



**Middletown Master Plan
Steering Committee Meeting
January 27, 2005, 4:30 pm**

Minutes

Attendance:

Steering Committee members:

Sam Ashworth, Doug Bean, John Civile, Dee Florence, Harold Jackson, Ted Karchner, Cathy Newkirk, Nancy Nix, Saundra Pearce, John Sawyer, Bob Stacy, Mark Wall, Bob Wells, Tom Williams, Larry Wood, Wilma Wood, Frank Chapman, Noah Powers

Staff:

Bill Becker, Marty Kohler, Joanne Mejias-Yancey, Brian Forschner

Consultants:

Brad Schwab, Tim Bender

The Steering Committee meeting began at 4.30 pm with a brief introduction by Marty Kohler. Brad Schwab of McKenna began the presentation of Goal B: Redevelopment.

Mr. Schwab introduced the Redevelopment Opportunities portion of the Master Plan process. As he went through each objective to the goal, he asked for comments and suggestions from Steering Committee members.

COMMENTS

Brownfield Sites

Aeronca will become a Greenfield site in 2 years; the City needs to be prepared for an end-user so that the site gets used. They also need to plan for projected uses with the understanding that you want the highest and best use for the site but understanding also that market forces will determine what will go in.

To promote brownfield development, you need to work with the property owners to help clear as much liability as possible so owners will turn over their property. \$50,000 in annual property tax is a bargain compared to a \$2,000,000 tear-down cost and potential liabilities.

Mixed-Use Development

Mixed-use development should be a land use considered in this plan. It will allow residents to live near work and needed life supplies such as food and clothing retail, as well as encourage the development of parks within walking distance of residents. A



potential mixed-use development site is Towne Mall, which risks losing market to newer nearby regional shopping malls. The City should talk with the owner of Towne Mall about the potential for redevelopment into a mixed-use site when the market will bear such a use.

Development

The developer has the choice to go where he wants, and where there is the least amount of risk; that is why brownfield redevelopment grants are important, to take the risk away.

There is a need to use Aeronca as a momentum-starter so that the City can learn from the process and use it as a model to encourage owners of other sites to participate.

Infrastructure

The EPA moratorium on development is a threat to future development, and a high priority should be put on fixing the sewage infrastructure problems. Consideration should be given to rate increases for stormwater utility.

Fiber optics are in place around downtown, but are currently underutilized. There needs to be an effort to utilize this technology to give downtown a competitive advantage for development. Also, consideration should be given to requiring conduit installation on all newly developed properties in the City to permit easy expansion of fiber optics and other information technologies.