2017 Year in Review

State of the Village
October 29, 2017
Mayor Finan’s Report
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
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 – AERO HUB - 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, $10 million new payroll
- New park

Kinetic Campus Expansion and Park Concept
2017 RECAP – ECONOMIC DEVELOPMENT – WATSONS 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 Wahlert (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

* 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):
  • 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