

ECONOMIC DEVELOPMENT COMMISSION
Thursday, July 12, 2012
Blue Conference Room
1920 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, July 12, 2012, in the Blue Conference Room. Chairman Jerry Klein called the meeting to order at 5:30 p.m.

PRESENT: Jerry Klein, James King, John Wagner, David Rea, Rocky Janda and Brian Pecon

GUESTS: None

ABSENT: Michael Cody, Greg Marcom, Donald Robbins, Susan Burrow, Charles McCraw, Chris Harrison, and Jim Stock

STAFF PRESENT: Marie Burgess, Planner

A quorum for tonight's Economic Development Commission meeting was not established.

MINUTES: The May 3, 2012 minutes were not approved tonight, due to not having a quorum.

OLD BUSINESS:

Economic Sustainability Strategic Plan (Performance Measures)

- 1) Business Development – Promote existing businesses to generate revenues for the City to balance the tax base. Conduct one promotion strategy 1st quarter (July-September): The 10th annual Sidewalk Sale will be on July 20 and 21st.
- 2) Heart of Germantown – Create a bicycle and pedestrian friendly Environment:
Farmington Boulevard Phase II Reconstruction: will include bike lanes.
 - Description – Complete rebuild of roadway, subgrade, and curb and gutter from Allenby Road to Germantown Road. Intersection modifications at Brierbrook Road and Kimbrough Road include video vehicle detection.
 - Status – Farmington between Germantown and Exeter is open to traffic on asphalt base. Final pavement will be installed at a later date. Work continues east of Exeter.
- 3) Retail Development:
 - Visit five businesses each month: Palm Coast Imports, Petz Grooming Shoppe, Fleur De Lis Florist, Palm Beach Tan and Eden Spa and Laser.
 - Vesta Home Show will be in Germantown on Forest Hill Irene Road at Saint James Place October 8, 2012.
- 4) Attract new businesses to locate and invest: Discussions involving Huey's are still ongoing. Ms. Burgess met with an architect who is submitting a proposal to Huey's.
- 5) Medical and Healthcare Strategy: The medical initiative is about attracting medical business such as physical offices, labs, and electronic medical records.
- 6) Home-based Businesses: The month of June had 12 new business licenses – 5 outside the city limits, 5 home-based and 2 brick and mortar businesses. The month of July had 17 new business licenses – 5 outside the city limits, 3 home-based and 9 brick and mortar businesses.

NEW BUSINESS:

- a) Economic Development Brand Identity RFQ: Rose and Associates Southeast, Inc. will be coming in town to provide an update on the Economic Strategic Plan.
- b) Roadway Projects:
 - o Wolf River Boulevard Connector
 - Description – Extension of Wolf River Boulevard from Kimbrough Road to Farmington Boulevard, approximately 1.9 miles. Roadway will consist of two travel lanes in each direction with a raised median and dedicated bike lanes on the paved shoulders.

- Status – Project is currently on schedule and on budget. Bridge beams for second bridge have been delivered. Contractor still has more earthen fill to bring to the project to reach the design subgrade elevations.
- Poplar Avenue and Forest Hill – Irene Road Intersection Modifications
 - Description – Channelized island modifications to permit three eastbound through lanes and protected left turn movements on all four approaches. Project includes installation of video vehicle detection; standard black mast arms, emergency vehicle pre-emption, countdown pedestrian signals, and LED signal displays.
 - Status – Project is complete
- Forest Hill – Irene Improvements
 - Description – Construction of full width improvements between Poplar Avenue and Village Shops Drive, as well as some curb modifications and tree removal at Forest Hill – Irene Road and Forest Hill Lane.
 - Status - Construction activities are 95% complete.
- Germantown Road and Methodist Drive Traffic Signal Installation
 - Description – Installation of a traffic signal at this intersection. Installation will include standard black mast arms, radar vehicle detection, emergency vehicle pre-emption, countdown pedestrian signals, and LED signal displays.
 - Status – Preconstruction meeting has been held and contractor is waiting on equipment delivery.
- Poplar Avenue and Oakleigh Lane Traffic Signal Installation
 - Description – Installation of a traffic signal at this intersection. Installation will include video vehicle detection, emergency vehicle pre-emption, countdown pedestrian signals, and LED signal displays.
 - Status – Submittals have been approved and equipment should be ordered this month.
- Traffic Signal LED Upgrade
 - Description – Installation of LED signal displays and countdown pedestrian signals at thirteen intersections. This project will complete a previous project.
 - Status – Construction started July 9th.
- Farmington Boulevard Phase II Reconstruction
 - Description – Complete rebuild of roadway, subgrade, and curb and gutter from Allenby Road to Germantown Road. Intersection modifications at Brierbrook Road and Kimbrough Road include video vehicle detection.
 - Status – Farmington between Germantown and Exeter is open to traffic on asphalt base. Final pavement will be installed at a later date. Work continues east of Exeter. (To be completed in October or November 2012)
- Poplar Avenue Improvements
 - Description – Construction of improvements to widen Poplar Avenue to a seven lane cross section from Miller Farms Road to Dogwood Road. Project includes intersection modifications to construct protected double left turn lanes for southbound, eastbound, and westbound turns at both Germantown Road and West Farmington Boulevard. Intersection modifications include standard black mast arm installation, video vehicle detection, emergency pre-emption, LED signal displays, and countdown pedestrian signals.
 - Status – Existing traffic signal equipment at Germantown Road and Poplar Avenue to be removed during the week of July 16th. Work continues at the intersection of Dogwood Road and Poplar Avenue. Curb, gutter, asphalt, and driveway work remains.
- Shady Creek Spillway Repair
 - Description - The project includes the complete demolition of the existing failing interlocking block spillway and construction of a new concrete structure (in the Shady Creek Subdivision). The project also involves the complete replacement of the lake outlet pipe that runs from the northeast corner of the lake diagonally (northeast) to the existing open concrete channel just south of Maple Grove.
- Laterals F & G Bank Stabilization
 - Description - Laterals F & G are major tributaries to the Wolf River with combined drainage area of roughly 2,500 acres. Each lateral generally flows south to north. Specific areas are identified (isolated locations) to provide permanent bank stability at these failed location. Each lateral is a

