



Weekly Update to City Council from the City Manager June 6, 2010

Middletown Regional Airport

Team FastTrax is progressing very well in their move to the Middletown Regional Airport. As of March 1st, they report that nearly 12,000 visitors have come to Middletown who have used 500+ hotel room nights. Good news for our airport and surrounding businesses.

Nuisance Abatement Budget

To date, we have spent \$30,000 more on nuisance abatement than this time last year. This means that we will most likely run out of grass cutting, nuisance abatement and enforcement money sooner than anticipated. We will provide more details in a future weekly update in order to have a conversation with Council on the level of enforcement for the balance of the year.

Dublin House Redevelopment

A \$2 million grant provided for renovation of this facility at 1425 Central. In addition to improving the façade, the renovation allows the senior living facility to enlarge 40 former single room units to be one bedroom units, and provides for a new roof, landscaping, and improved parking. This project adds to our Central Ave. corridor improvement.

Youthland Academy Redevelopment

This wonderful redevelopment project opened January 11, 2010, in a newly renovated facility at the former Ryan's Steakhouse located at 4435 Marie Drive. The \$235,000 upgrade to the facility included an indoor and outdoor playground, multiple classrooms, and a kitchen. The center can accommodate 145 children at capacity. The franchisee selected Middletown after demographic data indicated strong growth potential here. The Center has hired 9 new employees and plans to eventually have 22 to 25 full-time staff.

Middletown Animal Hospital Redevelopment

More new investment in Middletown! This project received zoning approval for the demolition of the existing facility at 3615 Grand Ave (and an adjacent single-family home) to allow the construction of a new 4,600 sq. ft. veterinary hospital on the same site with an estimated investment of \$1 million. The expanded facility should support the hiring of two to three new veterinarians and as many as 10 new staff members.

VA Clinic Development

Construction has started on the new 20,300 square feet clinic on Union Road adjacent to the Inn at Renaissance Village. The opening is targeted to occur in November 2010. The new \$6 million facility is expected to result in 33 new jobs.

Verizon Retail Store Development

A new prototype for Verizon recently opened in Meijer out lot at 3663 North Towne. Middletown was selected as a test market to construct one of four sustainable stores in the United States!

Wausau Paper

The former Sorg paper mill demolition is underway and is expected to be completed by August. This massive demolition project was funded by Wausau Paper and included 25 structures containing about 500,000 square feet.

Midwest Service/Vail Rubber

Remediation and demolition of the industrial building at 605 Clark Street is complete. The project will allow the company to grow their roll repair business for the rubber industry and to eventually add 25 jobs. Nice to see this project complete.

Former STM Paper Mill

The vacant property located on a 5 acre site at 810 First Street (at Water) will be demolished and the site remediated. Work is expected to start in the third quarter of the year. This \$2.1 million project is being funded through a Clean Ohio Revitalization Fund grant of \$1.6 million, \$112,000 provided by USEPA and the balance from the City as a local match.

Down Payment Assistance Available

This is a great program that assists the city in attracting new home owners:

New homeowners can apply for down payment assistance from the City of Middletown

through the HUD Home Investment Partnership (HOME) Program. Our Community Revitalization Department administers the program. The loans are forgivable down payment/closing cost assistance loans for eligible home buyers. Purchasers may obtain mortgage financing through participants in the Middletown Homeownership Partnership or other lenders of their choice.

Underwriting criteria: monthly principle, interest, taxes and insurance costs shall not exceed 35% of monthly household income; and, these costs plus other long-term fixed obligations shall not exceed 45% of monthly household income. Property taxes and homeowners insurance are escrowed. All purchaser(s) must have sufficient creditworthiness.

Applicant Eligibility - Adjusted Gross Annual Income

- One Person Households \$37,050
- Two Person Households \$42,350
- Three Person Households \$47,650
- Four Person Households \$52,950
- Five Person Households \$57,200
- Six Person Households \$61,400

Eligible Residential Properties: One- and two-family dwellings (including condominium units) and permanently installed manufactured homes (including building lots) are eligible. These dwellings shall be located within the incorporated limits of the City of Middletown, Ohio. Financial Assistance: Qualified home buyers are eligible to receive up to \$6,000 for down payment and closing cost assistance. Program participants shall not receive funds back at closing.

Process: Applicants must attend the home buyer class and then get pre-qualified with a lender. Once a purchase contract is finalized, contingent upon City approval if relying on down payment and/or rehabilitation assistance, the process takes a minimum of 30 days from acceptance to closing.

Census Information

The Census Helpline is 1.866.872.6868. Although all mailing of forms has ceased, citizens are able to submit information to a Census employee at this number.

Upcoming Events

June 7	Middletown Park Board meeting – Conference Room 2C 5:30 p.m. Middletown City Schools Board of Education meeting 6:30 p.m.
June 8	Middletown Board of Health meeting –Conference Room 2C 7:30 a.m.
June 9	Middletown Planning Commission meeting -Council Chambers (Lower Level) 5:30 p.m.
June 11	Farmers Market @ Governors Square 10:00 a.m. – 3:00 p.m.
June 15	MPHA meeting -Council Chambers (Lower Level) 5:30 p.m. City Council meeting- Council Chambers (Lower Level) 6:00 p.m.
June 16	Broad Street Bash Governors Square 5:00 p.m. Band 6:00 p.m.
June 18	Farmers Market @ Governors Square 10:00 a.m. – 3:00 p.m.
June 19	Multicultural Festival @ Douglass Park 8:00 a.m. – 8:00 p.m.
June 25	Farmers Market @ Governors Square 10:00 a.m. – 3:00 p.m.
June 30	Broadstreet Bash Governors Square 5:00 p.m. Band 6:00 p.m.

Links for additional information:

City Manager's Weekly Update: www.cityofmiddletown.org

Middletown Community Calendar: <http://www.calendarwiz.com/middletowncalendar> (copy
and paste in your web browser)

Pothole Patrol: www.cityofmiddletown.org or call 727-3691 (Option 2)

Have a great week! Judy