

October 15, 2015

TO: Mayor and City Council Members

FROM: Wayne S. Davis, City Manager *WSD*
Department Heads

SUBJECT: Thursday Update

The following information is provided to you as a summary of activities for the week of October 12, 2015 and as an announcement of activities in the coming weeks:

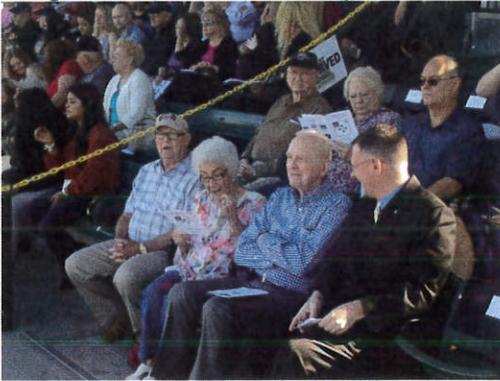
1. As a reminder, City Council is scheduled to meet in Work Session on Wednesday, October 21 at 7:00 p.m. at City Hall.
2. On Friday morning, October 9, I attended my first Dean's Advisory Board meeting at the University of Cincinnati Blue Ash. I joined this Board at the invitation of Dean Cady Short-Thompson. The agenda included updates on fundraising, diversity plans, major renovations of facilities on campus including a \$48 million renovation of the second and third floors of Muntz Hall and initial planning for the campus' 50th Anniversary celebration in 2017. This group is scheduled to meet again on February 16 and June 10, 2016.
3. On Friday afternoon, October 9, I met with School Resource Officer Paul Payne and Sycamore Dean of Students, Ashwin Corattiyil, at the High School. Paul, Ashwin and I toured the high school and met with several other staff members and students to get a better understanding of the various changes which have been implemented at the High School facilities since the beginning of the school year. From an operational standpoint, there is still some work to be done with some of the facility upgrades, including Paul's office, but Sycamore staff is working to get these issues finalized, and it is quite obvious that Paul continues to be a critical and valuable part of the operations at the school.
4. On Friday, October 9, Montgomery Firefighter Austin Brown entered the boxing ring at the Horseshoe Casino in the Guns N' Hoses charity boxing event which benefits widows and children of police officers and firefighters who died in the line of duty. While this was Austin's first time ever in a boxing ring, he held his own for three rounds but lost in the decision of the judges. Hats off to Austin for participating in the event and spending the month training for the competition. Austin said he was going to give it another attempt next year and hope for a knockout victory.
5. Congratulations to Fire Lieutenant Mike Nelson for successfully completing the Louisville Ironman completion on Sunday October 11. Mike finished with a time of 14 hours, 17 minutes, 4 seconds. He began at 7:00 a.m. swimming 2.4 miles in the Ohio River with a time of 1:13:19, followed by biking 112 miles in 7:19:24 and then rounded out the event with running 26.2 miles in 5:20:51. This had him finishing after 9:00 p.m. that same evening. This has been a dream for Mike to compete in this event and none of us can image participating in an athletic event lasting almost 15 hours. At the end Mike said his legs felt a little tired but he said this was the hardest thing he has ever done both physically and mentally. This was very impressive! Great job Mike!



6. On Tuesday October 13, Michelle Greis and Sharon Savitt attended a Bureau of Workers' Compensation (BWC) Prospective Billing Seminar. The BWC is transitioning from retrospective billing to prospective billing effective January 1, 2016. This change will allow BWC to provide more flexible payment options and increase the ability to detect non-compliance and fraud. The transition will require public employers to pay two years of premiums in 2016 to catch up. To help with the cost of this transition, BWC has used a portion of their reserves to give public employers a 50% credit on 2015 and 2016 premiums.
7. In accordance with Ohio Revised Code 718.27(F), the interest rate to be applied on unpaid income and withholding tax balances from January 1 through December 31 of the next succeeding calendar year must be published by October 31. To comply, this rate has been added to the tax office page on the City website. The interest rate is based on a formula that includes the Federal short-term rate and is subject to change on an annual basis. For 2016, the annual interest rate is 5% or .42% per month. The rate in effect for tax years prior to January 1, 2016 remains at 1% per month as stated in 44.10(A) of the City of Montgomery Income Tax Code.
8. On Wednesday, Faith Lynch attended Media Day sponsored by the Cincinnati Chapter of the Public Relations Society of America. The program covered such topics as crisis communications, pitching story ideas to the local media and crafting strategic messages. Faith thanks the City for the opportunity to attend this training to hone her communications skills.
9. On Wednesday, public works staff members Justin Liming and Nick Miller participated in the 28th Annual *Snowplow Rodeo* sponsored by the Public Works Officials of Southwest Ohio (PWOSO). The event was held at the City of Mason Sports Complex and tested a variety of driving skills from area drivers and is a tune-up for the upcoming winter season. A total of 51 drivers from communities all over southwest Ohio participated in this year's event. Congratulations to Justin and Nick for representing the City of Montgomery!
10. Matthew Vanderhorst attended Cyber Security training today sponsored by Miami Valley Communications Council (MVCC). The training covered topics such as malware and other risks on the internet, risky end user behaviors, protection strategies while using the web, email,

