



Land Development Committee Agenda **September 28, 2022 at 4:45 PM**

Land Development Committee

Jay Shatz, Chair
Tom Muething
Dara Wood

Staff Liason

Scot Lahrmer, Village Manager

MINUTES

1. Approval of minutes: August 1, 2022

TOPICS OF DISCUSSION

1. Update on development items

ADJOURNMENT



Economic Development Update

September 28, 2022

Lewis Animal Hospital—June 16, 2021



Lewis Animal Hospital —Completed



Lewis Animal Hospital —Completed



North Site Zoning Parcel



Maple Drive

City of Reading

5.5 Acres

2.2 Acres
8603
Ridge Road

Lewis Animal
Hospital
8601 Ridge Road

Mercy Health
Amberley
8599 Ridge Road

Amberley Village
Maintenance Facility
8605 Ridge Road

Ronald Reagan Highway

Amberley Village

Mayerson JCC

Amberley Village Sublease Prospects



Medical/General Office Space Available
Ridge Road @ S.R. 126 / Village of Amberley, OH 45237

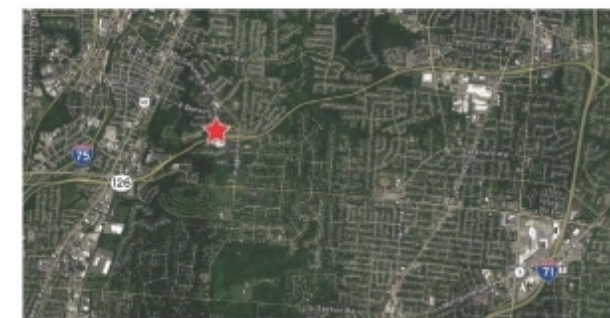
FOR SUBLEASE



3,273 SF - Sublease
Class A Medical/General Office Space

Property Highlights

- Future home of Mercy Health primary care and ancillary services
- Available 1/1/2018
- Shell condition
- Competitive tenant improvement allowance available
- Only available office space in Amberley Village proper
- Ronald Reagan Cross-County Highway exposure
- Easy access off Ridge Road
- Directly across from Mayerson Jewish Community Center



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Amberley Village Sublease Prospects

