

Williamsburg Township Board of Trustees Minutes

May 15, 2024

The Williamsburg Township Board of Trustees held a Special Meeting on Wednesday, May 15, 2024 at the Williamsburg Township Hall, for the following purpose: to discuss economic development, and all other matters that may come before the Board in open session. Mr. Jordan called the meeting to order at 11:00 a.m., and all joined in the Pledge of Allegiance to the Flag. Guy Bainum, Bari Henning, and Gary Jordan answered the roll call. Also present were Fiscal Officer Doug Lefferson, Emergency Services Chief Jason McCarthy, and Norm Khoury.

Mr. Khoury, Senior Vice President of Colliers International stated he was the realtor for 194 acres of land for sale in the Township and wanted to discuss this development opportunity and economic development in general. Mr. Khoury indicated one of the unique positive aspects of this property was its potential for rail access. He also stated industrial zoned sites converting to residential is happening more. Mr. Khoury said Jobs Ohio and other state and local development groups recently reviewed this specific site and this will increase visibility. He indicated raw land is more marketable the more initial work is already complete such as surveying and environmental studies and that his client is investing in these items. The main issue, which is common, is access to sewer. The question is how do you bring sewer out to a property without a defined user. Sewer lines could come from the County or the Village of Williamsburg under certain circumstances. The Township does not operate a sewer system directly, but there was discussion about County involvement with a TIF (Tax Incremental Financing) where future revenues are used to pay for infrastructure improvements. Mr. Henning said the possibility of a TIF would depend on revenue projections for whatever was planned to be developed on the site. Mr. Jordan asked if Mr. Khoury had reached out to the Port Authority as another source for help with development. Mr. Khoury said he had not, but would look into the process for Clermont County. Mr. Henning said a TIF discussion would start with the County. Mr. Khoury said he would have further discussions with the County Economic Development Department. Mr. Lefferson said he would reach out to the County Economic Development Department to further his understanding of TIFs, etc. There was other general development discussion regarding interest rates and the effect of COVID relief dollars in the economy. The Trustees thanked Mr. Khoury for the discussion.

Mr. Jordan brought up the idea of hiring another part-time person for the summer to assist with mowing and weeding at the cemeteries. The Trustees had significant discussion about the resources needed, including the open full-time maintenance position. The Trustees decided to hold off on an additional part-time hire.

Mr. Henning said in working with Mr. Tatman he recommends hiring CTA Affordable Doors to install 6 new garage doors on the old maintenance building at a cost of \$13,300.00. Mr. Bainum motioned to hire CTA Affordable Doors to install 6 new garage doors on the old maintenance building at a cost of \$13,300.00. Mr. Jordan second. All yeas.

There being no further business, Mr. Bainum motioned to adjourn at approximately 1:30 p.m. Mr. Jordan second. All yeas.

Fiscal Officer

Chairperson