



To: Mayor Smith and Honorable Councilmembers

From: Tom Carroll, Village Manager *Tom M. Carroll*

Date: December 28, 2017

Subject: Annual Report for 2017

As is required by our charter, staff is providing an annual report for Council summarizing the activities of the municipal organization in the past year. A detailed financial report will be provided by Finance Director Denise Stemen once the 2017 books are closed and reconciled. As was communicated in the Budget Transmittal Memorandum, though, the Village is ending 2017 with a very strong cash position.

2017 has been a pivotal year for the Village of Silverton. Projects many years in the making moved from vision to reality. Ground was broken in June of 2017 for the Ag 47 redevelopment site, but the origins of that project stretch back almost a decade to the cashless land exchange the Village and Cincinnati Public Schools completed in 2008. The Village awarded a bid for realigning the intersection of Montgomery and Stewart, a long-standing community traffic problem the Village has been working on solving for almost three years. A decade-old hope of turning the current Memorial Municipal Building over to the private sector resumed with the purchase and renovation of a building to become a new town hall at 6943 Montgomery Road.

All of these transformational projects represent a marked shift for Silverton. The picture is still coming into focus as construction and renovation projects progress at the end of 2017, but the year drawing to a close will be moment when Council's vision started to become Silverton's reality. Mayor Smith has on occasion said, "You won't recognize Silverton in five years." And when we look back five years from now, 2017 will be the moment in time when this community made its pivot and changed its trajectory.

Council is quite disciplined about setting strategic goals for the Silverton organization to focus our investments of time and resources. These goals tend to be rather consistent year over year, though the projects related to the goals change over time. Village Council's 2017 goals are as follows:

1. Create jobs for residents, and thus grow our tax base to allow the Village to invest more in the community,
2. Fix roads, sidewalks, and parking facilities,

3. Ensure private property owners meet community standards through systematic code enforcement,
4. Improve public facilities including our parks, buildings, civic spaces, and rights of way, and
5. Communicate with residents and small business owners through sustained public information.

This annual report will be organized around Village Council's strategic goals. Other issues the Village addressed that are important or worthy of mention are discussed towards the end of this report.

Job Creation and Economic Development

As briefly described above, two projects with a combined \$34 million¹ in private investment took major steps forward in 2017.

In March, the joint venture of the Miller Valentine Group and Jeffrey R. Anderson Real Estate applied for and were granted stage II approval for their \$30 million project on the former Silverton Paideia school site and the surrounding properties. The developers began construction on the site with a ceremonial ground breaking on June 30th, and progress has continued throughout the second half of 2017. This has included razing eight remaining structures, removing trees and other organic material, regrading the site, and starting to install site infrastructure such as stormwater systems, retaining walls, underground utilities, etc.

Unfortunately for both the developers and the Village, the site work uncovered considerable amounts of concrete, rebar, tiles, and asbestos-containing material illegally left by Cincinnati Public Schools when CPS demolished the old school in 2013. The Village is thus embroiled in a dispute with CPS to make the school system pay for the several hundred thousand dollars of additional costs Miller Valentine and Jeffrey R. Anderson have incurred because of this unlawful dumping on the site. CPS has initially denied any responsibility for the problem, and has yet to produce public records the Village asked for in late August and early September. With the costs running around one half of one-million dollars to clean up CPS's illicit dumping, this matter is heading to court unless CPS or its contractors from 2013 remedy the situation. Fortunately, the Village of Silverton has a document trail that includes promises by CPS that they removed all the debris and assurances that if any was found they would clean it up even after closing. The developers and the Village have near perfect overlap with our positions regarding this matter, and as 2017 draws to a close there is some hope that CPS will simply make this right.

