



COMMUNITY IMPROVEMENT CORPORATION AGENDA:

June 6, 2025

Innovation College@Elm 3rd Floor 20 South Elm Street Oxford, Ohio 45056

12:00 PM

Call to Order

Approval of Agenda

Approval of Minutes

1. Minutes from the last meeting, held Friday, August 16, 2024

Selection of Officers

1. Nomination for President:
2. Nomination for Treasurer:
3. Nomination for Secretary:

Old Business

New Business

1. Economic Development Strategic Plan Presentation
 - Research and Findings
 - Public Comment Feedback
 - Recommendation to Council
2. 2026 Research Recommendations to Council
 - Review of Staff and Council initiated goal areas
 - Recommendation to Council
3. Placemaking Efforts
 - Red Brick Fridays - June 7, July 18, August 1, August 2



- Otoberfest September 13 - Uptown Event

4. Local Business Updates

Open Floor Discussion

Adjournment



MINUTES
OXFORD COMMUNITY IMPROVEMENT CORPORATION
INNOVATION COLLEGE@ELM 1ST FLOOR 20 SOUTH ELM STREET,
OXFORD, OHIO 45056
FRIDAY, AUGUST 16, 2024 AT 12:00 PM

Approval of Agenda

Date: Friday, August 16, 2024

Location: Innovation College@Elm 1st Floor | 20 S. Elm St. Oxford, OH 45056

Time of Meeting: 12:00 PM

Members Present: Jim Clawson, Alex French, Kevin McKeehan, Norma Pennock, Ted Pickerill, Heidi Ridenour, J.C. Rupel, Mike Smith,

Members Absent: Nate Chaney, Shaunna Tafelski, Randi Thomas, Kelly Umbstead

Staff Liaison: Seth Copenbaker

Call to Order

Time: 12:04 PM by J.C. Rupel

Approval of Agenda

Motion: Kevin McKeehan

2nd: Norma Pennock

Vote: Passed Unanimously

Approval of Minutes

Approval of Minutes

Minutes from the last meeting, held March 22, 2024

Minutes corrected to reflect voting Board Member attendance

Motion to approve amended Minutes: Kevin McKeehan

2nd: Ted Pickerill

Vote: Passed Unanimously

1. Minutes from the March 22, 2024, meeting.

Old Business

1. Childcare Business Forgivable Loan Program

- Review of program documents
- Promotion Efforts

2. Façade and Sustainability Grants

- Three payments disbursed

- \$5,734.40 total value awarded
- Two awards yet to be claimed
- \$2,715.00 total value outstanding
- \$1,550.60 remaining balance
- KiKi the Barber Application review (sign replacement)
- Total project costs \$1818.76

Motion to approve award of \$1,009.38 for Kiki the Barber: Ted Pickerill

2nd: Norma Pennock

Vote: Passed Unanimously

3. Tobacco Retail Licensing Program

New Business

1. CIC Public Records Policy

Motion to adopt:

2nd:

Vote:

Motion to adopt: Alex French

2nd: Ted Pickerill

Vote: Passed Unanimously

2. Ec Dev Strategic Plan update

3. Butler County Finance Authority Update

4. Local Business Updates

5. Placemaking Efforts

- Streets & Eats 8/30
- Oxtoberfest 9/24
- Pickleball Tournament tentative 9/7

Open Floor Discussion

Adjournment

Motion: Jim Clawson

2nd: Kevin McKeehan

Vote: Passed Unanimously

CIC Research and Recommendations for 2026



OXFORD COMMUNITY
IMPROVEMENT CORPORATION

Review and Make Recommendations

- Yes, rationale, and budget impact
- No, and rationale
- More information is needed.
 - The work in 2026 could be the research but explain how this will be accomplished.
- **Goal** prioritize top 3, in addition to our current projects.

