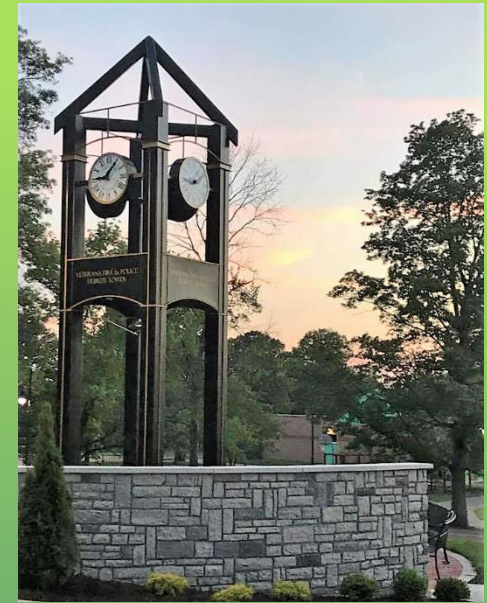


VILLAGE OF EVENDALE

2017 Year in Review



State of the Village
October 29, 2017
Mayor Finan's Report



VILLAGE OF
EVENDALE
GATEWAY TO OPPORTUNITY

2017 - ELECTED OFFICIALS

Mayor Richard H. Finan

Vice Mayor – Jeff Albrinck

Council President – John Ranz

Council member – Chris Schaefer

Council member – Beth McDaniel

Council member – Bill Puthoff

Council member – Carolyn Smiley-Robertson



10500 Reading Rd.

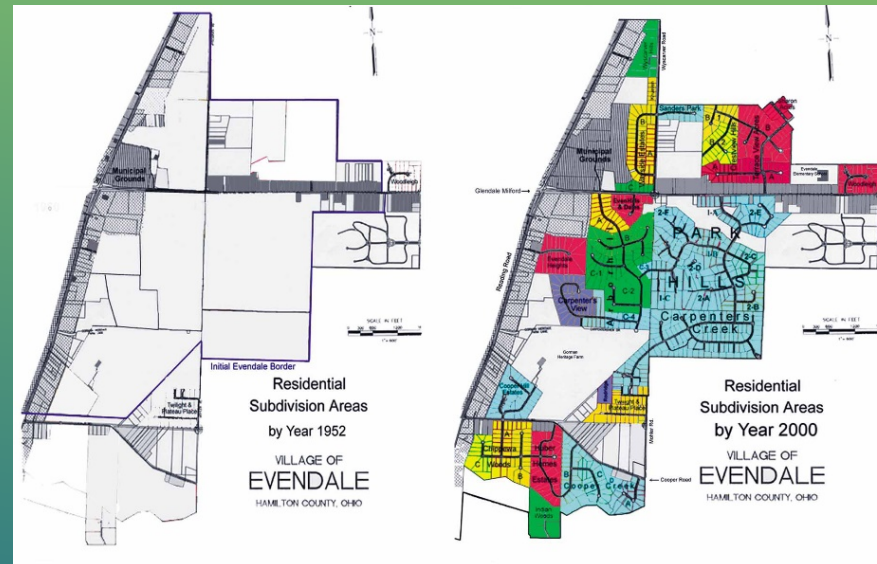
513-563-2244

www.evendaleohio.org



2017 - DEMOGRAPHICS

- 4.74 Sq. Miles
- 2,769 residential population (2013)
 - Single Family Residential
 - Princeton and Sycamore School Districts
- 22,000 + daytime population
 - GE Aviation World Headquarters
 - Formica World Headquarters
 - Gold Medal World Headquarters
 - Kinetic Vision
 - Enable Injections
 - KDM Pop Solutions
 - Solow Environmental
 - Ohio Valley Beer and Wine Distribution
 - White Castle Bakery
 - Mike Albert Direct
 - St. Rita's School for the Deaf
 - Cincinnati State Workforce Development
 - Boys Scouts of America + many others