social networking and cloud services, and the importance of City policies, guidelines and procedures governing the use of the internet and electronic devices.

11. Lieutenant John Crowell, Detective Pat Giblin and Officer Bob Otte attended the Hamilton County Heroin Task Force Meeting today. The Task Force has assembled a group of highly experienced and dedicated investigators from various law enforcement agencies to take on this challenging task, which affects every jurisdiction in Hamilton County. The Task Force investigates every heroin related death and overdose with the goal of bringing heroin dealers to justice and making them responsible for their crimes.
12. Police Chief Don Simpson traveled to Fort Benning, Georgia with his parents this week where his father was inducted into the US Army Ranger Hall of Fame for bravery on the battlefield during the Korean War. Mr. Simpson was presented with an engraved, specially cast bronze Ranger Hall of Fame medallion suspended from a red, white and blue ribbon. The medal signifies selfless service, excellence and remarkable accomplishment in the defense of the nation and to the highest ideals of service. This highly bestowed honor has only been given to approximately 400 Army Rangers since its inception, and we extend a very heartfelt "congratulations and thank you!" for his service to this great country!



13. This week concludes the Fall Brush Pick-up Program which continues to be a popular service provided to our residents. Public works staff collected 160 cubic yards of wood chips during this year's Fall Brush Pick-up Program while servicing 413 residents and using 270 hours of staff time. Staff will now turn their attention to prepping all vehicles and equipment for the upcoming winter season.
14. Live at the Uni will continue on Monday, October 19, with Montgomery resident Tom Steele (and friends) who will delight with his jazz, folk and pop renditions. This concert has reached capacity with a waiting list. The final concert of the three part series, will be held On Monday, November 2, with the exciting music of The Klezmer Project. All concerts will be held at Universalist Church. Each concert begins at 7:00 p.m. and will last about an hour. Montgomery Inn is once again sponsoring the post-concert receptions.
15. Just a reminder that the United Way Soup Kitchen is scheduled for Monday, October 19 from 11:00 a.m. to 1:30 p.m. at City Hall. The donation is only \$7 and ALL proceeds go to the 2015 United Way Fund Drive. You can also make a one-time donation or arrange a payroll deduction to the United Way using a United Way pledge form. Please see Scott Schulte or Julie Prickett for forms.
16. Please find attached Montgomery-related news articles that appeared in the local media since our last update.

Should you have questions or concerns regarding this information, please do not hesitate to contact me.

C: Connie Gaylor, Administrative Coordinator
Department Heads
Terry Donnellon, Law Director



Hot Shoppes

THE WORK-LIVE-SHOP-PLAY CONCEPT CONTINUES TO BLITZ SUBURBIA. NEXT STOP: LOVELAND STATION!

ON A STILL, LATE SUMMER EVENING WHEN THE BREATH OF A NORTH BREEZE OFFERED the first hint of autumn and a leash to the dog days, Loveland was alive. Yes, Loveland. Downtown Loveland. A rustic, quaint town three miles off the interstate, Loveland was previously known for little more than a bike trail. Officially, it's the Little Miami State Park but everyone here calls it—with pride—the Loveland Bike Trail. Along with the canoe livery, it's what puts the love in Loveland.