In August, the developers applied for and received Stage III approval for Phase 1 of the Ag 47 development. Phase I includes 205 luxury apartments in three buildings on the southern portion of the site. As 2017 draws to a close, the developers are prepared to pour building footers and

¹ The total aggregated market value of all properties in Silverton in 2014 was \$221,292,406 according to the Hamilton County Auditor. The \$34 million in additional investment underway in 2017 thus represents a potential growth in market value of 15.36% in Silverton's total property valuation over 2014 total market value. Every three years, the County Auditor updates market values, and just recently showed Silverton's valuation had increased to \$235,923,880 even before the additional \$34 million is booked. The Village's aggregate market value should increase an additional 14.4% between 2017 and 2020 when the Auditor next calculates aggregate market value even if existing property values remain flat. By either benchmark, the investments planned in Silverton are quite impactful.

foundations so that vertical construction on Phase I can continue over the winter. Apartments are expected to be available for rent in the spring of 2019. Phase 2, the 60,000 square foot office and retail building along Montgomery Road, is now being marketed heavily and should be completed in the next two to three years. Upon completion, the Ag 47 project will add approximately 300 new residents and 250 new employees to Silverton.

In September, Village Council approved a master development agreement with a group of talented, young entrepreneurs who will convert the Memorial Municipal Building into a craft brewery, taproom, and restaurant in the heart of our central business district. The brewery will be called the Silverton Brewing Company (SBC), and head brewer Matt Utter was both trained in Germany and has experience as a head brewer in a major local craft brewery. To make way for the SBC, the Village purchased the former Thomas, Hall, Jordan funeral home at 6943 Montgomery Road in April. This 6,000 square foot building is presently being renovated by Jindal Builders and expected to be completed on March 2, 2018. Silverton resident Mark Dierkers was the architect for the renovation plans. Three adjacent properties (6815 and 6817 Park Avenue and 6937 Montgomery Road) were also acquired. These three buildings will be razed after the first of the year to expand the parking lot for the new Town Hall. Silverton obtained a \$107,000 grant to assist with making this facility accessible from Hamilton County Planning + Development.

As 2017 is nearing its end, SBC is in the process of closing their first round of funding to enable them to order their brewing equipment. SBC is submitting for a conditional use permit for outdoor seating in early January and they are expected to be before the Planning Commission on January 25th for a public hearing on this matter. Building permits will follow shortly afterwards. The Village and SBC will have to closely coordinate in the first quarter of 2018 so that municipal offices can be vacated as soon as possible to make way for SBC's renovations. If all milestones are met, residents should be enjoying Silverton-brewed craft beer and locally-sourced food by the summer of 2018.

Two aspects of the agreement between the Village and SBC warrants special attention. First, the brewers were reluctant to tackle the abatement of asbestos in the municipal building. Silverton sought and obtained a grant from Hamilton County under its Urban Land Assistance Program (or ULAP) for almost \$60,000 to cover 75% of the abatement cost. The Village is providing the balance of the funding as a condition of the master development agreement. Staff from Hamilton County Planning and Development have been helpful in so many ways for this and other economic development projects. Second, the Duke Energy Foundation provided a \$35,000 grant to the Silverton Community Improvement Corporation to help with the design costs for the renovation of the Memorial Municipal Building. Partners such as the Duke Energy Foundation and Hamilton County are instrumental in helping the Village and SBC close funding gaps. Thanks also go to the CIC for their support for this grant application.

The Village of Silverton has been in litigation with the owner of the former St. Theresa's Village since 2015. The 2015 Planned Institutional Development zoning approved that was the subject of the Belkenton litigation lapsed in early September of 2017, and the Village then sought to have the lawsuits dismissed. The Village and the owner were able to reach an agreed judgment on this matter in November, and the Village now stands ready to assist the owner of 6760 Belkenton with a new redevelopment plan in keeping with the Comprehensive Master Plan.

Finally, Village Council amended the residential Community Reinvestment Area (CRA) to enable up to 100% tax abatements for up to 15 years on new housing construction. Since this was done, the Village has received three new home permits for a total market value of \$500,000. There are at least 18 other single family home lots of legal record in the community that could become more marketable for new homes given this incentive Council established in 2017.

In sum, the Village has two major private redevelopment projects totally \$34 million of investment underway as 2017 draws to a close. The coming months will be exciting as construction continues, craft beer is brewed, and new housing units are added to reverse 50 years of slow but steady population loss. Silverton is experiencing real growth and significant appreciation of its property tax base.

