

FINAL RECOMMENDATIONS/CONCLUSIONS

1. Amberley Village should continue to retain ownership/control over the property known as Amberley Green.

The committee strongly endorses Council's purchase of the Amberley Green property so that it can control the future development of this most unique property.

2. Due to the current economic climate, the committee has determined that it is quite difficult to find an economic partner for this property on a short term basis.

Virtually impossible to get the financing that would be required.

3. The property would not be sustainable as a golf only facility.

Due to the cost to repair the course; the number of competing courses and the low cost golfers pay per round.

A smaller golf course would be possible but would need to be associated with an economically significant plant.

4. Development of office space at the Amberley Green site is very doubtful at the present time.

Due to economic climate and amount of available office space within Hamilton County experts have advised that very little new office space will be built or financed in the next several years.

Office space could be built as part of an economically significant project as the space would be available within a very unique and beautiful area.

5. Amberley Green would be an ideal location to develop limited retail space including food service.

The use of limited retail space would make Amberley Green a vital Village center for its residents. The committee met with Dan Case, Cincinnati State, who clearly felt the property had great potential and indicated Cincinnati State would be potentially interested in being involved once a master plan for the property is developed. Financing for a project like this at the present time will be quite difficult. Any retail space would only occupy a small portion of this green space. The Village would lease the space in order to retain control over the scope and type of development.

6. Housing on smaller lots (less than one acre) is a great need within Amberley Village.

The committee has heard from several residents, mostly senior citizens or those without children, who desire to live or continue to live within Amberley Village, however, desire smaller homes with less acreage than is currently available in the Village. Whether some form of “cluster housing” is made part of this property or not. The Village needs to address this type of housing within the Village. Any housing that is made part of the Amberley Green property should be built to strict leed-certified standards.

7. Retention of green space in the form of a park with Amberley Green is highly recommended.

Without doubt, this property is some of the most unique and beautiful property undeveloped within Hamilton County. The potential for all or most of this property to remain green would be ideal. The potential as an outstanding park is unlimited. The development of this land into a park will take monumental resources. The variety of trees and wildlife within this property is unique to Hamilton County.

We urge Council to preserve as much green to this property as is economically possible.

8. Retention of an economic developer or fund raiser is advised.

The committee feels that in order for the Village to move forward, the retention of an economic development person or firm should be retained by the Village. If Council decides this property should be something other than just a park, this project is of such magnitude that the Village should consider putting resources into a full time person/firm to help move this project. If Council decided to keep the property as a park, then consideration should be given to retention of a professional fund raiser.

9. Long term financing needs to be obtained in the near future.

Currently, the property is being financed by a low interest, short term note. Many members feel the property should be financed on a long term basis prior to interest rates being raised. Obviously, long term financing would cause the Village to spend considerably more money per year to retain this property. At some point in the near future, if Council decides to retain this property as green for the long term, the plan on how to pay for the property must be developed. Either the additional expense of long term financing can be handled within the current budget or money will need to be raised through private donors or through a property tax levy. If Council

decides a tax levy is needed, the committee recommends that the long term plan for the property be developed prior to making such a request.

10. Continued input from Village residents on this project is required.

The committee urges Council to continue to involve its residents in all phases of the development of the plan for this property. In the long term, use of the Village residents during the planning stage will enable the Village to develop a better and more successful plan that will meet with the approval of as many residents as possible.

CONCLUSION

The Amberley Green property is a unique and valuable property. The financing to retain this property in its current form or any other form is at the heart of the issue. Since the property is being financed on a short term basis, the plan for the long term financing of this property must be developed. Interest rates are very low at the present time and the Village would be wise to make this decision sooner than later. If the property is going to be financed through private donations, a professional fund raiser should be retained immediately. If financing is to be secured through a property tax increase, an economic developer should be retained and a detailed long term plan for the property needs to be developed prior to requesting voter's approval. The long term potential for this property is unlimited and the Village should continue to retain control over Amberley Green property both short and long term.