natural, earthen stream that has highly erodible banks. Recent flooding has caused these locations to erode at an accelerated rate.

- o Lateral D & E Bank Stabilization
 - Description - Laterals D & E are major tributaries to the Wolf River with combined drainage area of roughly 2,700 acres. Each lateral generally flows south to north. Specific areas are identified (isolated locations) to provide permanent bank stability at these failed location. Each lateral is a natural, earthen stream that has highly erodible banks. Recent flooding has caused these locations to erode at an accelerated rate.

- c) Economic and Community Development (Projects in Progress):
 - 1) Solana of Germantown should be ready to open in October.
 - 2) Elysium is a residential community. Status: construction drawing review.
 - 3) The Enclave Phase 4 has been approved for construction.

Marie Burgess spoke with Mike Keller, City Engineer of Grove City, Ohio:

Background: Grove City desired to embark on revitalization of the west end of Stringtown Road. This portion of the City is older, separated by interstate 71, and has experienced much economic decline compared to the east end of Stringtown Road.

Funding: The City received a grant from the State for widening of Stringtown Road. City funds were also used. The widening is a two phase project. Phase I had a construction deadline of March 1, 2012, as a condition of the State funding. Grove City has not been able to locate funding for the undergrounding of utilities because this effort is considered an aesthetic issue. The only way to have this type of work funded is by making the case that it is “necessary utility work” for a construction project (as was done with Phase I).

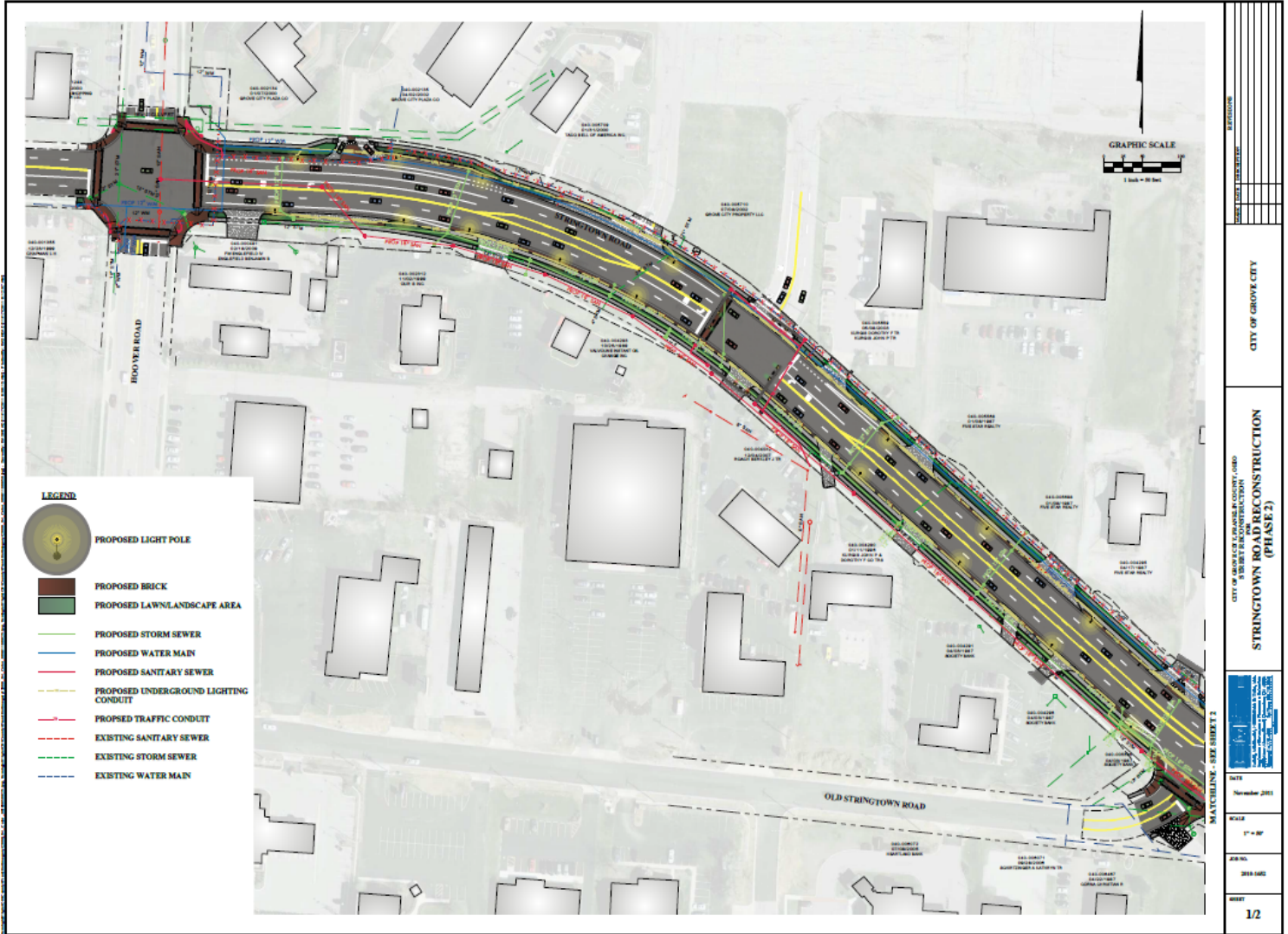
The City is currently weighing the cost vs. benefit for undergrounding the utilities on Phase II, which is under construction. The entire length of the project is 3,600’ at an approximate cost of \$3.5 million per mile (which includes the ROW, but does not include private service improvements or private property improvements). The cost from the utility company to underground the utilities at the crossings is approximately \$185,000; and \$700,000 to underground the utilities along the project corridor.

