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BROOKVILLE CITY COUNCIL

PUBLIC HEARING

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IN RE: MONTGOMERY COUNTY FAIRGROUNDS

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TRANSCRIPT OF PROCEEDINGS

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DATE OF HEARING: On Tuesday, February 18, 2014
Beginning at 7:30 p.m.

PLACE OF HEARING: Brookville High School
One Blue Pride Drive Springs
Brookville, Ohio 45309

* * *

APPEARANCES:

BROOKVILLE	BROOKVILLE PLANNING
CITY COUNCIL:	AND ZONING COMMISSION:

David Seagraves, Mayor	Ryan Henderson
Anne Kirklin	Richard Swabb
Chuck Letner	Brent Boose
Bruce Garber	Ken Claggett
Margo Cantrell	
Mike Duncan	
Bob Apgar	

ON BEHALF OF MONTGOMERY COUNTY
AGRICULTURAL ASSOCIATION:

Alan Schaeffer
David H. Montgomery
Attorneys at Law
Pickrel Schaeffer Ebeling
2700 Kettering Tower
Dayton, Ohio 45423

1 ALSO PRESENT:

2 John Wright, City Manager
3 Sonja Keaton, Asst. City Manager/Council Clerk
4 Rodney Stephan, Law Director
5 Doug Jerome, Police Chief
6 Ron Fletcher, Fire Chief
7 Eric Joo, Miller-Valentine Group

8 * * *

9 PROCEEDINGS

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19:28:44 11 MR. SEAGRAVES: Good evening,
19:28:46 12 everybody. Can you hear me okay? Good evening,
19:28:48 13 everyone. Thank you for joining us tonight on
19:28:50 14 behalf of myself, council, planning and zoning
19:28:56 15 board and staff. We appreciate, obviously,
19:28:58 16 everyone's interest in taking a look at the
19:29:00 17 presentation of the upcoming fairground placement.

19:29:06 18 Tonight is a public hearing on
19:29:08 19 Ordinance Number 2014-02 and Ordinance Number
19:29:14 20 2014-03. At this time I'm going to turn this
19:29:16 21 portion of the meeting over to our clerk of the
19:29:18 22 city council, Sonja Keaton.

19:29:22 23 MS. KEATON: This public hearing
19:29:24 24 tonight is on proposed Ordinance Number 2014-02,
19:29:28 25 which amends section 1143.02(a), permitted uses in
19:29:34 the I-1 light industrial district, and section
19:29:38 1139.02(a), permitted use in the highway service

19:29:44 1 district.

19:29:44 2 This public hearing tonight is also
19:29:44 3 to consider Ordinance Number 2014-03, which
19:29:50 4 rezones part of lot 2173 of the revised and
19:29:54 5 consecutive numbers of lots of the city of
19:29:58 6 Brookville, Ohio, from its present zoning
19:30:00 7 classification of I-2, general industrial
19:30:02 8 district, and HS, highway service district, to the
19:30:06 9 new classification of PI, planned industrial
19:30:10 10 district; and to consider approval of the plan
19:30:12 11 development/preliminary plan for the Montgomery
19:30:16 12 County Fair facility.

19:30:18 13 A legal notice was published in the
19:30:20 14 February 5 and 12 editions of the Brookville Star
19:30:24 15 and was also posted on the city's website advising
19:30:26 16 of this public hearing. Notices were also sent
19:30:30 17 out to the abutting landowners of this public
19:30:34 18 hearing tonight.

19:30:34 19 At this time I need to ask if any
19:30:36 20 council member or planning commission member needs
19:30:38 21 to abstain from participating in this public
19:30:42 22 hearing.

19:30:42 23 (No response.)

19:30:44 24 MS. KEATON: Okay. At this time I'm
19:30:46 25 going to ask that anyone who would like to present

19:30:48 1 testimony or otherwise participate in the public
19:30:52 2 hearing tonight to stand and be sworn in. If
19:31:06 3 anyone at all wants to talk tonight, provide
19:31:08 4 testimony or ask questions at any time tonight
19:31:12 5 during this public hearing, you need to stand and
19:31:14 6 be sworn in.

7 (Those participants were placed under
19:31:34 8 oath by Ms. Keaton.)

19:31:34 9 MS. KEATON: Anyone that wishes to
19:31:36 10 present testimony or ask a question needs to
19:31:38 11 approach the podium and state their name and
19:31:40 12 address at the start of their testimony or
19:31:42 13 question and state that they have been sworn in.

19:31:48 14 At this time we would like the
19:31:50 15 representative of Pickrel, Schaeffer and Ebeling
19:31:54 16 and Miller-Valentine to make their presentation to
19:31:58 17 their rezoning application and plan
19:32:00 18 development/preliminary plan for the Montgomery
19:32:02 19 County Fair facility. Prior to that we'll have
19:32:06 20 Mayor Seagraves present some rules for this
19:32:08 21 evening's meeting.

19:32:12 22 MR. SEAGRAVES: Presenters, you may
19:32:14 23 go ahead and start preparing your presentation.
19:32:16 24 In a matter of a few minutes here, guys, we're
19:32:18 25 going to ask council and planning board to take

19:32:20 1 the seats in the front row so they can observe the
19:32:24 2 same presentation that you guys are going to
19:32:26 3 witness. At this time we're going to give the
19:32:28 4 presenters from the agricultural society and their
19:32:32 5 developers their fair time to deliver their
19:32:36 6 presentation.

19:32:38 7 During that time frame, please
19:32:40 8 restrain from comments, talking or interrupting
19:32:44 9 the conversation. There will be plenty of time
19:32:48 10 afterwards. This is not a fire drill. We're here
19:32:50 11 and we realize that there's a lot of interest in
19:32:54 12 this, but the most important thing I want to say
19:32:56 13 to each and every one of you is I appreciate and I
19:32:58 14 know council appreciates you taking time to come
19:33:02 15 out and be a part of this. It's a community
19:33:06 16 decision and it's important that if you have
19:33:10 17 concerns or thoughts, you speak up at this time.
19:33:12 18 Okay? It's always nice to talk in your car to
19:33:16 19 someone else or on the phone. Do not be afraid.
19:33:20 20 Please don't be afraid to come to the podium. If
19:33:22 21 you've got a comment, we ask that you come
19:33:26 22 forward, state your name and address and ask your
19:33:28 23 question or concern or make your comment.

19:33:30 24 I would just ask one little thing.
19:33:32 25 As we're listening tonight, following the

19:33:36 1 presentation, Commissioner Dan Foley will speak
19:33:40 2 for a few minutes. Following that, we'll turn it
19:33:44 3 over and we'll allow council and planning and
19:33:46 4 zoning board a few minutes to voice their
19:33:50 5 thoughts, concerns and questions.

19:33:50 6 From that point we will then take our
19:33:54 7 seats again and ask all of you to stand up and
19:33:56 8 present and you'll have an opportunity to come up
19:34:00 9 and state your comments. If we've already
19:34:02 10 addressed a concern or a thought, please don't
19:34:04 11 repeat. Okay? We hear you. This is being
19:34:08 12 recorded. We know what's being -- what's being
19:34:12 13 questioned tonight and we're going to provide
19:34:14 14 answers.

19:34:14 15 But basically, what happens tonight,
19:34:18 16 once we leave this building, the presenters, they
19:34:22 17 will have a couple weeks to come up with the
19:34:24 18 answers. There will be no vote tonight. There's
19:34:28 19 no discussion on who is voting when, where and
19:34:32 20 how. The process takes place on Thursday night.
19:34:34 21 This Thursday there will be a planning and zoning
19:34:38 22 board meeting at the Brookville council chambers
19:34:42 23 at 7:30.

19:34:42 24 A lot of what's being said right now
19:34:46 25 will be repeated again at that planning and zoning

19:34:48 1 board. The planning and zoning board at that time
19:34:50 2 will make their recommendation on whatever concern
19:34:54 3 that they have again that they would like to see
19:34:56 4 addressed.

19:34:56 5 Then, approximately, two weeks go by
19:35:00 6 and on March the 4th -- March the 4th is our next
19:35:04 7 public hearing -- and at that time they'll present
19:35:06 8 answers and concerns that all of you have shared
19:35:08 9 with us this evening.

19:35:14 10 Okay. At this time it's my pleasure
19:35:16 11 to introduce the Montgomery County Agricultural
19:35:20 12 Association and their presenters and developers.
19:35:22 13 Thank you. Gentlemen, you're on.

19:35:26 14 MR. SCHAEFFER: Thank you, Dave,
19:35:28 15 council, and zoning board.

19:35:30 16 MR. SEAGRAVES: You can be excused
19:35:32 17 now to your seats. Before we get started, I want
19:36:20 18 to make one other comment that I meant to mention
19:36:22 19 earlier. I want to take this opportunity to thank
19:36:26 20 Superintendent Hopkins and the Brookville Schools
19:36:30 21 to allow us to use this wonderful facility. It
19:36:32 22 would have been a bit much to have everybody at
19:36:36 23 the council chamber tonight. So, thank you,
19:36:38 24 Mr. Hopkins and the staff and the personnel for
19:36:40 25 allowing us to use your beautiful facility

19:36:42 1 tonight. Thank you.

19:36:46 2 MR. SCHAEFFER: To that very point,
19:36:50 3 Mr. Mayor, we were originally directed to the old
19:36:52 4 site where the high school used to be for this
19:36:56 5 meeting and when we got there, there was a big
19:36:58 6 empty lot. So we found our way over to here.
19:37:02 7 This truly is a beautiful, beautiful building.
19:37:06 8 What a facility. Brookville, you should be proud
19:37:10 9 of a facility of this nature.

19:37:10 10 My name is Alan Schaeffer. I'm with
19:37:14 11 the law firm of Pickrel, Schaeffer and Ebeling.
19:37:14 12 With me tonight is Eric Yoo from Miller-Valentine,
19:37:20 13 David Montgomery from Pickrel, Schaeffer and
19:37:22 14 Ebeling, and Jon Wiest, John Yancik and John
19:37:26 15 Friedline from the Montgomery County Agricultural
19:37:28 16 Society. There are any number of any other board
19:37:30 17 members of the agricultural society here tonight.
19:37:34 18 I would ask you, if you wouldn't mind just
19:37:34 19 standing. I won't introduce you all, but if you
19:37:38 20 wouldn't mind just standing.

19:37:42 21 (Responded.)

19:37:42 22 MR. SCHAEFFER: Thank you very much.
19:37:46 23 We're here representing the Montgomery County
19:37:50 24 Agricultural Society and the reason that we're
19:37:54 25 here tonight is to, first of all, tell you a

19:38:02 1 little bit about the Montgomery County
19:38:04 2 Agricultural Society. The Montgomery County
19:38:06 3 Agricultural Society has been operating the
19:38:08 4 Montgomery County Fair from its current location
19:38:12 5 since, approximately, 1865, continuously
19:38:18 6 since 1865. There are twenty-one members of the
19:38:22 7 fair board and then there are any number of
19:38:24 8 members and there's probably members in this
19:38:28 9 audience too other than board members.

19:38:30 10 The fair board finds itself in a
19:38:34 11 position where the property where they're located
19:38:38 12 on thirty-seven acres and right downtown Dayton,
19:38:42 13 and many, if not all of you, are familiar with
19:38:46 14 that site is a -- a sought-after coveted site for
19:38:50 15 development and at the same time it's losing its
19:38:54 16 effectiveness as the location for the operation of
19:38:58 17 the Montgomery County Fair and other events that
19:39:02 18 the fair runs during the course of the year,
19:39:04 19 primarily agriculturally related.

19:39:08 20 And so an opportunity came to the
19:39:10 21 fair board from Miller-Valentine. The county is a
19:39:16 22 participant in this process. There's other
19:39:20 23 players in that process. We think this is a great
19:39:24 24 chance, a great opportunity for the fair board and
19:39:28 25 the fair board has latched onto it, has done just

19:39:34 1 a ton of due diligence.

19:39:36 2 To make a long story short, the
19:39:38 3 location where the fair board would like to come
19:39:40 4 is right here in Brookville. Sixty-six acres on
19:39:42 5 the north side of I-70 on the northern perimeter
19:39:48 6 of the city. We think it's a great location, and
19:39:52 7 depending on the outcome of all of these
19:39:54 8 deliberations, we think it would be a great place
19:39:58 9 for the fair to be located for the next hundred
19:40:02 10 years.

19:40:06 11 I've already talked a little bit
19:40:08 12 about the fair board. Henceforth, the location of
19:40:12 13 the new fairgrounds is going to be called the
19:40:20 14 Montgomery County Agricultural Park and Exhibit
19:40:22 15 Center. We hope that sign is just up the street
19:40:26 16 here. The mission of the Montgomery County
19:40:34 17 Agricultural Society and part what drives us here
19:40:38 18 tonight is to promote agriculture in youth and
19:40:42 19 adult development through the fair and educational
19:40:44 20 programs and its activities support cultural,
19:40:48 21 historical and educational events in Montgomery
19:40:50 22 County and the accompanying communities.

19:40:52 23 Note that the Montgomery County Fair
19:40:56 24 mission, although it speaks to a fair, speaks to a
19:41:00 25 whole lot more and we think that can more

19:41:04 1 effectively do a whole lot more in addition to the
19:41:08 2 fair right here in Brookville in such a fashion
19:41:10 3 that it will be mutually beneficial for both
19:41:14 4 Brookville and for the fair board.

19:41:16 5 Now, the site is located, as you can
19:41:20 6 see, 70, Arlington Road, West Campus Boulevard,
19:41:30 7 which comes down to about here, and the sixty-six
19:41:32 8 acres is this piece right here. Payless Shoe,
19:41:36 9 that location.

19:41:40 10 Why we are here? This doesn't tell
19:41:42 11 you much. It's a survey of the property. The
19:41:46 12 vast majority of that property is in the I-2
19:41:50 13 district and a small portion is in the highway
19:41:54 14 service. The industrial I-2 district does not
19:42:02 15 include any sort of a recreational facility as a
19:42:06 16 permitted use. That's why this legislation is
19:42:08 17 before city council to allow, to include as a use
19:42:10 18 in the I-2 district a recreational facility of
19:42:14 19 this nature.

19:42:16 20 So you ask yourself, what is
19:42:18 21 something like a -- a fair operation, a
19:42:22 22 recreational facility, something that's going to
19:42:24 23 be anything but industrial, what business does it
19:42:28 24 have of being in an industrial district? The
19:42:32 25 Brookville Comprehensive Land Use Plan, which is

19:42:34 1 your governing document for your zoning code,
19:42:38 2 specifically includes recreational use as an
19:42:40 3 encouraged use within the industrial zones in the
19:42:46 4 city of Brookville. This is a page out of your
19:42:48 5 comprehensive land use plan. I'm not going to ask
19:42:52 6 you to read this, but what I'm about to show you
19:42:56 7 is language from that window, and it states that
19:43:06 8 industrial zoned land should be adjacent to I-70
19:43:10 9 and relatively isolated from residential areas.
19:43:12 10 That would be our site completely. Appropriate
19:43:16 11 for distribution, small to medium sized
19:43:18 12 manufacturing, recreational destination activities
19:43:22 13 inappropriate, of course, for in-town thoroughfare
19:43:26 14 systems.

19:43:28 15 So we're at the right spot under your
19:43:32 16 zoning code to be having this discussion tonight.
19:43:36 17 It's an allowed use in your zoning district. We
19:43:40 18 simply want to make sure that it gets put into
19:43:42 19 that district as a -- as a permitted use so that
19:43:46 20 we can proceed.

19:43:50 21 As indicated, in order to create this
19:43:54 22 allowed recreational use in the industrial zoning
19:43:56 23 district, we need to amend the zoning code. We've
19:44:00 24 had a pre-application meeting under your code.
19:44:02 25 That occurred January 16 with the planning

19:44:04 1 commission in council chambers. January 21
19:44:10 2 council at their regularly scheduled meeting, two
19:44:14 3 ordinances were introduced, those that were read
19:44:16 4 tonight by assistant city manager and clerk, Sonja
19:44:22 5 Keaton.

