



Mar 17, 2023

Memorandum for the Mayor and Members of the Lebanon City Council

Subject: City Manager's Update

Included in your packet is the agenda and supporting documents for the **Monday, March 20th** City Council work session. The meeting will begin at 7:00 p.m.

The work session agenda includes a continuation of the discussion regarding the proposed Fire Department funding options. A formal presentation will be provided at the March 28th regular Council meeting.

One of the 2023 City Council Goals and Objectives is to update our Community Reinvestment Area (CRA) tax incentive program. Draft legislation will be presented that reflects this. The proposed modifications will give City Council more control and discretion as it relates to potential project incentives. Community Development Director Jason Millard will be providing an economic development update at the meeting.

The City submitted several infrastructure grant applications this past week:

1. An ODOT Municipal Bridge Replacement grant application to support the replacement of the Kingsview Dr. bridge. The total grant request for the bridge replacement is \$1.9 million. If awarded the grant, the City will initiate a Design – Build contract for the project this year.
2. An ODOT Safety Fund grant application to support the N. Broadway multi-use path construction project. The total grant request for the path construction is \$1.0 million.

The 2023 Urban Paving contractor will begin concrete replacement work in May, which will be followed by pavement resurfacing this Summer.

City Staff submitted a 2023 SAFER grant application this week to fully fund 4 full-time Fire / EMS positions in the department over the next 3 years.

In addition to the agenda items, the following material has been included in your packets:

1. Annual report from the Warren County Small Business Development Center
2. Free fitness in the parks class schedule

Upcoming Meetings & Events:

Mar 20, 7 p.m.	City Council Work Session
Mar 21, 7 p.m.	Planning Commission Meeting
Mar 28, 7 p.m.	City Council Meeting
Apr 4, 7 p.m.	City Council Work Session
Apr 11, 7 p.m.	City Council Meeting

Scott Brunka
City Manager



AGENDA
Lebanon City Council Work Session
March 20, 2023
City Building – 50 S. Broadway Avenue
7:00 p.m.

1. Call to Order, Roll Call & Pledge

2. Previous Business:

- a. Ordinance – Approving an employment agreement with Scott Brunka for the position of City Manager

3. New Business:

- a. Resolution – Authorizing the City Manager to apply for a State Clean Ohio Trail Fund grant to support the Bowman Trail project (See Summary Sheet)
- b. Ordinance – Amending the City’s Community Reinvestment Area (CRA) Program to remove CRA #3, 4 & 6 (See Summary Sheet)
- c. Ordinance – Amending the City’s Community Reinvestment Area (CRA) Program to establish CRA #10 (See Summary Sheet)

4. General Discussion Topics:

- a. Fire Department Levy Options
- b. Economic Development Update – March 20th Work Session Meeting

5. Open Discussion

6. Executive Session (*as required*)

City of Lebanon
Staff Summary Sheet

Subject: Bowman Trail Expansion

March 2, 2023

Prepared by: Casey Burdick, Recreation and Natural Resources Coordinator

1. Purpose: Authorize the City to apply for an ODNR Clean Ohio Trail Fund grant to extend the bike trail from the existing Lebanon-Countryside YMCA Trail through the Bowman Nature Preserve to Monroe Road.

2. Recommendation: The City Council authorizes the Recreation and Natural Resources Coordinator to apply for a Clean Ohio Trail Fund grant for an amount up to \$500,000 to support extending the Lebanon-Countryside YMCA Trail through the Bowman Nature Preserve to Monroe Road.