2017 RECAP – AEROHUB - Slide 1 of 3

MASTER PLAN & LAND PROFORMA

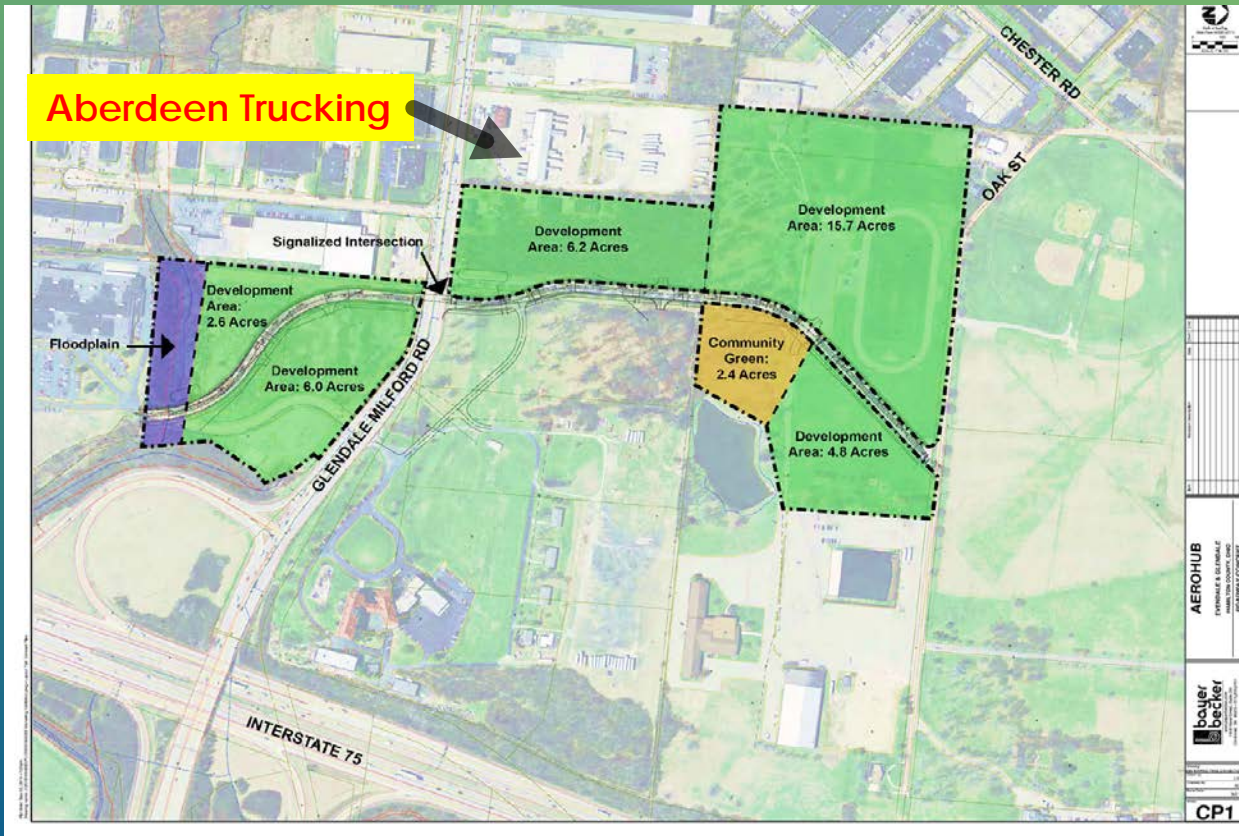
- 50+ acre campus for advanced manufacturing and upskilling center
- Multiple meetings/tours with dozens of potential end-users
- PUD Zoning - 90% complete
- Continued work with multiple project partners:
- St. Rita's – Internal Strategic planning. Compatibility facilitation
- Bayer-Becker – roadway and utility design
- OPUS/CBRE – Design, Market and Build Class "A" 80,000+ sq. office complex
- REDI Cincinnati, HCDC JobsOhio and Port Authority – Project funding, Site advocacy, tax incentives etc.
- Cincinnati State WorkForce Development/UCRI/TechSolve – Upskilling center – Technical Advisory Committee
- PEDCO-Emersion – Master Plan
- St. Francis Group – Land Proforma – ROI calculator
- Red Tiger – Project Management