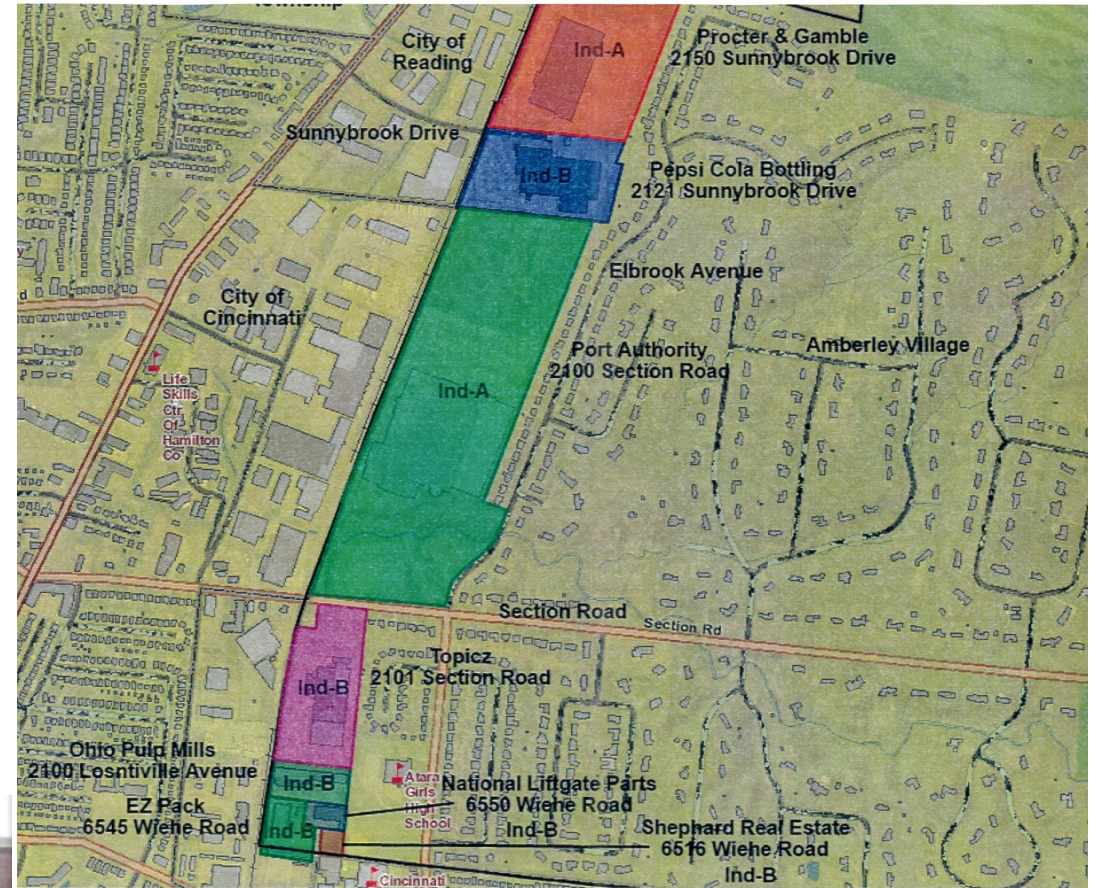


Amberley Green

- [Amberley Green](#): OKI Drone Training Video