19:44:22 6 The first ordinance was 2014-02, that
19:44:26 7 makes governmentally owned or operated parks and
19:44:30 8 recreation facilities a permitted use in the
19:44:32 9 industrial and highway service districts to
19:44:36 10 include Montgomery County Fair facilities. And if
19:44:40 11 an application for the permitted use of the
19:44:42 12 governmentally owned or operated parks and
19:44:44 13 recreational facility is requested, it must go
19:44:48 14 through the PD, plan development, requirement
19:44:52 15 process of the Brookville zoning code, which is
19:44:56 16 actually an up request, a more stringent request
19:45:00 17 then if it was just going to be just a special
19:45:02 18 use. We put that in there on purpose because it's
19:45:06 19 greater protection for the city.

19:45:08 20 Finally the second ordinance,
19:45:10 21 2014-03, if passed will allow the Montgomery
19:45:12 22 County Fair to operate as a planned development
19:45:14 23 permitted use from the property.

19:45:18 24 Okay. So what is tonight all about?
19:45:24 25 In the Brookville zoning process tonight is the

19:45:28 1 required public hearing in front of both the city
19:45:30 2 council and the city planning commission. As the
19:45:32 3 mayor indicated, no vote tonight. This is just
19:45:38 4 for giving us an opportunity to lay the plan in
19:45:38 5 front of council, the planning commission and all
19:45:40 6 of you. The press is here and we hope that this
19:45:44 7 gets reported and if you need any questions,
19:45:46 8 comments, concerns answered, please contact us.
19:45:48 9 I'm not sure if there's anybody here from the
19:45:50 10 press but the same open opportunity for you too to
19:45:56 11 contact us. No decisions, as indicated, will be
19:45:58 12 made tonight. I'm going to turn the meeting now
19:46:00 13 over to Eric Joo of Miller-Valentine.

19:46:06 14 MR. JOO: Thanks, Alan. Good
19:46:12 15 evening. My name is Eric Joo. I'm with
19:46:16 16 Miller-Valentine Group and much of what Alan --
19:46:20 17 what you're going to hear from Alan and Dave are
19:46:24 18 an effort to give the public a chance to see
19:46:28 19 everything that city council and planning
19:46:30 20 commission sees as well.

19:46:32 21 I've been working with the Montgomery
19:46:34 22 County Agricultural Society for a while now, about
19:46:40 23 a year, maybe even more than a year. So I'm going
19:46:44 24 to try to relay to you kind of a story of why
19:46:48 25 they're doing what they're doing and why did they

19:46:50 1 pick Brookville and what are their real hopes and
19:46:54 2 dreams of relocation here.

19:47:00 3 So I'm going to talk a little bit
19:47:02 4 about the Montgomery County Agricultural Society
19:47:08 5 mission. I will refer to them sometimes as the ag
19:47:12 6 society mission. Why do they want to relocate
19:47:16 7 their conceptual plan, what they want to build
19:47:20 8 first and then really why do we look at this as
19:47:22 9 community event space and a park-like amenity for
19:47:26 10 the city of Brookville.

19:47:30 11 First and foremost, the ag --
19:47:34 12 Montgomery County Agricultural Society, it's a
19:47:36 13 not-for-profit organization. It's charged by the
19:47:38 14 state of Ohio to manage the fairgrounds and host
19:47:42 15 the annual Montgomery County fair. Its mission
19:47:44 16 is, much like Alan said, really to promote
19:47:50 17 agricultural youth and adult development through
19:47:52 18 the area and educational programs.

19:47:54 19 The idea here is that they want to
19:47:56 20 relocate from a thirty-eight acre site in downtown
19:48:02 21 Dayton that I'm going to say that they've been
19:48:04 22 there for over a hundred and fifty years, but it
19:48:06 23 sort of has outlived its usefulness and they want
19:48:10 24 to relocate to an area to reinvest in a larger
19:48:14 25 parcel of ground, a seventy-acre site that's in

19:48:18 1 the northwest quadrant of Montgomery County. That
19:48:22 2 much like many of our business customers is closer
19:48:24 3 to their customer. So they see this quadrant of
19:48:28 4 Montgomery County as really an area that they
19:48:30 5 think the ag society can thrive and participate in
19:48:34 6 the community.

19:48:38 7 So why relocate? Well, it gives them
19:48:40 8 a chance to relocate and reinvest in themselves,
19:48:46 9 to continue to become a viable resource for the
19:48:48 10 community. It's the potential to the larger area
19:48:54 11 will allow them to grow and attract more events.
19:48:58 12 Some what you will see today is going to be a
19:49:02 13 construction plan of what they want to do right
19:49:04 14 away. Other things that you see today will be
19:49:08 15 what their vision is, and their vision may change.
19:49:12 16 Just like when the city of Brookville bought the
19:49:16 17 land for the Golden Gate Park. The city of
19:49:20 18 Brookville did not build all of the facilities in
19:49:22 19 that park all at once. They had a vision for what
19:49:26 20 it would be. That vision probably changed a
19:49:30 21 little bit over time, but it's a beautiful
19:49:32 22 location now and it's an amenity to the city.

19:49:36 23 The newer facilities will attract
19:49:40 24 more visitors and it will have the potential to
19:49:44 25 attract more additional sources of revenue. You

19:49:50 1 know, in their hearts, the board members of the ag
19:49:56 2 society, their focus is really serving the 4-H
19:50:00 3 Clubs, the Future Farmers of America, different
19:50:04 4 organizations. It's not just all about the fair
19:50:08 5 and so they really see that, again, moving up to
19:50:12 6 this quadrant of the county really gets closer to
19:50:16 7 their customers.

19:50:18 8 In addition, it's a cultural place.
19:50:20 9 So and -- and part of preserving that history and
19:50:28 10 culture is relocating the round house, the white
19:50:34 11 big octagon building and bringing that with them.
19:50:36 12 I'll talk a little bit about that and we see that
19:50:40 13 as a huge amenity to the area. Alan has already
19:50:46 14 talked about the area, so hopefully everyone is
19:50:48 15 familiar with that.

19:50:50 16 The -- I'm going to flip through a
19:50:54 17 lot of these fairly quickly. One of the things
19:50:58 18 when we were searching for this site, we went on a
19:51:02 19 couple of road trips. We started out with -- I
19:51:06 20 don't know, a dozen, fifteen different sites. We
19:51:08 21 toured a lot of those. There's a lot of sites
19:51:12 22 that the board decided they did not want because
19:51:14 23 perhaps it was too close to other residential
19:51:20 24 neighborhoods and so they were fairly selective in
19:51:24 25 where they wanted to locate. So that board

19:51:26 1 decided this is the site that they want to be, for
19:51:30 2 a multitude of reasons.

19:51:36 3 So the plan, I'm going to describe
19:51:42 4 this as if you're driving down West Campus
19:51:48 5 Boulevard and as you drive down West Campus
19:51:50 6 Boulevard, we will extend the street four or five
19:51:54 7 hundred feet to have better access to the parking
19:51:58 8 lot. What you see here as you drive in and turn
19:52:02 9 right into the parking area, there's going to be
19:52:06 10 four hundred parking space -- parking spaces
19:52:10 11 available that will be paved. Probably the first
19:52:12 12 thing you will notice when you drive into the
19:52:14 13 parking lot is the white -- big white building and
19:52:18 14 that's the historic round house. And I'm going to
19:52:22 15 talk about each of these buildings in general at a
19:52:26 16 little later in the day.

19:52:30 17 We designed the site, and if you
19:52:30 18 really think of this core here, this center column
19:52:34 19 or this center area, that's really what I'm going
19:52:34 20 to call the core of the fairgrounds. And there is
19:52:38 21 what we call North Main and South Main. I know
19:52:42 22 those are very creative names, but we've got North
19:52:46 23 and South Main Street. That's where all of the
19:52:48 24 traffic is going to be, all of the vehicular
19:52:52 25 surface -- where all of the vehicular traffic is

19:52:52 1 going to be so they can unload into all of the
19:52:56 2 pavilions, unload to bring livestock in.

19:52:58 3 You will have a center gate here and
19:53:00 4 you'll walk through this gate and that's where
19:53:04 5 you'll hand off your ticket or you'll buy your
19:53:06 6 ticket and you'll go into. This area right here
19:53:08 7 is sort of a promenade. We call this a promenade.
19:53:10 8 There's a small picture of it here. I'll show you
19:53:12 9 a blowup of it. But this is going to be a really
19:53:18 10 neat pedestrian walkway that will have some kind
19:53:20 11 of neat lights, it will be landscaped, and on
19:53:22 12 either side as you're walking through that
19:53:26 13 promenade, that's where you will have these
19:53:28 14 different pavilions where they'll be hosting
19:53:32 15 different kinds of events. And each building is
19:53:34 16 tailored uniquely toward different events that
19:53:38 17 the -- that the fair board wants to host.

19:53:38 18 Outside of this area you've got -- or
19:53:42 19 this would dead end at a horse arena. So this is
19:53:46 20 an enclosed horse arena, which is in their future
19:53:50 21 plan. This is something that they would like --
19:53:52 22 they would like to have and then this horse barn
19:53:56 23 next to it. To the right and to the left, they've
19:54:00 24 got camping facilities. To the right is a midway,
19:54:04 25 and a midway is a four-acre lot where during the

19:54:10 1 times of the fair, this is where all of the
19:54:12 2 carnival rides and vendors are. So this thing has
19:54:18 3 underground utilities, it will be lighted. This
19:54:22 4 would also be a great area to have an evening
19:54:24 5 outdoor event because there's going to be
19:54:26 6 electricity and everything else there. Is this
19:54:40 7 not on? Is this better do I need to start all
19:54:42 8 over? I feel like I've been on the cell phone for
19:54:46 9 a while and the guy is gone.

19:54:48 10 And so we've got camping on right and
19:54:50 11 on the left, and I forgot about over here. We've
19:54:54 12 got grass parking. That's another eight hundred
19:54:56 13 parking, kind of overflow parking. So in total
19:55:00 14 we've got twelve hundred parking spaces.

19:55:04 15 Across the midway is the grandstand
19:55:06 16 or the bleachers and this is where they're going
19:55:10 17 to host their shows. To right of this is the
19:55:12 18 racetrack and some more horse barns.

19:55:14 19 This is our vision. When you start
19:55:20 20 up a business, you create a business plan. Day
19:55:24 21 one you don't say I'm going to sell a million
19:55:26 22 dollars this year. You might start with I'm going
19:55:30 23 to sell two hundred thousand dollars this year,
19:55:32 24 that's going to be my sales. So you've got a
19:55:34 25 vision of what you want to become in the future.

19:55:36 1 This is our vision.

19:55:36 2 So what are we going to build? Well,
19:55:40 3 there's the round house and some bleachers. So
19:55:44 4 what are we going to build today? In general
19:55:48 5 everything but the racetrack and horse barns and
19:55:52 6 the enclosed horse arena and the horse barns. We
19:55:56 7 have an outdoor 4-H arena and staging area in this
19:56:02 8 location. And when the fairgrounds or the fair
19:56:08 9 board deems that they want to build the racetrack
19:56:12 10 and -- and the horse barn and the other things,
19:56:16 11 they'll move forward with that.

19:56:20 12 A question was asked of me, well,
19:56:22 13 what happens if they don't do that? Well, if they
19:56:26 14 don't do that, you've got all of these things that
19:56:28 15 I've just spent twenty minutes talking about, and
19:56:32 16 I want to walk through what some of those things
19:56:36 17 are.

19:56:42 18 Okay. So when we talk about the
19:56:44 19 pavilion, what does the pavilion look like or the
19:56:50 20 promenade. So the promenade is a pedestrian area
19:56:54 21 that can walk through the center core of the -- of
19:57:00 22 the agricultural park and each building will feed
19:57:04 23 off of that center pedestrian park. This was
19:57:08 24 modeled after a very successful county 4-H event
19:57:14 25 center in Hendricks and we love the idea and the

19:57:18 1 look of this. Over to the right you have county
19:57:24 2 events, fairs and festivals, bring small town
19:57:28 3 America together.

19:57:30 4 There's an article that we uncovered
19:57:32 5 that talks about communities -- community
19:57:36 6 celebrations that bring everyone together build a
19:57:40 7 sense of a neighborhood and that's what I think if
19:57:42 8 you look at Brookville's website, that's what it's
19:57:46 9 all about. It talks about through organizations
19:57:50 10 such as 4-H, young adults learn from the family as
19:57:52 11 well as from other families the skills needed to
19:57:56 12 be successful if they choose to remain involved in
19:58:00 13 agricultural. County fairs are their chance to
19:58:04 14 showcase their skills.

19:58:06 15 So we've talked a little bit about
19:58:08 16 the round house. So I don't know, can I have a
19:58:12 17 raise of hands of how many people have been in the
19:58:16 18 round house?

19:58:20 19 (Those responded.)

19:58:22 20 MR. JOO: Okay. So we love the
19:58:24 21 building and I'm going to say this respectfully,
19:58:28 22 we hate the building. It needs to be updated,
19:58:32 23 right? There's no air conditioning. There's no
19:58:34 24 restrooms. There's no kitchen and yet they still
19:58:38 25 manage to hold weddings in the round house. So

19:58:40 1 when we -- when the -- the Montgomery County has
19:58:46 2 graciously offered to disassemble and re-assemble
19:58:50 3 the -- the round house so -- and when they
19:58:54 4 re-assemble it, they rebuild it, it's going to be
19:58:56 5 better than it was before. It's going to have new
19:59:00 6 windows. It's going to have insulation. They're
19:59:00 7 going to have air conditioning in it. The idea is
19:59:02 8 that we will have a warming kitchen. Everything
19:59:06 9 that you need to host a very successful wedding, a
19:59:12 10 business event, a reception. My son recently got
19:59:16 11 married last summer and some of the banquet
19:59:20 12 facilities they were looking at were booked a year
19:59:22 13 in advance. I can imagine this is going to be
19:59:26 14 very similar, but it's going to be a beautiful
19:59:28 15 facility. There's very few facilities that will
19:59:32 16 have that rustic look on the inside and still have
19:59:34 17 the amenities of a brand-new facility.

19:59:42 18 Some of the -- and this is an
19:59:44 19 agricultural park. So the intent of this is to
19:59:46 20 show livestock, have competitions and so these
19:59:52 21 are -- we call them pavilions or livestock barns
19:59:56 22 through the presentation. We'll have a
20:00:00 23 thirty-seven and a half thousand square foot open
20:00:04 24 air pavilion. This is going to allow us to show
20:00:08 25 horse shows, large trade shows, expositions,

20:00:12 1 concerts. There's a facility smaller than this in
20:00:16 2 Hendricksville. They have cheerleading
20:00:20 3 competitions. They have horse shows. They have
20:00:20 4 all sorts of things under this pavilion that's
20:00:24 5 available to the public.

20:00:26 6 We'll have an enclosed large animal
20:00:30 7 pavilion. This will be about just under twenty
20:00:34 8 thousand square feet. This is where a lot of the
20:00:38 9 livestock shows are going to be held. You can
20:00:38 10 have a lot of school events, business conferences,
20:00:42 11 an auto and boat show. It's going to be indoors,
20:00:46 12 so it will be away from the elements and it will
20:00:48 13 be a wonderful facility to have.

20:00:50 14 We'll have a small animal pavilion
20:00:54 15 that will be about fifteen thousand square feet
20:00:56 16 and this will be a little more quaint and you can
20:01:00 17 still have some of those same events, but it's in
20:01:02 18 a smaller building for smaller events. And each
20:01:06 19 of these -- Dave will talk to these as well. Each
20:01:12 20 of these buildings are actually designed to hold
20:01:16 21 specific animals, and you guys probably know that
20:01:18 22 better than I.

20:01:20 23 Small open air pavilion, these may
20:01:24 24 crop up. I -- we're not planning to build one of
20:01:28 25 these right away, but like your Golden Gate Park,

20:01:30 1 people come in and they put in a little pavilion
20:01:34 2 or covered area to have cookouts and things like
20:01:36 3 that. I can imagine these cropping up. I can
20:01:42 4 imagine businesses donating funds just like they
20:01:44 5 did at the Golden Gate Park to build some of these
20:01:48 6 facilities.

20:01:48 7 You know, one thing that is very
20:01:50 8 difficult to do in the City of Dayton location is
20:01:56 9 to have a lot of neat outdoor events. This
20:02:00 10 facility allows them to do that. This is one of
20:02:02 11 the reasons why this location was picked by the
20:02:08 12 Montgomery County Agricultural Society. We can
20:02:10 13 host weddings, outdoor weddings, antique shows,
20:02:14 14 car shows, all of those kinds of things.