3. Discussion:

a. Through the State of Ohio's Clean Ohio Trail Fund (COTF) grant, local governments and natural resources organizations are eligible to receive this grant for conservation projects that improve outdoor recreational opportunities. The COTF Grant will fund up to 75% of the project cost. Based on current needs, the Lebanon Park Board is recommending that the City apply for a COTF grant to expand that current bike trail to northeastern parts of the City.

b. The bike trail extension will involve the construction a 1.66 mile, 10' wide multi-use path trail utilizing old railroad bed, and will extend the existing Lebanon – Countryside YMCA Trail next to the Armory, which connects with the Little Miami Scenic Trail, northeast to provide trail access to the Colony Square shopping area and residents along this corridor including the low-income families in the Warren County Metropolitan Housing off Monroe Road. This project will activate the 27-acre Bowman Nature Preserve, which currently has no public access. This trail was recommended in the Lebanon-Turtlecreek Township Trails Initiative Plan. A map of the proposed route is attached.

c. The City has already received an OKI Transportation Alternative Grant in the amount of \$750,000 for the project. The COTF grant would provide an additional \$500,000 in grant funding towards the project. If awarded the grant, the project would be executed in 2025.

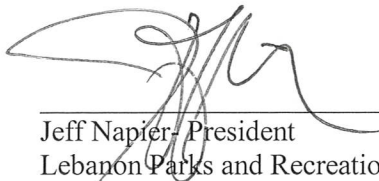
d. The grant application is due on April 17, 2023. Staff is recommending that the City apply for a COTF grant to support the improvements outlined above.



Re: Resolution from the Lebanon Park Board recommending an application for the Clean Ohio Trail Fund grant to extend Lebanon-Countryside YMCA Trail through the Bowman Nature Preserve to Monroe Road.

a. At the March 2, 2023, Parks and Recreation Board meeting, the Board discussed the City's desire to extend the existing bike trail to reach the northeastern neighborhoods and create a loop around the downtown. The cost estimate for this project is \$1,600,000. The bike trail extension will construct a 10' wide multi-use path trail utilizing old railroad bed and widening existing sidewalk in the right of way. This project will extend the existing Lebanon – Countryside YMCA Trail, which connects with the Little Miami Scenic Trail, northeast to provide trail access to the Colony Square shopping area and residents along this corridor including the low-income families in the Warren County Metropolitan Housing. This project will also activate Bowman Nature Preserve. This project was identified as a recommended project in the Lebanon – Turtlecreek Township Trails Initiative Plan.

b. Following the discussion, a motion was made by Jane Davis, and seconded by Scott Nash, to support the City applying for a 2023 Clean Ohio Trail Fund grant to help fund this project. The motion was approved by a unanimous vote.