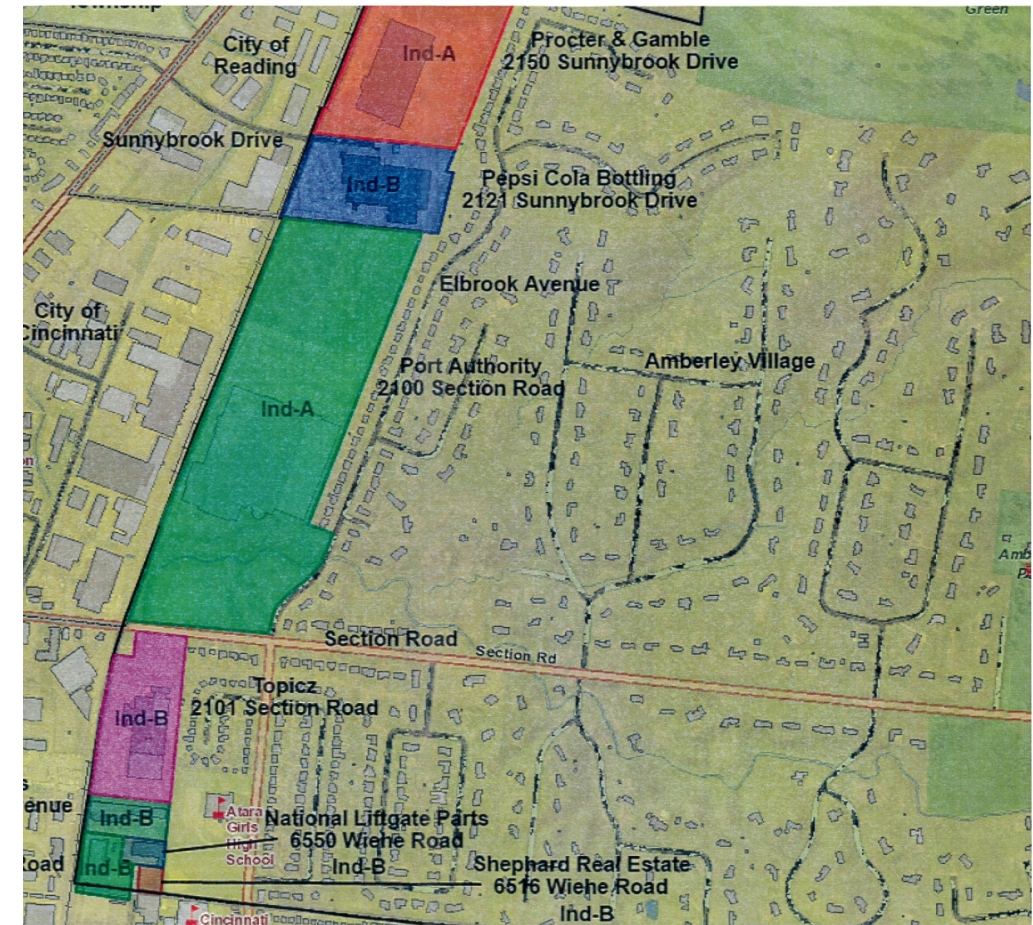


Industrial Properties



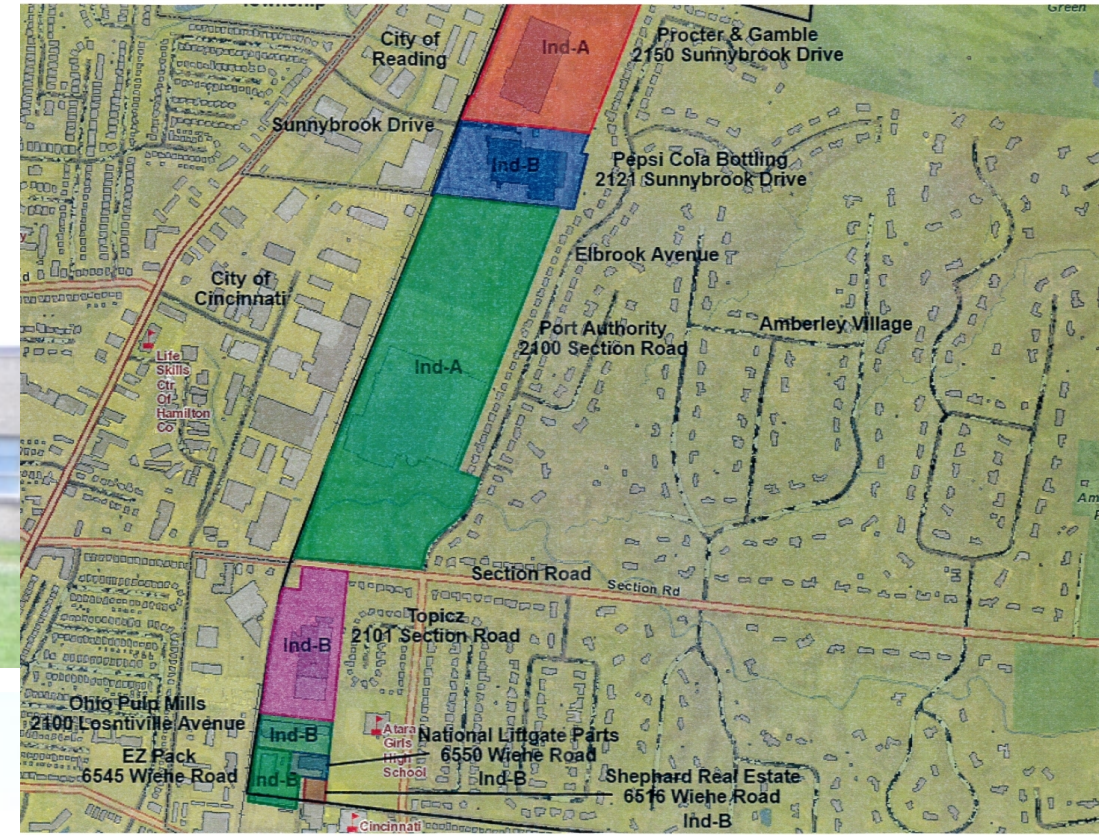
Procter & Gamble
2150 Sunnybrook Drive