Current On-Going Projects

- Economic Development Strategic Plan
 - Presenting to CIC for recommendation to Council
 - Presentation to Council for adoption on June 17
- Begin implementation of the Strategic Plan
 - Leverage the potential of the CIC
 - Site acquisition and development in target areas
 - Residential and mixed-use development at Western Knolls
- Healthcare Education Program with BT and TSD
- Childcare program development
 - Exploring Oxford community center
- Local business concierge

Develop Power and Resources for the CIC

- Oxford Tomorrow Reference
 - 4. E: A Thriving and Resilient Year-Round Economy
- Staff Research/Comments:
 - CIC can lead Oxford's Ec Dev efforts, but needs support
 - CIC needs authority
 - CIC needs resources
 - Activities the CIC could undertake
 - Purchasing and developing property
 - Recruit employers, and provide incentives through property ownership

Utility and Street Infrastructure Funding for Developments that Align with Goals

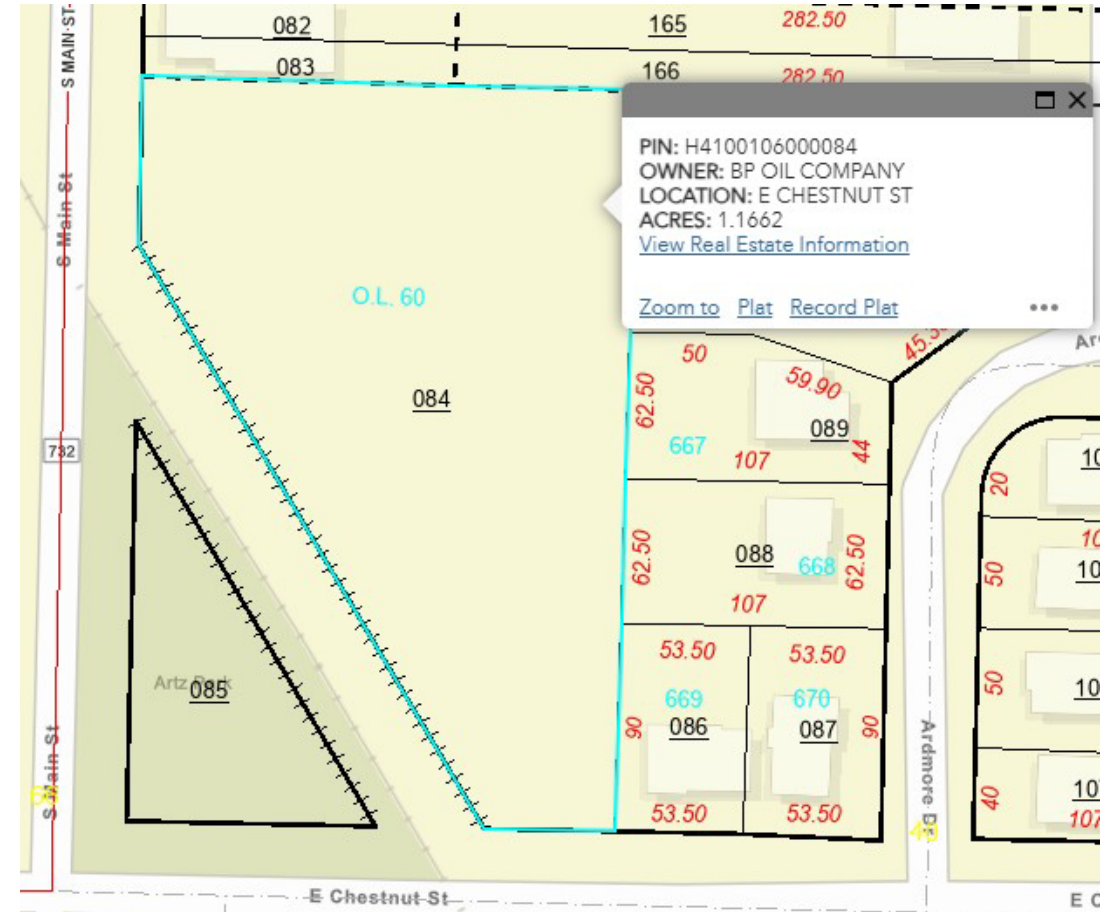
- Oxford Tomorrow Reference
 - 8. U: Accessible, High-Quality Infrastructure
- Staff Research/Comments:
 - Assist with funding infrastructure
 - Fee waiver, land sales, etc.
 - Provide incentives for projects that meet City goals.
 - Commercial and residential projects
 - Tax abatement programs including TIF, material sales tax waiver, etc.
 - Create clear guidelines (rubric, RFP, etc.) to indicate desired development and targets
 - Develop public facing tools to promote projects, incentives, etc.

