

MINUTES

COUNCIL-MANAGER BRIEFING

March 10, 2014

Mayor Miller called the Council-Manager Briefing to order at 6:00 p.m. at the Fairfield Municipal Building, 5350 Pleasant Avenue. The following Councilmembers were present: Debbie Pennington, Terry Senger, Marty Judd Mike Snyder and Bill Woeste. Councilmember Judd, seconded by Councilmember Snyder, moved to excuse Councilmembers Jones and Oberson. Councilmember Oberson arrived at 6:10 PM. Staff present: Alisha Wilson, Arthur Pizzano, John Clemmons, Mark Wendling, Tim Bachman, Lynda McGuire, Rick Helsinger, Greg Kathman, Erin Donovan, Carol Mayhall and Ben Mann.

Development Services Director Tim Bachman presented information regarding property maintenance efforts and economic development within the city. See attached slides.

Adjournment

Council/Manager Briefing adjourned at 6:55 p.m.

Respectfully Submitted,

Alisha Wilson
Clerk of Council

**PROPERTY
MAINTENANCE
&
ECONOMIC
DEVELOPMENT**

MARCH 10, 2014



OUTLINE

1. Property Maintenance

- A. Overview
- B. Reactive Efforts
- C. Proactive Efforts
- D. Results

2. Economic Development

- A. Overview
- B. 2013 Projects

DEVELOPMENT SERVICES

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graph TD; A[DEVELOPMENT SERVICES] --> B[BUILDING]; A --> C[PROPERTY MAINTENANCE]; A --> D[PLANNING]; A --> E[ECONOMIC DEVELOPMENT];
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BUILDING

**PROPERTY
MAINTENANCE**

PLANNING

**ECONOMIC
DEVELOPMENT**

PROPERTY MAINTENANCE

Why is it important?



Reactive Property Maintenance

Tall Grass?

Call the Zoning Hotline
(513) 867-5321



**Property Maintenance
Hotline
867-5321**

If you have concerns about a maintenance issue or need to report an address where grass is not being cut, call to speak with a zoning inspector.

Messages left after business hours are addressed the next business day.

A small illustration of a black mobile phone with a screen and buttons, positioned at the bottom left of the graphic.

- 74 calls in 2011
- 144 calls in 2012
- 187 calls in 2013

Proactive Property Maintenance



- Cooperative effort between City residents, Building & Zoning Div., Police Dept., Public Works Dept.
- Building codes and property maintenance codes are being met
- Review public infrastructure (streets, curbs, signage, catch basins, etc...) to ensure it is good condition.
- Goal is to maintain property values throughout City neighborhoods by positively impacting neighborhood appearance and safety.

NEAT

- **NEAT Cycle 1 – 2009-2012**
 - 10,174 properties were inspected
 - All addresses received letters asking for input
 - 1,120 responses were received
 - 919 violations were addressed (9%)