Industrial Properties



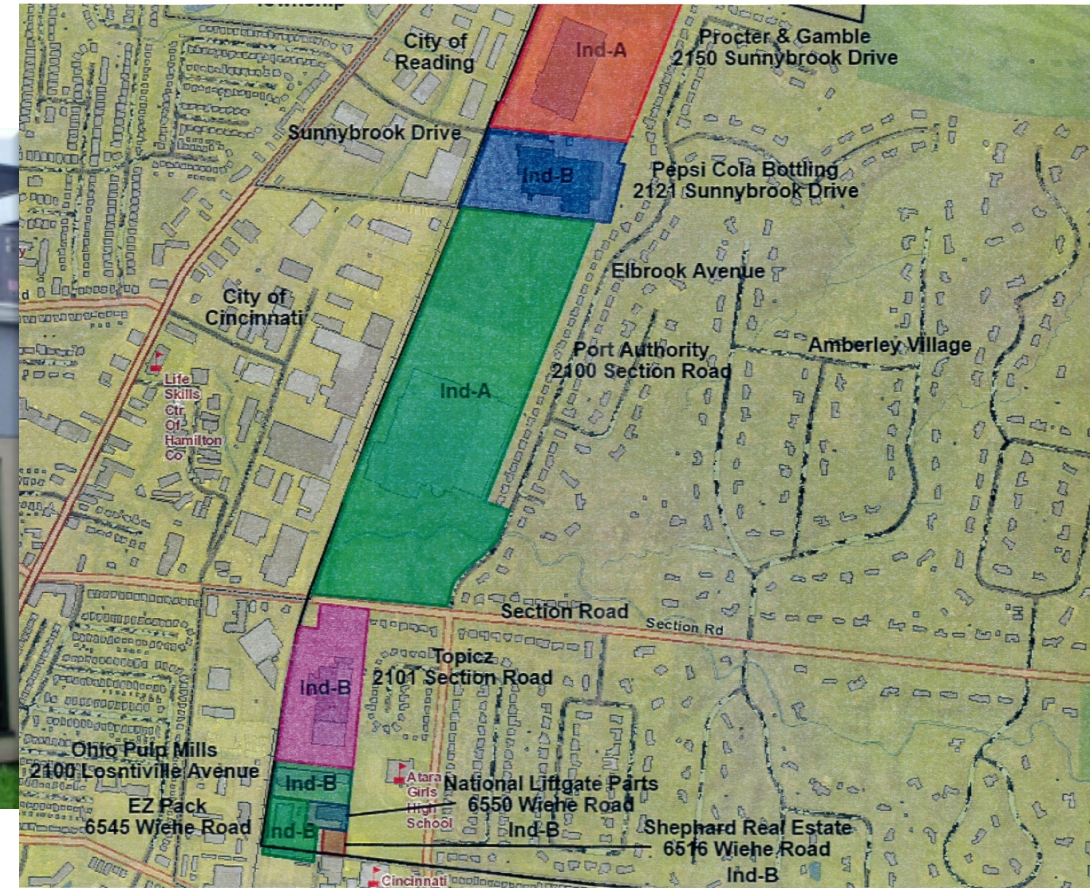
Pepsi Cola Bottling Company
2121 Sunnybrook Drive

