

Amberley Village

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An Open Request for Proposals to Develop "Amberley Green"

In March 2009, Amberley Village Council established a Citizens Advisory Committee to investigate options for the redevelopment of the former Crest Hills Country Club property, a 133-acre site which is now owned by Amberley Village and known as "Amberley Green." The goal of the Committee is to recommend to Council a course of action that will result in the revitalization of this beautiful and historic property. To meet its goals, the Committee has decided to invite qualified parties interested in sharing in the long term profits, growth and prosperity to be derived from the site, to make a development proposal to the Committee. The guidelines below are neither exhaustive nor binding, and any partnership between the Village and any potential developer or developers will require additional negotiation and planning and approval of Amberley Village Council. However, the Committee hopes that these guidelines will provide potential partners with a general framework to work from, and will inspire them to be creative with their ideas.

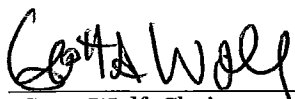
The Committee is prepared to hear proposals from all potential partners during November and December 2009, with the goal of recommending to Village Council that it begin serious, detailed negotiations with one party immediately thereafter. Therefore, any potential partner interested in presenting to the Committee should contact Rick Lauer at 513-763-1284, rlauer@rkpt.com by no later than December 1, 2009.

The successful proposal:

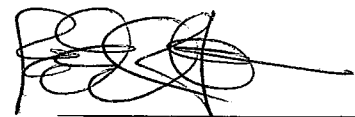
1. Will result in a long-term, mutually beneficial partnership between the Village and the developer or developers.
2. Will be unique to the region, and will become a landmark property that current and future residents of the Village will enjoy and be proud of.
3. Will have as its primary (but not necessarily exclusive) land use a golf or other facility that emphasizes green space and the natural beauty of the site and surrounding area.
4. Will be as detailed as possible with respect to specific land uses and tenants or co-developers, financial matters, development schedule, traffic impacts, job creation, etc. (all final details, terms and conditions require approval by Village Council).
5. Will not require the Village to invest any taxpayer dollars for redevelopment, management fees, etc.
6. Will provide the Village with a reasonable return on its investment of the real estate.
7. Will not reduce the value of property surrounding the site or elsewhere in the Village.
8. Will complement existing services and facilities in the Village.

The committee will be available upon request to meet with potential partners or answer any questions in advance of the presentations.

The citizens of Amberley Village fought for the right to control the outcome of this historic property, and Village Council, the Citizens Advisory Committee and the residents of the Village are eager to see this property transformed into a sustainable, profitable, and exciting new landmark for the Village. If you have a vision and the will to make that vision a reality, please be prepared to share that with us in the coming months.



Scott Wolf, Chairman,
Citizens Advisory Committee



Rick Lauer, Chairman,
Golf Subcommittee