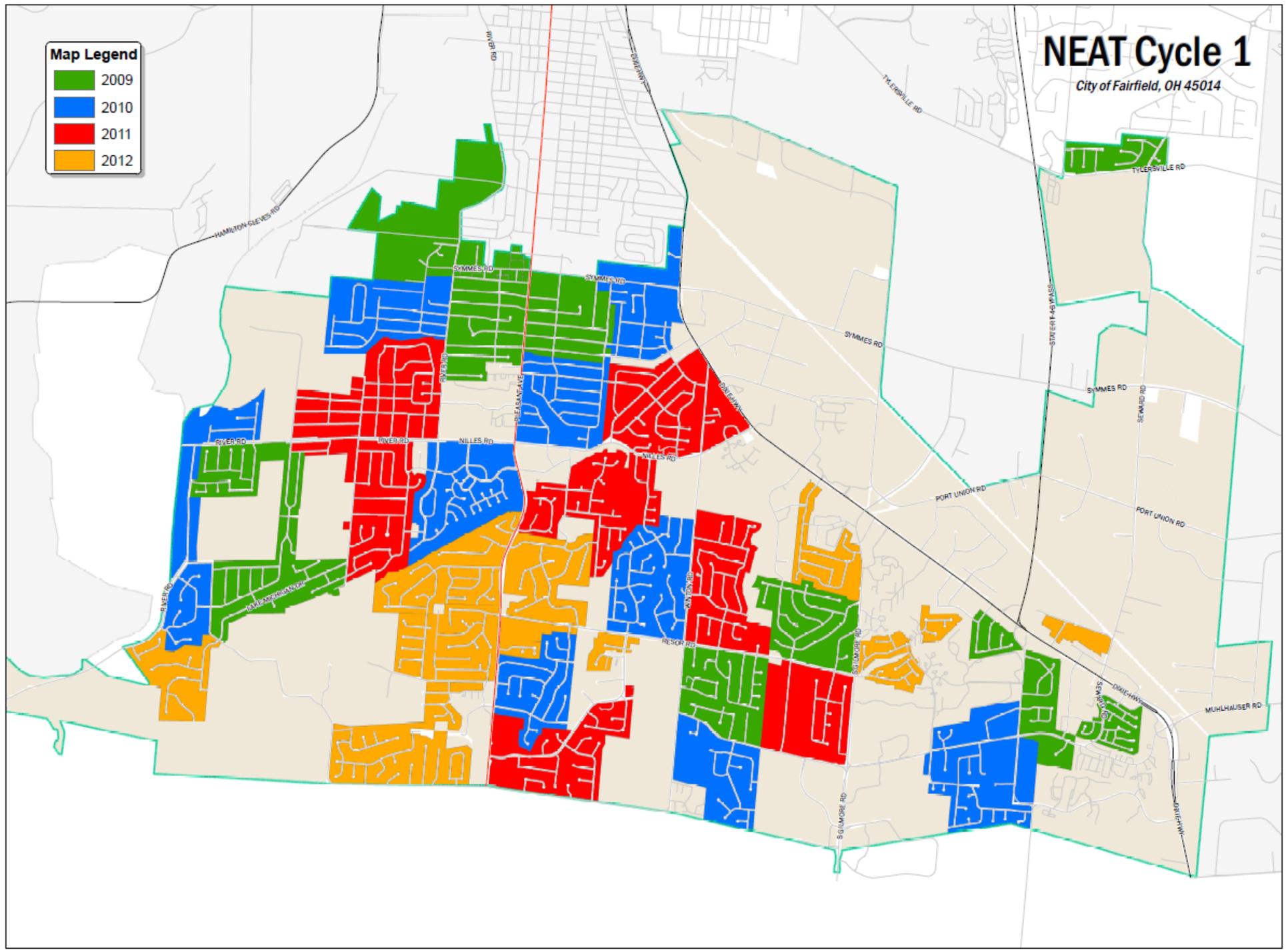
- **NEAT Cycle 2 – 2013-2016**
 - 2,470 properties inspected in 2013
 - 2,319 proposed for 2014
 - Goal is to complete second round in 2016

