

SPECIAL MEETING OF THE BOARD OF PARK COMMISSIONERS ANDERSON TOWNSHIP PARK DISTRICT

OCTOBER 1, 2015

Nadine Gelter, President, called the special meeting of the Board of Park Commissioners of the Anderson Township Park District (“ATPD”) to order at 3:00 pm at the Anderson Center, 7850 Five Mile Road, Cincinnati, OH 45230. Present were Board Members: Tom Turchiano, Dale Bartholomew, and Angie Stocker. Mr. Herking had work obligations.

Also present were: Ken Kushner, Executive Director; Emily Armstrong, Assistant Director/Board Clerk; and Brian Jordan, Financial Officer.

GUESTS: See the sign in from the Anderson Township Trustees workshop meeting.

AGENDA: Mrs. Stocker moved the Board approve the Agenda as presented. Mr. Herking seconded the motion. Voting: Yes: Mrs. Stocker, Mr. Bartholomew, Mrs. Gelter, Mr. Herking, and Mr. Turchiano. (5); No: None. The motion carried unanimously.

The park board and the Forest Hills School District Board of Education joined the Anderson Township Trustees meeting which was already underway. Trustees present were: Russ Jackson, Josh Gerth, Andrew Pappas, and Fiscal Officer, Ken Deitz. Board of Education members present were: Randy Smith, Tony Hemmelgarn, Jim Frooman, Julie Bissinger, and Forest Heis.

Mr. Jackson opened the joint meeting, stating there would be no opportunity for comment from the public, nor voting by any of the entities. He announced the next regular meeting for each of the three entities. He said the purpose of the meeting was to clarify misinformation about the Anderson High School relocation plan. TIF values are estimates determined by the Hamilton County Auditor. An entity cannot be sure what TIF will be collected until after buildings are built. Anderson Township is not holding up the project. The law is clear the Township cannot spend its TIF dollars on schools. Some elements of the project may be possible via third party such as CIC and/or Port Authority. Beech Acres Parenting Center is not in a distressed financial position and does not need to sell their property. The land owner has the final say what happens to their property and they are dedicated to their mission.

A lengthy discussion ensued among the three entities, including, but not limited to: legal opinion status on TIF financing; financing projections; the school district’s November levy funding for Anderson High School renovations; levels of financial risk; viability of the Anderson High School relocation plan; comfort levels of each of the entities for the Anderson 2020 plan; real estate conveyance options; RecPlex options for the ATPD including renovating, building new, and building new elsewhere; the concept that a partnership would result in a win-win-win for all three entities involved; and that maintenance is a critical path item for both the FHSD and the ATPD.

Mrs. Gelter said if the ATPD’s levy is successful the ATPD would buy the property and commits the following: the ATPD would forgo major changes until the FHSD and Anderson Township government fully vet the new AHS plan; if the plan is determined to be feasible, and a win-win-win for all three entities, a new AHS could be built on this property; and the ATPD would require an agreed-upon mechanism in order to ascertain the will of the residents for this property to be either a park, a school, or a combination of both. She further stated the second vote mechanism could be a referendum vote, a professional survey, or other means determined and agreed to by all three entities.

The second vote is so the community has an opportunity to weigh in on the matter, before the levy would be used for a purpose other than what the ATPD communicated.

Mr. Smith asked repeatedly if the park district was all in and aligned on the project.

Mr. Frooman said the FHSD is looking for unconditional commitment from the ATPD. Should the ATPD pass its levy, the ATPD's requirement for a second community vote makes the ATPD's commitment conditional.

Mr. Hemmelgarn said his sentiment is that the three entities can all make this project work and that he believes a community recreation center is important.

Members of the park board said the ATPD is willing to work through the details of the project if the project is determined to be feasible, but that currently, the park board is unsure to what they are committing.

Mrs. Stocker said the ATPD has been aligned and that it was the ATPD's idea to partner from the beginning when the discussions were about relocating the bus compound. The ATPD's goal is to acquire the property for the best use of the property. Everything is dependent on the FHSD's plan working. She said the park board is not interested in taking out features of the existing park, which the community has paid for. The ATPD needs at least seven acres on the property, and more like 10 acres if the ATPD adds more gyms to the RecPlex.

Mr. Bartholomew said the ATPD could build a RecPlex at Veterans Park with additional property from Ayer Elementary School.

Mr. Jackson said everything is being driven by the developer, and everyone needs to get a list together of what they want.

Mr. Gerth said everything is not going to be solved by November 3rd. He said the Trustees have agreed to buy the land so the concepts can be explored.

Mrs. Stocker said without a levy, the ATPD cannot buy anything back from the Trustees without a capital levy.

Mr. Gerth said if the ATPD levy fails it will be the ATPD's fault the land is gone.

Mr. Frooman said he is concerned the ATPD's levy will not pass and then all entities are out.

Mrs. Bissinger said it is time for the Township officials to move forward with haste to determine the Township's legal and financial responsibilities and liabilities with the plan.

Mrs. Bissinger requested a Trustee go with the ATPD to meet with Beech Acres Parenting Center to have the Township buy the property instead of the ATPD.

Mrs. Earhart agreed to set up a meeting with representatives from the three entities and the developer to establish each entity's needs for the project.

At 4:36 pm, there being no further business to be brought before this Board, Mrs. Stocker moved to adjourn the meeting. Mr. Turchiano seconded the motion. Voting: Yes: Mr. Turchiano, Mr. Bartholomew, Mrs. Stocker, and Mrs. Gelter. (4); No: None. The motion carried unanimously.

I hereby certify that the foregoing are the minutes of the October 1, 2015 special meeting of the Board of Park Commissioners, which minutes reflect the essence of the meeting and are not verbatim.

Emily Armstrong
Board Clerk

Dale Bartholomew

Nadine Gelter

Angie Stocker

Tom Turchiano