Roads and Transportation

Village Council was able to rebuild or mill and resurface portions of nine different Silverton streets in 2017. North Avenue was completed reconstructed, and the Village partnered with the Greater Cincinnati Water Works to replace the water main at the same time. Silverton also partnered with GCWW on Oak Avenue, which was also milled and repaved. The Village also milled and resurfaced Gardner, Woodford, Walker, and Grand Avenue, and portions of Alpine, Parkview, and Highland Avenue. Unfortunately, the Village was unable to resurface Lillian and Section Road between Montgomery Road and the railroad tracks as originally planned. Lillian Avenue is in need of a complete reconstruction—a project now planned for 2019. Section Road requires work within the railroad right of way, and the Village has not yet received its permit for this work. And in early December of 2017, Council awarded a contract to reconstruct Park Avenue with assistance from the Ohio Public Works Commission.

The Village spent considerable time and money on plans to realign Montgomery and Stewart in 2018. This project involved four disputes with impacted parties, two of which are now settled. The Village is acquiring right of way from three property owners using eminent domain. One property owner challenged the Village's legal authority to acquire right of way for this road project. After six days of trial in May and July, the Court ruled that Silverton did in fact have the authority to take possession of a portion of the property for the road improvement. Unfortunately, this trial cost the Village approximately \$100,000 in legal fees when the right of a government to use eminent domain for a public purpose with just compensation is a long established legal principle. Now the parties will have a second trial in early January to determine if the \$111,800 of compensation the Village has already provided the property owner is sufficient compensation. The Village was able to settle the other two eminent domain cases with the other two property owners for more than the fair market value but less than the Village would have had to pay to prevail in court.

As unlikely as it was for a property owner to challenge the Village's right to use eminent domain, now a public utility is claiming that Silverton has to pay for it to move its utilities in the right of way for the same road project. Cincinnati Bell is insisting the Village pay \$240,000 for the relocation of its assets to get out of the way for the Montgomery and Stewart Roadway project. Village Council has agreed to set the \$240,000 in escrow so that Cincinnati Bell can move their assets and allow a court to decide if Silverton is right or if Cincinnati Bell is entitled to some compensation from the Village. The Village of Silverton expects to prevail on this matter—a

Hamilton County Court has already established the road project has a public purpose, namely to provide a road free and open to the general public.

The realignment of the intersection of Montgomery and Stewart is the largest capital project the Village has ever undertaken. Design costs were almost \$200,000. Right of way costs to date are almost \$190,000. The construction contract Council awarded to Rack and Ballauer Co. was almost \$1.3 million. And litigation costs for the two remaining legal disputes will easily be over \$200,000 before the verdicts are in. Yet this project is an important one because 31,000 cars enter the intersection every day. School children cross Montgomery Road here to attend Silverton Paideia Academy. And new development at Ag 47 will alter traffic patterns in the months ahead. While the project has faced its challenges, it is substantial and will benefit the public for generations to come.

Between a new residential sidewalk program, targeted commercial sidewalk replacements, and sidewalk replacements along major road projects, the Village has been able to inspect and repair as sidewalks on one out of every eight lane miles of sidewalk in just two years.

In sum, in the last four construction seasons ending in 2017, Village Council has provided for the reconstruction or milling and resurfacing of 30% of Silverton's lane miles of roadway. Council has inspected and repaired as needed 12% of the community's sidewalks. More work remains, but the Village is catching up rapidly on reconstructing and modernizing our infrastructure assets.

Code Enforcement

Ensuring all property owners in our community meet minimum property standards is by definition a dispersed activity. One cannot point to progress in code enforcement activity as easily as one can observe earthwork at the Ag 47 site or feel the benefits of a rebuilt road under your car's wheels. And yet the concerted efforts the Village has made to enforce community standards consistently in recent years is nevertheless starting to have larger, beneficial impacts on our neighborhoods.