20:02:18 15 And, of course, there's the county
20:02:20 16 fair. And if you think about the county fair,
20:02:24 17 that is and its original intent was a celebration
20:02:30 18 of the harvest season. Everyone was done
20:02:34 19 harvesting their crops. This is a way for
20:02:34 20 everyone to celebrate that, to relax, to show
20:02:38 21 their cattle, different livestock.

20:02:44 22 So this phase one, what does this
20:02:46 23 mean? This is a sixteen to eighteen million
20:02:50 24 dollar investment in Brookville. There will be no
20:02:54 25 debt on the facility. All of the revenue that it

20:03:00 1 generates will be available to pay for the
20:03:02 2 expenses. In addition, so we're building between
20:03:08 3 ten and eleven million dollars' worth of
20:03:10 4 buildings, the land and offsite improvements will
20:03:14 5 cost between three and three and a half million
20:03:16 6 dollars. We've got some organizational activities
20:03:20 7 that are being funded, but what we also have that
20:03:22 8 I want to bring your attention to is a three
20:03:24 9 million dollar reserve. Now, many people might
20:03:28 10 say why don't we spend that reserve on some horse
20:03:30 11 barns. The idea, this becomes their financial
20:03:34 12 insurance. I don't know too many not-for-profits
20:03:40 13 or community events, public bodies that have a
20:03:46 14 three million dollar reserve when they only have a
20:03:50 15 thirteen million dollar asset. So that's a huge
20:03:54 16 number. We want to keep it a huge number because
20:03:56 17 that's our financial security. And that is the
20:04:04 18 end of my presentation. David.

20:04:26 19 MR. MONTGOMERY: Good evening. What
20:04:28 20 I wanted to do was basically pick up and piggyback
20:04:30 21 on where Eric came and where he took you with his
20:04:32 22 story as to the site. I'm going to speak in a
20:04:36 23 little more detail about some of the buildings, go
20:04:38 24 through a little bit more site orientation. So
20:04:40 25 what you'll actually see is a lot of flipping back

20:04:44 1 and forth between sort of the master development
20:04:46 2 plan for the project and then focusing on some of
20:04:48 3 the buildings. Hopefully, what I'm going to say
20:04:52 4 isn't going to be overly redundant, but I think
20:04:56 5 for the benefit of the public, it's important for
20:04:58 6 them to not only understand the amount of detail
20:05:00 7 and the amount of attention that went into the
20:05:02 8 presentation before you today, but also just the
20:05:04 9 phenomenal amount of due diligence, research,
20:05:08 10 planning, modifications to the site plan that all
20:05:14 11 took place prior to even coming to you.

20:05:20 12 So I'm going to be, again, talking
20:05:20 13 about sort of the personality of the site and some
20:05:22 14 of the uses within the site. You've seen this
20:05:24 15 before, obviously, but the property is located on
20:05:26 16 the west side of -- let me find the right pen here
20:05:30 17 -- on the west side of West Campus Boulevard.
20:05:34 18 It's, again, right at a sixty-six, sixty-seven
20:05:38 19 acre site in total. This is Interstate 70. This
20:05:42 20 is Upper Lewisburg-Salem Road and then Arlington
20:05:48 21 Road is right here and as indicated before,
20:05:50 22 Payless Shoes is up there at the top. North is at
20:05:54 23 the top of that page as well.

20:05:56 24 So, again, this is the preliminary
20:05:58 25 site plan and just to touch upon this for a little

20:06:02 1 bit and Eric did address this within his
20:06:04 2 presentation, it's important to have a vision and
20:06:08 3 a master plan coming into these types of
20:06:12 4 developments. As Eric indicated, it's not
20:06:16 5 anticipated that the full site is going to be
20:06:18 6 built out at once, but from the city's
20:06:22 7 perspective, it is important for them to have a
20:06:28 8 coalesced vision for the overall site.

20:06:32 9 I've done projects before where only
20:06:34 10 a single phase of the project gets approved and
20:06:38 11 everyone had a ton of discussion about what the
20:06:40 12 project would look like five years down the road
20:06:42 13 or whatever time period may be, but staff members
20:06:46 14 changed, council members changed, contacts with
20:06:50 15 the client changed or developer changed and
20:06:52 16 suddenly the project itself has morphed into
20:06:54 17 something that really wasn't anticipated perhaps
20:06:58 18 by even the property owner or the city.

20:06:58 19 So one of the important things of
20:07:00 20 getting one of these master plans in place is
20:07:04 21 everyone has some direction and some understanding
20:07:06 22 going forward. Not to say that plans can't be
20:07:08 23 amended, but there's an entire process it has to
20:07:12 24 go through to have those plans amended. That's
20:07:16 25 again, a public process, but everyone works sort

20:07:20 1 of under a clean slate and a clean vision as to
20:07:22 2 how the property is going to ultimately be
20:07:24 3 developed.

20:07:24 4 So what I wanted to do, I guess I can
20:07:28 5 jump back here, kind of like what Eric did. My
20:07:32 6 presentation, I'm hoping, will basically take you
20:07:36 7 through an entry, again, into the site around this
20:07:40 8 area. My focus is going to be, again, on what I'm
20:07:44 9 considering to be sort of the epicenter of the
20:07:48 10 whole project, the main campus of the whole
20:07:50 11 project. Obviously, I will be touching upon some
20:07:52 12 of the other areas that you see up there with the
20:07:56 13 pointer, but you're going to be coming in off of
20:08:02 14 West Campus Boulevard. This site has changed a
20:08:04 15 little bit from what we had originally shown the
20:08:06 16 city at the pre-application meeting. And, again,
20:08:10 17 that's really kind of the result of the
20:08:12 18 functionality and the due diligence of the site.
20:08:14 19 That's one of advantages of the plan development
20 zoning.

20:08:20 21 For those that aren't familiar, if
20:08:22 22 this was just a straight permitted use, we could
20:08:24 23 basically come in and construct our property so
20:08:28 24 long as it complied with what the zoning code
20:08:32 25 required and there would be little say, little

20:08:32 1 give and take, if you will, between the city and
20:08:34 2 the developer. So by bringing it through the plan
20:08:36 3 development process, at the end of the day, you
20:08:38 4 know, you're going to get a very nice project that
20:08:44 5 has been well vetted by both the city and by the
20:08:46 6 property owner.

20:08:48 7 So as you're coming in off the West
20:08:50 8 Campus Boulevard, Eric -- if you come in off the
20:08:54 9 West Campus Boulevard, there will be a tree-lined
20:08:58 10 tree scape, if you will, coming into the entrance.
20:09:00 11 The former -- I'm going to miss the mark up here
20:09:02 12 but it looks -- right there is about where Campus
20:09:06 13 Boulevard terminates currently. So we're going to
20:09:08 14 be doing an extension of West Campus Boulevard and
20:09:10 15 that's to the tune of about two hundred plus
20:09:14 16 thousand dollars, so that's a fairly significant
20:09:16 17 investment right there. This terminus, if you
20:09:20 18 will, is really what serves our property. It
20:09:24 19 might even be a little bit more than what our
20:09:26 20 property needs, but the important part is that is
20:09:30 21 going to be extended and it's going to be a public
20:09:32 22 road and be dedicated, and like I said, tree
20:09:36 23 scaped.

20:09:36 24 You're then going to enter the site.
20:09:38 25 As Eric talked about, there's a four hundred space

20:09:42 1 parking space area, if you will. Again, kind of
20:09:46 2 right in front where the focal point is of the
20:09:52 3 overall site. There's additional overflow parking
20:09:54 4 over here. As you can imagine, one of the
20:09:56 5 important things from the -- not only from the
20:09:58 6 developer's standpoint but the property owner's
20:10:00 7 standpoint is, you know, the county fair is the
20:10:02 8 one big event during the year. And so the
20:10:04 9 question was how do you make a site work from a
20:10:08 10 parking standpoint but not create a sea of
20:10:14 11 asphalt. I mean, this is an agricultural society
20:10:16 12 and so to take how many ever acres that is of the
20:10:20 13 site and simply slap a layer or two of asphalt on
20:10:24 14 it which is only going to be used seven days out
20:10:26 15 of the year didn't seem to make a lot of sense.

20:10:28 16 So the idea is we're going to be
20:10:32 17 creating some green space over here. That can be
20:10:34 18 for overflow parking as needed. There are eight
20:10:36 19 hundred additional parking spaces within that area
20:10:40 20 and should the site ever warrant it, there's
20:10:42 21 always the ability to expand the parking either in
20:10:48 22 increments or in total throughout that area. But
20:10:48 23 again, you're preserving that green space until it
20:10:54 24 is ultimately and truly needed.

20:10:56 25 With that, the first thing you come

20:10:56 1 to is the gate feature. Eric had talked about
20:11:00 2 that some. This is just some information, if you
20:11:02 3 will, about the gate. Not overly excited but it's
20:11:08 4 how you're going to enter the site. There is a
20:11:10 5 fence that goes through so this is going to be a
20:11:12 6 control entrance to the property. This is going
20:11:14 7 to be sort of the first formal structure that
20:11:16 8 greets you when you come to any event at the
20:11:24 9 agricultural park.

20:11:26 10 Again, turning to the site plan, Eric
20:11:30 11 has spoke about sort of the promenade that comes
20:11:30 12 down here. Once you come through the gate, the
20:11:34 13 round house, iconic round house is that first
20:11:36 14 structure that's going to be on your right. This
20:11:40 15 is something truly that's -- I mean, it's a
20:11:42 16 significant endeavor to relocate this, but it is
20:11:46 17 such an iconic building, it's really one of the
20:11:50 18 things that people first associate with the county
20:11:52 19 fairgrounds. Not necessarily the county fair but,
20:11:54 20 you know, the entire fairgrounds. So to have that
20:11:58 21 relocated is just going to be -- I mean it's going
20:12:00 22 to be a wonderful asset to not only the fair
20:12:04 23 board, the agricultural society but the community
20:12:06 24 as a whole.

20:12:08 25 Here are some of the specifications

20:12:10 1 as it relates to the building. The large
20:12:10 2 structure, obviously by the sheer appearance, but
20:12:12 3 then it's going to serve a couple of different
20:12:16 4 purposes. There's going to be some administrative
20:12:18 5 offices of the agricultural society. It's
20:12:24 6 anticipated that there will be some of -- an OSU
20:12:26 7 extension will be there as well, in addition to
20:12:28 8 the ability to hold more formal events, if you
20:12:34 9 will, based upon some of the amenities and
20:12:36 10 upgrades associated with that from its current
20:12:38 11 location.

20:12:44 12 So this is, again, the six thousand
20:12:46 13 square foot extension. Eric had talked about
20:12:48 14 this. This is going to, again, provide some
20:12:50 15 offices and administrative facilities. This
20:12:54 16 really allows some repurposing, not total
20:12:58 17 repurposing, but some repurposing of the iconic
20:13:02 18 round house building. And you can see some of the
20:13:06 19 upgrades that Eric had mentioned as well during
20:13:08 20 his presentation.

20:13:08 21 Okay. Returning to the site plan as
20:13:10 22 you -- where we're going to be heading next on
20:13:14 23 this are the two livestock facilities. Again,
20:13:18 24 coming down the promenade and I can't remember if
20:13:20 25 Eric touched upon this or not. The promenade is

20:13:24 1 really designed to create a street scape. You'll
20:13:26 2 see some plantings on this. This is not a formal
20:13:30 3 landscape plan, but a lot of what the agricultural
20:13:34 4 society is envisioning for this are a phenomenal
20:13:38 5 amount of annuals, some agricultural projects and
20:13:42 6 whatnot and the promenade becomes one of the
20:13:46 7 primary venues, if you will, for those types of
20:13:50 8 activities. So it really is going to become sort
20:13:52 9 of a walkable-type campus feel and atmosphere to
20:13:56 10 it.

20:13:58 11 Moving over to the livestock barns
20:14:02 12 area, this is more of a orientation. This is the
20:14:04 13 first livestock barn, again, fifteen thousand
20:14:06 14 square feet in size. You can see over there some
20:14:10 15 of the primary uses. As Eric indicated, again,
20:14:14 16 during his presentation, all of these structures
20:14:16 17 do have some primary uses associated with them
20:14:20 18 which are unique to that structure itself, but
20:14:22 19 then they can also be repurposed on a temporary
20:14:26 20 basis.

20:14:30 21 Livestock two, which was the second
20:14:34 22 building that I showed which would be, again, on
20:14:36 23 your immediate left as you enter the site. Again,
20:14:40 24 for example, some of the primary purposes for this
20:14:42 25 -- again, there's the shelter and showing of swine

20:14:46 1 during the fair and alternative uses can be winter
20:14:50 2 livestock shows, livestock auctions and state
20:14:52 3 auctions and other similar types of activities,
20:14:56 4 again. You can see that a decent amount of
20:14:58 5 thought and consideration has gone into this
20:15:00 6 structure and all of the structures just by some
20:15:02 7 of those highlights that are noted there on the
20:15:06 8 right-hand side of the page.

20:15:08 9 Okay. Returning to the site plan
20:15:14 10 again, so we have just come in over here and now
20:15:16 11 we're sort of making the turn, if you will, to be
20:15:20 12 coming around. This is the open air pavilion.
20:15:22 13 Again, Eric showed this slide so I won't spend a
20:15:26 14 ton of time on it. But, again, that identifies
20:15:28 15 some of the repurposing and multiuses of these
20:15:32 16 types of structures. Again, a list of some of the
20:15:36 17 primary uses that it could be used. It gives you
20:15:38 18 an idea as to the size and scale of the structure
20:15:42 19 and, again, the location of this was as I
20:15:44 20 previously pointed out to the site plan.

20:15:48 21 So, again, returning to the site
20:15:50 22 plan, then we're starting to make our turn, if you
20:15:54 23 will. One of the things that Eric also mentioned
20:15:56 24 where the roads, he talked about North and South
20:16:00 25 Main Street. Those are going to be wide enough

20:16:02 1 for two-way traffic. It's twenty-five or thirty
20:16:06 2 feet in width.

20:16:08 3 MR. JOO: Fifteen.

20:16:10 4 MR. MONTGOMERY: So the promenade
20:16:10 5 itself is currently anticipated at about fifteen
20:16:14 6 feet in width as well. So, again, these are for
20:16:20 7 vehicular traffic. So the grandstands, those are
20:16:24 8 associated most notably, I guess, with the
20:16:28 9 racetrack, but they can also serve a multitude of
20:16:30 10 other purposes. I won't spend a ton of time on
20:16:34 11 those. We've all seen grandstands and are
20:16:36 12 familiar with them. Again, the grandstands are
20:16:38 13 over here from an orientation standpoint.

20:16:44 14 And then a maintenance building, not
20:16:46 15 overly exciting, but, again, it goes to some of
20:16:48 16 the detail that both the agricultural society and
20:16:52 17 the developer have put into the site itself. It's
20:16:56 18 a relatively good sized building. It does have
20:16:58 19 some space again, administrative offices,
20:16:58 20 restrooms and then obviously maintenance which is
20:17:02 21 its primary purpose.

20:17:06 22 Here's the north restroom and
20:17:08 23 concession area. Again, not overly exciting, but,
20:17:12 24 again, an important part for those of who have
20:17:16 25 been to the fair it's certainly nice to have

20:17:20 1 something other than Porta Pots or something else
20:17:22 2 to use the restroom in, so this will be a set
30:17:22 3 facility and, again, a multipurpose facility.

20:17:26 4 Eric talked about camper and RV sites
20:17:30 5 and restrooms. These are located in the two areas
20:17:32 6 on the master site plan, if you will, that have
20:17:36 7 this type of shading with it. These areas will be
20:17:40 8 ready with the initial phase for use.

20:17:44 9 And then finally the midway, Eric,
20:17:46 10 again, touched upon this, so I won't spend a lot
20:17:50 11 of time. This is that four-acre site which will
20:17:54 12 be on the immediate right once you get past the
20:17:58 13 round house. This will be the primary location
20:18:00 14 for the fair activities and having them
20:18:02 15 consolidated.

20:18:08 16 Let me scan through my paperwork real
20:18:12 17 quick. So these are just some highlights of the
20:18:20 18 site. Most of these things have been talked about
20:18:22 19 within the presentation itself, so I won't spend a
20:18:26 20 ton of time on this. But, again, this gives you
20:18:30 21 some idea as to some of the parking features and,
20:18:32 22 again, some of the street scapes and some of the
20:18:34 23 promenade features that both Eric and I have
20:18:36 24 touched upon.