Jeff Napier - President
Lebanon Parks and Recreation Board

City of Lebanon
Staff Summary Sheet

Subject: Community Reinvestment Area Program

Date: March 20, 2023

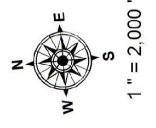
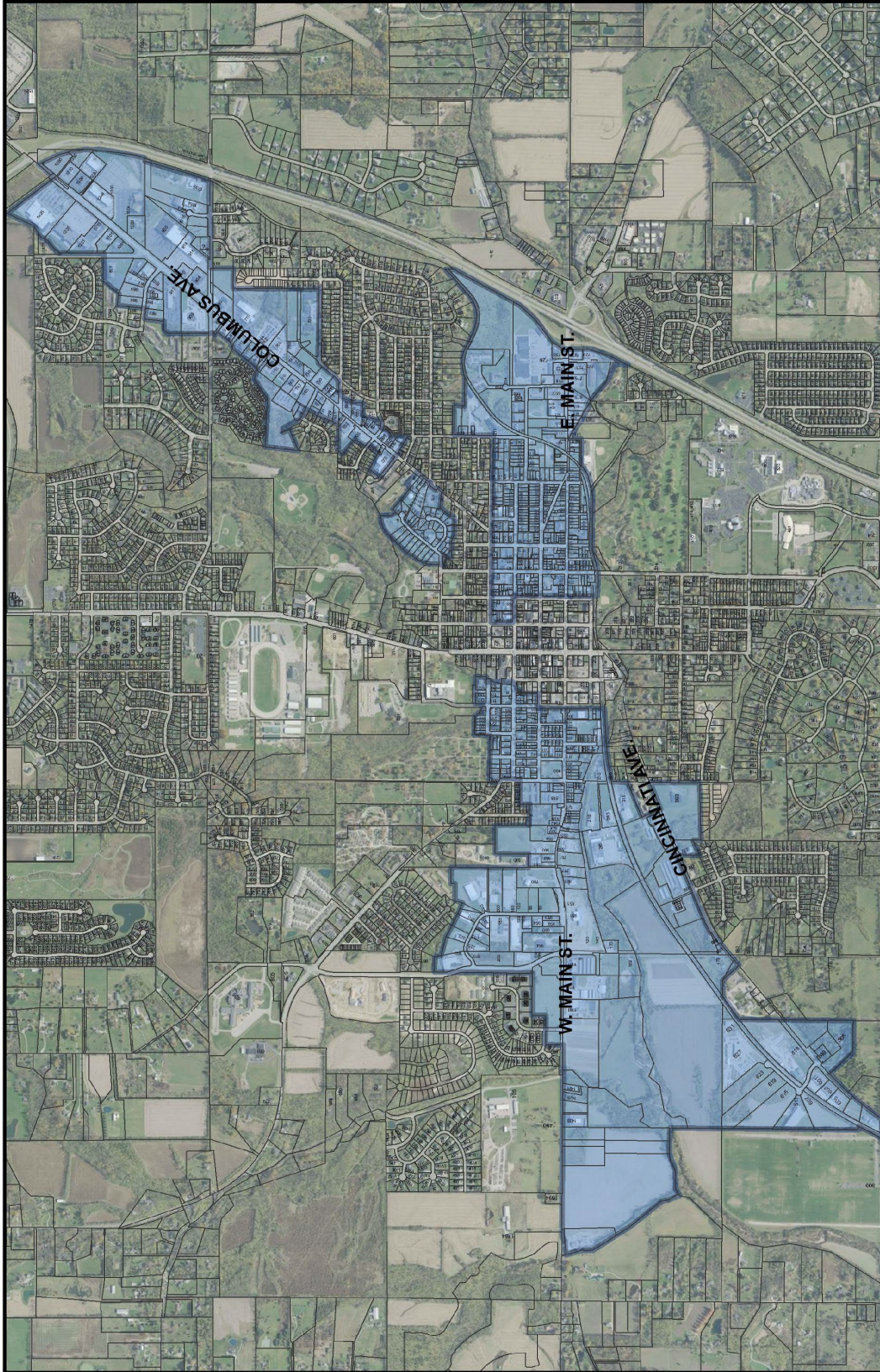
Prepared By: Jason Millard, Development Director

1. **Purpose:** Amend the Community Reinvestment Area (CRA) Program (LCO Ch. 159) and establish CRA No. 10
2. **Recommendation:** **The City Council amends Chapter 159 of the Codified Ordinances to withdraw and terminate CRAs No. 3, 4, and 6. In addition, City Council approves an ordinance establishing CRA No. 10.**
3. **Discussion:**
 - a. Community Reinvestment Areas (O.R.C. 3735.65-70) are areas of land in which property owners can receive tax incentives for investing in real property improvements. The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption (abatement) program benefiting property owners who renovate existing or construct new buildings. This program permits municipalities to designate these areas to encourage economic development through investment in new structures and facilities. The City currently has seven CRA districts that were established in the late 1980s. The CRA districts offer varying levels of incentives that provide abatements on improvements ranging from residential renovations to new industrial buildings.
 - b. In July 1994, the State passed S.B. 19 implementing significant changes to the CRA Program, and as a result, the City's CRAs are classified as "Pre-1994" and effectively "grandfathered" from a majority of the 1994 legislative changes. The CRAs created prior to 1994 function considerably differently from the "Post-1994" program requirements, and provide a straightforward abatement incentive to qualifying projects. Under S.B. 19, a "Pre-1994" CRA can amend its authorizing legislation twice and still fall within the "Pre-1994" CRA rules. Any third amendment would impose the "Post-1994" CRA rules on that area. In 2013, the City amended CRA No. 7 which originally comprised the Kingsview Industrial Park to include Lebanon Commerce Center, Columbia Business Park, and surrounding industrial property within the corridor. Therefore, the City has one amendment remaining specific to "Pre-1994" CRAs.
 - c. The "Post-1994" program affords the City the ability to negotiate the exemption percentage and term on a project-specific basis providing more control and flexibility on the level of incentives. Effectively, the merits of a project, including capital investment, job creation, and preferred use, can all be factors taken into consideration with evaluating the merits of projects in determining a fair and equitable tax exemption. The "Pre-1994" program does not allow the City to negotiate the exemption percentage for projects. The tax exemption must be 100%, and the terms are fixed based on the original authorizing legislation. In addition, the current structure of the City's "Pre-1994" program essentially creates a "by-right" incentive in that if the project meets the minimum construction cost threshold, the project is eligible for tax exemption.