In 2017, the Village issued 424 notices of violations to property owners. Of these, 367 have been resolved, an 86.6% compliance rate. This high compliance is a result of the efforts of Code Enforcement Officer Jim Replogle, and his support from our former Management Intern Edith Nkenganyi and Clerk of Council Meredith George. Fifty cases have been cited to court, which generally leads to compliance. Seven of the 50 cases cited to court have neither showed up for court nor resolved the work. This 1.65% noncompliance, noncure rate is very good.

The Village's Zoning Enforcement Officer completed a sweep of Montgomery Road and Plainfield Road in the summer of 2017, inviting businesses to remove illegal temporary signs. Two property owners have yet to comply, and one additional property owner appealed the decision to the Board of Zoning Appeals but missed the deadline to do so and thus lost the appeal. In addition, the Village resolved a long-standing illegal car repair use at the corner of Belkenton and Montgomery Road.

In sum, the Village's continuing efforts have led to dispersed but measurable improvements throughout the Village. One will never be able to say this goal is achieved, however, as code compliance requires constant vigilance. But one way to measure the effectiveness of code enforcement is to track home prices over time. A home listed for sale is dragged down if homes in the area are not at the very least keeping up with the community's minimum property standards.

Silverton-based realtor Santi Silaphone provided the Village data in October that shows the average listing price in Silverton has increased 18.4% in twelve months. The average listing price of homes in Hamilton County has risen only 4% during this same twelve months. Many factors contribute to Silverton's rising home values, but this would not be occurring if Village Council had not made code enforcement a top priority.

Public Facilities

Four 2017 projects involve substantial improvements to public facilities. As already mentioned, the Village is renovating 6943 Montgomery Road to serve as a Town Hall to make room in the Memorial Municipal Building for a craft brewery. This project included issuing \$1.5 million of municipal debt with an all-in total interest cost of 2.578538%. The renovations of this space offer an exciting opportunity for Silverton to stimulate new investment along the western portion of Montgomery Road near our border with Kennedy Heights.

Second, the Village engaged the community in the design of a new pocket park along Stoll Lane. The project was bid and awarded in December, and the new park will be completed in June of 2018. This process included engaging a new citizens committee—the Parks, Art, Culture, and Tree Committee. A single-family home at 6846 Stoll was razed to expand the park area and create a small wetland refuge.

Third, the Village partnered with the Kennedy Heights Art Center to develop an Art in Public Spaces Master Plan that was presented to Council on December 14th. The process was supported by ArtsWave, the Agnes and Murray Seasingood Foundation, and the Community Improvement Corporation of Silverton. Three or four of the Master Plan's projects will be implemented in 2018, including a mural to honor and celebrate the diverse women of Silverton along the southern wall of Women Writing for (a) Change, an art installation in the new pocket park, five to ten micro-murals in the central business district, and perhaps a gateway art project at the corner of Montgomery Road and Highland. Finally, the Village designed a new salt storage facility in 2017. The existing salt barn is failing structurally. The new facility will be bid in the spring of 2018.

In sum, the Village is adding green space, enhancing our civic spaces in general, investing in a new Town Hall to both make room for a brewery and to stimulate redevelopment along Montgomery Road, and taking care of its basic municipal services with a new public works asset.

Public Information

The Village has substantially improved its social media effort in 2017. The Village engaged South Avenue Studios, a new small business in our community to manage our social media efforts. The performance measures from this effort are remarkable. Silverton had 134 Facebook followers in June of 2017, having launched our Facebook page in 2016. By the end of the year, the Village has 676 followers, an increase of over 500% in seven months. South Avenue Studios also launched an Instagram Account for Silverton, which now has 114 followers. For a modest investment, the Village is reaching more individuals than ever before with social media.

Facebook and Instagram supplement our continued quarterly print newsletter (*The Silverton Circle*), our website (www.Silvertonohio.us), and the weekly e-Connector (now with 266 recipients signed up and receiving these communications). The Village will be using the #OHMySilverton video that

was produced by Selena Burks-Rentschler of Grace Avenue on our website and our Facebook page. And Silverton resident Tom Kinsel has supplied the Village with a sizable allotment of high-quality, professionally composed photographs for our future use. Tom has a special ability to use lighting and composition to provide us striking images of the beauty that abounds in our community.