2017 RECAP – AEROHUB - Slide 2 of 3

LAND ACQUISITION

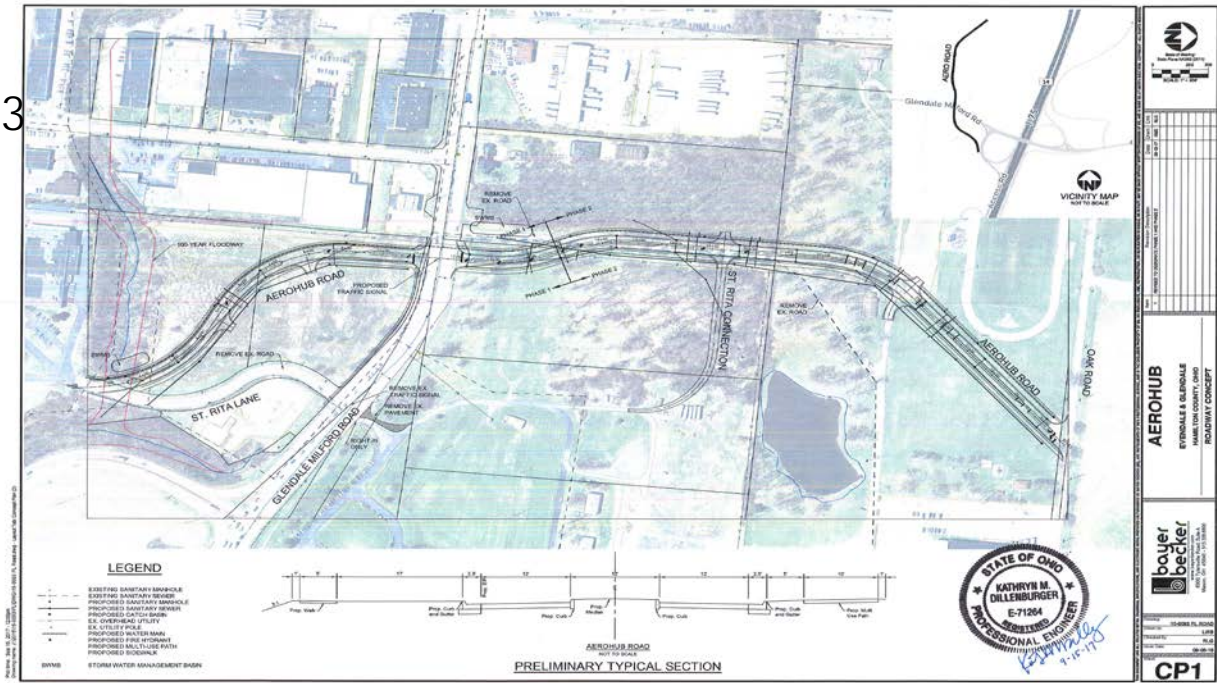
- Acquired Aberdeen Trucking Site - \$1.125 Million
- AeroHub now 50+/- acres for advanced manufacturing development and upskilling center



2017 RECAP – AEROHUB - Slide 3 of 3

ROADWAY DEVELOPMENT

- Awarded \$500,000 JobsOhio grant for Phase I of AeroHub Blvd.
- WIP. Project completion: December 2018
- Applied for LTIP County Grant for Phase II
- Total estimated project cost (Phase I and II): \$7+/- million.



2017 RECAP – ECONOMIC DEVELOPMENT - KINETIC VISION

- 10,000 sq. ft. new building under construction
- 7,500+ sq. ft. planned for 2020
- 130 new employees, \$10million new payroll
- New park