Industrial Properties



Topicz
2121 Section Road

Industrial Properties



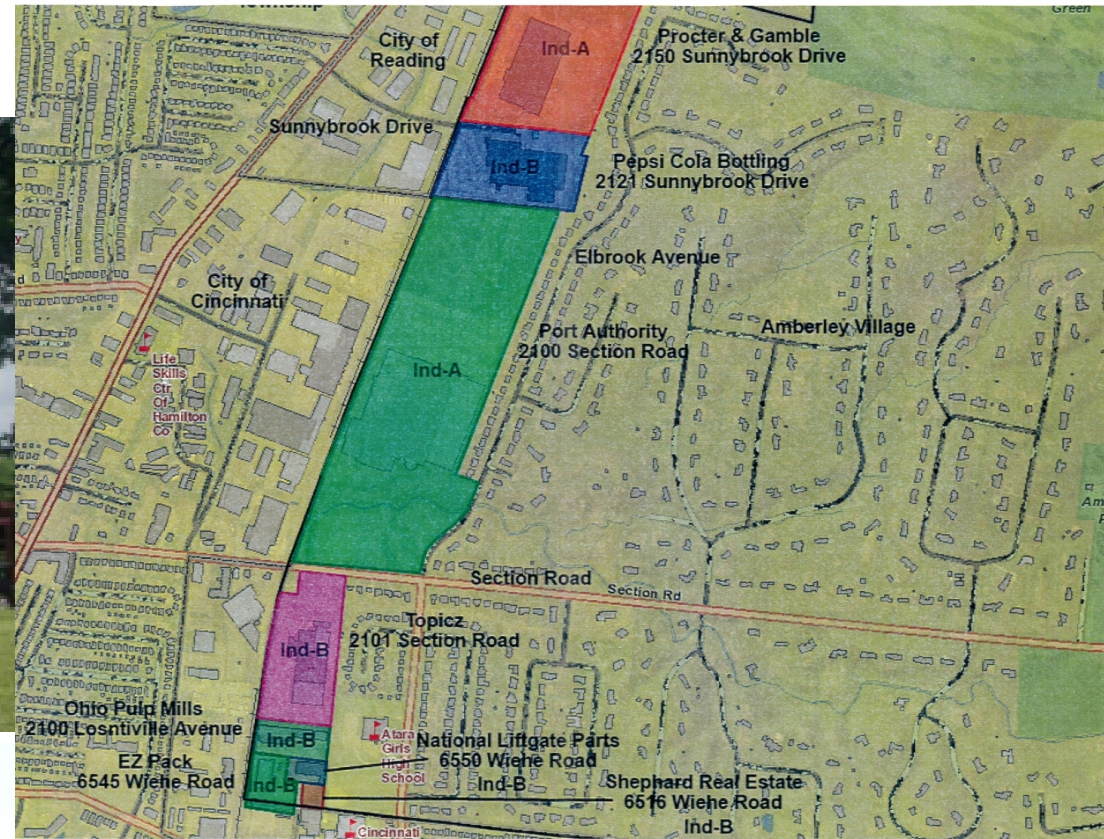
Ohio Pulp Mills

A Donco Recycling Solution Portfolio Company

Ohio Pulp Mills, the first to recycle plastic-coated milk cartons, was innovative when it was built in the 1950s. Today that same technology remains a model of cost-effective production of 100% recycled bleached pulp.

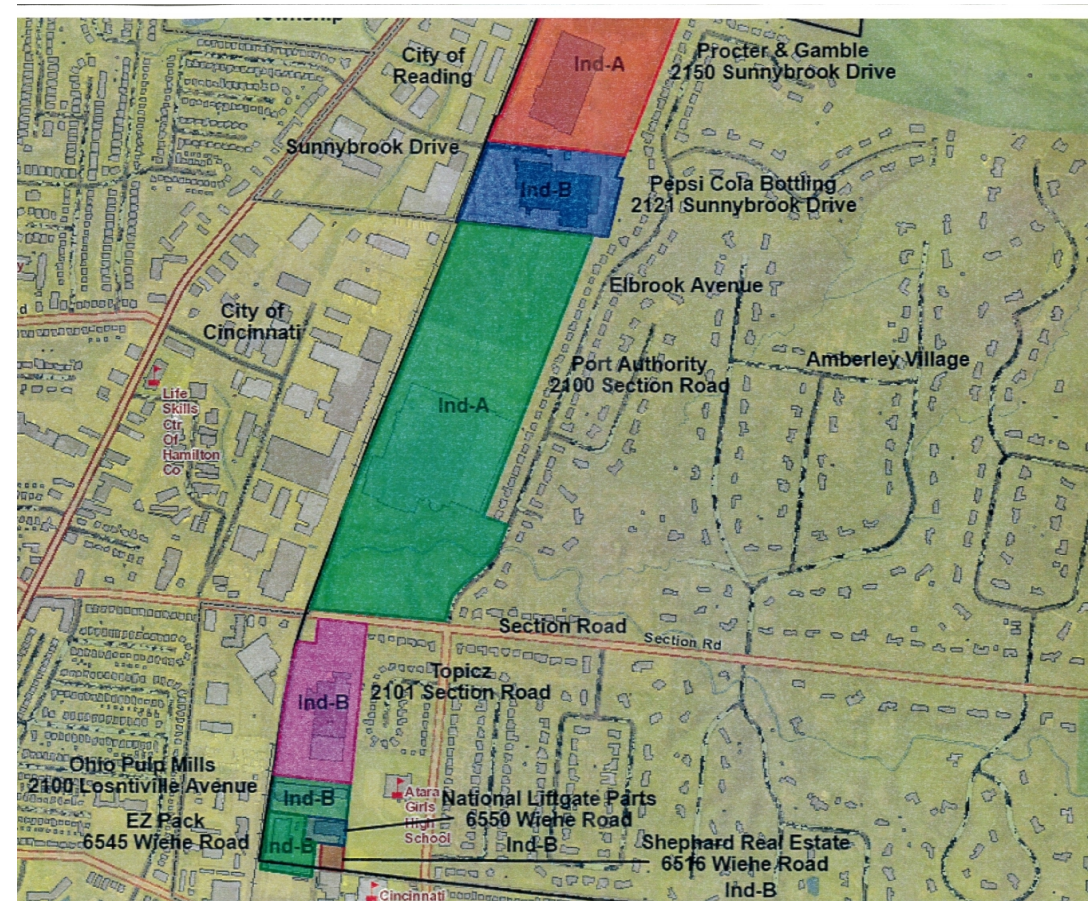
Ohio Pulp Mills
2100 Losantiville Avenue

