

**TROTWOOD CITY COUNCIL
WORKSHOP MEETING MINUTES
MARCH 22, 2010**

The Trotwood City Council met in a Workshop Meeting on Monday, March 22, 2010 at 6:00 p.m. in the Trotwood Community Center, 4000 Lake Center Drive, Trotwood, Ohio. Mayor Cameron invited everyone to join in the Pledge of Allegiance.

ROLL CALL:

Council Members present: Council Member Rap Hankins, Council Member Mary A. McDonald, Council Member Barbara J. Staggs, Councilmember Bettye L. Gales, Vice-Mayor Ronald Vaughn (Absent at roll call, joined Council at 6:14 p.m.), and Mayor Joyce Sutton Cameron.

STAFF MEMBERS PRESENT:

City Manager Michael J. Lucking, Planning and Zoning Administrator Carl Daugherty, and Clerk of Council Lois M. Singleton.

VISITORS:

Frank Svet (EMTEC), Theodore C. Fowler, Marie Battle (Trotwood Chamber Executive Director), George Weitendorf, Sis. M. Ratermann, Bruce Kettelle (Totally Trotwood), Anita Schmaltz, James D. Williams, Dave Norvell, and John T. Fecke.

CITY MANAGER MICHAEL J. LUCKING – SALEM MALL/LANDMARK

REDEVELOPMENT UPDATE: City Manager Michael J. Lucking introduced the Team Members: Norm Essman Consulting LLC, CMDI Consulting and EMTEC Frank Svet et al who will provide the Economic Development Opportunity: A Technology Based Development. This is an opportunity to enhance the Trotwood economic development strategy, a technology oriented revitalization of city owned asset, Focus on the Salem Mall Avenue/State Rt. 49/Shiloh Springs Road area; and Initial focus – former Salem Mall site: 42 acre development with site infrastructure, 10-15 year development cycle, and Assist in transitioning the region to the knowledge-based economy.

Norm Essman gave the Development Vision. Cultivate an environment for the knowledge-based economy. Work, Live and Play- Commercial uses – research, commercialization, prototyping. Retail-support planned development- use existing retail space. Residential Opportunities – unique housing availability. Utilize cutting edge technology infrastructure. Connectivity, Bandwidth, Scalability, Security. Business Cluster Concept –Focus on creating, attracting, and growing companies that commercialize technologies that complement regional strengths. Sustainable design for campus and buildings. Mr. Essman has 25 years experience in municipal economic development. Specialization in Technology Cluster Development: previously the owner's representative for the "Tech Town" development in Dayton.

Development Goals: Create a vibrant, sustainable development compatible with surrounding land uses. Focus on business clusters involved in technology (renewable energy, instruments/controls/electronics, and advanced materials). Leverage local educational and research assets. Exceed market requirements for technology infrastructure. Create sustainable jobs and tax base. Provide high quality lifestyle opportunities. Provide sustainable green development. Mr. Essman explained the Technology Commercialization Model – Trotwood's Strategic Industry Cluster w/Community Leadership.

Development Planning – CEDS

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Comprehensive Economic Development Strategy. One component of Trotwood's comprehensive plan. Provides a "blueprint" for planned economic development Trotwood. Develops a priority list of development projects. Capitalizes on Trotwood's assets- Location, Infrastructure, Living document, meant to reuse, review, and periodically updated. Assists with funding requests.

EMTEC – The Edison Materials Technology Center- Frank Svet.
Mission: Accelerate Technology Development, Deployment, and Commercialization Creating Economic Growth and Jobs in Ohio. Strategy: 1) Sound fiscal program administration 2) Concentrate on strategic customer collaboratives among industry, academia, and federal labs. 3) Focus on key opportunities. They also discussed the Value Proposition for EMTEC. EMTEC Focus Technology driven economic growth. Advanced Energy, instruments, controls & electronics (ICE); Advanced Materials Technologies, Products, and processes. Business/Technical Assistance and International Services. EMTEC's Programs: Objectives: Jobs and Companies – Retention/Expansion/Attraction in Ohio. Creation and Growth – New Technology markets and Market clusters in Ohio. EMTEC Program Services – Commercialization – Technology and ideas. Business Assistance – Startups to \$300+Corporations. Workforce Development –Education/Training. Product and Process Development- \$ and Experience. EMTEC explained Connectivity to Mission/Strategy Concepts - Focus – Customers – Services.

Additional Team Members: CMDI Consulting – Registered Lobbyists specializing in Municipal representation. Broad experience in securing federal assistance for municipal services especially economic development funding.

Development Team Members and Roles: Trotwood Mayor, City Council, City Manager provide independent reviews, project oversight, create initiatives enabling the attraction of targeted businesses, secure public and private funding necessary for the project, contract with chosen architect and developer, and communicating appropriate information of activities to the public.

EMTEC – provide strategic and operational guidelines on technology based economic development, assist and support public/private funding initiatives for project, provide lead for new company attraction activities, assure alignment of company attraction activities with technology focus; Assist in creating communication appropriate to the public on project status.

NORM ESSMAN CONSULTING AND OTHERS – DRAFT Trotwood's Comprehensive Economic Development Strategy(CEDS) for approval, over see master planning process, advise on municipal strategies and regional positioning, assist in securing public and private funding, assist in securing public and private funding, assist in creating communication appropriate to the public on project status. Key Expected Outcome – cy2010: Defined technology based economic growth strategy for Trotwood. Completed CEDS for Trotwood and Master Plan for identified redevelopment. Funding secured for infrastructure needs for Phase I.

Task Summary: Update Trotwood City Council on current players, project roles, and responsibilities. Complete Comprehensive Economic Development Strategy. Create

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technology based economic development roadmap (marketing plan, site naming, website development and other communication to public, shape positive public image, etc.).

Generate master plan incorporating projected technology and company guidelines for site; develop targeted business cluster initiatives, etc. Secure infrastructure funding for Phase I.

Planned Development – A Conceptual Plan

First Phase of the Development

Mixed Use – Office/Business

Prototype Industrial

Near Interstate 70 – via State Rt. 49

Shovel Ready

Planned Development – Current Status

Site is controlled by the City of Trotwood

Demolition is complete

Development team in place

Conceptual Plan developed

New Infrastructure installed on Shiloh Springs Road

Master planning process underway

Funding opportunities being explored

Technology Based Development Project

Milestones

Update Trotwood City Council on current players, project roles and responsibilities – March 2010

Facilitate Characterization of Potential Technologies of Choice – April 2010

Complete Comprehensive Economic Development Strategy – July 2010

Hire Master Plan Development Firm – May 2010

Complete Master Plan – September 2010

Identify/Attract Private Sector Developer – November 2010

Pursue Capital Funding for Infrastructures State & Federal – Ongoing 2010/2011

Continue work with EMTEC on defining viable technology Business and Academic

Support Opportunities – Ongoing 2010/2011

Infrastructure Bidding/Construction for site begins- 1st Quarter 2011

Mayor and Council received the material well with some questions. Interested in moving forward. Mrs. McDonald thanked the City Manager for his direction leading us to this point in the process. Mrs. McDonald thought City Manager Lucking has done a great job so far.

MOTION TO ADJOURN:

The Council Workshop Meeting was adjourned at 7:30 p.m.

ATTEST:

APPROVED:

Lois M. Singleton
Clerk of Council, MMC

Joyce Sutton Cameron
Mayor