Work in Progress on New Office

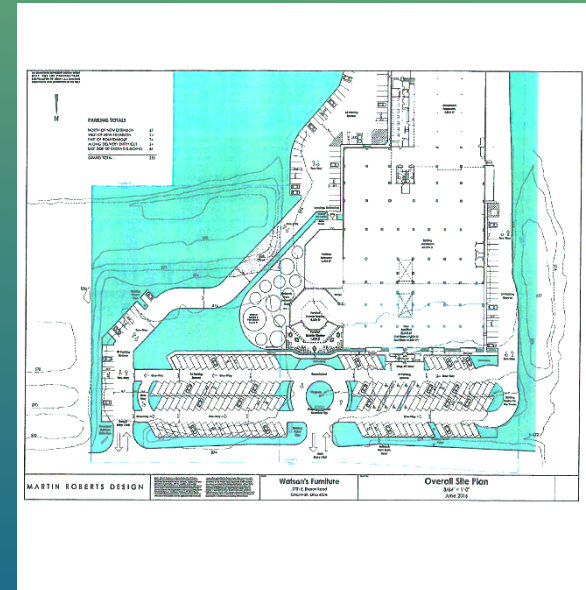


Kinetic Campus Expansion and Park Concept



2017 RECAP – ECONOMIC DEVELOPMENT – WATSON'S EXPANSION

- \$1.9+ million expansion and remodel
- 30,400 + sq. ft. of new floor space, complete interior remodel and expanded parking.
- Consolidated warehousing – Purchase of Taylor Building
- 33 new jobs over 3 years with an est. \$1.5+ million in new payroll
- Planning Commission Approved
- Construction commenced Summer 2017



2017 RECAP – ECONOMIC DEVELOPMENT - NEW RETAIL

- 14,000 sq. ft. New Retail Building – former Frisch's/Indian Restaurant site
- Planning Commission Approved
- Site preparation commenced Summer 2017



2017 RECAP – ECONOMIC DEVELOPMENT - VILLAGE CROSSINGS

- 3 new proposed retail sites (1 12,000 sq. ft. multi-tenant bldg. and 2 10,000+/- sq. ft. free standing)
- No applications yet submitted to Planning Commission
- Site Development must consider many factors including public and private site accessibility and intersection/roadway improvements



Out-parcel on Glendale-Milford Rd



2 Out-parcels on Reading Rd.

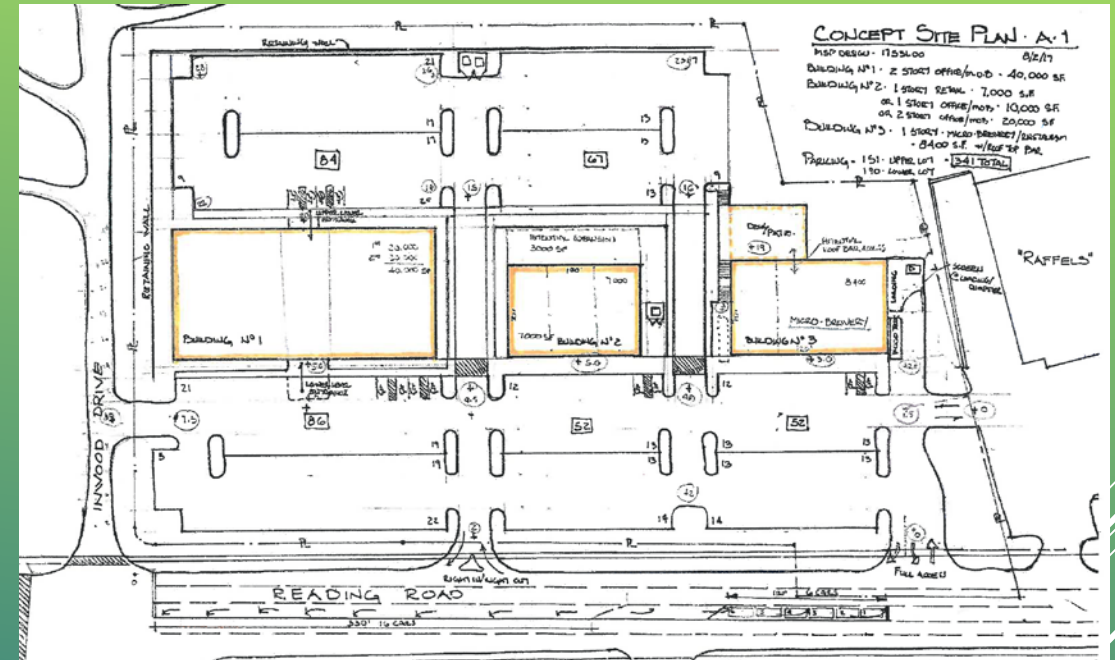


Concept for parcel fronting Reading Rd.