Other Notable Issues

The above report speaks to the goals and objectives Council set for 2017, yet Village activities were not limited to these goals only. Below are several other issues of note.

Deer Park Silverton Joint Fire District

Silverton and Deer Park formed a joint fire district in 1999, and each community appoints four representatives to serve on the Deer Park Silverton Joint Fire District Board.² For the first time since 1999, a representative from Silverton assumed the role of President of the DPSJFD Board when Silverton's Don Kincaid was elected to the presidency. Going forward, the Board will alternate which community assumes the presidency. Also, the bylaws will ensure the community which has a representative serving as president will not have a representative serving as the vice president. These bylaw amendments will help ensure a sense of fairness and parity between the two communities that created the DPSJFD.

Silverton representatives advocated two important financial improvements for the DPSJFD this year. First, the 2016 annual report showed the District had more than \$1.1 million in a state-run money market account; the District had no active treasury management program. After some deliberation, the Board elected to put \$500,000 in two certificates of deposit to increase the projected interest income yield by \$6,000. This is a small step with modest benefits to the taxpayers, but in a broader sense it is vital that the DPSJFD Board begin to become more engaged in stretching all the taxpayer dollars and finding new ways to improve the financial management of the District. As interest rates are expected to rise in the coming months, a more active treasury management effort will likely increase the yield even more annually.

Second, Silverton representatives advocated for the financing of a major new fire apparatus, a quint. A quint combines aspects of a ladder truck and pumper on one fire apparatus and will replace a 1994 ladder truck the District is unable to staff properly. The quint ordered by the DPSJFD costs \$793,143 and is made by Pierce Manufacturing in Appleton, Wisconsin. Initially, fire administration suggested the Board order this equipment in 2018 even though interest rates are almost certainly going to rise in 2017-2018. Moreover, fire administration recommended paying \$450,000 from cash and financing \$400,000 in 2018 (again, at what was expected to be higher interest rates). After some deliberation, Silverton representatives convinced the DPSJFD to borrow \$693,143 in 2017 and pay only \$100,000 down on this purchase, with delivery expected in 2018. This financing approach prevents the District from depleting its cash balances and thus going back out to the voters for a tax increase in 2019. Instead, the next prospective levy is likely in 2022 or 2023. With this more rigorous financial analysis, the DPSJFD will be able to take possession of the new apparatus a year earlier than planned, do so at a lower expected interest rate, and not go back to

² The representatives include one member from the Councils of both Deer Park and Silverton, a business representative from each community, a resident-at-large from Silverton and Deer Park, and the chief administrative officer of each community's government. Thus, there are eight board members in total.

the voters for a tax increase until four years later than proposed. To achieve this, the District merely has to pay just below \$13,000 of interest per year, or less than \$1.50 per person in the District.

Finally, several important steps were made regarding District personnel. First, Chief Meador has taken several leadership roles in Hamilton County that have him on the front line of creating more diversity in the region's fire service. Second, the District had sexual harassment prevention training over the summer, a timely training if ever there was one. Third, on December 20th, the District hired two full-time firefighters, including one who is the first African American to serve as a full-time firefighter for DPSJFD. This brings the full-time complement of firefighters to ten for the District, and these full-time firefighters are supplemented by an increasingly diverse group of part-time firefighters. Under Chief Meador, the District is making substantial progress towards the goals of inclusion and diversity.

Law Enforcement

The Village studied and Council decided to increase our level of service delivered in partnership with the Hamilton County Sheriff's Office. Starting with the new contract that becomes effective in April of 2018, the Village will be adding 12 hours of policing services per week each of the next three years. This phases in the increased service levels as the Ag 47 development comes on line. As of this writing, however, the Board of County Commissioners has yet to approve the contract.

