

SPECIAL PLANNING & ZONING COMMITTEE MEETING

FEBRUARY 5, 2013

The meeting was called to order by Chairman Tim McCarthy at 5:45 p.m. Committee members present were Joe Lawless, Tom Mackin and Tim McCarthy. Also present were City Administrator Bridgette Kabat, Planning and Zoning Administrator Tom King and Councilman Todd Grayson. Council members John Kevern, Maria Ermie and Mike Olmstead arrived during the meeting.

Tim Gruber of Ridge Stone Builders and Pete Schwiegeraht of Miller Valentine were present to request approval of a resolution of Council support that is needed for the Senior Residence at Harbor Town Place to compete for financing. Financing is being sought from the Ohio Housing Finance Agency to make the age-restricted apartments affordable to households with incomes less than 60% of the area median household income. The financing is a competitive process and points are awarded for support from the community, City Council and the Mayor. Mr. Schwiegeraht stated that they held two public meetings earlier in the day and were able to get letters of support from many of those in attendance. He said that the Mayor and Wood County Commissioners have said they will support it if City Council does. They are hoping this will spark new development in Harbor Town. This is a \$16-\$17 million dollar project and local contractors will be given an opportunity to bid on it. They will employ two full time employees, and it will be a for-profit entity, so they will pay income taxes.

Mr. McCarthy asked how this project compares to the Sylvania housing development. Mr. Schwiegeraht stated that Sylvania only has 51 units, and there will probably be more brick on this building. He said that anything different will only enhance the project. Mr. Lawless stated that he acknowledges that the only development currently taking place is senior housing and apartments, but we have to provide services for those developments. He said he would be opposed to the project if it were not for the two companies that are proposing it. He added that he still questions whether we need more senior housing, but he will support this request. Mr. McCarthy said that it works in this location, and he too is familiar with both companies. The Committee agreed 3-0 to recommend to Council approval of the resolution of support.

Mr. Grayson had questions about the rent for these units. He said that if the tenants are paying under market, someone is paying the rest of the rent. He added that this will be another service heavy development. Mr. Schwiegeraht said it will be financed through tax credits. Mr. Grayson clarified that this one time block of money will permanently reduce rents, and Mr. Schwiegeraht said there is a thirty year compliance requirement. Mr. Grayson said that

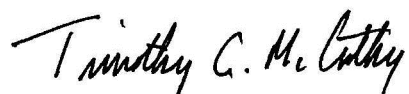
Ohio is broke, the Federal Government is broke, and his kids will be paying for this, so he cannot in good conscience support it. He said it has nothing to do with this particular project; he is philosophically opposed.

Mr. Kevern asked how the Committee has reconciled this project with its location within the Employment Corridor. He said we seem to be losing the integrity of that designation with this project. Mr. McCarthy said that he thinks that happened when the UVO was approved. He said that at that time, the overall coordinated plan was to be similar to Levis, with employment in the front and residential behind it. Ms. Ermie said that she shares the same concerns as Mr. Lawless and Mr. Kevern, but the decision was made back when the UVO was approved, and she sees no legitimate reason to say no to this project. Mr. Lawless said that in defense of the original plan of a multi-use development, the plan was good, but the economy changed. Mr. Olmstead said that he has no questions regarding the quality of the units or the overall plan, but he is inclined to not be in favor because it will use Federal money to permit subsidized, below market use of the property. He added that he does not know where this money is going to come from at the Federal level as we have trillion dollar deficits. He said that somewhere it has to stop. Mr. Lawless noted that someone is going to get the money.

Don Corley, Housing Development Coordinator for WSOS who will be partnering with Miller Valentine to offer programming and services to the tenants, explained that this money does not come from the expense side of the Federal ledger. He said that it comes from the revenue side and in essence, it is inducing corporations to make investments at home as opposed to taking their money overseas.

There being no further business, the meeting adjourned at 6:35 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairman
Planning & Zoning Committee