



Port of Greater Cincinnati
DEVELOPMENT AUTHORITY



2100 Section Road Redevelopment Overview

Melissa Johnson, Director of Industrial Development & Logistics

July 2016

Vision 2022: Transform to Prosperity

Board-Driven Plan: *By 2022, our success in repositioning undervalued properties and re-building neighborhoods will transform the Cincinnati region.*

Strategies for Success:

Industrial Revitalization

Goal: Redevelopment of underutilized industrial land along key transportation corridors

Strategy: Repurpose existing urban industrial zones within transportation corridors to position replacement industries where legacy losses have been greatest

Neighborhood Revitalization

Goal: Transform communities for lasting impact, including residential properties and commercial business districts

Strategy: Work with target communities to return vacant, blighted properties to productive use for neighborhood transformation and attraction of residents

Public Finance Practice

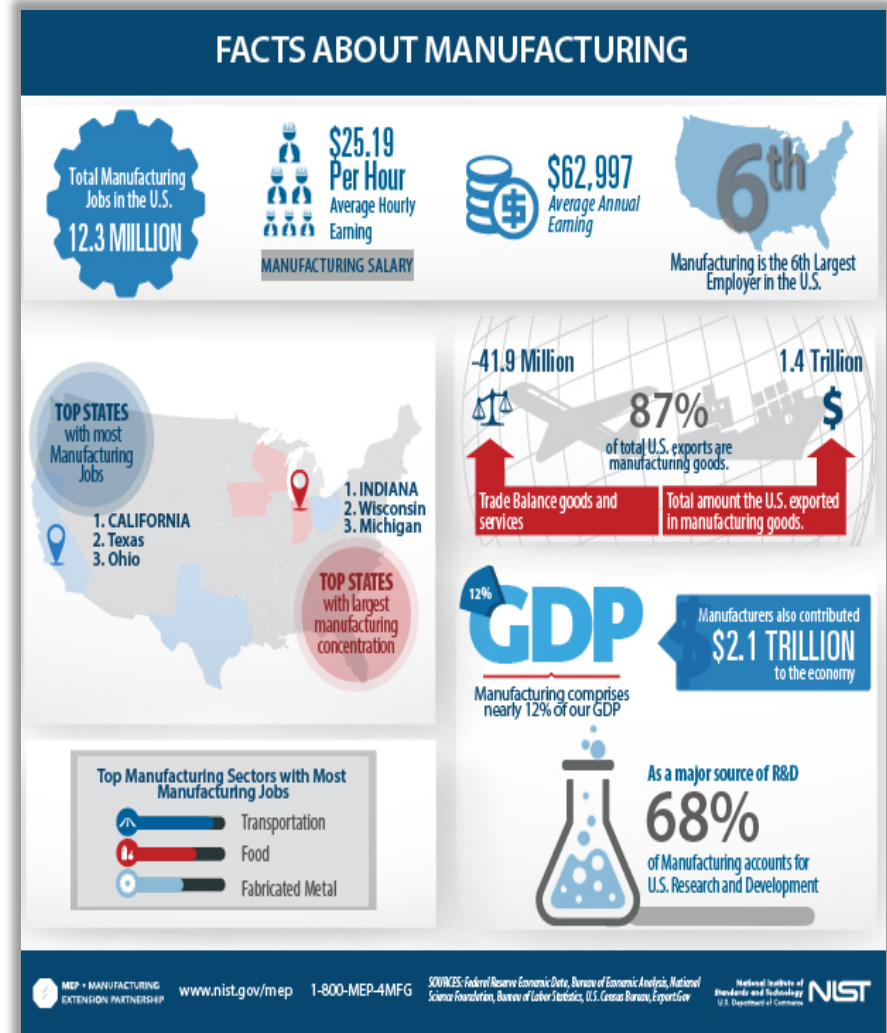
Goal: Cultivate a nationally-recognized public finance program that supports economic and community development efforts

Strategy: Develop and provide public finance tools to support private for- and non-profit entities seeking to develop property in Hamilton County, Ohio

3 The Benefits of Advanced Manufacturing

Advanced Manufacturing:

- **Employs** a disproportionate share of workers without a college degree
- **Innovates** and inspires long-term improvements in a standard of living
- **Creates** an extensive multiplier effect; every *one* manufacturing job supports another *1.5* manufacturing jobs