20:18:40 25 And then this is everything that I

20:18:42 1 have just talked about. So when we talk about the
20:18:44 2 initial phase of construction or the initial
20:18:48 3 construction, what you see there is what is going
20:18:52 4 to be constructed should this ultimately get
20:18:56 5 approved. And there you can see that area, again,
20:19:00 6 in relation to the overall development plan of the
20:19:02 7 site.

20:19:02 8 I do want to spend just a little bit
20:19:04 9 of time on the other structures that Eric had
20:19:08 10 talked about, most notably the track and obviously
20:19:10 11 the horse barn and the closed area pavilion. So,
20:19:16 12 again, these are some features that are associated
20:19:18 13 with that. It gives you an -- you know, some
20:19:22 14 information as to the scale of size with that
20:19:24 15 building, approximately forty feet tall. If I can
20:19:28 16 read that, it's seventy-two hundred --

20:19:32 17 MR. JOO: Seventy-two thousand.

20:19:34 18 MR. MONTGOMERY: Oh, yeah,
20:19:36 19 seventy-two thousand square feet and, again, it's
20:19:38 20 a multi purpose room -- or structure, I should
20:19:42 21 say, and then the adjacent horse barns and stables
20:19:46 22 associated with that. And then the racetrack, the
20:19:50 23 racetrack, again, was located in the northern part
20:19:52 24 of the property. It has the six horse stables
20:19:58 25 associated with that. Again, some information as

20:20:04 1 to the scale and size of that structure.

20:20:10 2 So as we went through this, one of
20:20:12 3 the things that we need to indicate to the city is
20:20:16 4 the impact that this development would have on
20:20:18 5 city resources. We've spoken with the police
20:20:20 6 department, the fire department, we've discussed
20:20:22 7 EMS services, and these are just letters
20:20:26 8 indicating that their support, if you will, from
20:20:32 9 those entities in relation to the project. This
20:20:36 10 is the letter to the city simply indicating that
20:20:38 11 there is capacity in both the water and sewer for
20:20:42 12 the property itself.

20:20:42 13 And then the last slide I wanted to
20:20:44 14 talk about or really what you are not getting, so
20:20:48 15 it's a bit of a negative statement, but it's what
20:20:50 16 you're not getting with the overall development
20:20:58 17 should this ultimately get approved. Again, this
20:20:58 18 becomes important because the list that I am about
20:20:58 19 to show you are a current existing permitted uses
20:21:02 20 for this property and so any one of these uses
20:21:06 21 could come in. Arguably they have a much greater
20:21:10 22 impact on the surrounding property. They are not
20:21:12 23 necessarily going to be drawing the crowds and the
20:21:18 24 tangential benefits, if you will, of what the
20:21:20 25 agriculture society is going to be, but these are

20:21:22 1 some things that we can take note of. Warehouse
20:21:24 2 and distribution facilities, there's truck and
20:21:26 3 motor freight terminals, cement block and form
20:21:32 4 product manufacturing, asphalt and concrete mixing
20:21:36 5 plants, garbage reduction and transfer stations,
20:21:40 6 sanitary landfills, junkyards and auto graveyards
20:21:44 7 and sexually-oriented businesses.

20:21:48 8 So when we talk about the fair, I
20:21:50 9 really talk about it as sort of a green site, if
20:21:54 10 you will. There's not a lot of environmental
20:22:00 11 concerns that go in with the operation of the
20:22:04 12 agricultural society. There's not a lot of noise
20:22:06 13 pollutions. There's not a lot of traffic
20:22:08 14 congestion. There's the one fair week, if you
20:22:12 15 will, out of the year that the other fifty-one
20:22:14 16 weeks of the year you have a relatively quiet,
20:22:18 17 complacent community asset that's coming to your
20:22:20 18 facility and to your community. And with that, I
20:22:24 19 would like to turn it over to Alan Schaeffer who
20:22:28 20 is going to have a few completing remarks.

20:22:30 21 MR. SCHAEFFER: Thanks, David. So a
20:22:36 22 lot of information tonight. A lot of work has
20:22:40 23 gone into us being here tonight. I am hoping that
20:22:44 24 our presentation has certainly wet your appetite
20:22:48 25 and convinced you that -- why we are so excited to

20:22:54 1 be here in the Brookville location. We wouldn't
20:22:56 2 be here tonight though if we didn't think we were
20:23:00 3 going to be a good fit. We believe that we will
20:23:02 4 be a significant asset for the citizens of
20:23:06 5 Brookville and the surrounding area. We believe
20:23:10 6 that you'll be proud to have the Montgomery County
20:23:14 7 Agricultural Park and Exhibit Center in your
20:23:16 8 community.

20:23:16 9 The mission statement that I have up
20:23:18 10 here is where all of this began in 1865. The
20:23:24 11 mission statement is what has gotten us here
20:23:28 12 tonight. The mission statement is what's going to
20:23:30 13 get us all, we hope, through all of this for the
20:23:34 14 next hundred years. Mr. Mayor, that concludes our
20:23:40 15 presentation. We're happy to answer any questions
20:23:44 16 that you may have and look forward to the
20:23:46 17 opportunity. Thank you.

20:23:48 18 MR. SEAGRAVES: Before we turn it
20:23:50 19 back, I'm going to ask Commissioner Foley for his
20:23:54 20 presentation. Dan.

20:23:56 21 Council, you can go back up to your
20:23:58 22 seats.

20:24:36 23 MR. FOLEY: Thank you, Mayor. I am
20:24:42 24 Dan Foley. I'm the Montgomery County Commissioner
20:24:44 25 and I have the agenda. They told me I could speak

20:24:50 1 until about 10:30, so just settle in.

20:24:52 2 I do want to say on behalf the
20:24:54 3 Montgomery County Commissioners, first of all, I
20:24:56 4 want to go with what Alan said. It's impressive
20:25:00 5 that this many people care enough to come out on a
20:25:04 6 warmer winter night.

20:25:06 7 We're here as Alan said to request a
20:25:10 8 zoning variance from the city and as -- as Eric
20:25:14 9 told you over the better part of a year the
20:25:18 10 agricultural society as part of this process
20:25:20 11 looked at a lot of different locations and the
20:25:24 12 agricultural society decided that this site in
20:25:28 13 Brookville was the site that they wanted -- they
20:25:30 14 wanted to locate on the most.

20:25:32 15 And so I'm joining them tonight to
20:25:34 16 make the request to the city to hopefully after
20:25:38 17 you weigh all of the pros and cons that you decide
20:25:44 18 that this is a net benefit, not just for the city
20:25:46 19 of Brookville but for the whole county, and I do
20:25:48 20 believe that it is.

20:25:50 21 We -- a lot of our job, you know,
20:25:52 22 whether we are on the city council of Brookville
20:25:56 23 or county commissioner or anybody in this room
20:26:00 24 that's trying to leverage the economy as best we
20:26:02 25 can and so I think this project actually does do

20:26:04 1 some good things to leverage a diverse economy.
20:26:06 2 In Dayton it could be aerospace, it could be
20:26:08 3 health care, it could be advanced manufacturing, it
20:26:12 4 could be logistics like we've seen here in
20:26:14 5 Brookville with the Payless facility. So our job
20:26:18 6 is to try to do the best we can to try to put more
20:26:20 7 eggs in more baskets, and I think this does this
20:26:22 8 in a couple of ways.

20:26:22 9 One is the opportunity to build a new
20:26:26 10 location here in Brookville kind of highlights one
20:26:30 11 of our strengths in the county and that is that we
20:26:34 12 are a great blend of urban and rural. I think
20:26:36 13 probably more than any other county in the state
20:26:44 14 we make that solid claim without being -- without
20:26:44 15 trying to snow people.

20:26:46 16 Agricultural is the number one
20:26:48 17 industry in the state contributing about a hundred
20:26:48 18 and five millions dollars statewide in the economy
20:26:52 19 and the agricultural economy -- agricultural
20:26:54 20 society has a long history of really trying to
20:26:56 21 find opportunities to showcase that economy, but
20:26:58 22 also to bring young people into -- into the fold
20:27:02 23 through 4-H. I was a member of 4-H and I think it
20:27:06 24 was before I had gray hair. Like in 1979 I showed
20:27:10 25 a pig at the county fair and, you know, it was

20:27:12 1 something that I had never done before, but it
20:27:14 2 was -- for me it was kind of a learning
20:27:16 3 experience. I didn't win. I'm not bitter about
20:27:18 4 it. I was eight out of nine pigs. I had a
20:27:22 5 conversation today with the agricultural society
20:27:24 6 about it. I don't know how this happened.

20:27:26 7 But here's the thing, the -- this
20:27:28 8 facility -- and I don't want to -- I don't want to
20:27:32 9 undersell the difficulty of this project. It's a
20:27:36 10 hard project. If it was easy it would have been
20:27:38 11 done twenty, thirty years ago. It's not an easy
20:27:44 12 project because we still are in the resource
20:27:46 13 gathering stage, but -- but the opportunity to
20:27:48 14 create this facility and do some new things to
20:27:52 15 highlight the agricultural economy is important.
20:27:56 16 And it's -- and I think over time it's going to
20:28:02 17 bear fruit.

20:28:04 18 There also is an opportunity in
20:28:06 19 downtown Dayton -- and I would be less than honest
20:28:06 20 if I didn't talk about this just for a minute.
20:28:08 21 You know that the University of Dayton is just to
20:28:12 22 the south of the fairgrounds property. You know
20:28:14 23 that Premier Health, Miami Valley Hospital is
20:28:16 24 right across the street from the fairgrounds
20:28:18 25 facility. You may know that General Electric just

20:28:22 1 put a fifty-one million dollar research
20:28:22 2 development there. You might know that Midmark,
20:28:24 3 who makes hospital equipment just up the road, put
20:28:30 4 their R&D center by the U.D. campus. And what
20:28:32 5 they're going to do there is they're going to make
20:28:34 6 the next generation of hospital beds. Instead of
20:28:38 7 having to go to the doctor and stand on the scale
20:28:38 8 and get your cuff to get your blood pressure,
20:28:40 9 you're going to lay in one of their hospital beds
20:28:42 10 because of all of the sensor technology research
20:28:46 11 at U.D., they wanted to be in that area because
20:28:48 12 they wanted -- you're going to lay in bed and all
20:28:52 13 of that data is going to go to your doctor. So
20:28:54 14 they want to be in that area of town because
20:28:56 15 there's a lot of intellectual capital with those
20:29:02 16 students. So that whole area is really starting
20:29:04 17 to become that.

20:29:04 18 And in our -- when we first learned
20:29:06 19 about the Miller-Valentine opportunity, it really
20:29:12 20 fit one of the county commission's criteria and
20:29:16 21 that is that any deal had to have enough money in
20:29:20 22 it to stand up a new fairgrounds in a part of the
20:29:22 23 county that was chosen by the members of the
20:29:26 24 agricultural society.

20:29:26 25 They came forward with the proposal.

20:29:32 1 I personally believe it's a -- it's fair
20:29:34 2 opportunity. No pun intended. But my colleagues
20:29:38 3 and I started to share that belief meeting with
20:29:40 4 the agricultural society. Over a six-month
20:29:42 5 period, I don't want to repeat this, but I want to
20:29:44 6 kind of lay out how this happened because we had
20:29:48 7 the benefit of thinking about this much longer
20:29:50 8 than anybody in this room, and I know that's a
20:29:52 9 little bit difficult. But Miller-Valentine along
20:29:58 10 with the agricultural society investigated
20:30:00 11 multiple locations around the county with four
20:30:02 12 members of the agricultural society, of the
20:30:06 13 executive committee. The commissioners were not
20:30:10 14 involved in that search personally or behind the
20:30:12 15 scenes. And the process resulted in the fair
20:30:20 16 board coming to the conclusion that this property
20:30:22 17 at 70 and Arlington Road is the site that they
20:30:26 18 deemed to be the best site in the county, and I
20:30:28 19 think we would all understand why. It's a great
20:30:32 20 piece of property.

20:30:32 21 The two-year option for
20:30:34 22 Miller-Valentine was signed with the agricultural
20:30:36 23 society on December 13. The county is doing a
20:30:38 24 couple of things. A couple of things we're going
20:30:42 25 to be -- as Eric said and David said earlier,

20:30:46 1 we're going to be putting a million dollars on the
20:30:48 2 table to move the round house so that it can be
20:30:52 3 put on the eventual site, whether it's this site
20:30:56 4 or another site depending on the decision of the
5 city.

20:30:58 6 We're also hiring a firm -- we're
20:31:02 7 going to be hiring a firm that's going to assist
20:31:04 8 the fair board in developing a strategic
20:31:06 9 sustainable business plan so that this property
20:31:10 10 with all of the effort and -- and -- you know, and
20:31:16 11 help of the fair board and the community can
20:31:18 12 really maximize its potential over the long haul.

13 And I'm just going to give you a
20:31:24 14 couple of examples of what they're going to look
20:31:26 15 at. They're going to look at what kind of uses
20:31:26 16 would maximize the facility. You can see what's
20:31:30 17 going to be on that but, for example, we're going
20:31:32 18 to need to bring the convention to the visitors
20:31:34 19 bureau to say, look, as Eric mentioned, how many
20:31:38 20 car shows are looking for a place to -- right off
20:31:42 21 I-70 that they can maximize the facility. How
20:31:44 22 many -- how many agricultural sites or
20:31:48 23 agricultural conferences could -- would want to
20:31:50 24 come here because of our proximity, how many --
20:31:52 25 how many companies like Cargill, like Provimi

20:32:00 1 North America, which is right next door; like
20:32:04 2 Sugarcreek Packaging, how many of those companies
20:32:06 3 would have an interest in potentially lending
20:32:10 4 their name to a building so that the mayor doesn't
20:32:12 5 have to write the whole check, right? He didn't
20:32:16 6 even laugh at that. It -- also just basically how
20:32:20 7 do you grow the fair itself not only during fair
20:32:22 8 week, but also the rest of the year because the
20:32:26 9 investment in this facility -- so I talked to you
20:32:30 10 about the round house, but I haven't talked to you
20:32:30 11 about -- about the business plan. And I -- this
20:32:34 12 might be obvious, but the county commissioners
20:32:38 13 also instead of -- every penny that gets resulted
20:32:40 14 from the sale of this property is going to go to
20:32:44 15 maximize this -- this property. And I'll say to
20:32:50 16 you, I think as taxpayers you might say, well, why
20:32:52 17 don't you put some of that into law enforcement,
20:32:56 18 why don't you put some of that into the community.
20:32:56 19 There's all kinds of needs in the community, but
20:33:00 20 we believe that this -- this opportunity is --
20:33:04 21 doesn't come along every day and we think that the
20:33:06 22 investment can pay off and can be a win-win on
20:33:10 23 both ends.

20:33:10 24 So I say that to you because we've
20:33:14 25 given this a lot of thought. We were asking the

20:33:18 1 the city to approve the variance. We do think
20:33:22 2 there's some upsides in terms of driving traffic
20:33:24 3 to businesses in Brookville, like Rob's and K's
20:33:30 4 and Boose Chevrolet and the All American Store.
20:33:30 5 We also think it's going to highlight Brookville's
20:33:36 6 physical proximity to agriculture and also we
20:33:38 7 think there's an opportunity to marry up some
20:33:40 8 private sector development on the site and private
20:33:44 9 sector opportunities that we have not been able to
20:33:46 10 do yet.

20:33:48 11 And the last thing I'll say is,
20:33:50 12 again, I don't -- we believe this is going to be a
20:33:52 13 first class venue. It's going to take a lot of
20:33:56 14 work, but I think at the end of it we're going to
20:34:00 15 feel proud about it because it's going to maximize
20:34:02 16 the asset that we have in this county.

20:34:08 17 So I just want to say thanks to the
20:34:08 18 city and also to the residents of Brookville
20:34:08 19 taking the time to come out. Thank you.