Do Focused Sub-Area Planning for Transit-Oriented Development

- Transit-oriented development refers to an urban planning approach
 - That encourages compact, mixed-use development
 - Is centered around public transit stations
 - Creates pedestrian-friendly, vibrant communities
- Oxford Tomorrow Reference
 - 1. L: Smart Growth and Quality Places
- Staff Research/Comments:
 - City could explore area and project specific incentives to encourage targeted growth
 - Tax Increment Financing (TIF)
 - Community Reinvestment Area (CRA)
 - Chestnut BCRTA station and AMTRAK platform target area
 - OXD as second potential area to research

Purchase BP Site (Main & Chestnut)

- Oxford Tomorrow Reference
 - 4. E: A Thriving and Resilient Year-Round Economy
- Staff Research/Comments:
 - Property could fit into strategy of transit-oriented development
 - Location of site and price add intrigue
 - 1.166 acres with frontage on Main and Chestnut
 - Potential EPA limitations due to previous use



Explore Brownfield Grant for BP parcel

- Oxford Tomorrow Reference
 - 4. E: A Thriving and Resilient Year-Round Economy
- Staff Research/Comments:
 - Likely State and/or Federal EPA grants available
 - Site clean up, site prep, etc.
 - Additional properties as part of a larger project?
 - Third party vendors could be contracted to complete and submit
 - Could reduce burdens of time and cost

Elm St -- Change to Entrepreneurship/ Young Professional Housing

- Oxford Tomorrow Reference
 - 4. E: A Thriving and Resilient Year-Round Economy
- Staff Research/Comments:
 - Properties currently operated as student rental
 - Income generation at \$56K total lease value
 - Significant investment this summer, roof replacements ~\$16K
 - College@Elm programming, development, etc.
 - Opportunity to purchase additional Elm St. properties

Identify and Provide Signage for “Areas” e.g. Garden District or Uptown District

- Oxford Tomorrow Reference
 - 6. R: Celebration of the People and Places that Make Oxford Unique
- Staff Research/Comments:
 - Established areas with unique identification may be limited
 - Creating new designations could add to a sense of place
 - Establishing wayfinding signage might be of more value
 - Partnership with the Chamber or Enjoy Oxford may be a better option

Two Generation Approach at Senior Center

- Oxford Tomorrow Reference
 - 7. C: A Connected, Livable, and Equitable Community for All
- Staff Research/Comments:
 - Reliable and affordable childcare remains a high need for Oxford
 - Research shows physical, emotional, social and psychological benefits for all with multi-generational facilities and programs
 - Inclusion at Oxford Seniors a short-term/stop gap
 - Long-term need for an Oxford Community Center
 - OPRD, Miami Valley YMCA, TriHealth, Primary Health, etc.

Head Start for Before and After School

- Oxford Tomorrow Reference
 - 7. C: A Connected, Livable, and Equitable Community for All
- Staff Research/Comments:
 - Reliable and affordable childcare remains a high need for Oxford
 - Critical need for before and after school care to allow workforce
 - Challenges at TSD
 - Busing
 - School start and end times
 - Pursuing development of Oxford Community Center

Budget for Alley Placemaking Improvements Uptown

- Oxford Tomorrow Reference
 - 6. R: Celebration of the People and Places that Make Oxford Unique
- Staff Research/Comments:
 - Captone class research project in Spring of 2025
 - Need to review final report, solutions, recommendations, etc.
 - Current use and needs in alleyways a significant element
 - Commercial and residential access
 - Deliveries, waste collection, utility access, etc.

Incorporate Cultural Events (University, Juneteenth, etc.) into Red Brick Fridays

- Oxford Tomorrow Reference
 - 6. R: Celebration of the People and Places that Make Oxford Unique
- Staff Research/Comments:
 - Identifying collaborators can be a challenge
 - How best to determine what events qualify as both “cultural” and appropriate for Red Brick Friday
 - Reaching capacity for staff time on large events

CIC ideas to share with Council?

- Ideas and initiatives from the group?

Discussion and Prioritization

- Top items to move forward to City Council