2100 Section Road

Amberley Village, OH



PROJECT AT-A-GLANCE OVERVIEW

56-total acres
593,000 square foot manufacturing facility
39-industrially zoned acres
21-acres in rear for expansion
17-residentially zoned acres



SITE AMENITIES

Full utility service
Heavy power with excess capacity of 6.4MW
Located 2-miles to I-75
Adjacent Norfolk Southern rail service



PROJECT SCOPE

Demolition / remediation
Site clearance
Improved access / infrastructure



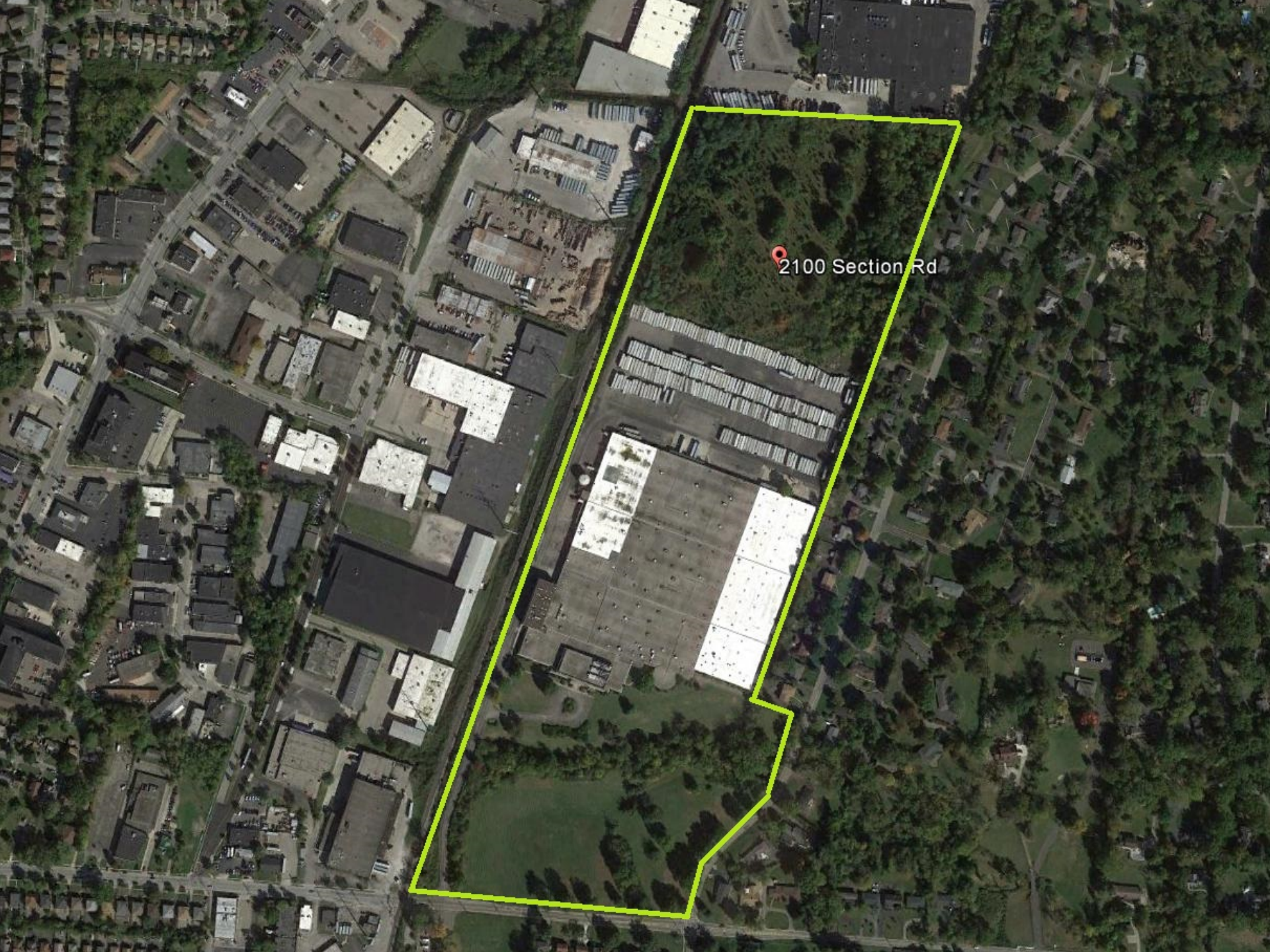
ESTIMATED PROJECT COSTS

Acquisition – \$8,500,000
Demolition / remediation / site clearance – \$4,534,886
Holding costs – \$300,000 (3-years)



ESTIMATED IMPACT

Number of jobs to be created – 990
Estimated Potential Capital Investment – \$44,750,000



2100 Section Rd

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Tentative Redevelopment Timeline

Amberley Village considers Rezoning and Street Vacation Requests.