Solid Waste and includes Recycling

The Village's 2014 contract with Rumpke was set to expire on July 1, 2017, so Village Council exercised a one-year extension in April to ensure continued service through June 30, 2018. This allowed Silverton to bid solid waste and recycling jointly through the Center for Local Government. The Village bid along with Amberley, Deer Park, Milford, Monroe, and Woodlawn, all of which had contracts with Rumpke expiring in late 2017 or early 2018. Bids were opened in July and Village Council considered three options and solicited public input through a public hearing.

This fall, Council decided to enter into a five-year contract with Rumpke starting July 1, 2018 that will fix the Village's costs for service for five years. The new contract starting in the middle of 2018 will also provide curbside recycling to all residents and small business owners every other week. The charge to our customers for solid waste services will go from \$12.06 per month per household to \$13.24 per month in July of 2018, to \$14.24 per month in July of 2020, and \$15.24 per month per household in July of 2021 through June of 2023. The cost increase is being phased in over three years with a General Fund subsidy to soften the fiscal impact to our residents and small businesses.

Energy

From June of 2017 through May of 2020, the Village of Silverton is securing all of its energy for municipal purposes from wind power. The Village is still able to save about \$300 per month over what it paid prior to going green. This savings is because the Village pooled its energy buying power with several other local governments, and thus every government entity received lower rates through combining our collective purchasing power. This certification only covers the power the Village buys for its own use (e.g. street lights, traffic controllers, municipal buildings, etc.), not the power used by residents or small businesses within the community. The Village is also planning to

install a geothermal heating and cooling system at the new town hall. These are small steps by one small municipality to both save money and lessen our carbon footprint.

Additionally, the Village entered into a three-year renewal for our residential and small business aggregation programs. Combined, these two aggregation programs save the average Silverton resident \$49.50 per year by pooling their collective buying power. It is completely voluntary, and residents are free to opt out if they so choose.

Cultural Events

The third annual Taste of Silverton had an estimated 2,000 people in attendance, by far the biggest Taste event ever for the community. Additionally, the Village rekindled its summer concert series holding three free summer concerts in July, August, and September.

Summaries

Several of the topics below have been discussed already, but the Village tracks annual statistics on grant dollars leveraged, real estate valuations for the community, total annual Village real estate transactions, and litigation matters.

Grants

In 2017, the Village received grant awards that fall only \$300 short of \$2.9 million. Not all of the \$2,899,700 of grants awarded this year are available in 2017 or even 2018, nor does this table track grants awarded in previous years that have been or are being spent in 2017. Instead, this grant award table only measures grants announced and awarded in 2017. But this is a rather remarkable amount of leveraged grant money well in excess of our 2017 income tax collections of \$1,950,000.

Grant	Purpose	Amount
Congestion Mitigation and Air Quality (CMAQ)	Montgomery Road Corridor Improvements project in 2022	\$2,374,845
Urban Land Assistance Program (ULAP)	Asbestos abatement assistance for 6860 Plainfield Road	\$59,955
Ohio Public Works Commission Small Government Program	Reconstruction of Park Avenue. This also includes a 0% loan for \$235,000 as well.	\$235,000
Community Development Block Grant (CDBG)	Art mural in 2018 and reconstruction of Lillian Avenue in 2019	\$95,000
Community and Economic Development Assistance Program (CEDAP)	Streetscape Improvements on two blocks of Montgomery Road	\$99,900
Duke Energy Foundation Grant	Assistance for design costs associated with the Silverton Brewing Company	\$35,000
Total		2,899,700

These grants will help the Village create new jobs and replace aging infrastructure. Silverton has never been more effective at obtaining grants than it was in 2017. This is in large part due to assistance from DSD Advisors and The Kleingers Group.

Real Estate Activity

In 2017, the Village bought or sold real estate worth \$916,000. This is summarized below.