20:34:12 20 MR. SEAGRAVES: Thank you. Thank
20:34:18 21 you, Commissioner Foley. Okay. I want to thank,
20:34:22 22 again, Superintendent Hopkins for allowing us to
20:34:26 23 utilize this wonderful facility. I want to thank
20:34:30 24 our presenters tonight. Next we're going to
20:34:32 25 discuss a little bit with our council and planning

20:34:36 1 and zoning board their concerns, questions or
20:34:38 2 thoughts for the presenters so that they can
20:34:42 3 prepare and have some answers for us as we go into
20:34:44 4 the March 4 second hearing.

20:34:46 5 Let me first say something, that -- a
20:34:50 6 couple of clarifications that we've got to make
20:34:52 7 sure that everybody clearly understands this.
20:34:56 8 Number one, the property is not owned by the city
20:35:00 9 of Brookville. I know that's a myth out that
20:35:06 10 there that we own on all of this and why are we
20:35:08 11 doing that or doing that. The property is
20:35:08 12 privately owned by Joe Walker. Not by the city of
20:35:14 13 Brookville. There's not a person up here, and I
20:35:20 14 think most, if not all, have participated with
20:35:24 15 4-H. We're big proponents of the 4-H and
20:35:28 16 agricultural group, but -- very important but,
20:35:34 17 this is a business.

20:35:38 18 I want all of our agricultural people
20:35:42 19 to hear me loud and clear. We've got to make
20:35:44 20 decisions as a business, as we would any other
20:35:48 21 business coming to Brookville. We're going to be
20:35:52 22 fair about this. We want the same answers. We
20:35:54 23 have the same thoughts or concerns that you may
20:35:56 24 have, but let me stipulate again, this is a
20:36:00 25 business. It must go through the proper

20:36:02 1 wavelengths. We don't just check off on something
20:36:06 2 because we feel good about it. There's not a
20:36:08 3 person up here that doesn't feel good about the
20:36:12 4 kids out there and want to better their education.
20:36:14 5 I can tell you that right now. But this is a
20:36:16 6 lifelong commitment. I live here, lived here my
20:36:20 7 whole life, went to school here and most all
20:36:22 8 council people have too. We have to eat, sleep,
20:36:30 9 and live with each one of you guys every day.

20:36:30 10 As a matter of fact, I think it's
20:36:32 11 fair to assume most of you elected us to do this
20:36:36 12 job. This is a very difficult challenge, but
20:36:40 13 we -- once again, I'm going to say it again, we're
20:36:40 14 going to go through the proper wavelength. Some
20:36:44 15 of you may not want to hear that and we understand
20:36:46 16 that. But the next procedure is to take this
20:36:50 17 movement tonight to the planning and zoning board
20:36:52 18 Thursday night.

20:36:52 19 Now, you're welcome to be there, be
20:36:56 20 sure, but chances are most of what we discuss from
20:37:00 21 this point forward is going to be talked about
20:37:02 22 again Thursday night, so if you didn't hear it
20:37:06 23 clearly you've got another opportunity to hear
20:37:08 24 that Thursday. They in turn will listen to it and
20:37:12 25 make their response back to the presentation team

20:37:14 1 and then in two weeks from now on March 4, there
20:37:18 2 will be a second public hearing where you'll be
20:37:22 3 able to address your thoughts, concerns and
20:37:24 4 questions as you have tonight. Is everyone
20:37:26 5 somewhat clear on that?

20:37:28 6 Once again, I want to say, I hate to
20:37:30 7 be this serious, but this is a serious mode of
20:37:34 8 operation that the city has to take. And in due
20:37:40 9 respect to you, it's also in due respect to each
20:37:42 10 one of us that we have to make a sound decision of
20:37:46 11 what we think is best for not just Brookville but
20:37:50 12 Perry and Clay Township, the surrounding
20:37:52 13 communities that are attached to Brookville.

20:37:56 14 So at this time I'm going to take and
20:37:56 15 turn the microphone over to members of council,
20:38:00 16 planning and zoning board so they can have their
20:38:02 17 fair share of asking any questions or concerns
20:38:08 18 they may have or comments. The only thing I ask,
20:38:10 19 guys, is that you do identify yourself again and
20:38:12 20 then clearly state the question or concern that
20:38:14 21 you would like to address the presenters with.
20:38:22 22 Bob Apgar.

20:38:30 23 MR. APGAR: Okay. I like the idea of
20:38:36 24 having a place in Brookville for entertainment,
20:38:40 25 such as they talked about tonight; however, I have

20:38:44 1 some concerns that I would like MCAS to answer now
20:38:48 2 or later. First of all, this site should be as
20:38:54 3 good looking as the industrial properties in that
20:39:00 4 area and it should be as well-maintained. I feel
20:39:04 5 the idea -- and this was in some of their
20:39:08 6 literature -- of gravel roads does not conform
20:39:14 7 with the rest of the industrial park and the rest
20:39:16 8 of the industries that are out there. So I think
20:39:18 9 all roads that are within this project should be
20:39:22 10 paved. The other thing I have is the project
20:39:28 11 should not cost the city of Brookville any amount
20:39:32 12 of money. And that's all I have for now.

20:39:38 13 MR. SEAGRAVES: Thank you, Bob. Who
20:39:40 14 would like to speak next? Margo? Mike?

20:39:46 15 MR. DUNCAN: I'm Mike Duncan. I
20:39:50 16 guess a lot of you probably know I'm not really
20:39:54 17 for this project. I'm for the fairgrounds being
20:39:58 18 moved somewhere. I agree with them, but I don't
20:40:00 19 think Brookville is the right fit for a number of
20:40:02 20 reasons.

20:40:04 21 One reason is we -- it's an
20:40:06 22 industrial park. We bought that land -- well,
20:40:10 23 some of that land from Mr. Walker, it's your tax
20:40:14 24 dollars, to put industrial jobs in there, which
20:40:18 25 the jobs help pay for the community, the things

20:40:20 1 that's going on and something that a lot of you
20:40:24 2 don't know is half the property -- half the income
20:40:28 3 tax that's raised out there comes to the school.
20:40:32 4 So it's going to be an impact on the school. It's
20:40:34 5 going to be an impact on the city. I agree with
20:40:38 6 Bob. We shouldn't have to pay anything to get
20:40:40 7 this project in.

20:40:42 8 Now, I've got some questions for over
20:40:44 9 here about their presentation. Bob already
20:40:50 10 brought up with about fairgrounds' gravel roads.
20:40:52 11 Okay. You also presented a slide about the things
20:40:58 12 that could go in there. Well, all of those went
20:41:02 13 there, sure, they're in the zoning, but they bring
20:41:04 14 a lot more jobs than three, which would be a lot
20:41:08 15 more money than the coffers to the city and the
20:41:12 16 school. So, I mean, that argument didn't play
20:41:14 17 with me, sir.

20:41:14 18 But I've got a question for Rod too.
20:41:20 19 In this agreement it says seventy-seven acres. We
20:41:22 20 were told in the presentation it was sixty-six
20:41:24 21 acres. So is it seventy-seven acres or sixty-six
22 acres?

20:41:28 23 MR. STEPHAN: My understanding
20:41:32 24 current acreage is sixty-six acres after it's been
20:41:34 25 surveyed; is that correct?

20:41:38 1 MR. SCHAEFFER: I believe that is
20:41:40 2 correct, yes. We were working off of a line and
20:41:46 3 the yellow line was really formulated before we
20:41:50 4 actually had the property surveyed. We just
20:41:54 5 recently got it surveyed within the last week to
20:41:56 6 ten days. So it's right around sixty-six acres.

20:41:58 7 MR. DUNCAN: The agreement here said
20:42:00 8 seventy-seven.

20:42:02 9 MR. SCHAEFFER: The agreement is just
20:42:02 10 a draft at this point, Mr. Duncan. Certainly, we
20:42:06 11 will confirm the number.

20:42:08 12 MR. DUNCAN: Another thing in this
20:42:08 13 agreement, it says the extension of the zoning
20:42:12 14 termination and what it boils down to is that you
20:42:14 15 have two years to get this done and it could be
20:42:16 16 extended. Now, if the referendum or something, if
20:42:20 17 there is one, if this comes up, are we locked into
20:42:24 18 this two-year agreement?

20:42:26 19 MR. STEPHAN: The provision in that
20:42:30 20 agreement regarding the extension of the zoning
20:42:36 21 termination is there for the following reason.
20:42:38 22 Under our code a plan development approval last
20:42:40 23 for one year and if the project is not commenced
20:42:44 24 within one year, then the planning development
20:42:46 25 zoning terminates.

20:42:46 1 The Miller-Valentine option in Dayton
20:42:50 2 is for two years, so the proposed agreement would
20:42:52 3 extend our zoning approval for one additional year
20:42:56 4 so that if the Miller-Valentine option is
20:42:58 5 exercised towards the end of that two-year time
20:43:02 6 period, they can still commence the project.

7 So what we're saying in that
20:43:06 8 provision is we're extending our normal zoning
20:43:08 9 termination date for one year. At the end of that
20:43:12 10 time period if the project has not been commenced,
20:43:14 11 then the zoning will terminate, the approvals will
20:43:18 12 terminate and the zoning will revert to current
20:43:20 13 zoning of I-2 and HS and it could be used for
20:43:24 14 normal industrial or commercial project.

20:43:30 15 MR. DUNCAN: It talked about having a
20:43:34 16 road improvement. Part of it was gravel and then
20:43:38 17 there was talk about running it from the extension
20:43:40 18 of the Campus Boulevard out to Upper Lewisburg
20:43:44 19 Road. Now, from what I read in here and what
20:43:48 20 Mr. Foley's letter he just gave us is there's no
20:43:50 21 funding to have that done. So who is going to
20:43:54 22 fund this? Is it going to be the city? So we
20:43:56 23 have to put money into this project to get you
20:44:00 24 guys to come out here.

20:44:02 25 MR. SCHAEFFER: You're not being

20:44:02 1 asked to put one thin dime into this project, Mr.
20:44:04 2 Duncan.

20:44:06 3 MR. DUNCAN: It says a four-party
20:44:06 4 agreement.

20:44:08 5 MR. SCHAEFFER: Four-party agreement?

20:44:10 6 MR. DUNCAN: We're part of that four
20:44:14 7 party.

20:44:14 8 MR. SCHAEFFER: That's a draft
20:44:16 9 agreement, first of all, and that was a staff
20:44:18 10 decision. So if you don't want that in the
20:44:20 11 agreement, that can always come out of the
20:44:20 12 agreement. The point is that today we don't need
20:44:24 13 the extension of West Campus Boulevard down to
20:44:28 14 Lewisburg-Salem Road. We have an emergency exit
20:44:32 15 out on West Campus, but we don't need the
20:44:34 16 extension. Walker doesn't need the extension
20:44:38 17 because they never used it. The city doesn't need
20:44:40 18 the extension because there's no demand for
20:44:42 19 traffic.

20:44:44 20 MR. DUNCAN: Not now.

20:44:46 21 MR. SCHAEFFER: The demand is going
20:44:46 22 to come when Walker brings in whatever new uses he
20:44:50 23 brings in. That's when the demand's going to come
20:44:52 24 in. At that point in time if we're able to work
20:44:54 25 out a deal with the county or some sort of a -- an

20:45:02 1 application for EDGE grant money, then the city
20:45:10 2 and the draft agreement with the city, the fair
20:45:14 3 board, Mr. Walker and the county's participation
20:45:22 4 with the EDGE grant would take a look at it and
20:45:26 5 see what kind money we need to put in it to make
20:45:30 6 it happen. You're saying you don't want to put
20:45:32 7 any money in, then you're not going to put any
20:45:32 8 money in.

20:45:32 9 MR. DUNCAN: You're telling me with
20:45:34 10 twelve hundred parking spots, twelve hundred cars
20:45:36 11 possibly coming in and out of there, you're going
20:45:38 12 to funnel them in on one road?

20:45:42 13 MR. SCHAEFFER: No, sir.

20:45:42 14 MR. DUNCAN: But it's got to be one
20:45:42 15 road. Campus Boulevard is the only thing there.

20:45:46 16 MR. SCHAEFFER: Well, initially
20:45:46 17 that's our access point, that's correct.

20:45:48 18 MR. DUNCAN: Yeah. So there's twelve
20:45:50 19 hundred cars plus if it's during business hours
20:45:52 20 out there when the other companies are funneling
20:45:54 21 cars in there, that's a lot of traffic on one
20:45:56 22 road.

20:45:58 23 MR. SCHAEFFER: That's a lot of
20:46:00 24 traffic. I can assure you that all twelve hundred
20:46:02 25 cars are not going to arrive at one time and all

20:46:04 1 twelve hundred cars are not going to leave at the
20:46:06 2 same time.

20:46:06 3 MR. DUNCAN: That's true.

20:46:06 4 MR. SCHAEFFER: We have -- we have
20:46:10 5 run our figures with -- through that process to
20:46:12 6 make sure we understand what sort of traffic
20:46:18 7 issues are going to be and traffic is pretty well
20:46:22 8 spaced over the course of the day both coming and
20:46:22 9 going, so we think we'll be able to maintain that
20:46:26 10 traffic.

20:46:26 11 MR. DUNCAN: The next thing is you
20:46:28 12 said the events would be agriculture related.
20:46:32 13 Now, I've looked at some of your website and some
20:46:38 14 of your events that you've had. Motorcycle races,
20:46:42 15 concerts, beer and wine fests, which you have
20:46:44 16 every year. Don't sound to me like that's
20:46:48 17 agricultural.

20:46:52 18 MR. SCHAEFFER: As my members of the
20:46:58 19 fair board will point out, wine comes from grapes.

20:47:10 20 MR. DUNCAN: I'll give you that.

20:47:12 21 MR. SCHAEFFER: No disrespect, you
20:47:14 22 understand.

20:47:14 23 MR. DUNCAN: Next question I've got
20:47:16 24 is what do we stand to gain with this?

20:47:24 25 MR. SCHAEFFER: Let's take a look at

20:47:26 1 what you stand to gain from this. We're going to
20:47:30 2 be building over a hundred thousand square feet of
20:47:34 3 buildings on a sixty-six acre site making roughly
20:47:40 4 a thirteen million dollar investment in just the
20:47:44 5 buildings and infrastructure. Of course, we're
20:47:46 6 buying the ground. The -- the sixty-six acre
20:47:54 7 location, I know -- I know that you're suggesting
20:48:02 8 that with the industrial property that the uses we
20:48:04 9 put up there that can't come in are the industrial
20:48:08 10 uses that could come in. So it depends on how you
20:48:14 11 look at it. I understand the tax aspects of it.
20:48:18 12 I understand those issues. There's no question
20:48:20 13 that you're right to agree as to how that works,
20:48:24 14 no question at all.

20:48:26 15 What else do you get? The city gets
20:48:26 16 a sixty-six acre amenity that it doesn't have to
20:48:30 17 pay to maintain, doesn't have to pay to man,
20:48:34 18 doesn't have to pay to cut the grass, it doesn't
20:48:38 19 have to do anything. Yes, it's fenced but the
20:48:42 20 park is an open park. It's a park and it's called
20:48:44 21 agricultural park and exhibit center. Eventually
20:48:52 22 there's the extension of West Campus as the new
20:48:56 23 development comes in there. It's not
20:48:58 24 inconceivable that since Payless went in, there
20:49:02 25 hasn't been a whole lot of success in drawing new

20:49:06 1 industrial use, that the -- that the fairground
20:49:08 2 use could be an amenity to us and maybe some of
20:49:14 3 those kinds of uses that come in are more
20:49:18 4 agricultural -- have more of an agricultural event
20:49:18 5 to them. We just don't know. But it's going to
20:49:22 6 be something that you don't have now that you're
20:49:24 7 going to be able to enjoy and use pretty much as
20:49:28 8 you want to. You can go there on a pretty day.
20:49:30 9 You can go there because there's a farmer's
20:49:30 10 market. You can go there because there's a fair
20:49:32 11 in operation. You can go to the livestock show.
20:49:34 12 4-H people are going to have spaces. The 4-H
20:49:38 13 people and the Future Farmers of America are going
20:49:42 14 to have a location to -- to do their thing and
20:49:42 15 bring people in. There's opportunities for
20:49:48 16 regional livestock shows, horse shows, et cetera,
20:49:52 17 et cetera. And the city of Brookville is going to
20:49:56 18 benefit from every one of those. Every time
20:49:58 19 someone goes off campus to fill up their tank with
20:50:02 20 the gas or get a bite to eat, the city is going to
20:50:06 21 be the beneficiary.