NEAT Cycle 1

City of Fairfield, OH 45014

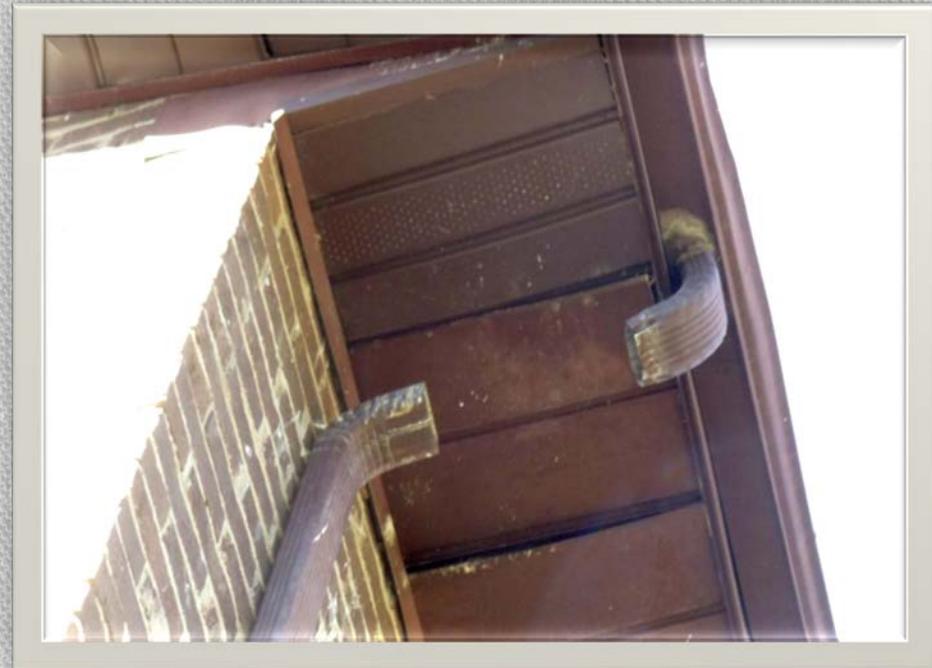
Map Legend

- 2009
- 2010
- 2011
- 2012



PROACTIVE MULTI – FAMILY INSPECTIONS

- **Fairfield has more than 7,700 residential units**

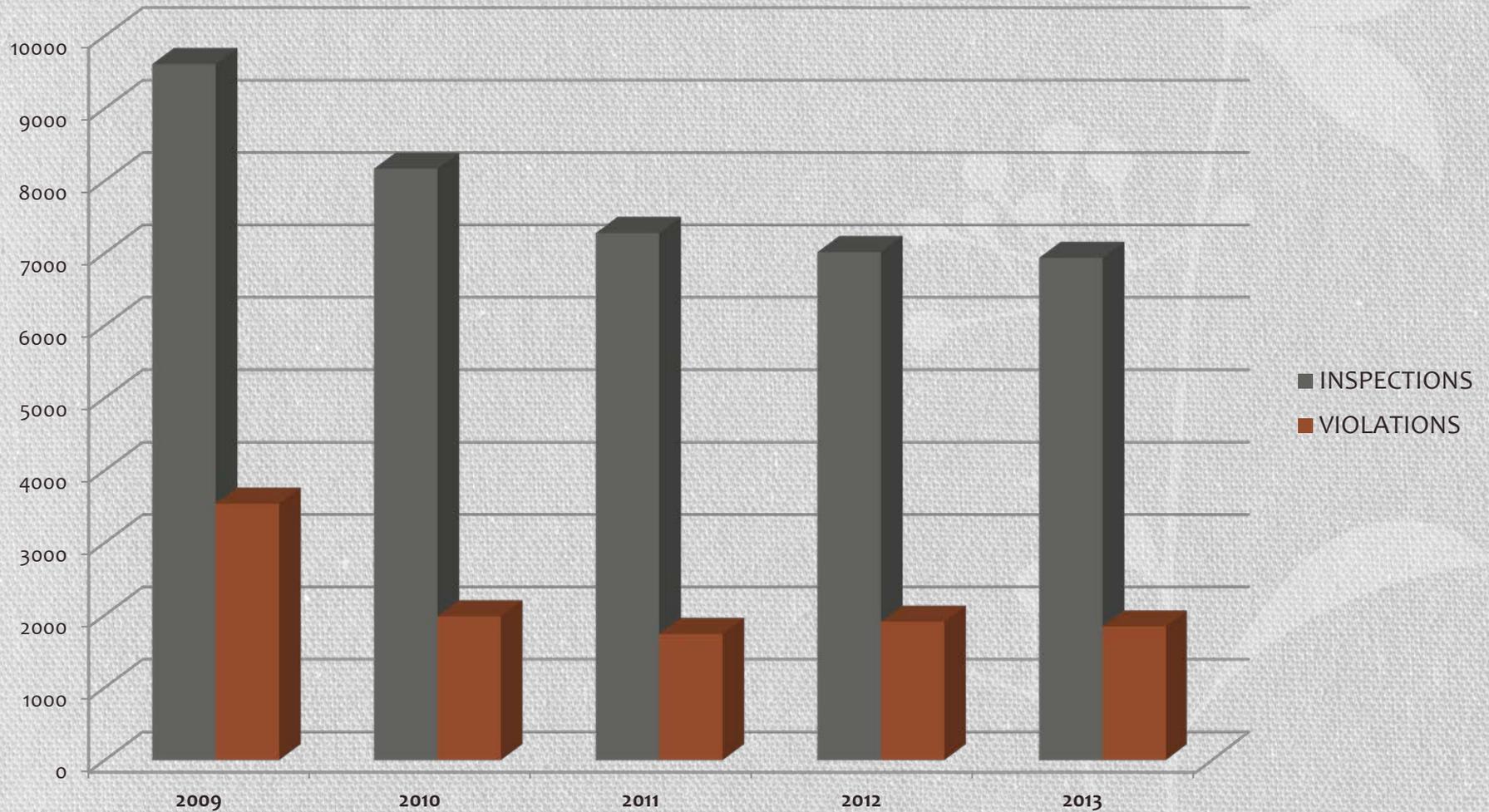


PROACTIVE MULTI – FAMILY INSPECTIONS