Industrial Properties



National Liftgate & Cincinnati Printers
6550 Wiehe Road

Industrial Properties



SJS Packaging/E-Z Pack
6545 Wiehe Road

An aerial photograph of the Cincinnati CenterPoint Industrial Site. The site is a large, rectangular industrial complex with several large, light-colored buildings and extensive parking lots. The facility is bordered by a road on the left and a line of trees on the right. The surrounding area includes green fields and more trees. In the bottom right corner, there is a small inset map showing the site's location within the Cincinnati area, with various industrial zones labeled (Ind-A, Ind-B) and nearby streets like Sunnybrook Drive and Section Road.





CINCINNATI CENTERPOINT

INDUSTRIAL SITE

2100 Section Road
Cincinnati, Ohio 45237

**Advanced Manufacturing
Development Site – Pad
Ready!**

For Sale:

\$7,560,000 *Asking Price*

\$135,000/Acre

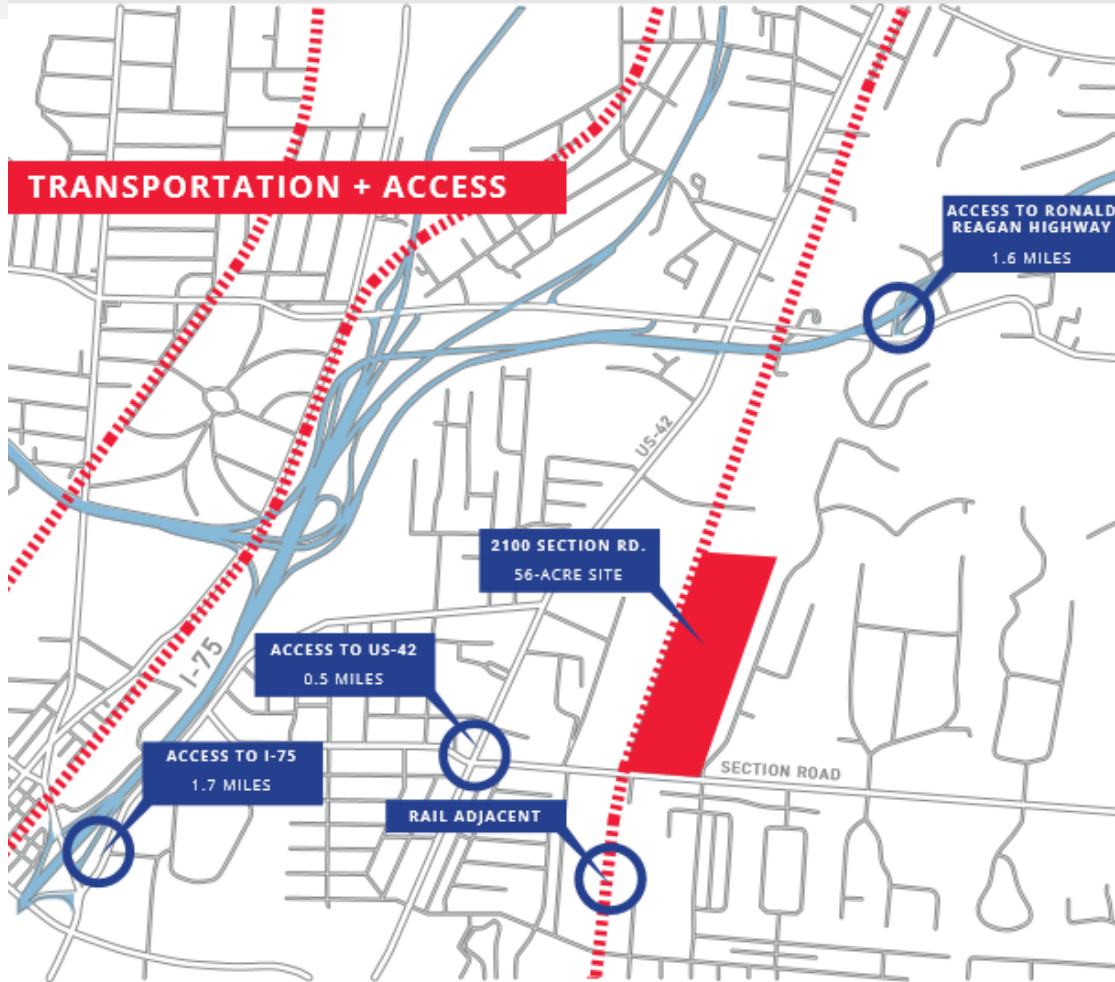
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THE PORT
Making Real Estate Work