20:50:06 22 MR. DUNCAN: One more question for
20:50:08 23 Rod. What about the noise? Some people who live
20:50:14 24 out there, the tractor pulls, the noise level.

20:50:18 25 MR. STEPHAN: We don't have any

20:50:18 1 specific noise standards other than we have a
20:50:22 2 general noise standard in our industrial use for
20:50:26 3 disruptive to neighbors over -- you know, it can
20:50:30 4 be potentially regulated under our zoning code.
20:50:34 5 I'll let them address what their hours are going
20:50:36 6 to be and what issues they would do to address
20:50:40 7 noise.

20:50:40 8 MR. SCHAEFFER: We're working on it.
20:50:44 9 As you've pointed out, Mr. Duncan, this agreement
20:50:46 10 we're talking about is a draft document and this
20:50:48 11 is one thing we're going to have to work on, Rod,
20:50:52 12 to get it where we need it.

20:50:54 13 MR. DUNCAN: All right. I would like
20:50:58 14 to thank everyone for coming tonight. Like the
20:51:00 15 mayor said, this is a community thing but I would
20:51:02 16 like to ask one question, if you live in the
20:51:08 17 Brookville School District, if you just raise your
20:51:10 18 hand out there.

19 (Those responded.)

20:51:16 20 MR. DUNCAN: Thank you.

20:51:16 21 MR. SEAGRAVES: Thank you, Mike.

20:51:18 22 Next up is Council Lady Margo Cantrell.

20:51:26 23 MS. CANTRELL: Councilwoman.

20:51:28 24 MR. SEAGRAVES: Thank you,

20:51:28 25 Councilwoman, for clarifying that.

20:51:32 1 MS. CANTRELL: I'm Margo Cantrell.
20:51:36 2 Thank you. You did a nice job on putting this all
20:51:40 3 together because this is far and above better than
20:51:44 4 what we saw back on December 17 and I think you
20:51:48 5 did a good job in organizing it in a fashion that
20:51:52 6 we could understand what your vision is both for
20:51:56 7 the current plan and in the future.

20:52:00 8 I have one concern primarily, which I
20:52:02 9 voiced all along, and that is to make sure that
20:52:06 10 the Montgomery County Agricultural Society and
20:52:12 11 fair board have the financial ability to sustain a
20:52:16 12 project of this size. A sixty-six acre site and a
20:52:24 13 sixteen to eighteen million dollar facility and a
20:52:28 14 potentially twenty-six million dollar facility,
20:52:28 15 when it all does get built requires a lot of money
20:52:32 16 to maintain in a fashion that we would all be
20:52:36 17 proud of. So I've asked for some financial
20:52:38 18 information in the past and I'm going to ask for
20:52:40 19 it again, perhaps a balance sheet or some -- as
20:52:44 20 Mr. Garber had mentioned earlier -- some idea of
20:52:48 21 your cash flow.

20:52:50 22 The three million dollars that you're
20:52:50 23 putting in reserve is excellent and that will help
20:52:54 24 to see that the property is maintained. We live
20:52:58 25 here and we -- I know all of you live here, most

20:53:02 1 of you do, but we just don't want to see a
20:53:04 2 property or a plan started and not completed
20:53:08 3 because you ran out of money and then we're forced
20:53:12 4 to look at, you know, overrun grounds or abandoned
20:53:20 5 buildings. I don't think that will happen, but we
20:53:22 6 just want to make sure you have the money to do
20:53:26 7 it. And that's what we would ask of any business
20:53:28 8 that would come into the community on a project of
20:53:30 9 this size. I think we probably asked this of
20:53:34 10 Payless when they built their eight hundred
20:53:36 11 thousand square foot building also.

20:53:38 12 Secondly, when we met with you the
20:53:40 13 first time, the 4-H kids came to our city council
20:53:44 14 and they were very dramatic in their presentation
20:53:46 15 and quite a few of you who were there that
20:53:50 16 night -- and I'll read from the actual minutes, a
20:53:54 17 woman stated that her daughter's in 4-H and she's
20:54:00 18 speaking on behalf of her and the 4-H horse kids
20:54:02 19 who cannot go to the Montgomery County Fair
20:54:04 20 because of the current facilities are not clean
20:54:06 21 enough or safe enough. Mrs. Woodson stated that
20:54:08 22 the kids have to find sponsors to support them so
20:54:12 23 they can rent other places so that the kids can
20:54:14 24 participate in their horse activities.
20:54:16 25 Mrs. Woodson stated moving the fair to Brookville

20:54:20 1 will allow the kids with horses to participate
20:54:22 2 again.

20:54:22 3 Additionally, Amy Burton said her
20:54:26 4 daughter is in the Montgomery County 4-H and she's
20:54:28 5 upset that she can't go to the Montgomery County
20:54:32 6 Fair to show her horse and will never have that
20:54:34 7 experience. Miss Burton said they are Brookville
20:54:36 8 people and she is in favor of moving the
20:54:38 9 fairgrounds to Brookville.

20:54:40 10 At a later meeting at the planning
20:54:42 11 commission, other people in the fair board also
20:54:50 12 spoke about the participation of the people with
20:54:52 13 horses and the racetrack. My concern is that this
20:54:56 14 horse racetrack and stables and exhibition center
20:55:02 15 may never get built because in all likelihood it's
20:55:06 16 a six to nine million part of the project and if
20:55:10 17 that doesn't get built, then what are all of these
20:55:14 18 people that want to move the fair here because of
20:55:16 19 their horses, what are they going to do? Where
20:55:20 20 are they going to go?

20:55:20 21 So I would like to see some kind of
20:55:22 22 plan for how that could come to fruition either,
20:55:26 23 you know, grants, participation by corporate
20:55:32 24 sponsors, something other than just, well, maybe,
20:55:36 25 we can get somebody to donate some money. That

20:55:40 1 way we know it's going to actually be what the
20:55:42 2 master plan hopes for. That's it. Thanks.

20:55:48 3 MR. SEAGRAVES: Thank you,
20:55:52 4 Councilwoman Cantrell. Next up we've got
20:55:58 5 Councilman Garber. Bruce.

20:55:58 6 MR. GARBER: Thank you all for
20:56:00 7 coming. I hope we get all of your questions
20:56:04 8 answered. I wanted to follow up on Margo's
20:56:06 9 statement. Not only would like to see a cash flow
20:56:10 10 for the capital construction of all three phases,
20:56:12 11 or at least the first one, but then also a cash
20:56:14 12 flow for ongoing expenses, O&M expenses and
20:56:20 13 operating expenses, not only revenue but expenses
20:56:22 14 and maintenance costs of it because I'm with Margo
20:56:26 15 in that it needs to be a facility that sustains
20:56:30 16 itself for the long haul and doesn't come into
20:56:34 17 disrepair due to lack of funds.

20:56:36 18 I did have two quick questions on the
20:56:40 19 facilities, I guess. One is security. It's a
20:56:42 20 little bit outside the confines where you would
20:56:46 21 have a lot of people around all of the time, so
20:56:48 22 I'm wondering about security issues, both
20:56:54 23 physical, electronic and also video or visual
20:56:58 24 security for intruders or that kind of thing
20:57:02 25 during off hours or that type of thing.

20:57:06 1 And then also has there been any
20:57:08 2 contact with the RTA on a stop out there because
20:57:12 3 it is Montgomery County and I would assume they
20:57:16 4 would have been in contact with you. So those two
20:57:18 5 things, if you could address them. Security
20:57:20 6 issues, and also has there been any -- I didn't
20:57:24 7 see anything here in the plan about a bus stop.

20:57:32 8 MR. SEAGRAVES: Thank you, Councilman
20:57:32 9 Garber. Councilman Letner. Chuck.

20:57:36 10 MR. LETNER: Good evening, everyone.
20:57:38 11 My name is Chuck Letner. My son is a former fair
20:57:44 12 king, so I may seem a little biased. I do want to
20:57:50 13 echo a couple of things that Margo and Mike said
20:57:54 14 and Bruce. We do need to look at the finances a
20:57:58 15 little tighter than what they've been evaluated so
20:58:02 16 far for what we've been presented.

20:58:04 17 I'm also interested in a traffic
20:58:08 18 study that I think needs to be done. Even though
20:58:10 19 it's a week a year for this volume of vehicles, it
20:58:14 20 also poses -- could pose a possible problem to our
20:58:18 21 other businesses out there that have vehicles of
20:58:22 22 personal trucking that comes in and out of the
20:58:26 23 complex. It's all going to affect them. And I
20:58:30 24 was also under the impression that West Campus was
20:58:32 25 going to be continued out to Upper Lewisburg. It

20:58:38 1 looks like it's going to be extended a little bit
20:58:40 2 but not the full distance.

20:58:46 3 I want to thank everybody for
20:58:48 4 attending and we look forward to serving you.

20:58:52 5 MR. SEAGRAVES: Thank you, Chuck.
20:58:54 6 Councilwoman Kirklin.

20:58:56 7 MS. KIRKLIN: Good evening, everyone.
20:58:58 8 Thank you very much for your interest and
20:59:02 9 attending this evening. This is certainly a --
20:59:04 10 something before council that we are taking very
20:59:08 11 seriously and I want to be certain that we're
20:59:10 12 getting all of the answers to the questions and
20:59:14 13 expressing our concerns and our thoughts and I
20:59:18 14 just want to thank everyone for being here.

20:59:20 15 My fellow council members have
20:59:22 16 brought forth a number of concerns and just some
20:59:26 17 comments that I think bring some valid
20:59:30 18 consideration. I personally echo their thoughts
20:59:32 19 with regard to more specific numbers with regard
20:59:36 20 to the finances.

20:59:36 21 The three million dollar figure in
20:59:38 22 reserve is -- three million dollars is a very big
20:59:44 23 number. That said, the cost to maintain the
20:59:46 24 beautiful vision is also a very large number and I
20:59:52 25 would be very interested to see some specifics

20:59:54 1 with regard to bids on maintenance of the facility
20:59:58 2 itself and look at some very hard core figures.
21:00:02 3 What would it take, what are those numbers for the
21:00:06 4 maintenance. We're talking about terms of -- I
21:00:08 5 think the -- the -- one of the concerns I have is
21:00:12 6 it enough. Is it a reasonable figure based on
21:00:16 7 what the costs are for the facility and for its
21:00:18 8 maintenance.

21:00:20 9 One of the other concerns I have
21:00:22 10 is -- and this just speaks to the agreement, and I
21:00:26 11 understand it is draft form. There are changes
21:00:28 12 that likely will be worked out in the event that
21:00:32 13 it does move forward. One of my concerns has to
21:00:36 14 do with the West Campus Boulevard extension. And
21:00:40 15 I would just simply say rather than excusing MCAS
21:00:46 16 from responsibility of any costs -- and
21:00:48 17 specifically this is in page three, item number
21:00:52 18 five -- to excuse the city of Brookville from any
21:00:54 19 costs and certainly retaining that the city shall
21:00:58 20 utilize its best efforts to help procure any
21:01:04 21 grants that are available.

21:01:04 22 And then my next question would be
21:01:06 23 has there been any research with regard to what
21:01:10 24 EDGE grants could potentially be available. Based
21:01:14 25 on some research that I've done, it's my

21:01:18 1 understanding those EDGE grants don't exist for
21:01:20 2 that purpose. I don't know if that's the case,
21:01:22 3 but we would like to see some specific information
21:01:26 4 with regard to that.

21:01:26 5 Certainly, echoing Bruce and Margo's
21:01:34 6 with regards to maintenance. And just one point
21:01:36 7 for clarification, in phase one it shows the
21:01:40 8 grandstands as being built; is that correct? And
21:01:42 9 then the racetrack would be in a later phase. So
21:01:46 10 what would be the purpose of the grandstands
21:01:48 11 without the racetrack?

21:01:58 12 MR. SEAGRAVES: Is that it, Anne?

21:02:02 13 MS. KIRKLIN: Yes.

21:02:04 14 MR. JOO: I'm going to point to some
21:02:06 15 on the board as well. The grandstand is there for
21:02:10 16 more than just the racetrack. So they have --
21:02:12 17 they could have livestock shows there where you
21:02:14 18 have a big crowd and you want -- you have the
21:02:18 19 horse shows there. You could have any number
21:02:22 20 of -- like the tractor pulls or those kinds of
21:02:26 21 things that go along with the different kind of
21:02:30 22 events. So just because it is not a racetrack
21:02:34 23 doesn't mean that they don't want bleachers to
21:02:36 24 have -- to house fifteen hundred people to have
21:02:40 25 different events.

21:02:42 1 MS. KIRKLIN: And does the current
21:02:44 2 configuration accommodate movement of the
21:02:46 3 equipment and the livestock to that location for
21:02:50 4 those shows? In other words, where would the
21:02:54 5 equipment come in and how would it transition to
21:02:58 6 that area for the show?

21:03:00 7 MR. JOO: Through the service road.

21:03:06 8 MS. CANTRELL: Not through the North
21:03:10 9 Main Street?

21:03:10 10 MR. JOO: North Main Street and South
21:03:12 11 Main Street are going to be there to access all of
21:03:14 12 the barns and they take the livestock from the
21:03:18 13 barns, if they come in from the barns. They may
21:03:22 14 come in through trailers and whatnot and go
21:03:26 15 straight to the show area.

21:03:26 16 MS. KIRKLIN: Thank you.

21:03:28 17 MR. SEAGRAVES: Anne, thank you very
21:03:30 18 much. I'll turn it over to our zoning team.
21:03:34 19 Gentlemen, are there questions or concerns?

21:03:38 20 MR. SWABB: Rick Swabb. Probably one
21:03:44 21 of the things I want to emphasize is right now
21:03:46 22 there's a lot of words being said that, you know,
21:03:48 23 we're not going -- we're losing tax money, we're
21:03:50 24 losing tax money. You're not getting any tax
21:03:52 25 money on that property as it sits right now. So

21:03:56 1 it is actually -- you're going to be gaining some.
21:04:00 2 Are you going to be gaining as much if it was
21:04:04 3 another facility? Probably not. But that
21:04:06 4 facility isn't there and I don't know the
21:04:08 5 negotiations with the Walkers. Is that facility
21:04:12 6 coming any time soon? I don't know. So those are
21:04:16 7 my thoughts on it.

21:04:18 8 Like I say, we'll be looking at the
21:04:22 9 zoning on it ourselves. That will be Thursday
21:04:24 10 night but, you know, as far as the facility as it
21:04:28 11 is right now, those are my opinions.

21:04:32 12 MR. SEAGRAVES: Thank you, Rick.

21:04:36 13 MR. BOOSE: Brent Boose. I think a
21:04:40 14 couple of questions that I have, at least for the
21:04:42 15 agricultural society, is you guys expressed
21:04:44 16 through one of our other prior meetings that you
21:04:48 17 guys plan to do also a drainage study and all of
21:04:52 18 that for the site. Hopefully, those will be
21:04:54 19 shared with the -- with the council as well as the
21:04:58 20 planning commission.

21:05:00 21 Another question that I had for the
21:05:02 22 fair board is what do you guys see as a potential
21:05:04 23 increase in usage for the site if you guys
21:05:08 24 would -- would move here to Brookville? One of
21:05:12 25 the questions that I have as far as concern is the

21:05:16 1 close proximity to the -- to the bike path. I
21:05:20 2 know there's a lot of people in the community that
21:05:24 3 would get a lot of service and a lot of usage from
21:05:28 4 the bike path. I don't want that to be impaired
21:05:30 5 or impeded on during the week of the fair when
21:05:34 6 there potentially could be a lot of traffic or
21:05:36 7 whatever out in that area. I would certainly like
21:05:38 8 that availability for that to be open to the
21:05:42 9 citizens of the town.

21:05:44 10 I think one of the things I just like
21:05:46 11 ourselves, the council and the planning commission
21:05:48 12 to consider, I was a member of the planning
21:05:50 13 commission when the Walker Turf Farm was first
21:05:54 14 annexed in. At that point in time, you know, the
21:05:58 15 discussion and the vision for the property was
21:06:02 16 obviously for development. The fairgrounds at
21:06:06 17 that point in time, obviously, wasn't the
21:06:08 18 consideration, wasn't one of the things that was
21:06:10 19 top on the list as far potential uses for the --
21:06:16 20 for the property, but I would just like to, you
21:06:18 21 know, get people to think back about what our need
21:06:22 22 was to annex that into the city, how well does the
21:06:28 23 development for the fairgrounds really fit into
21:06:30 24 that vision. Obviously, to Rick's point, there
21:06:34 25 hasn't been people beating down the door to

21:06:36 1 develop the property, but is this truly what we
21:06:40 2 see as far as the long-term vision for our city.