2017 RECAP – ECONOMIC DEVELOPMENT - INWOOD CONCEPT

- 5+ acres of Village-owned land at the southeast cr. of Inwood and Reading Rd.
- Former hotel site – demolished by Village
- CIC signed Exclusive Rights Agreement with Turnbull Wahler (TW) to study development feasibility
- TW proposes 3 new office/retail buildings totaling 55,400 sq. ft.
- TW and Village have met with multiple potential end-users.
- Negotiating potential land sale and development strategy



2017 RECAP – ECONOMIC DEVELOPMENT - GE EXPANSION

- \$15,277 in new permit fees
- \$9,365,861 in reported new investment
- Continued work with Village on campus improvements
- Overseeing multi-phase ODOT construction of new Neumann Way



2017 RECAP – ECONOMIC DEVELOPMENT - OTHER PROJECTS

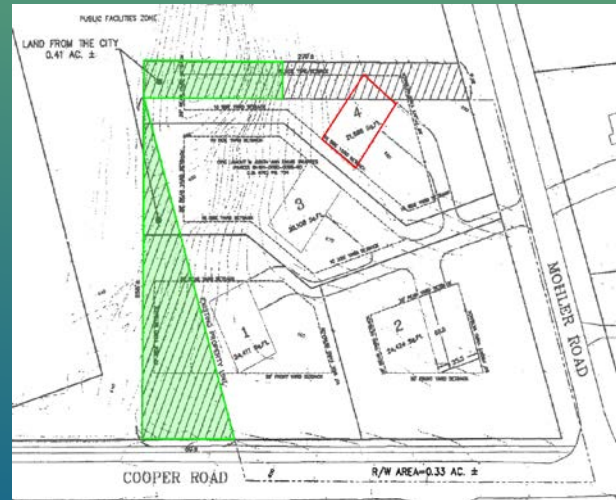
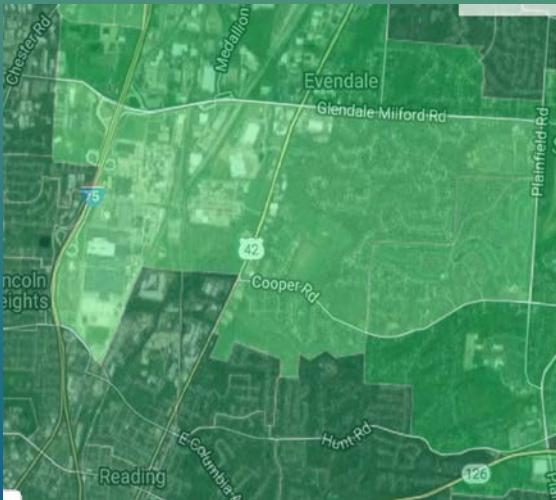
- Complete Care Providers acquired Vonderhaar CPA Building – Offices currently being remodeled
- FORMICA listed 40 acres of vacant land for sale. Currently studying floodplain mitigation and site access options
- JN Acquisitions purchased 5.2 acres on Evendale Commons Dr. to build a 97,200 sq. ft. office/warehouse/distribution center. Currently on the market.
- \$1.1 Million Menards renovation



2017 RECAP – RESIDENTIAL

- Median Evendale listing price: \$324,950[^]
- Median Evendale sale price: \$294,100[^]
- Former GHF home sold - Newly remodeled
- New subdivision at Cooper and Mohler
- 4 total lots – lot listing price \$159,900*. Greenspace preserved
- Home price requirement: \$400,000 to \$600,000
- Rental Registration Program – For more info:

www.evendaleohio.org/building/pages/rental-registration-program



VILLAGE OF EVENDALE APPLICATION FOR RESIDENTIAL RENTAL PERMIT



Village Ordinance requires owners of dwellings used for rental purposes to obtain a rental permit. Rental properties may be subject to inspection to determine compliance with Evendale codes. Application and permit fees are to be submitted prior to scheduling an inspection of the property.

