

City of Dayton
Memorandum

TO: Mayor and Council

FROM: Michael Giffen, City Administrator

RE: Monthly Report

DATE: September 2020

ADMINISTRATIVE SUMMARY

Overview

The October Council Meeting will be held on Thursday October 8th at 7:00PM, instead of the normal date/time slot on the first Tuesday of the month. The meeting will be held in person at the school administration building and open to the public. There will be a public hearing for expenditure of Municipal Road Aid funds as well as for the 2020 property tax rate.

The City has received a little over \$395,000 from the CARES Act passed by congress earlier this year. The total figure was based on population. This money will be deposited into the General Fund of the city to help balance the budget due to some previous revenue loss due to COVID-19.

The new phases of development at Manhattan Harbour have made steady progress over the last month. Two of the single-family attached structures are being framed and the more multifamily buildings will be reviewed by the Manhattan Harbour Architectural Review Committee next week and should have foundation started in the coming weeks. Please see the “Special Project” section for more updates on Manhattan Harbour.

The Queen City Riverboard site and business has sold to Brendan Sullivan and his investors. They have hired a reputable manager for the business that has extensive experience in the industry. This is important for future development of the site and Riverfront Commons access. We are working with Mr. Sullivan on some parking and access for the Riverfront Commons trail during off hours.

I am working on a draft request for proposals for grass cutting of the flood levee and individual lots. This document will solicit bids for the 2nd half of the 2021 fiscal year and for fiscal year 2022.

KZF has discussed the 90% design of Phase II of Riverfront Commons with KYTC and the two are working on a check list of items to complete so we can get this grant out to bid. At this point

we should be able to bid the project this winter with construction starting as soon as weather permits in the Spring of 2021.

Cassie Patterson has been hired as our new Code Director and she will begin work with the City on October 5th. If you see her around, please welcome her to the community. She has a strong background in code enforcement for other cities in Northern Kentucky.

Michael Giffen
City Administrator

SPECIAL PROJECTS

Manhattan Harbour

THE COMMONS		
Build Type	Date Started	Notes
Single-Family (Attached)	6/17/2020	Framing
5-Family Structure		MHARC Review
8-Family Structure		Project Approved
12-Family Structure		Project Approved
Signature Site (Queen City)		Site Sold to Developer
The Gateway Apartments	1/15/2016	Leasing
Single-Family (Detached)	2014	All Lots are Sold
THE LOOKOUT		
Single Family (Attached)		Project Approved
Single-Family (Detached)	2014	All Lots are Sold
5-Family Structure		Project Approved
8-Family Structure		Project Approved
12-Family Structure		Project Approved
THE BEND (NARROWS)		
Multi-Family Units		Project Approved
THE VISTAS		
The Tapestry	1/5/2019 (Leasing)	65%+ Occupancy

Riverfront Commons – Phase II

- 1. Design – **IN PROGRESS**
- 2. Construction – **SPRING 2021 PROJECTION**

DESIGN SCHEUDLE		
SCHEDULED	TASK	COMPLETED
5/13/2019	Notice to Proceed with Award for Design	5/13/2019
7/15/2019	Kick-Off Meeting	7/15/2019
10/31/2019	30% Design Submitted to KYTC	10/31/2019
3/1/2020	60% Design Submitted to KYTC	3/5/2020
4/15/2020	KYTC Compliance Review	
4/15/2020	Finalize Environmental Documents	
6/15/2020	90% Design Submitted to KYTC	8/15/2020
6/15/2020	100% Design Submitted to KYTC	
7/1/2020	Notice to Proceed with Bidding	
<p>Notes: KZF had a conference call with KYTC in late September and are working with them on some checklist items. KZF believes we will be able to go out for bid in the next few months.</p>		

Dayton Pike Sidewalks / 6th Avenue Bump Outs

1. Design – **COMPLETE**
2. Right-of-Way – **COMPLETE**
3. Construction – **SPRING 2021 PROJECTION**

RIGHT-OF-WAY SCHEDULE		
SCHEDULED	TASK	COMPLETED
5/15/2017	Kick-Off Meeting	5/15/2017
7/17/2019	Authorization	7/29/2019
8/30/2019	Appraisal Scoping Complete	8/30/2019
8/15/2019	Notice of Proposed Acquisition Letter Mailed	8/6/2019
9/15/2019	Titles Completed	9/9/2019
9/30/2019	Appraisal Reports Complete	9/30/2019
10/15/2019	Appraisal Reviews Complete	10/24/2019
10/28/2019	FMVE Established	10/28//2019
11/11/2019	Offers Mailed/Delivered	11/11/2019
11/18/2019	Offers Received	11/18/2019
12/30/2019	Final Offers Made	12/30/2019
1/15/2020	Negotiations Complete	4/2//2020
1/30/2020	Billing Packets Submitted	4/2/2020
1/30/2020	Condemnation Packets Submitted	4/2/2020
1/30/2020	Closings Complete	4/20/2020
3/1/2019	KYTC Compliance Review	
<p>Notes: KYTC Compliance Review and Approval is expected to be completed no earlier than October 1st, 2020 due to the issues that arose during ROW</p>		

negotiations and delays due to the COVID-19 pandemic. Bob Yoder is calling once, sometimes twice, a week for updates and to try to speed the process along.