- 971 Multi-family inspections performed in 2013
- 189 Violations identified



PROPERTY MAINTENANCE ACTIVITY

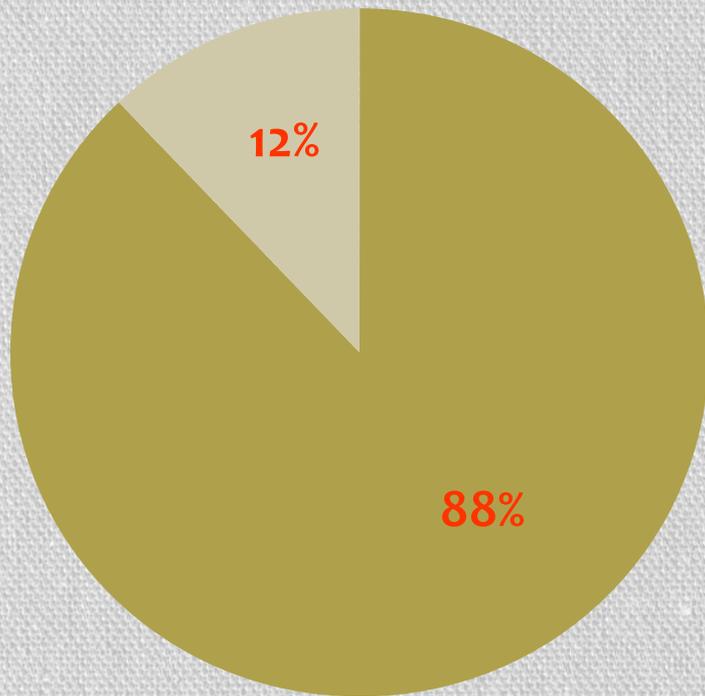


VACANT CITY-MAINTAINED PROPERTIES

2009	2010	2011	2012	2013
15	7	5	2	1
58 NEW	24	6	4	3
73 TOTAL	58 NEW	27	6	2
	89 TOTAL	66 NEW	25	2
		104 TOTAL	65 NEW	22
			102 TOTAL	59 NEW
				89 TOTAL

