



# DEERFIELD TOWNSHIP CIC MEETING

March 11, 2020

DEERFIELD TOWNSHIP  
**COMMUNITY**  
Improvement Corp. 

# YEAR IN REVIEW

- **CIC Created**
- **New Businesses to Deerfield Township – 40**
- **New Housing Starts - 191**
- **Business Retention and Expansion Visits conducted - 6**
- **Education and Training**
  - Economic Development Finance Professional Certification from National Development Council
  - Ohio Real Estate License



# DISTRICT AT DEERFIELD PHASE II

- Working closely with Silverman and Co. on Phase II
- Potential hotel operator interested in the site
  - Working with County to facilitate the construction of a parking garage to accommodate any additional parking needs should a hotel be included in Phase II



# BESTWAY INN PROPERTY (BARDES AND WILKENS REDEVELOPMENT AREA)

- Met with owner to discuss future of the property, public safety service issues, and delinquent hotel excise taxes
- Owner is now working with a broker and the property is for sale for redevelopment



# FEDERAL TAX EXEMPT STATUS

- Received federal tax-exempt status on February 28<sup>th</sup>, 2020
  - CIC now designated as a 501c(4)



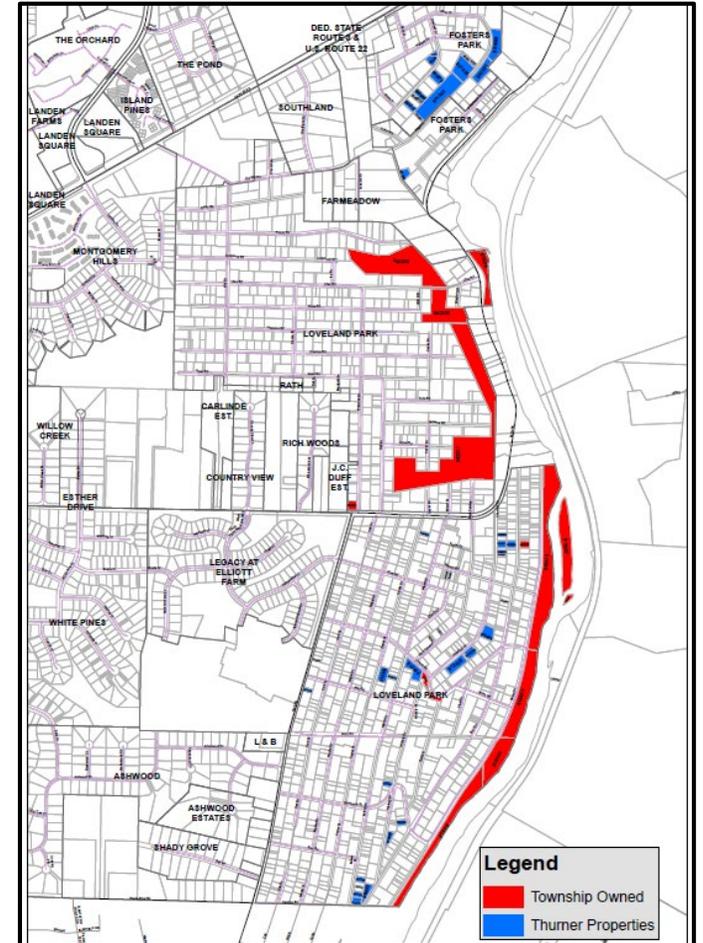
# MACY'S – IMPACT ON TOWNSHIP

- Macy's closed its Downtown Cincinnati headquarters as well as a call center in Arizona
- 700 employees will be hired to fill the void left by the closure of call center operations in Arizona
  - mostly be call center employees, but some executive positions will be included
- Building being renovated to accommodate growth
- Will have 2,000 employees once all new positions are filled
  - Largest employer in Deerfield Township



# THURNER PROPERTIES – LOVELAND PARK

- 41 small properties spread throughout Loveland Park and Foster's Park areas
- Township's Law Director is tracking down the owner of these properties to see how we can get control of them.
- These properties are delinquent on their taxes and could potentially be packaged to create new development or green space opportunities.



# KINGS MILLS TARGET AREAS

- ***Kings Island Drive Property (#1)***
  - Working on continuing conversations with the developer and potential users about the future of this site.
- ***Potential Mixed Use Area (#2)***
  - Given its location and surroundings, this could be a target for some mixed use or commercial development.