August 2016

Contractor Mobilization (delivery of heavy equipment, installation of security fence). Start of asbestos abatement.

October 2016

Demolition of existing storm water infrastructure. Construction of new storm water channel begins.

January 2017

Project site work is complete. Property is marketed for future development in partnership with Amberley Village.

April 2017

July 2016

Port Authority Requests Rezoning and Street Vacation to Amberley Village.

September 2016

Port Authority Awards Demolition and Site Preparation Contract. Contractor has 180 days to perform the work.

Amberley Village approves rezoning request.

November-December 2016

Structural demolition and site clearance begins.

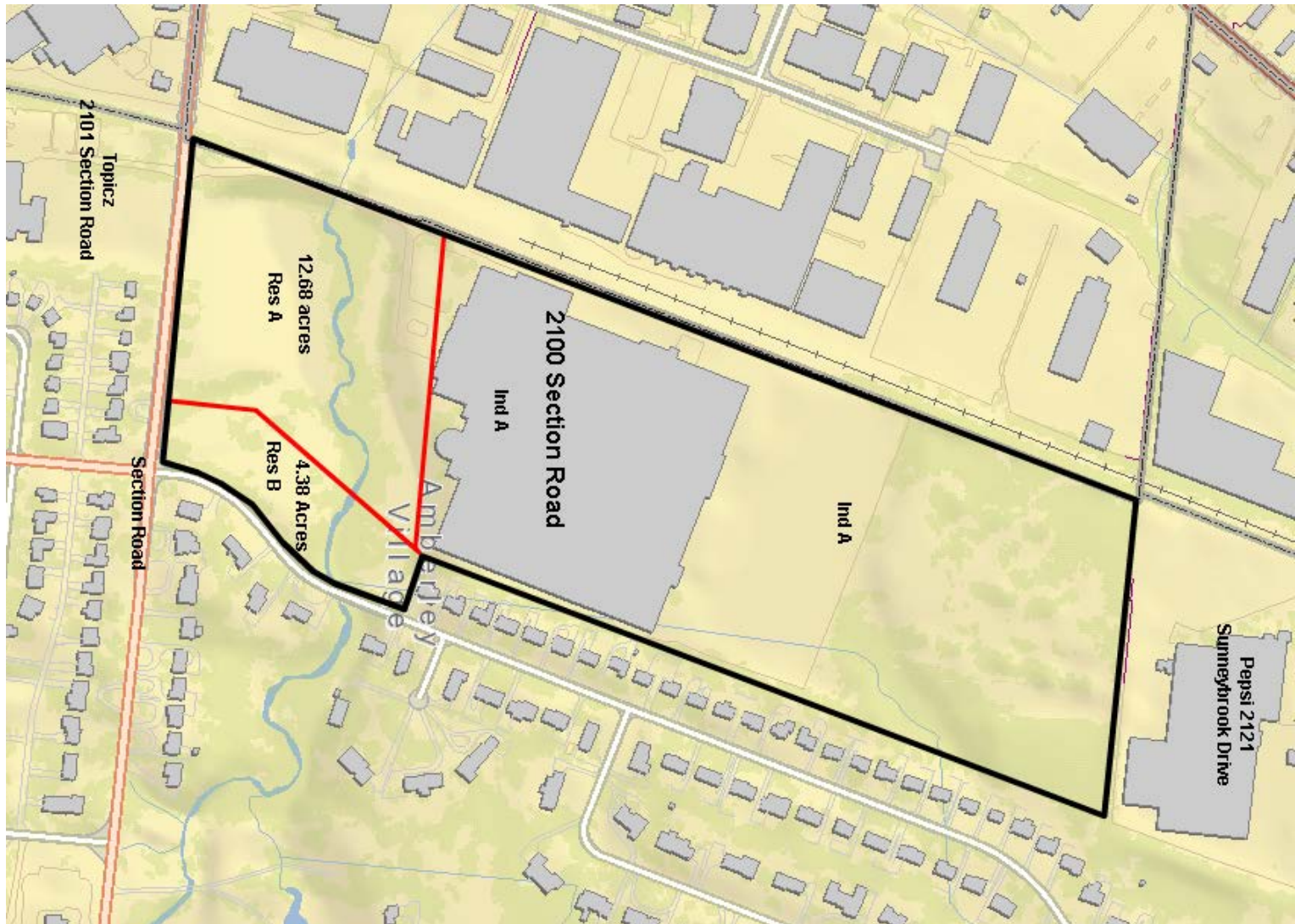
February-March 2017

Final grading and site preparation.