VIOLATION COMPLIANCE

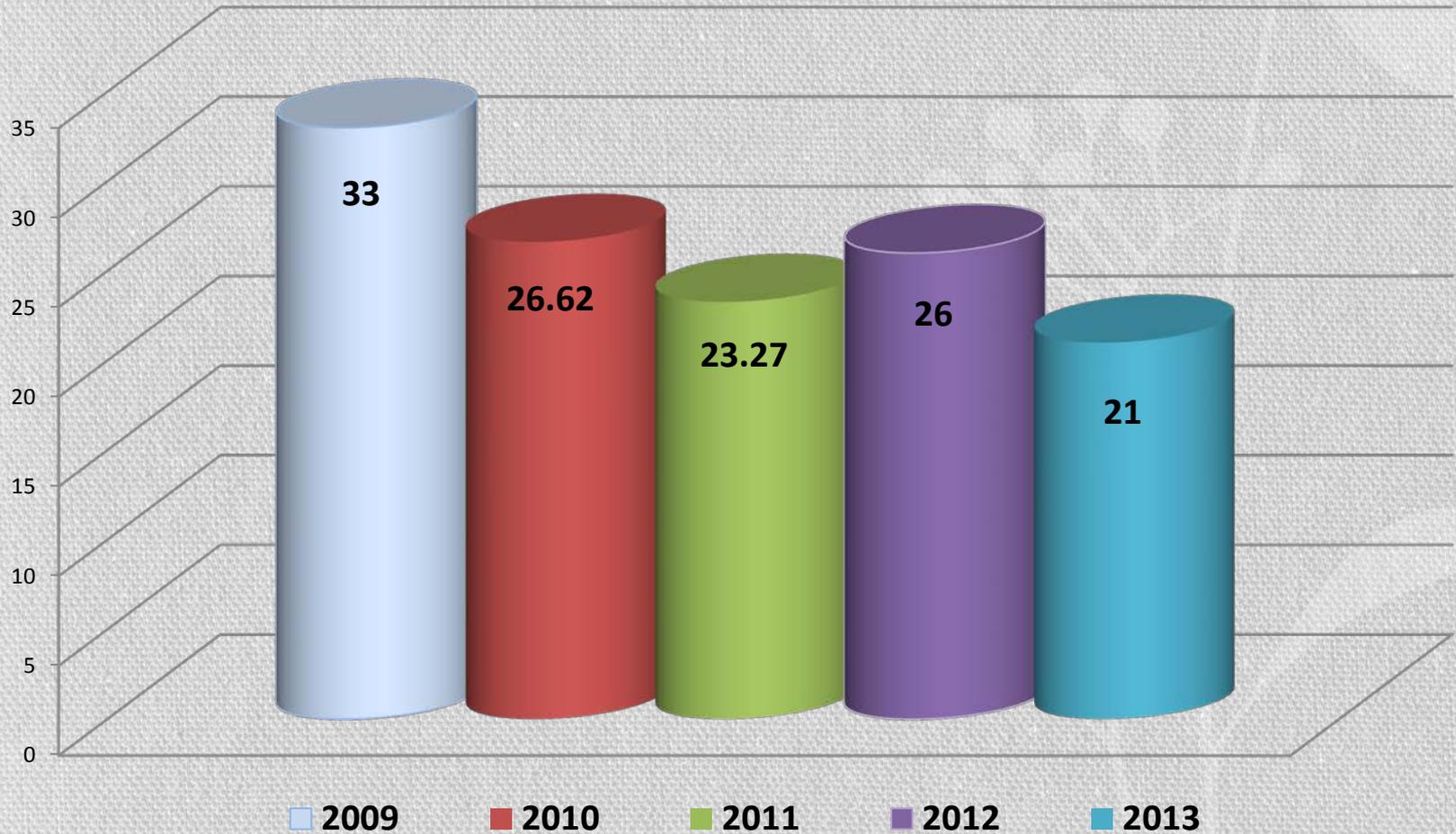
VOLUNTARY VS. INVOLUNTARY



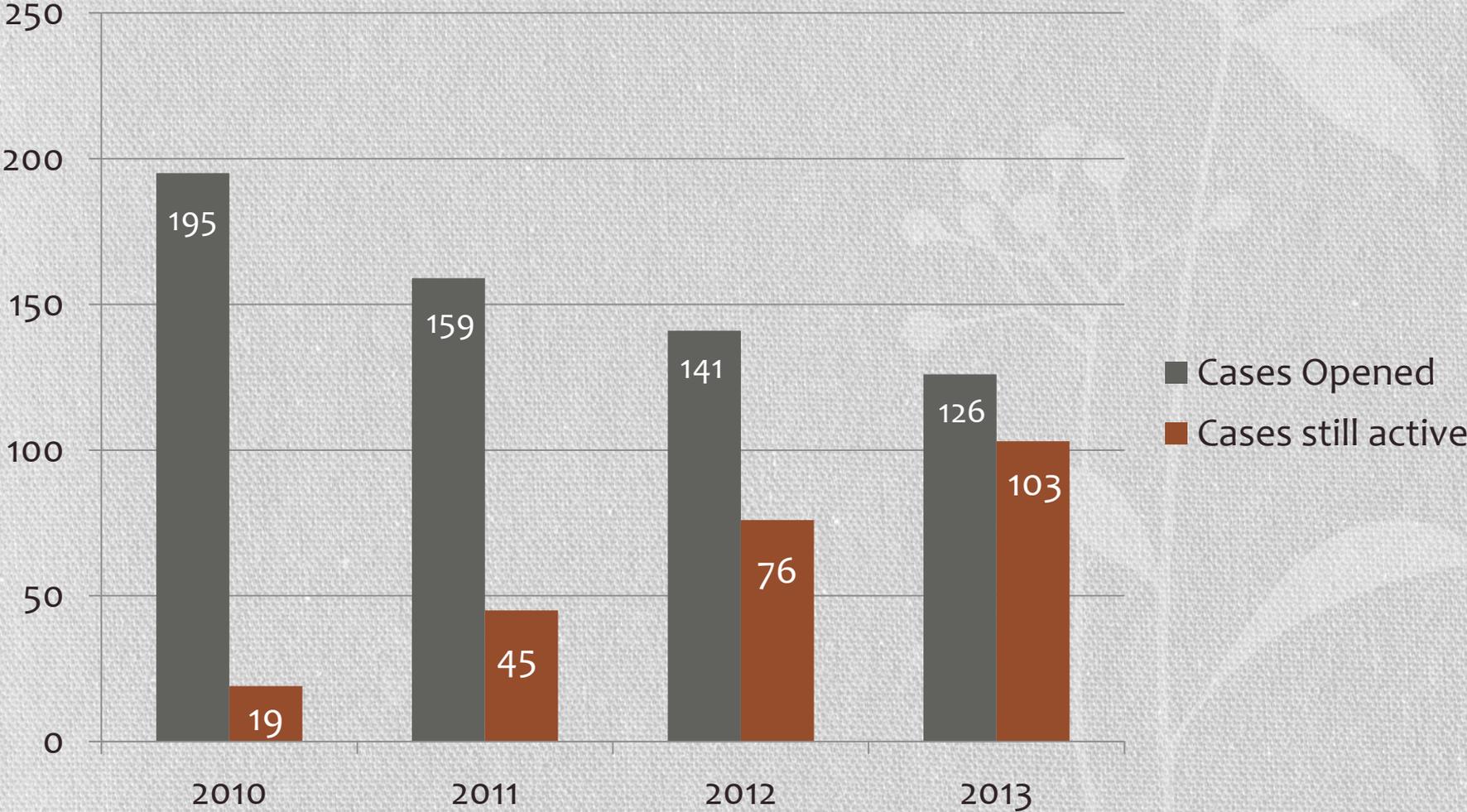
■ VOLUNTARY ■ INVOLUNTARY

- Voluntary compliance
 - 21 days in office (2013)
- Involuntary compliance (court cases)
 - 138 days in system (2013)

AVERAGE DAYS IN OFFICE



FORECLOSURE STATUS



MULTI – FAMILY INVESTMENTS

- Recession led to declining homeownership rates
- Increasing demand for rental units
- More than 500 units have been renovated in Fairfield over past 3 years



December 2013

Fairfield Ohio BUSINESS BOOSTER

www.fairfield-city.org

Fairfield apartment rehabs on the rise

The Great Recession of 2008-2010 had a significant impact on the nation's housing situation. According to the U.S. Census Bureau, homeownership rates fell during these years, particularly among younger households. Most economists predict that homeownership rates will not return to previous highs in the near term.

As a result, there has been increased demand locally for rental units, sparking investment in new and rehabilitated multifamily construction.

Several owners of apartment complexes in Fairfield have invested significant amounts into renovating their properties in the past few years. These investments have improved both the internal living spaces and the external appearances of more than 500 total units in the City.

Creekside Village
Creekside Village (formerly Heritage Glen Apartments) on Pleasant Avenue recently underwent major renovations. Penklor Properties, which manages more than 800 properties in southwest Ohio, purchased the 10-building, 228-unit complex in January 2012.

The former owner let the property seriously deteriorate, with numerous building code violations and few tenants. A fire-damaged building at the front of the complex was a visible eyesore. New owner Penklor Properties has completely transformed the complex with a multi-million dollar renovation.



