

**ECONOMIC DEVELOPMENT COMMITTEE**  
**City of Germantown**  
**October 15, 2020**  
**Meeting Minutes**

PRESENT: Tom Winning, Steve Boeder, Mayor; Mark Heistand and Jeff Fannin

ABSENT: Mike Kuhn

ALSO PRESENT: Ben Richards, Valley View School Superintendent; Heidi Grant, President of FNB of Germantown, Judy Gilleland, City Manager; Keith Brane, City Planner; Pat Higgins, ED Consultant/City Grant Writer

The Zoom meeting was called to order by Tom Winning at 9:04am.

**MINUTES**

The September meeting minutes were approved with a motion by Mark Heistand and Jeff Fannin.

**Valley View School Update**

Tom Winning began the discussion by thanking Ben Richards for attending the meeting today. Ben reviewed the points to be covered: briefly updating the committee on the JEDD and the planned school construction timeline, the school's strategic plan and planned mentoring program.

Ben indicated that the school is not directly involved in the development of the JEDD but is aware of the purpose and progress. The JEDD has been proposed to assist Germantown and Farmersville with the planned loss of income tax revenue as a result of the consolidation of the schools to a site in German Township. Ben indicated while teachers who live in the township may not be happy because they will have to pay income tax, the schools are 100% in support of the JEDD.

Ben continued the discussion regarding the planned construction of the schools and the status of the planned funding of the project. Ben indicated the State of Ohio will be providing 60% of the construction costs which are expected to be \$15 million. The State has not passed the Capital bill for schools as of yet. The school is looking at the possibility of providing local funds to begin the architectural drawings for the buildings in the meantime.

Mark Heistand indicated that a recent Saturday evening meeting included a representative from Germantown and Farmersville, as well as, the three German Township Trustees. Good discussion was had and everyone agreed to meet in the next 30 days. A video of the meeting can be obtained by going on UTube. During the conversation, Ben indicated that everyone involved with the JEDD sees the importance of having the JEDD established soon, so construction workers will be taxed resulting in \$300,000 to \$400,000 in revenue to the communities. Mark indicated the construction of the buildings including labor costs will be approximately \$13 to \$15 million.

Ben continued the discussion by providing an overview of the Valley View School Strategic Plan with Action Steps. He indicated the previously prepared Strategic Plan provided good information and ideas, but there were no action steps or timelines. As a result, the school district has had round tables with businesses to determine what the district was doing well and how they could do better.

Ben indicated, for example, there is a need for financial literacy efforts, to assist the students with a variety of lifelong learning skills. Additional skills to be addressed may include: such as, the importance of being on time. Additionally, through a mentoring program, the district hopes to provide students with a meaningful experience to assist them in making decisions now and in the future.

The district has also included in the action plan, a community service requirement and a community service project day. Age appropriate projects will be developed within the community to develop the understanding of the importance of contributing to the community. Seniors will be required to complete a service project before they graduate.

Other Action Steps included: setting up a foundation to help initiate projects and activities, work with other districts to share programs and ideas, and more. Ben indicated he does not support the State of Ohio's school enrollment numbers for Valley View. He sees additional housing being developed and more students should be coming to the district. Both Judy and Jeff indicated Germantown's growth will continue to be slow but steady. Family size continues to change, as well as the type of housing which can impact the number of children in the school district.

Mayor asked how the district was doing regarding the Coronavirus. Ben indicated this week the district is back in session at full capacity. The district relies on the Montgomery County Health Department for updates. Current numbers show the number of cases increasing in Montgomery County but the number of student cases down.

The committee members thanked Ben for attending and providing such great information.

### **Business Space Inventory**

After the September Economic Development Committee meeting, Dan Bish and Pat began entering vacant property data into the State of Ohio Property Website. To date, 5 properties are on the State website. Tom asked what properties have been added. Pat indicated: The two retail spaces and the restaurant space in the fourplex on West Market Street which housed Jocko's Pizza; the former eye doctor space on North Main, the vacant pharmacy space also on North Main. Goal is to continue with adding property data weekly.

Tom Winning indicated he has pulled maps from the Montgomery County Auditor site and plans to list each property by parcel number, owner and if vacant.

### **Montgomery County CARES Act assistance to Small Businesses**

Pat briefed the committee regarding the CARES ACT assistance program for small businesses. The County has indicated there is still funding left but businesses need to apply soon to meet the program deadline dates.

### **Other Business**

Keith Brane gave a quick summary regarding housing development projects. Ryan Morris' new project near Triangle Station is moving along, plans are for 21 residential lots. Bear Creek Subdivision is also progressing with plans for the development of 50 residential lots. Developer is installing the sewer line to the site along Dayton Germantown Pike at the present time.

With no other business, the meeting was adjourned at 10:12am.