Scope: Enhancements to Stringtown Road include:

- Brick inlays
- Cycle track (behind curb that merges with the street at intersections)
- Widening and lowering Stringtown Road
- Adding curb & gutter (instead of roadside ditches)
- Decorative street signs
- Decorative street lights

The following exhibits illustrate the proposed improvements.

STRINGTOWN ROAD, GROVE CITY, OHIO



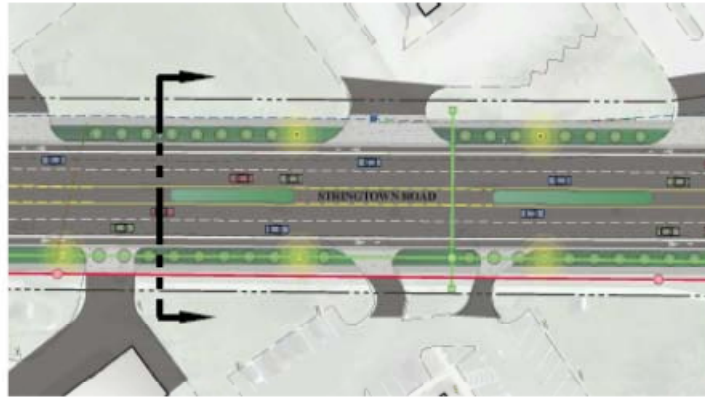


CITY OF GROVE CITY, OHIO
PROPOSED ROADWAY RECONSTRUCTION
FOR
STRINGTOWN ROAD
FROM HOOVER ROAD TO McDOWELL ROAD
PROJECT SECTION & DETAILS

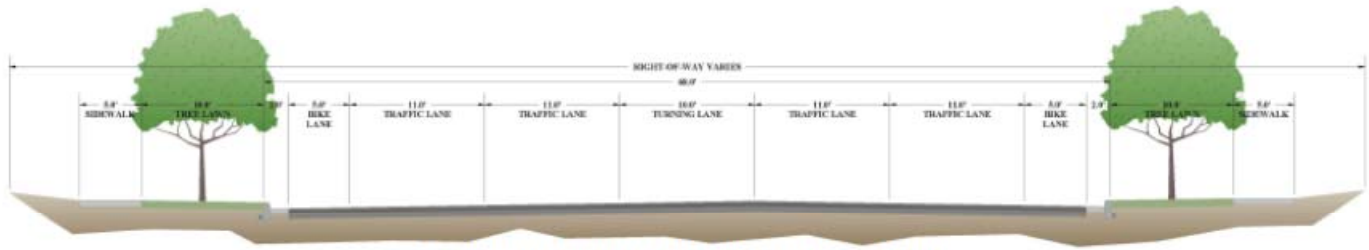
Date: January, 2011

Scale: 1" = 20'

Job No: -



TYPICAL PLAN VIEW



PROPOSED TYPICAL SECTION FOR STRINGTOWN ROAD

ADJOURNMENT:

There being no further business, the meeting was adjourned. The next meeting will be August 2, 2012.