# FAÇADE IMPROVEMENT PROGRAM

The purpose of this program is to encourage business owners to spruce up at least the street facing portions of their properties to attract new or high quality tenants.



# COHATCH CO-WORKING

- Opening in Deerfield Towne Center
- Having issues with County Building Department on the requirements of their buildout based on the classification of use type.
  - County attempting to classify it as an Assembly Group A-2 requiring the strictest of standards for building codes
    - Would require new design of the space to accommodate the new standards
  - CoHatch seeking to be classified as Business Group B in order to keep their current design
- Working with Law Director and County to address



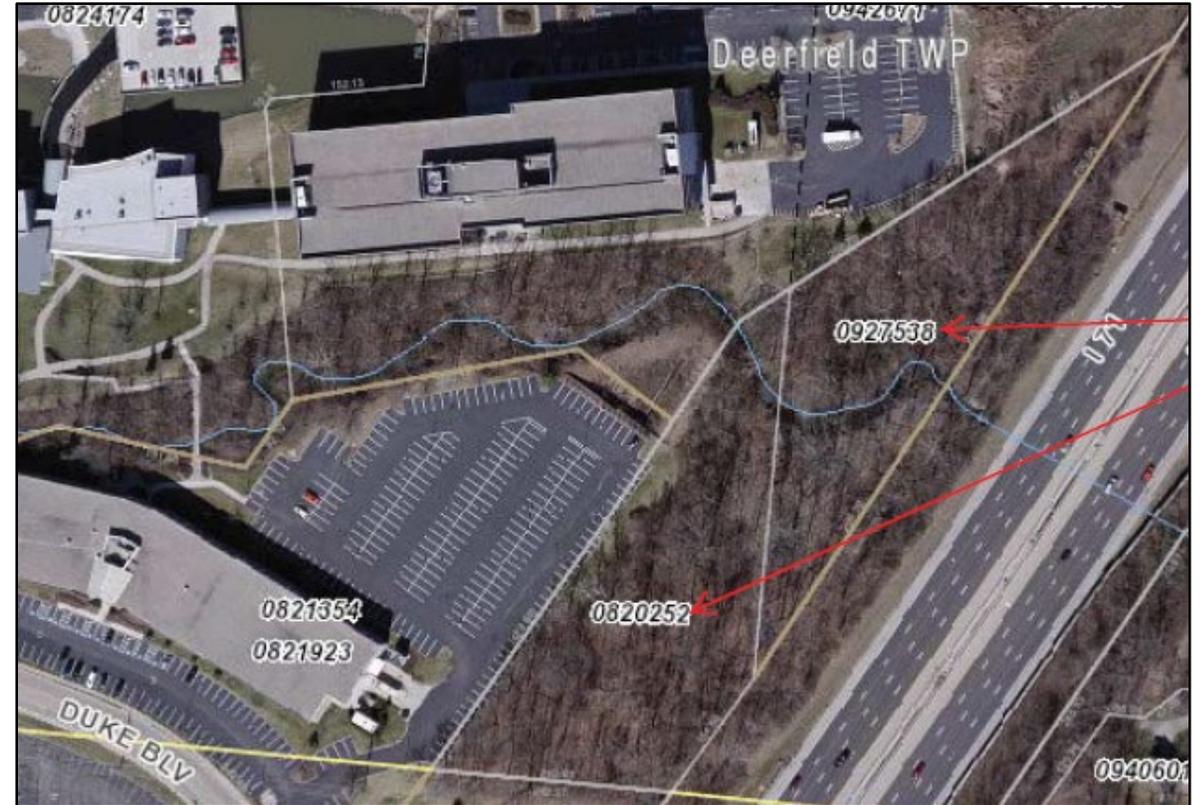
# CHILDREN'S LEARNING ADVENTURE SITE (SOCIALVILLE FOSTERS ROAD)

- Corporate office owns the site.
- Working on getting a contact there with plan.
  - GM has no idea what will happen with the site, but thinks at the moment it will end up being part of the Life Time fitness camps, perhaps Tennis Courts, co-working space, or another use to compliment the gym facility.
- Will continue to work on getting contact information to see if they are open to other outside developers for other potential uses.



# EVERSANA PARKING – ODOT LAND

- Eversana opened in Deerfield in 2019
- Call Center and administrative operations supporting the pharmaceutical and medical industry
- Need additional parking
- Building owner attempting to purchase land from ODOT to facilitate new parking lot along I-71.



# QUESTIONS