- d. In 2018, the City Council authorized CRA No. 8 under the “Post-1994” requirements for the North Broadway Corridor encompassing the 511 North Broadway project and surrounding properties up to the Warren County Fairgrounds. CRA No. 8 was crucial to providing a lucrative incentive to support the capital investment planned for the corridor.
- e. A key recommendation of the Envision Lebanon Comprehensive Plan is to review current incentive programs to evaluate potential amendments to modify and expand the CRA Program benefits within the City. Staff has evaluated the existing CRAs to determine the viability of amending the program to encourage new investment and redevelopment within the City’s primary corridors. As a result, in 2022, the City Council authorized terminating CRA No. 5, which was a Pre-1994 CRA, and creating CRA No. 9, which encompasses the Pleasant Square neighborhood and surrounding areas along North Broadway and Columbus Avenue.
- f. For 2023, City staff is recommending that CRAs No. 3, 4, and 6 (Pre-1994) be terminated. The CRAs encompass the following corridors: Columbus Avenue, W. Main Street/Cincinnati Ave., and E. Main Street. The proposed amendment to Chapter 159 will terminate and withdraw these areas from the program (LCO Ch. 159). This amendment is necessary to establish a new CRA for the area to facilitate redevelopment and investment under the “Post-1994” program requirements.
- g. The new “Post-1994” CRA for the above-mentioned corridors will be CRA No. 10. The boundary for CRA No. 10 will incorporate a majority of CRAs 3, 4, and 6 with limited expansions to the area boundary along the West Main Street and Columbus Avenue corridors.
- h. The attached map depicts the boundary of CRA No. 10 to be established under the “Post-1994” program. The following table provides a comparison of the abatement terms for the respective CRAs.

Type of Improvements	CRA No. 3 (Terminate)		CRA No. 4 & 6 (Terminate)		CRA No. 10 (Proposed)	
	Exemption Amount (%)	Exemption Period	Exemption Amount (%)	Exemption Period	Exemption Amount (%)	Exemption Period
Remodeling of Residential Dwellings	100%	3 Years	100%	3 Years	100%*	Up to 10 Years*
Remodeling of Commercial Structures	100%	12 years	100%	12 years	Negotiated	Up to 15 years
Remodeling of Industrial Structures	100%	12 years	100%	12 years	Negotiated	Up to 15 years
Construction of New Residential Dwellings	N/A	N/A	N/A	N/A	N/A	N/A
Construction of New Commercial Structures	100%	7 years	N/A	N/A	Negotiated	Up to 15 years
Construction of New Industrial Structures	100%	7 years	N/A	N/A	Negotiated	Up to 15 years

* Remodeling costs in excess of \$5,000



COMMUNITY REINVESTMENT AREA NO. 10

 Proposed CRA Boundary - 996 acres

The parcels within CRA No. 10 consist of the following parcel numbers identified in the records of the Warren County Auditor as of the date of Ordinance No. .

