul Hunter: The Port Authority is broke. There's no getting around it. So, we've got to do something for them. They've taken the property tax down to try to save cash flow. They're still not out from...

Mayor Riley: And you're very right, Paul. The CIC did help them out and has given them money in the past. Is that going to happen again? I'm not going to speculate one way or the other.

Paul Hunter: No. I'm proposing that it be considered.

Mayor Riley: But, there is a history of them working together, and that's a good history.

Mike Mandelstein: So, based on what we're hearing here, especially what I'm hearing from you, Mr. Mayor, they are both entities that still need to be very much active in the community. That's the impression I'm forming from your response.

Mayor Riley: I see no reason, as Paul suggested, to combine them.

Mike Mandelstein: So, moving on from that and to really muddy the waters... Where is the local Chamber of Commerce, then, in all of this as far as encouraging, developing or stimulating any potential location or relocation of business into the city particular or the county in general? And, to really pile on, is there, forgive my ignorance, is there a liaison between these three entities that meets regularly, irregularly if at all, or is this something that I've just thrown a match into a field full of soaked gasoline?

Councilman Jaehnig: Mr. Mayor. Let me just say something. We actually pointed you out on Monday night, wanting to know where you were. Because your question is right on target in regards to what the mayor spoke about as part of his presentation at the Town Meeting. That is, with his work, in conjunction with Mike Curry, the two of them have developed an Economic Development Group that is now meeting on a monthly

basis. I was very proud to say this morning at the Network Alliance that an openness and communication between these economic development groups, CIFT being one of them, and that is why I am aware of this. Working together instead of allowing to be at odds or who is going to land the business instead of making sure somebody lands the business. I was extremely motivated and felt very positive about it by the end of the meeting. I applaud the mayor for his work in putting that group together. It addresses that exactly. Included in that group is the Chamber of Commerce. They have been very active and they have been very vocal about not being at the table at some of these discussions. Also included in there is the CVB, the Convention and Visitors Bureau, with the economic development of tourism aspect of what is going on in our communities. So, everybody is at the table now, and we are working very closely together to make sure that we all succeed. Not to steal your thunder, but I applaud you greatly for putting that together.

Mayor Riley: My thought process in putting that work group together was to try to identify any group or organization, including the chamber of commerce, the Convention and Visitors Bureau, the City, the county, any organization that might get a phone call. Imagine, Mike, if somebody googled Wilmington or Clinton County, and they were thinking about bringing a business here, what might come up on their Google search. Those were the organizations that I wanted to have at the table. Rob covered them all very well. We are also looking at who is going to have primary responsibility, secondary responsibility, collateral responsibility, who the other stakeholders might be. We've only had one meeting so far, but the purpose of the meeting is to talk freely and openly about what's going on amongst that group. Some of the stuff that we may talk about – we do not want printed in the paper yet. Because if we get a company that has asked for nondisclosure, Rob might have some information he can give us, but not full disclosures. So, we're kind of working to keep everybody on the same page who has a big role in economic development. The first meeting we had this past month, I think it went very well. The chamber was very actively supported. We had the chamber director as well as the president of the board of the chamber at the meeting. Thank you.

President Kirchner again asked if anybody else from the public or the council wished to address council while in session.

Christine Estel: 777 E. Columbus St. I think most of you might have seen me last year on the same thing about the salvage yard at 805 E. Columbus. Last year you told them that they cannot have a salvage yard. They didn't go through the proper channels to have it come into the city and there was no salvage yard permitted in the city. The salvage yard is still here. As you can see, I put pictures in there last year at the beginning. At the very end of the picture of the salvage yard, it shows he has added more cars after being told not to. I have on the very back page a salvage yard fire that was in Dayton last year where they had to close down the streets because of toxic fumes, smoke. This salvage yard that is close to me is like only 100 yards from a city school. To me, the safety of it, it's just not right to have it in the city limits. I had talked to Randy about it and he has worked with me. On the front of it, is a petition that we took around the neighborhood, and if you look to the far right, it shows how long people have lived there. They don't want it in their neighborhood. I mean, it's not a very big neighborhood, but you have this right against their back yards. They go out into their back yards and they see junk cars. It's just not to be in the city limits. It's not safe. I guess what I'm up here tonight, I went to you before, I went to city zoning and they told them that they couldn't have it. He is still bringing in cars, as you can see on the last picture that I added in there. He's added a whole new row to the far left side. He's taken it all the way around the back of the fence. He's still taking cars in. I don't know how you're going to stop it. I really don't. I mean, it's a concern of the neighbors. The older people that live in the neighborhood have asked me several times what is going on. I say, you'll just have to wait and see. I just more or less want to remind you about it and keep you informed about it so you know it is in the city limits so something can be done with it.

Scott Kirchner: Brian, do you know where we are on this?

Brian Shidaker: Absolutely. Do I know where we are on it? Randy, do you want to discuss where we are on it?

Mayor Randy: I don't want this to sound like I'm putting you off at all, but we have an ongoing investigation...

Brian Shidaker: Right.

Mayor Riley: I would defer to our Acting Chief, but I wouldn't want to discuss the details of an investigation. I want you to know, that this is not a forgotten issue.

Christine Estel: That's what I wanted to know.

Mayor Riley: It may have been swept under a rug; it may have been forgotten at one time or another – I don't know – I don't know how it got to the point that it is today, but this is not a forgotten issue. When I say there is an ongoing investigation, I truly mean things are being done to find out what is happening. Also, Chris, if you see a car being brought in, let us know. If for no other reason, so we can log it one more time that it's coming in, and that will become part of the investigation. Because, we're really in the legal areas now of how to get this stopped. Then, we will be in the area of remediation and getting those cars out of there. I'm not going to be happy or comfortable until there is no junkyard in your neighborhood.

