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Fairfield moves closer to revamping strip center

Business Courier of Cincinnati - by [Dan Monk](#) Senior Staff Reporter

Fairfield City Council will vote Monday on a \$650,000 demolition contract that would begin the redevelopment of Fair Plaza, a 160,000-square-foot strip center at Pleasant Avenue and Patterson Boulevard.

Fairfield city officials have been working with **Neyer Properties** on a mixed-use development that would include senior housing, new restaurants and perhaps a small office component at the under-utilized retail site.

Fairfield Economic Development Manager Greg Kathman said the project is intended to build on Fairfield's Village Green project, where a new library, city park and \$10 million Community Arts Center sparked several private housing and retail developments over the last decade.

"All of that's been on the south side of Nilles (Road). We want to encourage development on the northern side. We think this project will be kind of a catalyst," Kathman said.

Roughly two-thirds of the 1950s-era shopping center would be demolished under a contract with CJ&L Constuction Inc. of Sharonville. Kathman said CJ&L was the low bidder on the contract, which would be funded by proceeds from a tax-increment financing district formed in anticipatin of the redevelopment in 2006.

Neyer Properties President Dan Neyer said he hopes to break ground next summer on the 120-unit, three-story apartment building. The Marsh supermarket will stay, but other retail will be reoriented so it's closer to Patterson Boulevard. "It'll be a \$25million to \$30 million development when it's all done," he said. "It's a three-to five-year project."

Kathman said the city has yet to sign a development agreement with Neyer but is willing to initiate demolition with the hope that financing can be obtained for the project to start by next summer.

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