It used to be when the sun set and the trail was reclaimed by the deer and raccoons, well, the day was over in Loveland. Not now. Along the bike trail and up West Loveland Avenue, restaurants and bars, most with outdoor seating, do a brisk business. And now comes the biggest change. Loveland is doubling down. Doubling downtown, that is. All spring and summer, residents have watched Loveland Station rise from a makeshift parking lot at the corner of West Loveland Avenue and Second Street, bringing new shops and 94 new apartments that will likely more than triple the number of people who actually live

in town. The new is overtaking the old and people wonder what it will mean to a town that looks like the backdrop for a Norman Rockwell painting.

Meanwhile, about 13 miles northwest of Loveland, a mega-mall has been rising from 100 acres of uninspiring topography at the intersection of I-75 and Ohio Route 129. Liberty Center, a \$350 million development in southeastern Butler County, will feature big department stores like Dillard's, small retail establishments like Marbles the Brain Store, a smattering of restaurants, offices, and apartments, and a slew of bourgeois amenities—pocket parks, burbling fountains, a band shell, an event center, a theater, a hotel, and even a chapel.

While Loveland is in the process of doubling its town center, Columbus developer Yaromir Steiner is in effect creating a whole

new town, almost instantly and out of scrubland. Liberty Center is a classic example of the old real estate adage that what matters is location, location, location. Just as when cities were founded on rivers, stagecoach lines, or railroad hubs, Liberty Center lives and breathes because its lifeline is I-75. As Cincinnati continues to crawl north along the I-75 corridor, Dayton, at a slower pace, moves south. Liberty Center stands at the crossroads of this inexorable merger, termed by transportation experts the Cincinnati-Dayton Metroplex. The road to metroplexville appears to be wide open—and if the developers can be believed, potentially paved in greenbacks.

→ WHILE THE END OF THE RECESSION has spawned the well-reported renaissance of downtown Cincinnati, the further build-out of The Banks, the rebirth of OTR, and the third phase of Rookwood Commons, the development news in the Queen City's northern suburbs is also upbeat. Milford completed a new riverside condo community, Montgomery is just starting a project that will polish the southern approach to the city, Monroe has its outlet malls, the Fields-Ertel exit is being fixed (again), and the Kenwood Collection—arguably the best example of arrested development in the region—is nearly finished.

“We began looking at Liberty Center back in 2007,” Steiner recently told me. “We identified a gap north of Cincinnati where the demographics were changing and expanding but there was no accompanying retail.” Over the last two decades, Steiner has developed more than 5 million square feet of property, including Easton Town Center in Columbus and The Greene in Dayton. He saw Liberty Center as his next “work, live, shop, and play” lifestyle complex, and he wasn’t alone. Other investors were buying up small parcels here and there, recognizing the economic asset that I-75 and the new Ohio Route 129 interchange presented. “And then the recession hit,” he recalled. “The bottom fell out. No one was building anything. No one was *thinking* about building anything.”

Caroline McKinney, Liberty Town-

ship’s economic development director, remembers those days well. When she started her job, Liberty Center was just on the drawing board. “Then I left to have a baby and, when I came back, the market had crashed,” she said. “I wondered how long I’d have this job.”

She clung to the one bright light in a dark economic sky: Children’s Hospital had plowed ahead, in spite of the staggered economy, and completed its Liberty Campus. It was McKinney’s touchstone. “Everyone knows Children’s doesn’t make big decisions without a lot of research, so when they built here, it said something,” she said. Children’s was an important talking point. So was the continued growth in the populations of Butler and Warren counties.

By late 2010, with the economy showing signs of a pulse again, Steiner turned his attention back to Liberty Township, reassembling parcels and joining them together in what would become a 100-acre development off Liberty Way. Steiner found a receptive, even enthusiastic, set of allies in the public sector who worked with him on critical issues such as transportation, public protection, and zoning. The project received official approval in January 2012 and is slated to open to the public this month, just in time for the beginning of the holiday shopping season.

→ WHILE STEINER WAS CREATING Liberty Center from a clean canvas, Blue Ash developer Jim Cohen had the challenge of building a “new downtown” next to one that had been there for more than 100 years. Where Liberty Center wants to create the feeling of a small town with its streetscape, Loveland already is a small town and wants to keep it that way.

