

**Meeting Notes #2**  
**Meeting with the Chillicothe Advisory Panel, February 25, 04**

1. The only employment by workplace data available for Chillicothe is on a zip-code level. The county commissioners estimated that there are about 130 jobs outside the city limits that are in the same zip code as the city. However, the Panel decided not to subtract these jobs from the total number of jobs reported for Chillicothe zip code.
2. The growth rates for the explanatory variables in the baseline will be based on the historical growth rates for these variables.
3. From the conversation with Charles Eddy, one of the 2 local realtors on the Advisory Panel: there are about 6 realtors in Chillicothe, and the data on house sales could be obtained from them (for housing model estimation). There is also area realtors' association, but it covers 6 counties, not just Chillicothe City, so it is easier to deal with individual realtors. The realtors would be able to provide us with the data on house address, square footage, year built, number of bedrooms and bathrooms, year sold, price sold, lot size.
4. We will be able to add neighborhood characteristics to our econometric model (from primary data collection), as well as some data from assessor's office. Assumption: each house surveyed within a Census block is representative of this neighborhood. Therefore, the houses that we have the sales data on do not have to be the same houses that were surveyed.
5. The Panel asked us to add to the survey: What is the overall condition of the neighborhood as a whole (in which a house is being surveyed)?
  - Good;
  - Fair;
  - Poor;
  - Deteriorated;
  - Not applicable.

An alternative way of phrasing this question was proposed: is the house being surveyed in poorer condition, better condition or in the same condition as the surrounding houses? One should remember that the neighboring house across the street may be in another census block. Therefore, the surveyors should only compare the assigned house with those houses on the same side of the street.

6. Some other info that was requested by the Panel: -is the house located in transitional neighborhood (i.e., it no longer is a residential area, meaning that the neighborhood went from residential to its next best use)? Some residential houses were grand-fathered into new commercial districts. We will get this info from electronic zoning maps of Chillicothe. Chillicothe has a very effective zoning board.

- distance from each of the surveyed houses to the shopping areas (Dean Larkin suggested that we should consider the entire corridor of H/way 65 as the shopping strip, but there might be others). This information will be generated via GIS, and doesn't need to be collected during the survey.