New clubhouse at Creekside Village

Each unit has been fully updated, with new kitchens featuring new appliances and granite countertops, new carpeting, new electric and Internet wiring, private decks and more. Outside, the grounds have new landscaping, re-paved parking areas, and improvements to the swimming pool, playground, basketball and tennis courts. Opening soon will be a community clubhouse, with a fitness center and resident lounge.

"The location was a huge factor that attracted us to the property," says Stephanie Robinson, property manager. "Creekside Village is a great spot for residents to call home. We love the overall vibe of the community."

Village Green Townhomes
Village Green Townhomes is a collection of 105 two and three-bedroom townhome style units located along Southgate Boulevard. Owner Bay Point Real Estate, which has holdings in Ohio, Indiana, and Florida, has recently invested more than \$2 million into improvements.

Each unit at Village Green

Townhomes has received \$25,000 in upgrades, including new windows and doors, upgraded heating and air conditioning units, new kitchens and baths, and new flooring. Exterior improvements include building siding and paint, improved landscaping, added parking, and better drainage systems.

"Some residents report that this is the best place they've ever lived," says property manager Tina Wright. "Homeowners nearby have told us they are grateful for the improvements because of the increase in property values."

Brandywine Court
Brandywine Court is a 54-unit complex located on Boyml Drive, behind Receptions. New owner Brandywine Court Investors, which owns numerous apartment complexes in the Cincinnati region, was attracted to the large units and numerous townhomes in the complex. The company acquired the property in October 2011 and began a major renovation in 2012.