TRANSPORTATION + ACCESS

Deepwater Port

- Distance to nearest deepwater port
 - Toledo, Ohio = Approx. 190 Miles

Air

- International Airport
 - Greater Cincinnati/Northern Kentucky (CVG) in Hebron, Kentucky = Approx. 22.5 Miles
- General aviation airport
 - Lunken Airport (LUK) = Approx. 9.0 Miles, three (3) runways with the longest being 6,100 feet

Rail

- Rail Adjacent
- Provider
 - Indiana & Ohio Railway (IORY) (Genesee & Wyoming)
- Existing rail spur to the site
 - Future rail spur available, up to 500 feet
- Number of trains per week
 - 5 currently; daily service possible if business warrants
- Distance to nearest rail storage yard
 - 2.5 Miles
- Rail carrier days of service per year
 - 260 currently

Road

- Access via Section Road
- Truck restrictions
 - 80,000 lbs (40T) without a special ODOT permit
- Distance to major 4-lane highway and/or interstate
 - I-75 = 1.7 Miles
 - I-71 = 3.3 Miles
 - SR 42 = 0.5 Miles
 - Ronald Reagan Hwy = 1.6 Miles
 - Norwood Lateral = 2.7 Miles

CINCINNATI
CENTERPOINT
INDUSTRIAL SITE

Property Overview

Location	Cincinnati, Ohio
Project Size	56 Acres
Built-to-Suit	Up to 700,000 SF
Jurisdiction	Hamilton County, Amberley Village
Zoning	Industrial-A
Amenities	Commercial & Retail amenities in close proximity
Airport	Cincinnati/Northern Kentucky International Airport - 20 miles SW via I-75/I-275
Highway	1/4 mile from I-75, Exit 9
Rail	Genesee & Wyoming (Adjacent)



This site offers a unique opportunity for advanced manufacturers to locate in the heart of Hamilton County, Ohio. This fully redeveloped heritage manufacturing site offers all of the benefits of an urban manufacturing site:

- Ample space for a build-to-suit
- Proximity to major transportation corridors
- All the amenities critical to today's workforce through close proximity to the urban core

CINCINNATI CENTERPOINT INDUSTRIAL SITE

For Sale:

\$7,560,000 *Asking Price*
\$135,000/Acre



THE PORT

Making Real Estate Work

Greater Cincinnati

- Low Labor Costs Compared to National Average
- 900 Trucking Companies
- 3 Interstate Highways
- Two Class I Railroad Systems
- Inland Waterway
- Superior Business Support Services
- State & Local Incentives/Tax Programs
- 14th Largest Industrial Market in the United States



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FORTUNE 500

6 local Headquarters:

American Financial
Cintas
Fifth Third Bancorp

Procter & Gamble Co.
The Kroger Company
Western & Southern

& More than **370** Firms
with a presence in the region.