EXHIBIT A





WCSBDA/SBDC

Located at the Warren County Career Center
Room 505
3525 North State Route 48
Lebanon, Ohio 45036-1099

Office open Monday through Friday
9:00 a.m. to 5:00 p.m.
By Appointment Only

WCSBDA/SBDC Staff:

Mike Stater, CBA Executive Director
(513) 934-4793 ext. 5338
Mike.Stater@warrencountysbdc.org

Joe Schiesler, CBA Counselor
(513) 934-4793 ext. 5317
Joe.schiesler@warrencountysbdc.org

Fred Polizzi, CBA Counselor
(513) 934-4792 ext. 5317
Fred.Polizzi@warrencountysbdc.org

2022 WCSBDA Member Organizations:

- Access Business Finance Inc.
- Area Progress Council
- Bricker & Eckler
- Village of Carlisle
- Clearcreek Township
- Deerfield Township
- 1st National Bank
- Flagel Huber Flagel & Co.
- City of Franklin
- FranNet
- Franklin Chamber
- Graydon Head & Ritchey
- Hamilton Township
- Huntington Bank
- LCNB National Bank
- City of Lebanon
- Lebanon Chamber
- Little Miami Chamber
- MADE: Mason-Deerfield Twp. Chamber
- City of Middletown
- Village of Morrow
- Ohio Means Jobs/Warren Co
- Peoples Bank
- Sinclair College
- City of Springboro
- Springboro Chamber
- United Way of Warren County
- U.S. Bank
- Village of Waynesville Chamber
- WesBanco
- Warren County Career Center
- Warren County Government
- Warren County Port Authority
- Wright-Patt Credit Union
- First Financial Bank
- Pickrel, Schaeffer and Ebeling
- Telhio Credit Union
- Farmer's & Merchant's Bank

Dear Warren County Small Business Development Alliance Members:

I would like to thank the Members of the Warren County Small Business Development Alliance for the continued support they have given to the organization in 2022. Their contributions and subject matter resources have allowed our SBDA model to remain strong, unique, and beneficial to the small business community in Warren County.

2022 was a unique year in the role of Board President. The role was split between Karolyn Ellingson and myself. She accepted a new position outside of Sinclair College which required her exit from the Board mid-year. Her leadership in the first part of 2022 was greatly appreciated as well as her years of service as a Board Member. Thanks to Karolyn for all of her hard-work.

The SBDA ended the year with 34 paid members, a return to our pre-Covid size. This was a 4-year bounce-back to full strength. Another milestone was our first-ever all-Board retreat and planning session.

The Warren County SBDC was honored to host Director Lydia Mihalik from the Ohio Department of Development during a tour-stop in Lebanon. We achieved a high-water mark of serving the 3,000th client since the SBDC's inception. These clients have been served over a 10-year period, which the organization celebrated in October of 2022.

The Warren County SBDC received special recognition in a December Floor Speech from Rep. Steve Chabot in Washington D.C. He acknowledged our 10 years of achievements, and the support model of the SBDA.

This unique Public-Private Partnership model has received significant attention on Capitol Hill as well as the America's SBDC national association and the State of Ohio SBDC network since 2012.

Warren County continues to outpace the State SBDC network in average capital infusion per client. Further, the SBDC received honorable mention at the Ohio SBDC conference for total capital infusion (\$9,302,423) and client satisfaction rate (96%). Additionally, twelve classes were hosted in 2022 which provided business management content to 258 entrepreneurs. All of this work is made possible by the dedication and effort of Executive Director Mike Stater and the entire staff. Thanks to Mike, Joe Schiesler, and Fred Polizzi for all they do to grow the Warren County economy.

Lastly, I would like to thank my fellow Board of Directors for their service last year and guidance of the organization as we continued a return to normal after the pandemic.