The interiors of all 54 units have been renovated. Particular attention was spent on the new

kitchens, including stainless steel appliances, new cabinets, new flooring, and updated plumbing fixtures. Exterior improvements include new windows and new vinyl siding. A new clubhouse with a community fitness room and storage area was just completed on the site of the former basketball court.

"We are happy to be part of the apartment renovation revival in Fairfield," says district property manager Jeremy Kanter, who noted the complex is now 100% leased.

Pinnacle Communities
Pinnacle Communities owns approximately 500 housing units in Fairfield, from single-family rental homes to multi-family complexes. Many of these units have been purchased out of foreclosure over the past few years.

Every property that Pinnacle purchases receives immediate capital investment. One recent example is an 18-unit building on Southgate Boulevard that was purchased in 2012. The property was in poor condition, with only a few units occupied. Pinnacle's construction team invested more than \$650,000 into the property, which is now 100% occupied.

"Fairfield is pro-active in working with us to get properties rehabbed and back in productive use," says company president Don Helton. ☺



Updated units at Village Green Townhomes



Brandywine Court improvements

3

MULTI-FAMILY INVESTMENTS



Village Green Townhomes
Southgate Blvd.



Brandywine Court
Boymel Dr.



Creekside Village
Pleasant Ave.

2014 WORK PLAN

- **Inspect 2400 homes through the NEAT program.**
- **Keep Days per Case average between 25 and 20 days.**
- **Continue proactive multi-family inspections/Condos.**
- **Benchmark inspectors time and quality of inspections.**