21:06:46 3 MR. SEAGRAVES: Thank you, Brent.

21:06:48 4 MR. BOOSE: And the last thing I got
21:06:50 5 is the 1145.02, section 22 gives the Board of
21:06:54 6 Zoning Appeals the ability to do a study for
21:07:00 7 noxious gases, emissions, noise control. So if at
21:07:02 8 a point in time that is something that the city
21:07:06 9 would so choose to exercise, that request comes
21:07:12 10 back to the cost of the applicant. So would you
21:07:16 11 guys be willing as the fair board and the
21:07:18 12 agricultural society to be willing to fund that
21:07:20 13 study if the Board of Zoning Appeals deemed it
21:07:24 14 necessary that we would have to do some kind of
21:07:26 15 study for noise reduction, noise generation, toxic
21:07:34 16 noxious gases, depending on the events or whatever
21:07:36 17 that would be going on out there at the property.

21:07:44 18 MR. SEAGRAVES: Thank you.

21:07:46 19 MR. BOOSE: I concede.

21:07:54 20 MR. SWABB: That's it, Mr. Mayor.

21:07:58 21 MR. SEAGRAVES: I'm going to make a
21:08:00 22 couple of comments. Those comments are -- I hope
21:08:04 23 are heartfelt. One of the questions or thoughts
21:08:10 24 back a month ago when we had our first gathering
21:08:14 25 of everyone, someone from the FFA reminded us that

21:08:20 1 sometimes we're not here about making money.
21:08:24 2 That's true. Sometimes there's more important
21:08:28 3 things in life like education, like seeing the
21:08:32 4 future of these farmers have an opportunity to
21:08:36 5 grow and expand their willingness and wanting to
21:08:40 6 learn the agricultural side and develop them as
21:08:44 7 future farmers. And that was a quick reminder to
21:08:48 8 me that, yes, everything sometimes is not about
21:08:52 9 making money.

21:08:52 10 Now, with that in store, I agree
21:08:56 11 wholeheartedly. I'm just looking at the other
21:09:00 12 side of that coin though. It's still a business
21:09:02 13 and to our agricultural committee, a chair, I will
21:09:08 14 say, John, you know, we're so appreciative that
21:09:12 15 you've considered Brookville as a site. We've
21:09:16 16 just got to make certain that the financial
21:09:18 17 arrangements of a long-lasting opportunity here in
21:09:24 18 Brookville all fall into place because I think
21:09:26 19 it's important not just to myself, but to our --
21:09:30 20 to our citizens here in the city and in the
21:09:36 21 township.

21:09:36 22 So with that, here's what I would
21:09:38 23 like to do. I know it's getting late. I want to
21:09:42 24 give -- take a three-minute break and those that
21:09:46 25 want to leave, if you've had all of the fun you

21:09:50 1 want for the night, you can leave. We're going to
21:09:54 2 come back, except for our council and zoning
21:09:58 3 board, you're not going anywhere. But if you want
21:10:00 4 to leave or go home, now would be the opportunity
21:10:04 5 without disturbing anybody and if you need to take
21:10:06 6 a restroom break, go ahead and do so.

21:10:10 7 When we come back, we'll start with
21:10:12 8 our questions and concerns from the audience. So
21:10:14 9 if you decide to leave, thank you again for being
21:10:18 10 here participating this evening.

21:18:08 11 (Pause in proceedings.)

21:18:12 12 MR. SEAGRAVES: Thank you very much.
21:18:12 13 As we get settled in tonight, as you come or work
21:18:16 14 your way to the platform, I'm going to remind
21:18:20 15 everybody again to please state your name, where
21:18:24 16 you live and tell us that you've been sworn in.
21:18:28 17 If you got here late or you didn't stand up
21:18:32 18 initially, if you would like to talk, that's okay,
21:18:36 19 but you need to be sworn in. It's being recorded
21:18:38 20 and this is all got to go the right direction.

21:18:46 21 Just a quick reminder for Thursday
21:18:50 22 night, so everyone hears this, I don't want to
21:18:54 23 tell anybody they can't come to Planning and
21:18:56 24 Zoning Board, but it's not going to be public
21:19:00 25 access to questions and concerns or thoughts.

21:19:06 1 That's the purpose of this public hearing tonight.
21:19:08 2 It will also be the purpose of the public hearing
21:19:10 3 on March the 4th. Thursday's meeting will be
21:19:14 4 between the planning board and the people doing
21:19:20 5 the development. Okay? It will not be open to
21:19:24 6 the general public. You're more than welcome. As
21:19:26 7 I said, you're citizens of this community. I
21:19:30 8 don't want anyone to think we're doing anything
21:19:32 9 behind anybody's back, but Thursday evening is
21:19:38 10 reserved for the planning board and developers.

21:19:40 11 Now, thank you, again. I want to ask
21:19:50 12 individuals to just politely work your way to the
21:19:54 13 front. Once again, let me clarify something. If
21:19:56 14 we've already addressed a thought or comment,
21:20:00 15 please refrain from saying it again. It's being
21:20:04 16 recorded and we'll have answers for you, okay? I
21:20:06 17 mean, I know that everybody wants to go on this,
21:20:14 18 but we don't want to be here all night. I want to
21:20:18 19 hear everyone's comments, but there's no need to
21:20:20 20 be repetitive.

21:20:20 21 So with that in mind, I'm going to
21:20:24 22 turn the floor over to the proponents' testimony
21:20:32 23 that support the plan. So for those that are in
21:20:34 24 support of the fair, you'll have first rights to
21:20:38 25 stand up and voice your thoughts, concerns or

21:20:42 1 comments.

21:20:42 2 Now, here's the bottom rule, four
21:20:48 3 minutes. Okay? If we let everyone in here speak
21:20:52 4 tonight, sometime around 4:30 in the morning we
21:20:56 5 should be complete. So I just want to say again,
21:21:02 6 if the question or thought has been made, please
21:21:04 7 respect that. Okay? We hear you. We want to
21:21:08 8 hear you. There's not a person up here that isn't
21:21:12 9 concerned. And I hate to sound like we don't
21:21:14 10 care. We do care, but in respect to the school
21:21:18 11 system here and to us, to everybody here, we want
21:21:20 12 to hear individual thoughts that pertain to
21:21:22 13 something different.

21:21:24 14 So with that proponents that are for
21:21:28 15 the fair, go ahead and stand at this time and come
21:21:30 16 forward and stand in line. Remember the golden
21:21:34 17 rule, speak your name, your address and tell us
21:21:36 18 you've been sworn.

21:21:48 19 MR. YANCIK: I guess I was asked to
21:21:48 20 be the first one up here. I'm John Yancik. Some
21:21:52 21 of you know me. Some of you don't. The folks
21:21:56 22 that know me know that, yeah, I was sworn in. I'm
21:21:58 23 a man of a lot of words.

21:22:02 24 MR. SEAGRAVES: John. John Yancik,
21:22:04 25 I'm going to say again to you, we need your name,

21:22:08 1 your address, and you've been sworn in. You got
21:22:14 2 two out of three.

21:22:16 3 MR. YANCIK: 3870 North Preble County
21:22:18 4 Line Load, Preble County -- Perry Township, not
21:22:22 5 Preble County. I'm on the Montgomery County side
21:22:24 6 with my wife and our family. Two boys went in the
21:22:28 7 old building, not in this building. I am a
21:22:32 8 taxpayer in Brookville Schools that pay for the
21:22:34 9 buildings that none of my relatives will ever be
21:22:40 10 in, so I just want to make that clear to everybody
21:22:42 11 here in front.

21:22:44 12 I was on the site committee for the
21:22:46 13 fairgrounds and for this park. We wanted
21:22:50 14 someplace that we had interstate access and
21:22:54 15 visibility. That site provides that. And as Eric
21:22:58 16 said, we looked at fifteen to twenty different
21:23:02 17 sites. That site also had water and sewer so we
21:23:06 18 did not have to pay to have water and sewer
21:23:10 19 brought to the site so we could have more
21:23:12 20 buildings on the site. I ask all of you to keep
21:23:14 21 that in mind. That was one of our big criterias
21:23:18 22 for looking at sites.

21:23:20 23 We would be putting thirteen million
21:23:22 24 dollars into that site. We would be -- we've
21:23:26 25 asked, excuse me, our developer to utilize local

21:23:30 1 help. One local help would be (inaudible) out
21:23:36 2 there and his concrete company so that would have
21:23:40 3 economic impact to the city. The fair is one week
21:23:44 4 a year. The other fifty-one weeks, if we have
21:23:46 5 additional shows, which we plan to have, then
21:23:50 6 those folks will buy the gas, we'll come in and
21:23:54 7 buy the food from the restaurants that the
21:23:58 8 business owners in this community would definitely
21:24:02 9 enjoy and the people that live here that work at
21:24:04 10 these sites would definitely enjoy in, you know,
21:24:08 11 wages and tips. So please keep that in mind that
21:24:14 12 some of you feel we're not an economic generator
21:24:18 13 out there, I believe we are.

21:24:20 14 The kids, hey, the kids that go down
21:24:24 15 to Dayton right now, parents, it's a challenge to
21:24:28 16 go down there. That's why we would like to see
21:24:32 17 them out away from the downtown environment, fact
21:24:34 18 of the matter. One of you made the comment that
21:24:38 19 Brookville was a destination. We would like to
21:24:40 20 see our ag park also be the same destination and
21:24:46 21 we ask you to keep that in mind.

21:24:50 22 Last but not least, this site will
21:24:52 23 allow us to provide the community with some more
21:24:56 24 additional green space as opposed to a cornfield
21:25:00 25 or a bean field as it is today. Yes, it would

21:25:04 1 have a fence around it. The big doors or the
21:25:08 2 gates would always open so people could go in and
21:25:12 3 enjoy it. The people from the bike path could go
21:25:14 4 in and enjoy it.

21:25:16 5 Now, of course, on activities that we
21:25:18 6 have there, they would not be able to go in and
21:25:20 7 enjoy it because we would be asking for a donation
21:25:24 8 at the door to help compensate us for our costs.
21:25:28 9 So we hope we can be a good neighbor out there.
21:25:30 10 We hope we can meet all of the expectations of you
21:25:34 11 folks and thank you for letting me speak.

21:25:38 12 MR. SEAGRAVES: John, thank you.

21:25:46 13 MR. FOREMAN: My name is Earl
21:25:48 14 Foreman, 11937 Providence Road, Brookville and,
21:25:52 15 yes, I've been sworn in. I'm here tonight to
21:25:56 16 represent Keller Grain & Feed. We are adjoining
21:26:00 17 property owner of the proposed site for the fair
21:26:04 18 and I'm going to keep mine under four minutes so
21:26:08 19 somebody else can have that time. We are -- as a
21:26:12 20 business we are in favor of this proposal to have
21:26:16 21 a fairgrounds out here.

21:26:22 22 MR. SEAGRAVES: Earl, thank you.

21:26:24 23 Next? Come on down and get in line so we can move
24 along.

21:26:42 25 MR. NICKELL: Jim Nickell, 45 North

21:26:42 1 Hill Street, Brookville, Ohio. I have been sworn.
21:26:48 2 I think it's a wonderful project. I am in favor
21:26:52 3 of it. I think all of your questions, hopefully,
21:26:54 4 can be easily answered, especially the financial
21:26:58 5 end. So I think this will be a wonderful addition
21:27:04 6 to the city of Brookville. Thank you.

21:27:08 7 MR. SEAGRAVES: Jim, thank you.

21:27:12 8 MS. WINGERTER: Betty Wingerter, 9824
21:27:16 9 Pleasant Plain Road, Brookville, Ohio.

21:27:20 10 MR. SEAGRAVES: Have you been sworn
21:27:24 11 in?

21:27:24 12 MS. WINGERTER: Thank you. I'm very
21:27:26 13 proud to --

21:27:26 14 MR. SEAGRAVES: Hey, Betty, excuse
21:27:28 15 me. Have you been sworn in?

21:27:30 16 MS. WINGERTER: Yes, I have been,
21:27:32 17 Dave.

21:27:34 18 MR. SEAGRAVES: Thank you, Betty.

21:27:36 19 MS. WINGERTER: You're welcome. I've
21:27:38 20 lived in the Brookville area since 1995. I've had
21:27:40 21 the pleasure of being the county director of OSU
21:27:42 22 extension as well as the 4-H educator for 4-H
23 development here in Montgomery County since that
24 time.

21:27:48 25 Our 4-H families are very supportive

21:27:52 1 of moving out here. I think that of all of the
21:27:54 2 sites, I was very surprised when they selected the
21:27:58 3 site as an opportunity. Not only for the
21:28:00 4 Brookville community because when I think when we
21:28:02 5 look at all of the other communities, I think that
21:28:04 6 in Brookville we value that rural heritage,
21:28:08 7 agriculture heritage that we have in Montgomery
21:28:10 8 County. That's why I moved here in 1995, and I
21:28:14 9 see this as a great opportunity to continue that
21:28:16 10 to teach our third and fourth generations away
21:28:20 11 from the farm about the heritage that is
21:28:22 12 Montgomery County, that is Brookville, Ohio and I
21:28:26 13 do support the move and thank you for this
21:28:28 14 opportunity.

21:28:30 15 MR. SEAGRAVES: Betty, thank you.

21:28:38 16 MR. CRAFT: My name is Chris Craft,
21:28:40 17 14571 Old Dayton Road, Perry Township. Yes, I
21:28:46 18 have been sworn in.

21:28:48 19 MR. SEAGRAVES: Thank you, Chris.

21:28:50 20 MR. CRAFT: First, I want to address
21:28:52 21 one of the council. She made a statement
21:28:54 22 something about Mrs. Woodson said and Burton said
21:28:58 23 about the safety and cleanliness of the facility.

21:29:02 24 One of the things that I've been
21:29:04 25 involved with the 4-H horse for twenty years, we

21:29:08 1 used to have to share the track facility where
21:29:12 2 they had the demolition derbies and the first
21:29:16 3 thing I had to do was spend about two to three
21:29:18 4 hours picking up car parts. Well, if you know
21:29:22 5 anything about horses, they have very tender feet
21:29:24 6 and they really don't do well stepping on wires,
21:29:28 7 screws, and pieces of plastic. So that deals with
21:29:32 8 the cleanliness.

21:29:32 9 And one of the safety concerns that
21:29:34 10 we had was we was setting right next to the heli
21:29:38 11 pad for Miami Valley Hospital and I know that
21:29:40 12 somebody told me it only takes off, you know, once
21:29:44 13 every three hours, but it seemed like it took off
21:29:48 14 about every twenty-five minutes when we was having
21:29:50 15 the horse show there. So, you know, those are
21:29:54 16 some of those factors that if we got away from the
21:29:56 17 downtown and we will not have to deal with that.

21:30:00 18 You know, when you talk about -- you
21:30:04 19 know, first of all, we need to readdress this.
21:30:06 20 It's Montgomery County Ag Park instead of calling
21:30:12 21 it a fairground, thinking about the other
21:30:18 22 fifty-one weeks in the year. Not thinking about
21:30:18 23 the fairs anymore, think about the fifty-one weeks
24 a year.

21:30:22 25 I'm involved with the horse industry.

21:30:24 1 In three weeks we're going to be having a horse
21:30:28 2 show down in Wilmington, Ohio on a private
21:30:30 3 facility representing five hundred and forty
21:30:34 4 stalls. You won't be able to get a hotel around
21:30:36 5 there. You'll have to come all of the way back to
21:30:38 6 Xenia to get a hotel room. I feel that a facility
21:30:42 7 like that that is privately owned, we should be
21:30:46 8 able to compete with that facility. And when we
21:30:48 9 start competing with a facility like that, we're
21:30:52 10 going to have to bring in more infrastructure,
21:30:54 11 going to have to bring in some more hotels and
21:30:56 12 we're going to have to develop more restaurants,
21:30:58 13 more -- you know, you're going to see more
21:31:00 14 businesses coming in because of supporting the
21:31:04 15 fairgrounds. The Preferred Rental might have to
21:31:10 16 expand their operation because they're not going
21:31:10 17 to have enough tables, enough seating, enough
21:31:14 18 generators. You know, things start to mushroom
21:31:16 19 from a start.