Cohen is sensitive to that, recognizing that Loveland’s greatest asset, the bike trail, will still be its greatest asset after his 15,000-square-foot commercial development and 94 apartments are completed. Cohen, president of CMC Properties, went to school in Louisiana, lives in Hyde Park, works in Blue Ash, and is as enthusiastic a supporter of Loveland as the town’s Valentine Lady. (Yes, Loveland has a Valentine Lady, who

unofficially presides over the town's understandable homage to February 14.) "This is the adventure capital of Cincinnati," Cohen proclaimed as bicycles whizzed by our working lunch on the patio of Paxton's Grill. "Canoes, bikes, walkers, runners—they're all here." Cohen said it was important to the city leaders and to him that the mix of retail in the new development fit in with that theme, and did not adversely affect the merchants who were already there.

"No fast food, no pizza restaurants"—downtown Loveland already has one—"no loud sports bars," he decreed. "Loveland Station needed to have a focus on this town's personality, which is health and fitness." He waved his hand in the direction of Bob Roncker's Running Spot, Montgomery Cyclery, and Loveland Canoe & Kayak. Given his avowed emphasis on health and fitness, it's somewhat ironic that the lynchpin tenant Cohen actively—one could argue obsessively—pursued was Graeter's.

Cohen said he always saw the iconic ice cream maker in Loveland Station, which is where their 21st Cincinnati outpost will soon be. Though it took some persuasion. After early overtures failed, Cohen worked with the Loveland Chamber of Commerce to organize a marketing campaign. He printed up T-shirts proclaiming "Loveland Loves Graeter's," the chamber prepared gift baskets to send to the Graeter's development team, and the city council passed a resolution offering to subsidize Graeter's signage. "I think you could say they were blown away by how much we wanted them," Cohen said.

Liberty Center will have a Graeter's too, along with a lot of other places to eat, drink, and play. Its 1.1 million square feet will include the first Dillard's department store in the region to be built from scratch. That means you'll see 200,000 square feet of the real Dillard's design rather than what you've seen up to now—a McAlpin's makeover. The other anchor store is an 80,000-square-foot Dick's Sporting Goods. Indeed, nothing is small here; even the simple food court is passé. Instead Liberty Center has an expansive Food Hall, which is thematic and laid out in a style that might remind you of Epcot. "We'll have a pizza restaurant and an Italian red-and-white checkered tablecloth restaurant side

by side and give them a common decor so people get the feel of Italy," Kevin Cedik, the mall's general manager explained. "In the next hall, we might have a Mexican theme or maybe Asian."

Then there's The Acropolis, which has a rooftop garden and a chapel to go along with other property features like an event hall, a park, fountains, and a stage that leads to the front steps of the 130-bed AC Hotel by Marriott. Theoretically, one could get married in the chapel, take wedding photos in the park, have a reception in the event hall, and start the honeymoon in the hotel—all without your Fitbit buzzing you at 10,000 steps.

"We want it to be a destination for everybody," Cedik said as he walked around the job site in a crisp blue shirt, tie, and hard hat. "We want things to be happening here all the time. I can see jazz concerts in the summer, a farmers' market, kids' events year round, a Christmas lighting ceremony..." Cedik seems more than ready to become the virtual Mayor of Liberty Center.

→ DAVE KENNEDY STILL CAN'T BELIEVE HIS good fortune. The city manager of Loveland is a modest, soft-spoken guy who served as village administrator of New Richmond for 25 years before Loveland's city council, in his words, "took a chance on me." He inherited the Loveland Station project and will deal with its inevitable growing pains. He often answers his own phone. He drives across town to look at potholes or check to see if the streets have been plowed. He checks out complaints from constituents personally. "I can't always solve their problem," he said, "but people like it that I show up."

He likes the smallness of Loveland and wants to keep it that way. Across the street from his office in city hall, Kennedy looks at Loveland Station as additional, not transformational. He believes the incumbent merchants do too, even if it might bring them a little more competition. With perhaps as many as 250 people moving in to the new apartments, adding five new businesses shouldn't hurt anyone. All boats should rise—though so will the congestion. Even now, the afternoon rush hour finds charming downtown Loveland choked with bumper-to-bumper traffic. Parking, especially on a summer weekend, turns into a four-

wheeled game of musical chairs. The city has plans to deal with both but there will likely be some pain. "There is really only one way into town and that's across the bridge," Kennedy says. "That's not going to change."