ECONOMIC DEVELOPMENT

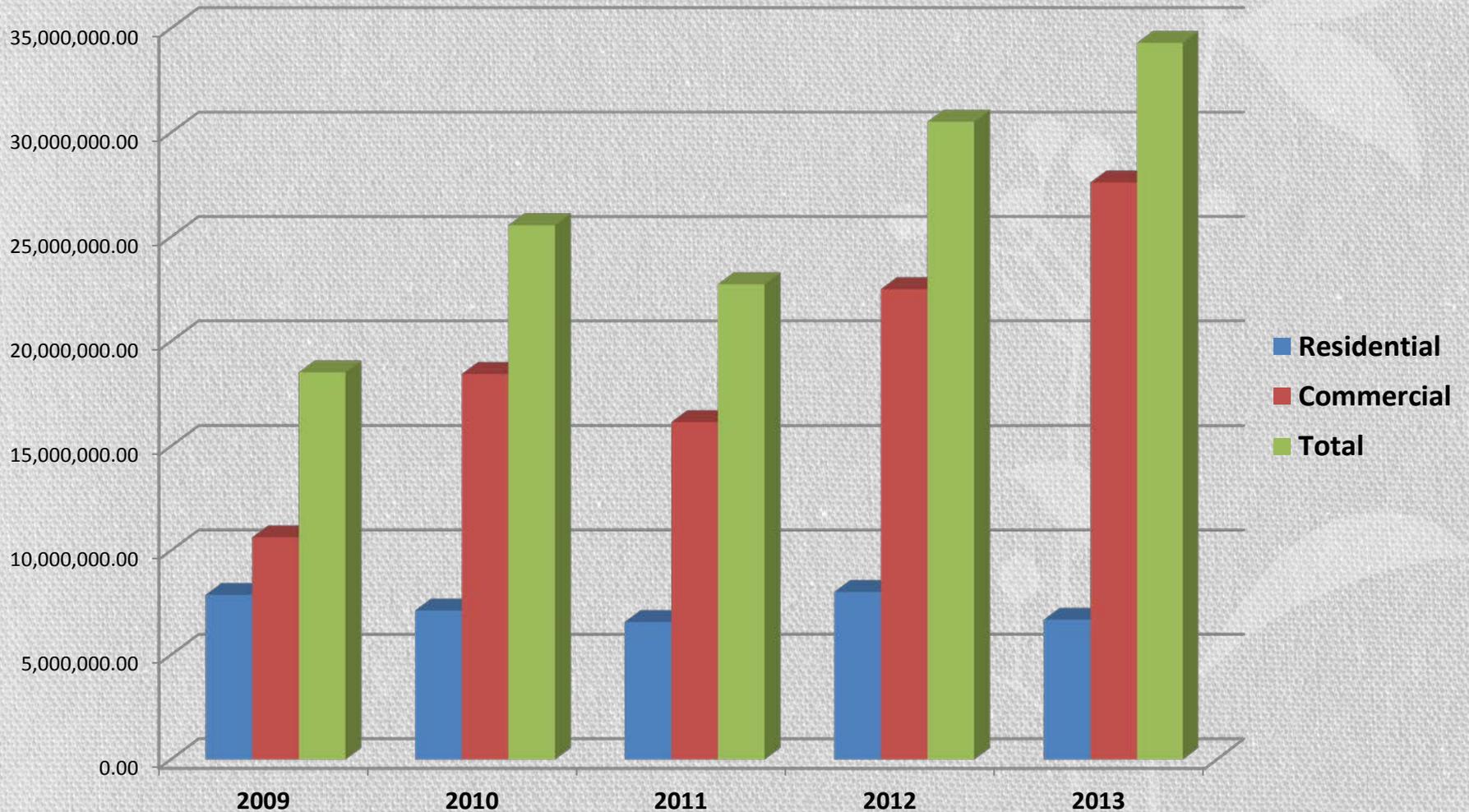
OVERVIEW

- 2013 highest building investment activity since recession began
- No large-scale new construction projects started
- Existing building market remains strong, with low vacancy rate
- Several good-sized renovations and expansion projects
- Largest employers all report positive outlooks



BUILDING PERMIT VALUATION

2009-2013



Top 10 Employers

Company

Estimated # Employees

1. Cincinnati Financial Corp.	2800
2. Liberty Mutual	1300
3. Mercy Hospital Fairfield	1200
4. Fairfield City School District	900
5. Koch Foods	700
6. Express Scripts	650
7. Pacific Industries	525
8. Tri-County Extended Care	450
9. Takumi Stamping	325
10. City of Fairfield	260*

*full time employees

Access Financial



- Financial services company based in Blue Ash
- Leased 59,000 sq. ft. facility on Commercial Dr. for a customer service center (former PowerNet Global building)
- Up to 320 jobs
 - 200 relocated
 - 120 new

Western States Machine Co.



- New 76,000 sq. ft. headquarters facility opened in September 2013
- Total new investment of \$6.5 million
- 67 relocated jobs, with new jobs anticipated in future years

Takumi Stamping

- One of Fairfield's largest manufacturing companies (325 employees)
- Constructed a new facility on Seward Rd in 2009
- Plans approved in December 2013 for a 46,000 sq. ft. expansion (will begin when weather breaks)



- Total investment of \$3.6 million, with at least 12 new jobs to be created

Koch Foods



- **Constructed Phase 1 of proposed \$45 million expansion project**
- **Made significant utility infrastructure upgrades, new office space, and new manufacturing shell space**
- **Phases 2 and 3 include new production M&E**
- **Total project will add up to 390 new jobs to existing 700**

Mercy Health Fairfield Hospital



- **Several major investments started in 2013, totaling estimated \$3 million**
 - **MRI suite**
 - **Maternity ward (4th floor)**
 - **Surgery & Recovery center (5th floor)**

Route 4 Auto Mile



- Seven auto dealerships have made major investments in past few years
 - Performance Toyota
 - Jeff Wyler Cadillac
 - Jeff Wyler Kia
 - Jeff Wyler Nissan
 - Superior Hyundai
 - Fairfield Volkswagen
 - Busam Subaru
- Dealerships serve as regional destinations, attracting customers from across the region

Misc. Projects

(Investment > \$100,000)

➤ Cintas

- High security paper shredding
- Leased vacant flex space on Fairfield Business Drive



➤ Hyundai Training Center

- Regional training garage
- Leased vacant flex space on Fairfield Business Drive



➤ Accutek Testing Laboratory

- Product performance testing services
- Expanded office and lab space at Port Union facility



➤ OCS IntelliTrak

- Manufacturer of overhead conveyor systems
- Renovations to Seward Road facility that was purchased in 2012



RETAIL ACTIVITY

❖ Retail

❖ Jimmy John's

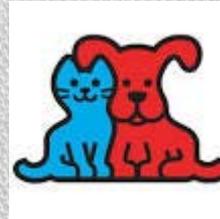


❖ Lisa's Kitchen

❖ Dollar General



❖ Petco



❖ Danco



❖ Lord's Sushi

❖ U-swirl Frozen Yogurt



❖ Kroger Fuel Center



❖ Miles of Golf

QUESTIONS?

