

SPECIAL

May 30, 2017

OPENING OF MEETING

Mr. Inderhees called the meeting to order at 4:30PM with all Board members present.

PRESENTATIONS

RUMPKE TIF

Ken Geis of Geis Consulting Group LTD offered a presentation on the Rumpke World Headquarters, which is attachment 1 to these minutes.

Mr. Ritter summarized the items which motivate us to do the TIF -- time, mitigating the risk of Rumpke putting development someplace else, firehouse, exterior improvements. Mr. Geis added that it will give us control over how the property is developed and the extent of development. If not, it's strictly developer driven.

Mr. Insco asked about our obligations after phase 1. Mr. Geis said the 30-year TIF is the only incentive they would get.

Chief Cook said that a site further south would see response time improvement. It would not affect those further west. It would equally disperse workload from other stations. It would allow more service to the central area of the township, where the majority of activity occurs.

Mr. Inderhees asked about jobs. Mr. Geis said a nominal number would be created and he's reluctant to give a number for rest of the development. Mr. Milz said this retains jobs in the Township.

Mr. Insco expressed concern about the \$400,000 from the Hughes Road vacation.

Mr. Barbieri cautioned him about speaking of negotiation in open session. He said the Hughes Road vacation is not why the fire station is necessary.

Mr. Inderhees asked that we put out a story on Cerkl with a summary to inform the residents.

SPECIAL

May 30, 2017

NEW BUSINESS

Approval of Nuisance Resolution

Mrs. LeCount requested the Board approve Resolution 25-17, "Resolution Declaring Nuisance and Ordering Abatement."

Mr. Inderhees offered such motion and Mr. Ritter offered the second. No discussion and the roll was called:

Mr. Inderhees. "Aye"

Mr. Insco. "Aye"

Mr. Ritter. "Aye"

ADJOURNMENT

With no further business to come before the Board, Mr. Ritter motioned for adjournment. Mr. Inderhees offered a second. The roll was called:

Mr. Inderhees. "Aye"

Mr. Insco. Absent

Mr. Ritter. "Aye"


Fiscal Officer


Trustee


Trustee

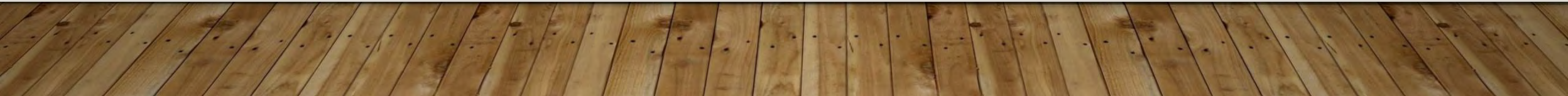

Trustee

COLERAIN TOWNSHIP

RUMPKE WORLD HEADQUARTERS

GEIS CONSULTING GROUP LTD

MAY 30, 2017



PROJECT CHARGE

1

Review Project

2

Analyze Potential
Public and Private
Improvements

3

Project Future
Revenue

ASSUMPTIONS:

▶ Project:

- ▶ World Headquarters
- ▶ Family-owned company
 - ▶ Located at the corner of Colerain Avenue and Struble Road just south the Rumpke landfill
 - ▶ New construction to include a corporate office and a light industrial park on nearly 53 acres
 - ▶ The headquarters would be a Class “A” three-story, 65,000 +/-square-foot office building



ASSUMPTIONS (CONTINUED)

▶ Project (Continued)

▶ Existing Total Tax Revenue

- ▶ Less than \$70,000 annually

- ▶ Colerain Township

- ▶ Less than \$15,000 annually

- ▶ Schools

- ▶ Less than \$40,000 annually

ASSUMPTIONS (CONTINUED)

▶ Project (Continued)

▶ Rumpke Commitments:

- ▶ Develop a First Class Corporate Headquarters and Industrial/Flex Office Park in the area of Colerain Avenue and Struble Road
 - ▶ 65,000+/- square foot Class A Facility Building to serve as the Headquarters for its operations
 - ▶ Anticipated occupancy of no later than the fourth quarter of 2018
 - ▶ Valued at more than \$15 million for Phase I
- ▶ Extend utilities into the area to serve its Corporate Headquarters and new users in the Industrial Flex Office Park
- ▶ Construct additional flex office/industrial buildings (as many as eight) as market conditions dictate
- ▶ Comply with zoning

ASSUMPTIONS (CONTINUED)

▶ Project (Continued)

▶ Rumpke Commitments:

- ▶ Construct all roads and infrastructure to applicable county and state standards
- ▶ Comply with all requirements for prevailing wage and accounting standards
- ▶ Donate up to three acres of usable and developable land to Colerain Township for construction of a firehouse

ASSUMPTIONS (CONTINUED)

▶ Project (Continued)

▶ Road Improvements:

▶ **Loop Road:**

\$1,700,000

▶ Colerain Ave at Speedway, around the planned HQ: connecting on the east to Struble Road with two subparts:

- ▶ The Building Drive (from Colerain Ave. down to the easternmost driveway for the HQ building)
- ▶ "Struble Loop" which extends from the end of the Building Drive, to Struble road.

