

## **1. ECONOMIC DEVELOPMENT**

- **Rivers Crossing**
  - a. **IRG plans to break ground on a 55,000 sf. and a 7,000 sf. multi-tenant retail building in spring 2014**
  - b. **IRG is working closely with the Village, Warren County Engineers and ODOT to design, bid and complete additional public improvements on SR 48 that will enable IRG to begin developing the west side of SR 48 across from Rivers Crossing**
  - c. **Speedway plans to construct a new service station on the west side of SR 48 at Corwin Nixon after additional road improvements are completed in 2014**
  - d. **We continue to meet regularly with IRG about current and future projects**
  
- **Former Siemens Property**
  - a. **IRG purchased this 106 acre property out of foreclosure in 2013**
  - b. **Plans for a mixed-use development include commercial office, single-family or multi-family residential and industrial**
  
- **Former Elementary School Building**
  - a. **Staff is preparing to engage the services of a consultant to study the potential redevelopment of this building for use as municipal offices**
  
- **Comprehensive Plan**
  - a. **Village plans to engage the services of the Warren County Regional Planning Commission beginning in February to prepare the Villages FIRST Comprehensive Plan**

## **2. VILLAGE ENGINEER**

- **Hired Choice One Engineering to replace Brandstetter Carroll as the Village Engineer**
- **Choice One has performed successfully on a number of projects since becoming the Village Engineer**

## **3. SUBDIVISIONS**

- **Fredericks Stand and Grant Settlement Section One**
  - a. **Pebbles Homes purchased the remaining 8 empty lots in Grants Settlement Section One and the remaining 15 empty lots in Fredericks Stand and intends to resell the lots to other builders**
  - b. **Pebbles plans to make landscaping improvements and repave the private streets**
  
- **Grants Frederick**
  - a. **Issued zoning permits for six new homes during 2013**
  
- **Homestead**
  - a. **Issued zoning permits for four new homes in 2013**
  - b. **Subdivision is nearly 100% built out**
  - c. **First Financial agreed to pay the Village \$203,067 to complete the public road and utility improvements and \$20,370 to the HOA to complete the private road improvements**
  - d. **Public and private improvements to be completed in spring 2014**
  
- **Shepherd's Crossing**
  - a. **Issued zoning permits for 10 new homes**
  - b. **Subdivision is approximately 50% built out**
  
- **Stone Lake**
  - a. **Issued zoning permits for 19 new homes**
  - b. **Subdivision is nearly 100% built-out**
  
- **Vista Pointe**
  - a. **Issued zoning permits for three new homes**
  - b. **Approximately 40 lots remain**
  
- **Woodknoll Section Two**
  - a. **Alvin Bishop is developing 25 additional lots in the Woodknoll subdivision**
  - b. **Public improvements are about 70% complete**
  - c. **Bishop has contracted to sell all the lots to Ryan Homes**
  - d. **Model expected to be built during 1st quarter 2014**

- **Wynstead**
  - a. **Issued zoning permits for two new homes in 2013**

#### **4. STREETS**

- **Village received two federal grants to fund 80% of the \$3.6M estimated cost of road improvements at the intersection of M-M-M Rd. and SR 48. Design is nearly complete. Project on schedule for construction in 2016/2017. This is the largest road project in the history of the Village.**
- **Village received a CDBG grant to fund rehabilitation of M-M-M Rd. from 604 to Hudson St. Staff and Village Engineer value engineered the project to reduce cost about 50%. Balance will be used to fund additional M-M-M Rd. rehabilitation extending to Lebanon Rd. in 2014**
- **Rivers Crossing SR 48 repaving project plans submitted to ODOT for permit in October. Construction expected to be performed in spring 2014**
- **IRG plans to extend Corwin Nixon Blvd. west of SR 48 and extend sewer from M-M-M Rd. in 2014 to spur development on the west side of SR 48**

#### **5. UTILITIES**

- **Water**
  - a. **Village received an OPWC grant to providing funding for East-West Pike St. waterline replacement project. Staff and Village Engineer value engineered the project to reduce the Village's matching share of the cost**
  - b. **Village Engineer updated the Village's Water Map to reflect locations of hydrants and valves and water pressure readings at each location**
  - c. **Staff and Village Engineer appraised the condition and value of the salvageable equipment in the water plant and the Zoar Rd. water pump station for the purposes of resale**
  - d. **Staff and Village Engineer completed a study of the performance of the Village's Water and Sewer Funds**
  - e. **Staff is negotiating amended terms for the wholesale water agreement with Cincinnati Water Works**
  - f. **Staff is preparing an RFP to lease the Village's well field**



- **Upgraded the lobby of the administration building and improved building security**
- **Changed the health insurance plan to a high-deductible HSA plan which will save the Village more than \$45,000 during the first full plan year**
- **Installed a new sound system, digital recording device and video projection screen in Council Chambers**

#### **8. PLANNING & ZONING**

- **Began updating and modifying the Village Zoning Code**

#### **9. VILLAGE FIANCES**

**All Village funds with the exception of the Water Fund appear to be sound. We have to take too much money from the general fund to subsidize projects that should be paid from the water fund.**