

TROTWOOD CITY COUNCIL
WORKSHOP MEETING MINUTES
APRIL 13, 2009

The Trotwood City Council met in their Workshop Scheduled Meeting on Monday, April 13, 2009 at 5:00 p.m. in the Trotwood Community Center, 4000 Lake Center Drive, Trotwood, Ohio. Mayor Darreyl D. Davis asked everyone to join in the Pledge of Allegiance.

ROLL CALL

Council Members present: Vice-Mayor Joyce Sutton Cameron, Council Member Bettye L. Gales, Council Member Rap Hankins, Council Member Mary A. McDonald (Absent at roll call, joined Council at 5:20 p.m.), Council Member Barbara J. Staggs (Absent personal business), Council Member Ronald Vaughn, and Mayor Darreyl D. Davis.

Staff Members present: City Manager Michael J. Lucking; Fire Chief Eugene Lutz, Acting Finance Director Patricia Shively; Police Chief Quincy E. Pope, Sr., Planning and Zoning Administrator Carl Daugherty; Economic Development Administrator Rhonda Finley, Building Program Manager Scott Adams, Human Resources Manager Barbara Brooks, and Clerk of Council Lois M. Singleton.

VISITORS:

Michael Buchanan (Property Manager Squirrel Run), Kenneth Henderson, John Bojo, Raul Ocampo, Jr., Bruce Kettelle (Totally Trotwood), and Mike Lau.

TRINITY GROUP – REDEVELOPMENT SQUIRREL RUN APTS. – ECONOMIC DEVELOPMENT

ADMINISTRATOR: Economic Development Administrator Rhonda Finley introduced The Trinity Group and explained that they would discuss their redevelopment plans for Squirrel Run. Mr. John Bojo said that Raul Ocampo, Jr. is the architect, and has been in the business for 34 years in Florida. Mr. Bojo talked about the firm's history and experience. Ocampo & Associates, the Trinity Group has had wide and very varied experience. Mr. Bojo discussed the projects they are currently working on, and those projects of historic architecture. Squirrel Run is an elderly housing and market rate rental apartment complex. Currently, there is 12 acres, 16 buildings on site with a total of 160 rental apartments arranged in a two story townhouse configuration with no amenities. The project is approaching the end of its useful life-cycle. The project is owned by the Trinity Foundation, Ohio, a Not for Profit. Since acquiring the project, the Trinity Foundation has changed the residency from 85% Section 8 tenants to 10% Section 8 tenants. Property Manager Michael Buchanan was instrumental in causing that to occur. The Trinity Foundation has developed a strong working relationship with the Police Community and cleaned up the undesirable activities associated with the project. The Trinity Foundation will institute programs for self help and private/church foundation aid to its tenants. The Redevelopment Project description: 80 -100 elderly housing units w/associated functions the units are expected to range in the 700-800 square ft., 160 market rate rental apartments (1250 to 1550 square ft., anticipated population of the site is approximately 600 persons (elderly and rentals). The project will consist of 7 buildings (1 six story elderly housing building, 4 four story rental buildings and two three story rental buildings, of which the elderly housing building will be the center piece. The buildings height have been increased in order to free up sufficient land area to accommodate amenities for the project residents, open space and property storm water retention. Through planning and design, the buildings have been arranged to provide measurable security from outside the site (police drive-by) and within the project, through citizens crime watch from the elderly units. In addition to site amenities, playgrounds, shelters for the children, and enclosed secure forecourt for the elderly population. There are facilities for daycare, both child and eldercare, meeting rooms, arts and crafts rooms and management offices. They are planning to keep tenants on site during redevelopment at no cost to the tenants. Council Member Hankins said Mr. Buchanan has worked with the Police Dept. to clean up Squirrel Run. Citizen involvement is needed. Trinity Foundation should also work with Maria – Joseph and Friendship Village. Council