The success over the past year shows the continued vibrancy of the organization thanks to the Membership, Staff, and Board. I look forward to continuing work that will grow the Warren County SBDA and benefit the small businesses of the County.

Sincerely,
Matt Schnipke
2022 President
Warren County Small Business Development Alliance

Warren County SBDC 2022 Production Results

Impact per Client	OHIO: \$9,752	WC: \$61,184
Impact per C&P Hours	OHIO: \$2,212	WC: \$7,835

Warren County SBDC 2012-2022

Economic Impact	\$56,270,000
Biz Starts	166
Job Creation	792
Impact/Client	\$51,671
Impact/C&P	\$7,087

2012-2022 Economic Impact / \$1 Investment

ODSA ROI	\$263/\$1 Investment
Impact/SBA ROI	\$74/\$1 Investment
Impact/SBDA ROI	\$230/\$1 Investment





Top 5 SBDA Member Banks w/ SBA Loans in Greater Cincinnati

(source Cincinnati Business Courier)

BANK	FFY 2021	BANK	FFY 2022
HUNTINGTON BANK	\$74,120,000 (283)	HUNTINGTON BANK	\$52,600,000 (303)
PEOPLE'S BANK	\$10,620,000 (17)	ALLOY/HCOG	\$28,500,000 (33)
FIRST FINANCIAL BANK	\$9,600,000 (18)	U.S. BANK	NA (45)
ACCESS BUSINESS DEV	\$8,660,000 (10)	FIRST FINANCIAL BANK	NA (8)
U.S. BANK	\$5,440,000 (32)	WRIGHT-PATT CU	\$6,600,000 (NA)

SBDA Total Expenses

2020-2021: \$222,645

2021-2022: \$232,476

SBDA Total Revenues

2020-2021: \$236,883

2021-2022: \$234,900

Warren County SBDC Client Economic Impact:

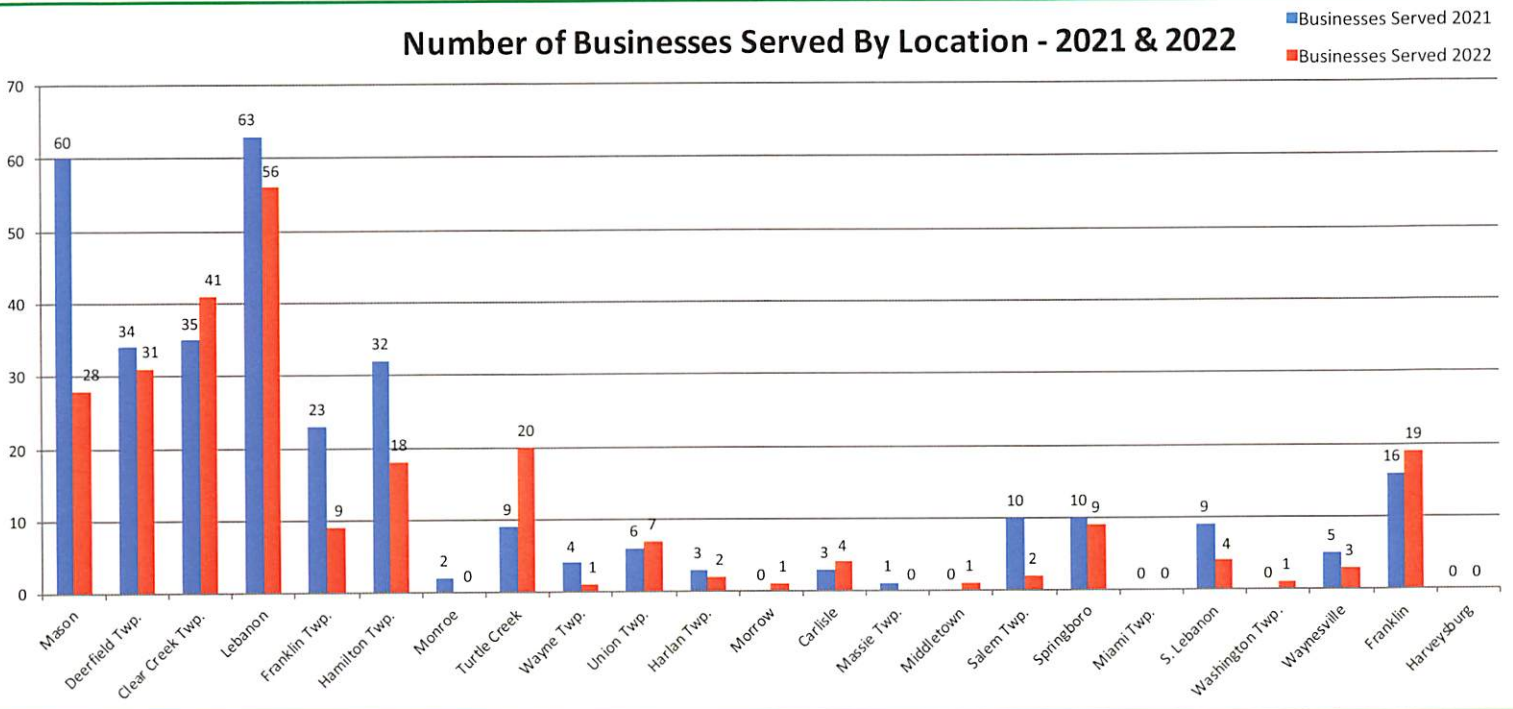
ECONOMIC IMPACT BY PSD

PSD	FFY 2021
VILLAGE OF CARLISLE	\$414,373
CITY OF FRANKLIN	\$642,305
LEBANON/ TURTLECREEK TWP	\$603,874
MAINEVILLE/ HAMILTON TWP	\$299,000
MASON/ DEERFIELD TWP	\$1,546,123
MORROW	\$2,000
OREGONIA	\$5,000
SPRINGBORO/ CLEARCREEK TWP	\$303,053
WAYNESVILLE	\$50,342

ECONOMIC IMPACT BY PSD

PSD	FFY 2022
CITY OF FRANKLIN	\$646,805
MAINEVILLE/ HAMILTON TWP	\$239,000
MASON/ DEERFIELD TWP	\$15,000
LEBANON/ TURTLECREEK TWP	\$3,377,626
BLANCHESTER	\$480,000
LOVELAND	\$1,473,000
SPRINGBORO/ CLEARCREEK TWP	\$461,000
MORROW	\$2,000

Number of Businesses Served By Location - 2021 & 2022





FITNESS IN THE PARKS

- MAY 20** YOGA WITH KAREN TOMPOS
11 AM | HARMON PARK
- MAY 25** ZUMBA WITH CHIAKI FANELLI
10 AM | HARMON PARK
- JUNE 06** DANCE FITNESS WITH DAVID LEE
7:30 PM | HARMON PARK
- JUNE 23** ZUMBA WITH HOLLY MORGAN
10 AM | HARMON PARK
- JULY 08** TRAIL FITNESS WITH CARRIE LINTNER
9 AM | MILLER ECOLOGICAL PARK
- JULY 19** YOGA WITH CHRISTY ADDISON
9:15 AM | HARMON PARK
- AUGUST 08** DANCE FITNESS WITH DAVID LEE
7:30 PM | HARMON PARK
- AUGUST 25** FAMILY FITNESS WITH DEANNA KEMPF
3 PM | BICENTENNIAL PARK

ALL CLASSES ARE FREE & OPEN TO THE COMMUNITY



**Together
We
Thrive**

The City of Lebanon's Together We Thrive program is about creating a vibrant community through all aspects of healthy living. Together We Thrive Fitness in the Parks was made possible through a partnership between the City and the Countryside YMCA.