Christine Estel explained that she works during the daytime and is not there. She also said that she has spoken to her neighbors and have asked them to call her and report when things happen so she can call it in, but they are reluctant to get involved because they are older and scared.

Councilman Jaehnig: I can understand that completely, but again, it's our community. If we don't stand up for our own community, then shame on us. It is the hard thing to do...there's no doubt about it...it is scary to do. Being on the wrong side, being a witness of two violent crimes in the past, I know it's a very concerning issue. That was in Dayton, which is far scarier than Wilmington. If I can just implore them to assist us. Literally, all they have to do, behind the window, is just mark it down and let us know.

Christine Estel said that she has explained that to the neighbors. She said that they will try to help however they can and that she just wanted to keep the city informed so the issue is not forgotten.

Councilman McKay: I have a question. Can we give her any kind of idea of how long this process might take?

Mayor Riley: I've talked to Chris in private and I've told her some of the things – some of the details of the investigation that I would rather not make public.

Christine Estel: Yes. That's fine.

Councilman McKay: That's confidential. That's fine. I was getting the feeling that she didn't have all of the information.

Mayor Riley: I would also point out to council and to the citizens, the photos you see of junkyard fires, that is not an exaggeration. That may not be a great big junk yard. I don't know if any of you were around when we had the fire up on Prairie Road, at the junkyard. The smoke from that fire could be seen as far away as Washington Court House. It took a lot of effort to get that down. There was a heck of a lot of toxic material thrown into the air. There was not a housing subdivision just across the street from it. That's the main reason for my commitment to saying that we're going to get rid of that junkyard. I don't want this in our city.

Christine Estel said that the photo she brought in was from just one junkyard and that there were several others on the internet.

Councilman Jaehnig: I was in Dayton last year when the junk yard in Dayton was on fire.

Christine Estel said they told them to stay inside because of the toxic fumes. She said that the lawyer that was with him during the Zoning Council made it sound like it was nothing. He said, "It's only 450 cars." She said she thought that was 450 cars that should not be there. She said they could be leaking antifreeze or leaking acid from batteries and getting into the groundwater. She said, in addition to all of the rodents, one of her neighbors thought he heard a coyote back there. She said she had heard different kinds of noises like a coyote. She went on to say that too, that she had seen children in the neighborhood climb the fence and was worried that one of them might get caught in a trunk in 90-degree weather. She said that there were a lot of issues, she knew the city was trying to resolve them, but it just seems like it's dragging.

Mayor Riley: I've been here for two months, hang in there.

[Laughter]

Brian Shidaker: I'll just want to add one thing, Mark. I have a priority list in my office. This is number two on the priority list. I'm definitely working on this.

Councilman McKay: That's not bad.

Christine Estel expressed her thanks.

Brian Shidaker: It's a top priority.

Mayor Riley: We've discussed this.

Councilman McKay: I'm hearing a lot more positives than the last time you were here.

Mayor Riley: I've spent considerable time talking with Brian about it and also talking with the Police Department about it. This is a priority issue for us. I want to thank you again for coming. You are protecting your neighbors and your property, and I do appreciate it.

Christine Estel said she had one more issue she wanted to bring up. She said that the road over on Columbus Street needs attention behind the school because of all of the school bus traffic. She said that it had not been repaved for a long time and it is in disrepair.

Mayor Riley: Are you talking specifically East Columbus right there?

Christine Estel described the bus route and the amount of traffic on Columbus and Applegate behind the school.

President Kirchner: We appreciate you coming tonight.

President Kirchner again asked if anybody else from the public or the council wished to address council while in session.

Dick Unger: 1036 N. Lincoln Street. Mr. Unger said that he was not able to come to the Town Hall meeting but did appreciate the article in the paper. He said he has concerns about the point brought up by an ex-council member regarding creating an income tax rather than an earnings tax. He said he felt that would be too much of a burden on elderly people who depend on a fixed income pension to survive. He said it seems like old people are an easy target to pick on, and he did not think it was a good idea. He said you just can't keep taxing people that have no source of income when they're on a fixed income.

President Kirchner: Thank you, Dick. It would seem that the majority of tonight's audience has participated in tonight's meeting. I would like to continue to open it up in case there are any remaining.

Mayor Riley: Pat Haley hasn't said anything yet.

[Laughter]

Mayor Riley: It's good to have Pat Haley with us, too. It's always good to have the commissioners. I remember working with you guys. Are you going to give all of the hospital money to the city?

[Laughter]

Pat Haley: It is a pleasure. I like to come over and listen to know what is going on. As the mayor said, he was over yesterday and we talked about combining and consolidation in general terms. I think that's encouraging. I feel a good spirit when I do come into council chambers. Anything the commissioners can do to be help to the city, we're right across the street. It's always good to see all of you.

[General comments and banter]

President Kirchner: I would also like to note that former Councilman Jan Claiborne is here this evening. Jan, did you have anything you wanted to add? For the record, I was at the meeting the other night. Jan was not the former councilman who made the recommendation that Dick spoke about. But, it's good to see you, Jan.

Seeing no one else who wished to speak, President Kirchner asked for a motion to adjourn.

A motion was made by McKay and seconded by Jaehnig to adjourn.
Motion passed.
Council adjourned.

ATTEST:

President of Council

Clerk