Timeline and sequence of events are subject to change based on contractor's determination and approval of the Port Authority.

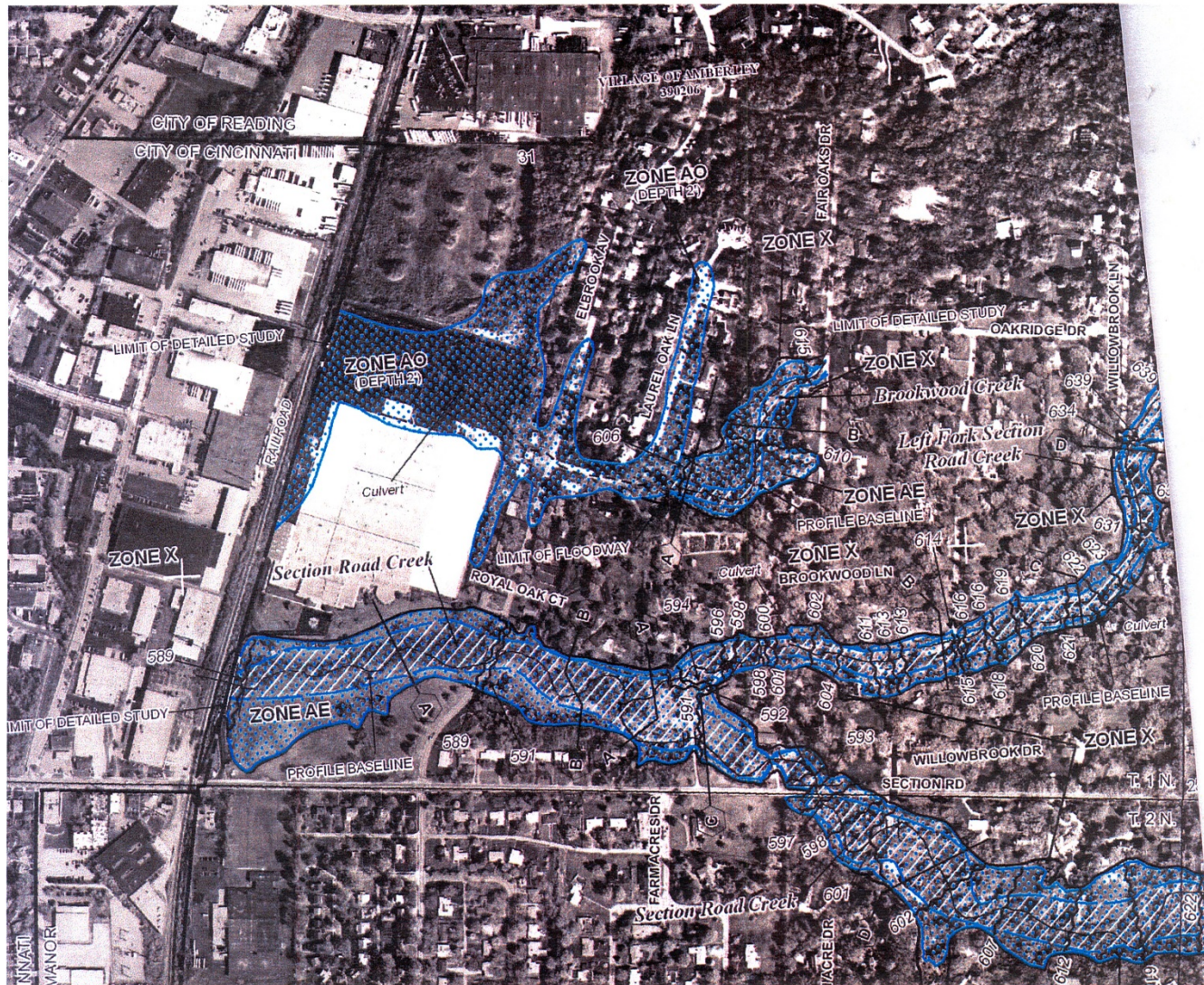
2100 Section Road

Rezoning



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Site Preparation



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