Change can be hard, the Loveland Chamber's CEO and president, CeeCee Collins, admitted. Even though Loveland was on the bike trail, it's perceived as being off the beaten path. And lots of folks like it that way. Collins got a taste of the old Loveland status quo a decade ago when she led an effort to land a YMCA adjacent to Phillips Park. An ardent NIMBY opposition killed the project and the Y has never been back.

"Old Loveland was in charge then," she said. But over the years, a growing number of subdivisions, some within the city limits and others in the neighboring townships of Miami (Clermont County), Hamilton (Warren County), and Symmes (Hamilton County), have changed the demographics, the lifestyle, and to some degree the politics. The newcomers want good restaurants and places to relax at night, and they don't want to drive a half hour to get it.

Which ultimately is what seems to be the driving factor in the creation of both of these suburban conversions: a re-imagining of the American small town, albeit on two different scales. Up at Liberty Center, Cedik and Steiner not only see voracious shoppers. They see children climbing on the playground equipment, hipsters chilling to local jazz under the band shell, and dudes hoisting craft brews and watching the Bengals on a mammoth TV screen in the mall's "living room" while their wives shop. And nothing ever really closes because more than 300 people are living right there.

That's not far off from how Kennedy envisions the new Loveland. "We are going to attract young people here by offering them both the urban feel and the proximity to the country," he said. "You can come home from a hard day at work downtown [in Cincinnati], grab a beer or a good dinner here in Loveland, take a walk or a ride on the trail, and listen to some music, all within a few steps of your home. How good will that be?"

Depending on your point of view, it's either a new Norman Rockwell painting in the making or one more step toward the Potemkinization of our suburban sprawl. But at least there will be lattes. ☺

FIRST LOOK: Developers show off plans for \$100M+ Montgomery project

Oct 12, 2015, 12:46pm EDT



Tom Demeropolis

Senior Staff Reporter- *Cincinnati Business Courier*

[Email](#) | [Twitter](#) | [Google+](#) | [LinkedIn](#)

The development team working on a more than \$100 million mixed-use project in Montgomery plans to completely transform the vacant land that was once home to two car dealerships.

Gateway Partners LLC, a group that includes **Great Traditions Land & Development Co.**, **Brandicorp**, Greiwe Development Group, **North American Properties** and **Sibcy Cline**, was selected last week to develop the prime land along Montgomery Road and Ronald Reagan Highway. The team worked with architects Craig Gossman, owner of Gossman Group, Clete Benken, principal of MKSK Studios, and Sari Lehtinen at Glaserworks to design the "urban in-fill village" project.

To view a slideshow of renderings of the Montgomery Gateway project, click on the images above.

Gossman and Benken worked on the planning and landscape architecture for the project, while Lehtinen designed the residential condominium buildings.

The two office buildings sit above the 750-car parking garage, with the street-level retail space blocking the garage on one side and the hotel blocking the garage on the other side. A third office building is closest to the Ronald Reagan Highway ramps.

Next to the third office building is one of three residential condo buildings. The street into the development from the main intersection has green space to the south and two-story commercial buildings with retail on the ground floor and second-story office space. Along Main Street, the buildings are expected to be chef-driven restaurants.

Finally, the northern entrance to the development leads into the residential portion of the project.

For Lehtinen, this project represents another partnership with Greiwe. She previously worked on the design of Greiwe's four-phase condo development next to Mariemont's Village Square. There, she captured the historic Tudor Revival architecture of the area. In Montgomery, the residential space is designed with an influence from the colonial-style buildings in the area.

Montgomery city staff and the improvement corporation will work with Gateway Partners over the next couple of months to finalize a development agreement for the site. Once the development agreement is finalized, the team said it would like to begin work as soon as possible. Land development could begin next year, with the office and retail component starting construction at the end of 2016 or early 2017. The residential component would be underway in the spring of 2017.

Montgomery picks Great Traditions as developer

Marika Lee

mlee1@communitypress.com

The long-vacant site near the southern entrance of Montgomery will have condos, restaurants, offices and possibly a park in the next few years.

The Montgomery Community Improvement Corporation has picked Great Traditions as the preferred developer for the Gateway Redevelopment Area, which used to be the Ford and Chevrolet dealerships.