Address	Action	Intent	Amount
6943 Montgomery Road	Purchased	Convert to Town Hall	\$330,000
6815 Park Avenue	Purchased	Raze for Town Hall Parking	\$85,000
6817 Park Avenue	Purchased	Raze for Town Hall Parking	\$140,000
6397 Montgomery Road	Purchased	Raze for Town Hall Parking	\$175,000
6860 Stoll Lane	Sold	Provide funds for acquiring 6817 Park Avenue	\$145,000
6805 Montgomery Road	Purchased	Vacant lot for future development	\$40,000
Total			\$915,000

In addition, the Village razed 6846 Stoll Lane which was acquired at the end of 2016 to add land to the Stoll Lane pocket park. Also, Silverton received its second payment in March of 2017 for the October, 2016 sale of the Ag 47 site. The Village had no debt associated with its asset at 6860 Stoll following the sale of the Ag 47 site, so its sales proceeds are additional profit from our real estate sale in 2016. This profit is being reinvested into the Town Hall project, and the rental income the Village earned from several rental properties has been used to help capitalize the CIC.

Litigation

All of the progress detailed above has not come about without some parties disputing the Village’s rights and authorities. In 2017, the Village has been party to four lawsuits and one more is considered imminent. These are summarized in the table below.

Opponent	Key Issue(s)	Status
LLK Properties, 7458 Montgomery Road	Whether or not Silverton has the right to acquire 0.148 acres of land for a public road, and if so, how much compensation is owed LLK Properties?	The Village prevailed in a trial over the right to take. The Village has already provided \$111,800 in compensation to LLK properties. LLK properties now insists the Village should pay \$637,500. This will be tried starting January 8, 2018.
Mary Restle, 7428 Montgomery Road	How much compensation is owed Mary Restle for the acquisition of 0.030 acres for a public roadway improvement?	Settled. The Village agreed to provide \$77,500 in total compensation to Mrs. and Mrs. Restle.
RS Professional Services LLC, 6760 Belkenton	Did the Village violate the property owner’s constitutional rights by not providing the zoning he was seeking and were the Village’s zoning violation orders lawful?	Settled through an agreed entry judgment. The Village is not pursuing any zoning violations at present against the owner and the Village stands ready to assist with a new plan. The constitutional claims have been dismissed.
Cincinnati Bell	Does the Village have to reimburse Cincinnati Bell for their costs to relocate assets for a public road project?	The Village and Cincinnati Bell are likely to seek a declaratory judgment action in early 2018, seeking a court to decide who has to pay to relocate Cincinnati Bell’s utility assets.
Cincinnati Public Schools	Does the developer or Silverton have to pay for debris removal (including asbestos-containing material) illicitly left on site by Cincinnati Public Schools when CPS demolished the former school in 2013?	Attorneys for the developers, CPS, demolition contractors, and the Village are planning to meet in January. If CPS fails to take responsibility, this matter is almost certain to wind up in court.

Real Estate Market Value

Every three years, the Auditor of Hamilton County is mandated to reevaluate values for 350,000 parcels in the County, including those in the Village of Silverton. The last time this was completed in 2014, the Village of Silverton was the last of 24 political jurisdictions in the County to have had an increase in residential valuation compared to 2011 of 0.896%. Another 24 political jurisdictions in Hamilton County saw a continued decline in aggregate valuation between 2011 and 2014. Most of those communities that experienced a continued decline in 2014 were inner-ring suburbs very

much like Silverton while those communities that saw aggregate value increases were more affluent communities such as Blue Ash, Madeira, Amberley, and Anderson Township.

The Village recently received an update from the Hamilton County Auditor providing 2017 aggregate market value for Silverton. I am pleased to report that overall the Village has seen a growth of collective market valuation of 6.61%. The residential increase in valuation is a solid 4.38%, and our commercial valuation grew by 13.95% over this same period. In gross numbers, the market value of Silverton has grown by \$14,631,474 over this three-year period.

There is plenty of reason to assume our rate of growth in aggregate valuation will be much greater in the next three years. This will come both from new development and from appreciation in values for existing homes, commercial spaces, and other real estate.

Conclusion

This year has been one of pivot, one of challenge, and one of opportunity. Silverton will truly take a new shape in the next twelve months.

Attachments: Silverton Road Program Map, 2014-2018
Selected Photographs by Tom Kinsel, 2017