

**COLUMBIA TOWNSHIP BOARD OF TRUSTEES
5686 KENWOOD ROAD CINCINNATI, OHIO 45227**

**Board of Trustees
Special Meeting**

July 20th, 2022

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This special meeting of The Board of Trustees was held as an extra meeting to consider timely business between the Regular July and August Meetings due to August Meeting being held later than usual on the 16th. This meeting was open to the public.

Special Meeting –

The Columbia Township Special Board meeting was called to order by Trustee David Kubicki at 4:00 p.m. The Pledge of Allegiance was recited.

In attendance –

Those Trustees in attendance were Susan Hughes, David Kubicki and Brian Lamar. Fiscal Officer Caroline Heekin and Township Administrator Melissa Taylor were also in attendance.

Resolutions –

Ms. Taylor provided an overview of the resolutions to be discussed and voted on in this session, including the necessity of their Emergency status. The two Emergency resolutions involve the acquisition of two pieces of property in the Madison Place business district. In order to secure these properties for public township use in the future it became necessary to hold a special meeting to inform the board of their options and decide immediately if it was in the best interest of the township to proceed in the process of acquisition. Ms. Taylor referenced the existing Comprehensive Plan Land Use guidelines and made the Packet available to the board for review. Ms. Taylor went on to explain that these properties would aid in the Board's desire to purchase and redevelop vacant property and underutilized property for adaptive reuse into active spaces with greater vitality that are complimentary to the Plainville Business District and surrounding neighborhoods.

She provided a detailed overview of the Township's goal to revitalize the downtown by bringing underutilized properties into its inventory so that the Township, as owner, can actively attract new investment, facilitate increased services at a better quality, and boost patronage and tourism more than the current and former passive uses at these properties. She emphasized that no businesses will be displaced by the Township's purchase of the Properties because the Cambridge property is vacant and the Murray property owner acquired a different property for the owner and one employee to relocate the small business.

Ms. Taylor then identified as next steps that the Township intends to partner with commercial real estate experts in the region, and potentially issue RFPs, to gauge the interest of qualified entrepreneurs, partnerships, or businesses to propose restaurant, retail, or community-oriented uses that will convert these currently passive properties into active destination locations. The Township believes the Murray property is feasible for redevelopment into retail, including but not limited to a restaurant, and would promote greater tourism because it fronts Murray Ave. and a segment of the regional bike/shared path route connecting Murray Path (Plainville Rd.) and the Little Miami Scenic Trail (Wooster Pike) and is near the former Madison Place Firehouse which the Township is currently redeveloping into a mixed-use community facility/event center.

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Resolutions – (cont.)

Ms. Taylor then explained the Township believes the Cambridge property is feasible for redevelopment into several potential uses and its goals include an active retail shop, restaurant, or a hybrid public special-use parking area/neighborhood park. The Township believes the Cambridge property also can be used for other public purposes including ancillary parking for the former Madison Place Firehouse after it is redeveloped, as part of an underground drainage system for Township roads, roadway improvements including streetscapes and/or striping for parking.

Ms. Taylor requested that the Board of Trustees authorize the Administrator to enter into an agreement to purchase the Murray and Cambridge properties for \$1,050,000 total plus closing costs and to take all actions necessary to accomplish such purchase.

Before reading the resolution Ms. Taylor and the Board took questions and comments from residents. Mariemont Resident Joyce Monger asked why we needed to be in an Emergency session, what will happen to these properties and will it be in the best interest of the township? Mr. Kubicki offered some historical perspective on the creation of the JED-Z and how those funds now put us in the positive position to acquire these strategic properties to help create the type of boutique business district that will be neighborhood friendly. Resident Stacy Bryant expressed her desire to be included in the process when there are developments. Mr. Lamar promised to discuss and inform residents of future activities.

Emergency:

Ms. Taylor provided the first reading of a Resolution Authorizing Administrator To Enter Into Agreement For The Purchase Of Real Estate For Public Purposes At 6805 Cambridge And 6896 Murray, Dispensing With The Second Reading And Declaring An Emergency.

Mr. Kubicki made a motion seconded by Mr. Lamar to dispense with the second reading. All present voted yes.

Mr. Kubicki made a motion seconded by Mr. Lamar to pass **RES 22-40**. All present voted yes. Mr. Kubicki made a motion seconded by Mr. Lamar to invoke the Emergency clause. All present voted yes.

Emergency:

Ms. Taylor provided the first reading of a Resolution Authorizing An Advance Of Funds From General Fund 1000 To Finance Certain Reimbursable Expenditures Related To The Purchase of Real Property For Public Purposes At 6896 Murray Avenue and 6805 Cambridge Avenue, Dispensing With The Second Reading And Declaring An Emergency.

Mr. Kubicki made a motion seconded by Mr. Lamar to dispense with the second reading. All present voted yes.

Mr. Kubicki made a motion seconded by Mr. Lamar to pass **RES 22-41**. All present voted yes. Mr. Kubicki made a motion seconded by Mr. Lamar to invoke the Emergency clause. All present voted yes.

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One Reading Only:

Ms. Taylor provided the first and only reading of a Resolution To Supplement Resolution 21-57, 2021 Columbia Township 2021 Annual Appropriation And Supplemental Appropriations 22-13, 22-18, 22-19, 22-27, and 22-36, 2022. Mr. Kubicki made a motion seconded by Ms. Hughes to adopt **RES 22-39**. All present voted yes.

Adjournment –

Mr. Kubicki made a motion seconded by Mr. Lamar to adjourn the meeting. All present voted to adjourn.

Susan Hughes

Date

David Kubicki

Date

Brian Lamar

Date

Caroline Heekin

Date