21:31:20 20 You know, we have to think outside
21:31:22 21 that box. We have to think about those fifty-one
21:31:26 22 weeks. You know, there might only be three
21:31:28 23 employees now. It could turn out to be about six,
21:31:32 24 seven. You also have to think about, you know,
21:31:36 25 people that are going to be working on the

21:31:38 1 fairgrounds for the week of the fair. They
21:31:42 2 probably have to be responsible for paying city
21:31:44 3 tax. I know that I go out and work in different
21:31:48 4 communities, I'm responsible for paying city tax
21:31:48 5 when I'm working in that community. You might
21:31:54 6 need to review how long they have to be there
21:31:56 7 before they have to pay city tax. That's about
21:31:58 8 all I have to say. Thanks.

21:32:02 9 MR. SEAGRAVES: Next? We're going to
21:32:08 10 get out of here before 4:30. I'm going to ask you
21:32:12 11 all one more time. Presenters that are pro the
21:32:18 12 fair board. Thank you.

21:32:20 13 MR. CROWE: My name is Doug Crowe.
21:32:20 14 Most of you know me. 15541 Little Richmond Road,
21:32:28 15 New Lebanon, Perry Township. I do pay real estate
21:32:32 16 taxes in Brookville.

21:32:34 17 MR. SEAGRAVES: I'm going to have to
21:32:36 18 stop you. You know what I'm going to ask you,
19 don't you?

20 MR. CROWE: What's that?

21:32:38 21 MR. SEAGRAVES: Are you sworn in?

21:32:38 22 MR. CROWE: I am sworn in.

21:32:42 23 MR. SEAGRAVES: Thank you. Thank
21:32:44 24 you.

21:32:46 25 MR. CROWE: I thought I said that. A

21:32:48 1 little bit nervous up here.

21:32:50 2 MR. SEAGRAVES: Relax.

21:32:52 3 MR. CROWE: The only question that I
21:32:54 4 have, now we're in the 21st century, this
21:32:58 5 fairgrounds where it's at today, I know it's only
21:33:02 6 thirty-seven acres, been there since 1850, is
21:33:04 7 there any room -- we're talking about a new
21:33:08 8 facility of sixty-six acres. Is there any room
21:33:12 9 for future growth beyond the sixty-six acres? I'm
21:33:16 10 not just talking a few acres. I'm talking double
21:33:22 11 that size. I'm not against moving the
21:33:24 12 fairgrounds. That's my question. Is there --
21:33:28 13 because I know Keller's is to the west, you've got
21:33:30 14 Payless to the north. I've been to fairgrounds
21:33:36 15 all across this country. I just come back from
21:33:40 16 the Florida State Fair. Yes, their livestock show
21:33:42 17 is no bigger than our county fair. I attended the
21:33:48 18 Open Angus Cattle Show and our breeding cattle
21:33:56 19 show is larger. I was there twelve years
21:33:58 20 ago -- fifteen years ago -- twelve years ago,
21:34:02 21 excuse me, before my daughter was born. Their
21:34:06 22 steer show is not any bigger than ours is today
21:34:12 23 and ours is small in comparison. And I'm hoping
21:34:16 24 we can grow our steer show.

21:34:18 25 I look forward to moving out of the

21:34:20 1 city of Dayton, and my family has a long history
21:34:24 2 of being involved with the ag society, which the
21:34:28 3 ag society has not been since 1850. If you want
21:34:36 4 the history on the fair and how it's been
21:34:40 5 progressed over the years, talk to my dad. He's
21:34:44 6 eighty-four years old. He just turned
21:34:44 7 eighty-four. He's in Florida right now, but he
21:34:46 8 will give you the history on it. If you want to
21:34:50 9 see and let his credentials be known, go look in
21:34:54 10 that round house. The first year he was on the
21:34:58 11 board was 1953. His name is on there on a plaque
21:35:02 12 on the east side of that round house when it was
21:35:06 13 redone, renovated.

21:35:10 14 So we've got to look even further. I
21:35:14 15 set on the zoning commission in Perry Township,
21:35:18 16 have for twenty-some years. When we look at a
21:35:20 17 zoning issue and how we can plan for it, we don't
21:35:24 18 look at the next five, ten, fifteen, twenty years.
21:35:28 19 We've got to look at a hundred years and make
21:35:32 20 decisions based on that. So, please, take this
21:35:34 21 into consideration. My question is is there any
21:35:38 22 room for future growth there?

21:35:40 23 MR. SEAGRAVES: Doug, thank you.

21:35:46 24 Next?

21:35:46 25 MR. WIEST: My name is John Wiest. I

21:36:00 1 live at 139 Mulholland Providence Pike. Yes, I am
21:36:02 2 sworn. Most of you know me, worked here my whole
21:36:06 3 life for the city. That ain't what I'm here to
21:36:06 4 talk about tonight. A lot of these guys here give
21:36:08 5 a lot of facts. I just want to tell you the first
21:36:12 6 fair that was held there in Dayton was
21:36:14 7 October 17, 1839. That's a hundred and
21:36:18 8 seventy-three years, people, and I look for us to
21:36:20 9 be out here that long too. I know it's up to you.

21:36:24 10 A lot of things have happened there,
21:36:26 11 1865. 1853 was the state's fair and they moved
21:36:32 12 out in 1874. The round house was actually built
21:36:36 13 in 1874, so for that thing to come out here at
21:36:40 14 this site, it's a pleasure to have. I did talk at
21:36:44 15 the last meeting, and, Dave brought that up. I
21:36:44 16 think we need to overlook a lot of money. I know
21:36:48 17 it's about money, money, money, money. It takes
21:36:50 18 money to run, I know that, but it's all about
21:36:52 19 family values too.

21:36:54 20 I know a lot of you have got a lot of
21:36:58 21 concerns up there. I was the past president of
21:37:00 22 the Montgomery County Fair. I had other
21:37:04 23 obligations this year and John Friedline has took
21:37:06 24 it over. If you haven't noticed, there's three
21:37:08 25 Johns on this board. I was John one. Now I'm

21:37:12 1 John three, but that's not what we're here about
21:37:14 2 tonight.

21:37:16 3 I just want to say when we looked at
21:37:18 4 this location, I wasn't on the zoning committee
21:37:20 5 but I was there for some of the stuff. It was one
21:37:26 6 of the better sites. I mean, sure we could have
21:37:28 7 went to 40 and 49. We could went down to Dayton
21:37:32 8 where the dog park is where the incinerator is up
21:37:34 9 north of there. But you know what, we wanted to
21:37:36 10 get out of Dayton and Brookville was the best
21:37:38 11 location for us to come to. Yes, I want to see
21:37:40 12 the horse track come, but I'm also working to try
21:37:44 13 to get some funds for that. Haven't got the funds
21:37:46 14 yet. I'm going to work towards getting it.

21:37:50 15 More importantly I want to see the
21:37:52 16 4-H horse kids come because I've been there seven
21:37:56 17 years and I ask these people why haven't the horse
21:37:58 18 kids ever showed at the county fair? Where have
21:38:02 19 they been? I have livestock. I have pigs, hogs,
21:38:04 20 goats, sheep, rabbits, but where's the horse kids?
21:38:10 21 You know what, there ain't no room down there.

21:38:12 22 Then you talk about 4-H horse kids
21:38:14 23 and the horse track, that's a lot different. It's
21:38:18 24 a total different type of horse people. You've
21:38:20 25 got twenty people that race commercial at these

21:38:24 1 racetracks and you've got 4-H kids that show at
21:38:26 2 the county fair once a year, and they go to open
21:38:28 3 shows too.

21:38:28 4 So I guess my thing is and what I
21:38:34 5 want to get done on this board is -- I've got one
21:38:34 6 more year left and I'm going to try to get the
21:38:38 7 donations, to get them to come in. I know that's
21:38:40 8 what you want to hear. I'm not telling you truth
21:38:42 9 and I'm not lying here. So it's something we need
21:38:46 10 to work toward.

21:38:48 11 There's twenty-one of us directors
21:38:50 12 here and I challenge all of them and I say it at a
21:38:52 13 different meeting, we're here to work. If we each
21:38:56 14 got a thousand dollars, that's twenty-one thousand
21:39:00 15 dollars that we could have raised for our
21:39:02 16 fairgrounds. I've told you that ever since I
21:39:04 17 started preaching it to them seven years ago, so I
21:39:08 18 just want to say thank you for giving us the
21:39:10 19 opportunity to talk to you. I know I'll probably
21:39:12 20 talk at another meeting, so thanks a lot and I
21:39:16 21 hope you make the right decision.

21:39:18 22 MR. SEAGRAVES: Thank you. Next?
21:39:28 23 People that are for the fair, please. Next?
21:39:32 24 Going once, twice. Let's say hello to our
21:39:46 25 opponents. If you've got opposition, a comment or

21:39:48 1 a concern, it's your turn.

21:40:14 2 MR. REEL: Darrell Reel, 784 Randy
21:40:18 3 Sue Court, and I have been sworn in. I don't
21:40:22 4 believe I am the only opponent, but maybe I am. I
21:40:24 5 did ask ten questions in Brookville Star. I would
21:40:26 6 love to have those questions answered. If you
21:40:30 7 guys can answer those, I would like to know if the
21:40:32 8 fair has been running with a profit for the last
21:40:36 9 year or has it been running at taxpayers' expense
21:40:42 10 to cover expenses? Are you running at a profit
21:40:44 11 for the last ten years?

21:40:46 12 I keep hearing that no money is
21:40:48 13 coming from the Brookville taxpayers, but is money
21:40:54 14 coming from the Montgomery County taxpayers, Ohio
21:40:56 15 state taxpayers, any taxpayers in general?
21:41:00 16 Because if it's not coming from the taxpayers,
21:41:04 17 great, that's a wonderful thing; but if it is
21:41:08 18 coming from the taxpayers, that's still our money.

21:41:10 19 I've seen the fairgrounds. I've
21:41:12 20 worked across from it for twenty years. It really
21:41:16 21 was sort of an eyesore. I saw it deteriorate on a
21:41:20 22 constant basis. I saw no businesses come in
21:41:24 23 because of the fairgrounds. I have to wonder if
21:41:28 24 Arlington Road is going to have to be expanded to
21:41:32 25 two lanes on each side. And if so, at whose

21:41:34 1 expense? Because I looked at the fairgrounds and
21:41:38 2 watched during fair procedures before and it was
21:41:42 3 always backups in the turning lanes. So I don't
21:41:46 4 see how one lane each way is going to work in this
21:41:50 5 current situation.

21:41:52 6 I did see some things that you
21:41:54 7 presented that I thought were misconceptions or
21:41:58 8 misstatement about the usages at the current
21:42:06 9 sites. I would like to know if the city is going
21:42:08 10 to receive any property tax from the fairgrounds
21:42:14 11 area. It was my understanding that they don't.
21:42:16 12 Yeah, I am thinking of financial in this case
21:42:20 13 because it's got to come out of somebody's money.
21:42:24 14 Basically, to cut it short, that's pretty much
21:42:30 15 what I have to say, questions I need answered.
21:42:34 16 Thank you.

21:42:34 17 MR. SEAGRAVES: Darrell, thank you.
21:42:36 18 Next? Do you want to get home and watch the
21:42:46 19 Olympics review? Last call, guys. Please, don't
21:42:50 20 be afraid. Any other opposition? Once. Twice.
21:43:08 21 Thank you.

21:43:10 22 Okay. We're nearing the end of this.
21:43:14 23 The last little area where I get to is a rebuttal.
21:43:20 24 We're going to allow the presenters a few moments
21:43:22 25 just to respond. We still need to get your

21:43:24 1 answers. They're not going to respond to
21:43:26 2 everything that was asked tonight. We'll allow
21:43:30 3 them the opportunity for some closing comments.

21:44:12 4 MR. SEAGRAVES: Gentlemen?

21:44:18 5 MR. SCHAEFFER: Mr. Mayor and
21:44:22 6 council, planning commission, and assembled
21:44:24 7 masses, we've made our presentation. We've heard
21:44:28 8 the comments. We know we have questions to
21:44:30 9 answer. It's getting late. We still have to make
21:44:36 10 our presentation to the planning commission.
21:44:38 11 There will be another public hearing March 4, and
21:44:42 12 rather than give you answers on the -- off the
21:44:44 13 cuff, we would like to think about them and
21:44:48 14 prepare those answers because we know we have some
21:44:52 15 tough questions to answer. So I think we're done
21:44:54 16 for the night unless there's any more questions
21:45:00 17 that you have of us.

21:45:00 18 MR. SEAGRAVES: Thank you, Alan.

21:45:04 19 Okay. Quickly, I'll address some matters and wrap
21:45:10 20 this up. On behalf of all of us, thank you all
21:45:14 21 for attending tonight. I hope there's some
21:45:18 22 clarification. I hope there's no
21:45:20 23 misunderstandings. There is a system. There is a
21:45:22 24 proper approach that's going to be delivered and
21:45:24 25 that's what's going to happen. Thursday night is

21:45:28 1 the Planning and Zoning Board at 7:30. They're
21:45:30 2 going to present to them some of what's been
21:45:34 3 presented tonight.

21:45:34 4 There's no open forum for the general
21:45:36 5 public. So you're welcome to come and listen, but
21:45:40 6 a lot of what's being said tonight will be
21:45:44 7 revisited again Thursday night. The next public
21:45:46 8 hearing will be right here March the 4th and at
21:45:54 9 that time these questions are going to be brought
21:45:58 10 to the floor and you guys are going to have
21:46:00 11 answers. I think it's fair to the committee to
21:46:04 12 give them a couple of weeks to get their thoughts
21:46:06 13 in line serious on how to react to these various
21:46:06 14 concerns. But on behalf of all of us, thank you,
21:46:10 15 you all. I'm going to ask for a motion to close
21:46:14 16 the session.

21:46:14 17 MS. KIRKLIN: I'll make that motion.

21:46:16 18 MR. SEAGRAVES: Thank you. Is there
21:46:18 19 a second?

21:46:18 20 MR. APGAR: Second.

21:46:20 21 MR. SEAGRAVES: Thank you, Bob.

21:46:24 22 We've got a motion to and a second on the floor to
21:46:24 23 wrap up and close the hearing. At this time we'll
21:46:24 24 call for a vote. Bruce?

21:46:24 25 MR. GARBER: Yes.

21:46:26 1 MR. SEAGRAVES: Chuck?

21:46:26 2 MR. LETNER: Yes.

21:46:26 3 MR. SEAGRAVES: Anne?

21:46:26 4 MS. KIRKLIN: Yes.

21:46:28 5 MR. SEAGRAVES: Bob?

21:46:28 6 MR. APGAR: Yes.

21:46:28 7 MR. SEAGRAVES: Mike?

21:46:30 8 MR. DUNCAN: Yes.

21:46:30 9 MR. SEAGRAVES: Margo?

10 MS. CANTRELL: Yes.

21:46:32 11 MR. SEAGRAVES: I'm hearing all ayes.

21:46:38 12 (Inaudible.) All in favor saying aye.

21:46:40 13 (All responded.)

21:46:40 14 MR. SEAGRAVES: Thank you. Good

21:46:42 15 night. Each and everyone be careful going home.

21:46:46 16 (Thereupon, the proceeding was

17 concluded at 9:46 p.m.)

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1 STATE OF OHIO)

2 COUNTY OF MONTGOMERY) SS: CERTIFICATE

3 I, Kimberly C. Causlin Gwinn, a Notary
4 Public within and for the State of Ohio, duly
5 commissioned and qualified,

6 DO HEREBY CERTIFY that the above-named
7 proceeding was reduced to writing by me
8 stenographically in the presence of the parties
9 and thereafter reduced to typewriting.

10 I FURTHER CERTIFY that I am not a relative
11 or Attorney of either party nor in any manner
12 interested in the event of this action.

13 IN WITNESS WHEREOF, I have hereunto set my
14 hand and seal of office at Dayton, Ohio, on
15 this 4th day of March, 2014.

16

17

KIMBERLY C. CAUSLIN GWINN
NOTARY PUBLIC, STATE OF OHIO
My commission expires 9-4-2014

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