Member Vaughn asked how long Trinity Foundation has owned Squirrel Run. Since November 1998. Trinity Foundation is the only owner of the project. Are you in a position to begin and complete the project? Mr. Kenneth Henderson, Consultant is Ohio Bonds, tax credits; private funding and private investments will determine what options they have. Mr. Raul Ocampo said it is the opinion of the architect to maximize the density. The project has no open space currently. The plan is to free up the ground plan. There is not enough green space. Mr. Hankins said the six story building will tower over the other housing. Fire Chief Gene Lutz said they do not have the capability to for fire prevention in a six story building. How many residents – will there be fire sprinklers. The Fire Dept. can protect a five story building. The Trinity Foundation may purchase a truck to protect the six story building. Michael Buchanan said there will be a few seniors in the building. Mayor Davis said what is the assurance of the complex being market rate. You are targeting seniors for the six story building going into it. Mayor Davis asked have you done the market data, does it meet the need. Vice-Mayor Cameron asked if there is a leasing program currently. Mrs. McDonald asked if there are standards that the tenants must adhere to. Mayor Davis asked Mr. Buchanan, with 30 years in the business, will the project enhance the community. Mrs. Gales asked if tenants will have to bear the expense of the move. Mrs. McDonald asked if they will come back to Council before beginning their next phase. There will be a 12-14 months paper trail before the project would begin. Approximately three years in duration. Mr. Hankins said they should work with the Police and Fire Departments. Michael Buchanan said there are good Section 8 tenants in Squirrel Run. Mr. Vaughn said a valuable process makes a good end product. He commends Mr. Buchanan. Mr. Hankins said it is a good process and he would like to be kept a part of the process.

FINANCE DEPARTMENT – 1ST QUARTER REPORT UPDATE – ACTING FINANCE DIRECTOR

PATRICIA A. SHIVELY: Acting Finance Director Shively explained; beginning balance \$3,344,151.22; YTD Receipts \$7,734,907.46; YTD Expenses \$7,028,335.45, and Ending Balance \$4,050,723.23. Revenues and Expenses: Beginning balance \$3,344.151, YTD Receipts \$7,734,907, YTD Expenses \$7,028,335, and 1st Quarter Balance \$4,050,723. 1st Quarter Budget vs. Actual: Budgeted receipts \$31,690,705; Actual receipts \$7,734,907. Collections are at 24% of estimated resources. 1st Quarter Expenses Budget vs. Actual: Budgeted \$31,207,701.00; Actual \$7,028,335.45, and Expenses are at 23% of appropriations. Tax and Utility Collections over a three year period which includes income tax, property tax, estate tax and utility collections. Income Tax collections are up over 2008 collections. Up 6.27% and delinquency is 4.3%. City Manager Lucking said there was a privacy issue in the Income Tax area in that there was no privacy for a citizen to talk to the Staff. That has been resolved with Public Works personnel. 1st Quarter change in Bank Balance: 2009 Beginning balance \$3,334,151; General Operating Account \$1,688,739; Max Saver Investment Account \$23,479; and StarOhio Investment Account \$2,338,430 for a Total \$4,050,648. Change in Bank Balance \$706,497. 2009 Current Expenses by object: YTD Personnel costs \$2,454,652.12; YTD Services/Supplies \$1,782,599.29; YTD Capital Costs \$638,669.38; YTD Other Costs \$123,460.16, YTD Principal/Interest \$2,028,954.50, and Total Expenses: \$7,028,335.46. Mrs. Shively asked if the information provided gives Council the information they need, and if not, you may call to get other data. Mayor Davis and Mr. Vaughn said the reporting mechanism is a valuable report. The next reporting period is July. Finance will monitor trends.

The other agenda item will be rescheduled for the May Workshop.

MOTION TO ADJOURN:

Mayor Davis said the Meeting is adjourned at 6:40 p.m.

Trotwood City Council Workshop
Meeting Minutes
March 5, 2009

ATTEST:

APPROVED:

Lois M. Singleton, Clerk of Council

Darreyl D. Davis, Mayor