The committee went through 13 proposals and narrowed the selection pool to four before selecting the plan from Great Traditions, Bandicorp, Greiwe Group, North American Properties and Sibcy-Cline.

"All four teams submitted really well thought out detailed plans for the site. This has not been an easier decision, there have been some really good plans out there," said Councilwoman Gerri Harbison, the chair of the CIC Gateway Redevelopment Area Ad-Hoc Committee.

The plan is for a mixed-use development with condos and townhomes ranging in price from \$500,000 to \$1 million, office space with a parking structure and restaurant and retail space.

The plan also has room for a boutique hotel or a park.

"We are honored. It is going to be a lot of work and a lot of fun," Great



THE COMMUNITY PRESS/MARIKA LEE

The city of Montgomery used the old dealership sites for parking during the Bastille Day celebration. The area will be developed into condos, office and retail space by Great Traditions.

Traditions President Tom Humes said.

The city of Montgomery used bond money to buy the old Ford and Chevy sites for a combined \$5.6 million. The city also obtained a small piece of land from Hamilton County, making the site 11.6 acres. The old Chevy dealership was demolished in December. The city received a Community Development Block Grant for the demolition of the Ford dealership, which happened this summer.

Construction is slated to begin in late 2016 or early 2017. Great Traditions is also the developer for the Vintage Club at the north end of Montgomery.



PRESS RELEASE - FOR IMMEDIATE RELEASE – PHOTO INCLUDED

Thursday October 15, 2015

CONTACT: Connie S. Kingsbury

513.702.0053; connie.kingsbury@lec.org

\$52 MILLION EXPANSION PLANNED FOR TWIN LAKES SENIOR LIVING COMMUNITY

Montgomery, Ohio – Twin Lakes Senior Living Community is planning a \$52 million expansion that will address an ongoing need for independent living accommodations and much needed memory support assisted living services for the future.

Life Enriching Communities, (LEC) expects to begin construction at the Montgomery campus in early summer, 2016 with an estimated completion date of late 2017. “This project will position Twin Lakes to provide the full continuum of services for older adults currently and across the next generation,” said Scott McQuinn, President & CEO of LEC.

The project will include the addition of approximately 45 apartments for independent lifestyles, a casual dining venue, a community room/auditorium, and retail development. It also includes the construction of a new building for 56 memory support assisted living accommodations with two distinct levels of service: a high functioning level for individuals with mild to moderate cognitive impairment and a lower functioning level for individuals with moderate to severe cognitive impairment. “This approach to memory care is innovative and a shift from the traditional “one-room schoolhouse” model where individuals are grouped together regardless of cognitive ability”, says Jim Mayer, Executive Director of Twin Lakes.

Since completion of the campus in 2005, Twin Lakes has experienced independent living

-more-

apartment occupancy rates of 98% with a considerable waiting list (both internal and external) which prompted the organization to begin a master planning process in 2014. With increased demand for accommodations and changing consumer preferences, club-style dining will be added to the campus adjacent to the community room/auditorium allowing gatherings of all residents in a single venue for meetings, education and entertainment.

Twin Lakes is partnering with CR architecture + design and Danis Building Construction for the design and construction of the expansion and subsequent renovations to existing therapy and nursing care areas.

Twin Lakes is owned and operated by Loveland-based Life Enriching Communities, a private not-for-profit corporation, offering an integrated family of lifestyle communities and senior living services in greater Cincinnati for over 116 years. Best known for their Twin Towers and Twin Lakes senior living communities, they deliver exceptional everyday experiences to everyone they serve. With a focus on quality living options and healthcare services, and a commitment to whole-person wellness, LEC has become one of the area's leading senior living providers. Life Enriching Communities is affiliated with the West Ohio Conference of the United Methodist Church and welcomes people of all faiths. Contact Connie Kingsbury, Vice President of Marketing & Public Relations, for more information (513.702.0053; connie.kingsbury@lec.org).

-END-

Survey, election different things

Mr. Dawson, I am sorry you confused a survey conducted by the University of Cincinnati for an election. Just to double check, the Hamilton County Board of Elections confirmed, no election took place.

Thank you so much, Mr. Dawson, for your interest in our city. To further your education of how our city works, I am inviting you to join our next class of the Montgomery Citizen's Leadership Academy. Please call City Hall to enroll.

Craig Margolis
Montgomery