Instructions:

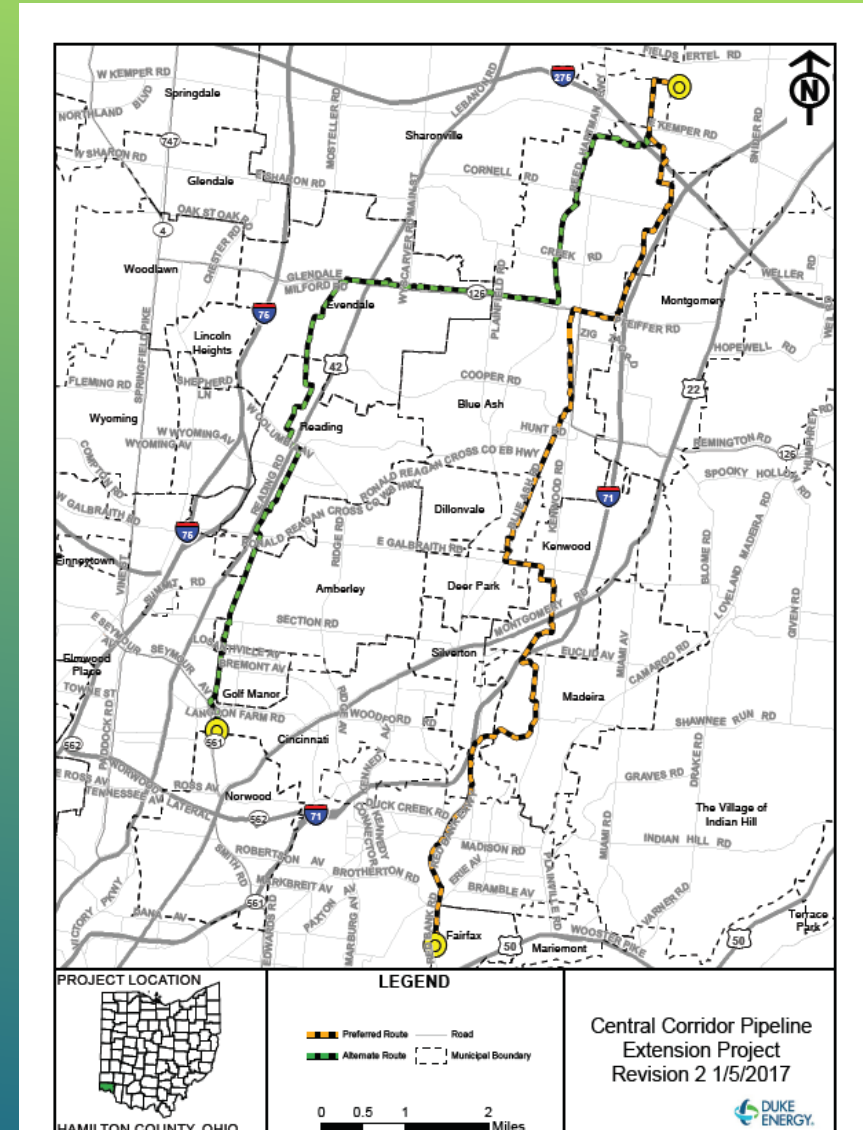
- Provide a copy of your County "Residential Rental Property Registration" Form.
- Complete this Form
- Return these two Forms to the Evendale Building Department, 10500 Reading Road, Evendale, Ohio 45241.
- Include a check or money order for \$100.00 to: Village of Evendale
- A separate application is required for each rental property

* Source: www.zillow.com ^Source: www.trulia.com



2017 RECAP – DUKE PIPELINE

- Evendale and NOPE hosted or otherwise attended several public meetings regarding pipeline
- Evendale opposes proposed expansion
- Ohio Power Siting Board (OPSB) staff recommended Green route through Evendale
- OPSB held public hearing on June 13th
- Second hearing postponed. New date TBD. OPSB will determine location
- For more information (see handout):
 - Duke website: <https://www.duke-energy.com/home/natural-gas/central-corridor-pipeline-ext>
 - NOPE website: <https://nopecincy.org/>



2017 RECAP – THANK YOU! QUESTIONS?

MAYOR RICHARD H. FINAN

513-563-2244

Richard.Finan@EvendaleOhio.org

DAVID W. ELMER, DIRECTOR OF
ADMINISTRATIVE SERVICES

513-956-2666

David.Elmer@EvendaleOhio.org