Corporate Income Tax: **0%.**
Personal Income Tax: **2.10%.**

Top Industries

Advanced Energy
Aerospace
Automotive
Branding & Creative
Services
Chemistry & Plastics
Financial Services
IT Services
Biosciences
Logistics & Transportation

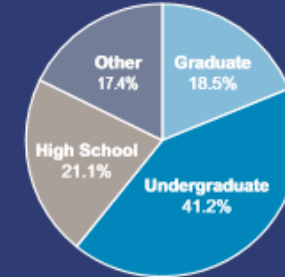
Lowest
cost index in the nation:

92.0
Among the 31 largest
U.S. Cities

300 colleges & universities
within a 200 mile radius



Degree Attainment



Unemployment Rates
6.3% U.S.A.
4.5% Ohio
4.7% Cincinnati

Major Employers



The Port



INDUSTRIAL REVITALIZATION

Bringing underutilized industrial properties back to their highest and best use, and creating development-ready sites for job creation

Learn more about our efforts to revitalize industrial space >



NEIGHBORHOOD REVITALIZATION

Investing in neighborhoods to provide housing, thriving business districts and renewed commercial corridors

Learn more about our efforts to revitalize neighborhoods in Hamilton County >



PUBLIC FINANCE

Offering unique development finance tools, loans for entrepreneurs, and down-payment assistance

Learn more about how our public finance tools are supporting transformational projects >

From The Port

RE: Cincinnati Centerpoint Industrial Site – August 2022 Year to Date Updates

Dear Scot,

Port of Greater Cincinnati Development Authority (the Port), along with its private and nonprofit collaborators have and continues to manage multiple marketing and brokerage efforts for the sale of Cincinnati Centerpoint Industrial Site, 2100 Section Rd. As defined by the listing agreement between The Port and Colliers International, a private brokerage firm, the property is listed on all major online listing sites including LoopNet and CoStar. Regional Economic Development Initiative (REDI), the local nonprofit economic development agency focused on bringing quality jobs to Hamilton County has also been submitting the site to 'Site Selectors' through ZoomProspector, its repository for sites to market for redevelopment and job creation.

Private and public companies interested in owning and operating manufacturing/warehouse facilities to expand their businesses generally hire specialist site selectors to assist with the site selection process. These site selectors then reach out to organizations like REDI with Requests for Information (RFIs) to retrieve specific details about their respective sites. The RFIs are then forwarded to the Port for extensive analysis and vetting internally and externally to determine the eligibility of such projects based on the Port's predefined Return on Investment (ROI) matrices. If matrices are satisfied, the Port and Colliers formulate and forward responses to REDI to send to site selectors.

Below are the details of RFI responses submitted between June 2021 – July 2022:

Project	Industry	Estimated Investment	Total Proposed SF	Estimated Jobs	Dates
Project Magnet	Automobile Assembly	\$180 Million	300,000	350	7/15/2021
Project Carousel	EV Battery	\$260 Million	350,000	N/A	8/26/2021
Project Eagles' Nest	Biomaterial Manufacturing	\$600 Million	500,000	100	9/20/2021

Project Gourd	Food Grade	N/A	265,000	1000	02/21/2022
Project Crane	Production and Warehousing	N/A	570,000	400	03/23/2022
Project SWAT (Finalists)	Semiconductor Manufacturer	\$1.8 Billion	600,000	750	2/18/2022
Project SKAN	Semiconductor R&D	\$1.5 Billion	750,000	2000	03/22/2022
Project Garnet	High Tech Manufacturing	\$550 Million	+450,000	550	6/14/2022
Project Phoenix	High Tech Manufacturing	N/A	500,000	500	6/23/2022
Project Pioneer	Automotive - EV	\$260 Million	400,000	375	7/5/2022
Project Leiter	Semiconductor Packaging	\$400 Million	400,000	500-700	7/15/2022
Project Kingfisher	Dry Pump System Manufacturing	N/A	400,000	400-500	7/11/2022

Table 1: RFI Schedule

As the markets have mostly recovered from the effects of the COVID-19 pandemic, RFI activity has increased significantly. On average, the Port received 2 RFIs per month that targeted sites similar to 2100 Section Road during 2021 and 2022 YTD. The Port responded to 12 RFIs consistent with the Port's ROI numbers evident in Table 1 above.

In addition to the RFIs through REDI, the Port and Colliers also responded to two separate potential private buyers directly by submitting site-specific documentation.

The 2100 Section Road site, and Amberley Village remain a top priority of the Port. Because this site is the largest pad-ready site in the region, the Port also recognizes the importance of achieving the highest and best use for Amberley Village and the region.

The Port continues to monitor market activity and is hopeful that the site will find an eligible quality suitor that will spur the economic development of Amberley Village soon. Please feel free to reach out if you have any questions.

Best Regards,



Todd Castellini

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