▶ **Struble Rd. Improvements**

\$500,000 to \$800,000

- ▶ Road widening
- ▶ Signal and pole improvements
- ▶ Additional lanes,
- ▶ Curbing and storm water improvements

ASSUMPTIONS (CONTINUED)

▶ Project (Continued)

▶ Road Improvements:

▶ **Cul de Sac** **\$ 750,000**

▶ This is the eastern stub off of the Loop Road.

▶ **Colerain Ave. Improvements** **\$ 250,000 to \$300,000**

▶ Raeann Drive traffic signal

▶ Median revision

▶ Lane revision

▶ Storm water management and related work recommended by TEC as preliminarily commented upon by ODOT

▶ May include additional widening north of Struble.

ASSUMPTIONS (CONTINUED)

▶ Project Investment

▶ Rumpke Investments:

- ▶ Land cost
 - ▶ \$ 2.1 million
- ▶ Donation of Firehouse site:
 - ▶ \$300,000
- ▶ Road / Infrastructure cost inside and outside of project:
 - ▶ \$ 3.5 million to \$ 4.0 million
- ▶ Construction cost:
 - ▶ \$ 15 million for first building
 - ▶ \$ 20 to \$ 25 million for remainder of project
- ▶ Total Estimated Investment
 - ▶ \$ 41 million to \$ 45 million



HAMILTON COUNTY

Results: 153 ACTIVE Agreement(s)

	Project	County	School District	Local Jurisdiction
1571	3D Color Project Development Public Improvement	Hamilton		Saint Bernard Township
575	AVONDALE DISTRICT TIF (DISTRICT 21) - Ord. 416- 2005	Hamilton	CINCINNATI CITY SD	CINCINNATI
1220	BALDWIN 300 PROJECT TIF - Ord 240-2007	Hamilton	CINCINNATI CITY SD	CINCINNATI
11	BEECHMONT CORRIDOR AND ANDERSON TRAILS - Res 94-0628-04	Hamilton	FOREST HILLS LOCAL SD	ANDERSON
324	BOND HILL TIF (DISTRICT 10) - Ord. 420-2002	Hamilton	CINCINNATI CITY SD	CINCINNATI
1387	Carver Road TIF - Ord. No. 2005-46	Hamilton	SYCAMORE COMMUNITY CITY SD	Blue Ash
1581	Centennial TIF	Hamilton		Cincinnati
319	CENTER HILL- GARTHAGE/SPUR DISTRICT TIF (DIS 5) -Ord 415-2002	Hamilton	CINCINNATI CITY SD	CINCINNATI
1104	CENTER OF CINCINNATI PHASE I (MILICRON) - Ord. 336-2001	Hamilton	CINCINNATI CITY SD	CINCINNATI

855	CINCINNATI MILLS RETAIL PROJECT	Hamilton	NORTHWEST LOCAL SD	FOREST PARK
2117	Cincinnati TIF - Ord 222- 2016	Hamilton		
1199	CITY GENERAL TIF (THE WESTERN AND SOUTHERN LIFE)-Ord 203- 2008	Hamilton		CINCINNATI
975	CITY O FOREST WINTON/KEMPER PUB. IMP. TIF - Ord. 11-2006	Hamilton	WINTON WOODS CITY SD	FOREST PARK
343	CITY OF FOREST PARK TIF (CARILLON PARK) - Ord. 06-2000	Hamilton	WINTON WOODS CITY SD	FOREST PARK
886	CITY OF MONTGOMERY VINTAGE CLUB INCEN. DIS.TIF-Ord. 14,2006	Hamilton	SYCAMORE COMMUNITY CITY SD	MONTGOMERY
560	CITY OF SHARONVILLE TIF (SHARONVILLE TIF DIST)- Ord. 2005-42	Hamilton	PRINCETON CITY SD	SHARONVILLE
1395	Cleves Ord. No. 10-2012 TIF	Hamilton	THREE RIVERS LOCAL SD	Cleves
857	COBBLEWOOD PLAZA	Hamilton	NORTHWEST LOCAL SD	FOREST PARK
19	COLERAIN TOWNE CENTER TIF - Res. 121190B	Hamilton	NORTHWEST LOCAL SD	COLERAIN
1606	Colerain Township Kroger Marketplace	Hamilton		Colerain Township
1036	COLERAIN TOWNSHIP TIF (TRINITY TIF SITE B) - Res 38-07	Hamilton	NORTHWEST LOCAL SD	COLERAIN
1453	Columbia MOB TIF - Res. No. 13-12	Hamilton	CINCINNATI CITY SD	Columbia Township
987	CORNELL/SNIDER OFFICE	Hamilton	PRINCETON	SYCAMORE

859	STONE CREEK	Hamilton	NORTHWEST LOCAL SD	COLERAIN
2178	Summit View TIF, Ord. 2017-23	Hamilton		
2184	Summit View TIF, Ord. 2017-23	Hamilton		
2190	Summit View TIF, Ord. 2017-23	Hamilton		
2196	Summit View TIF, Ord. 2017-23	Hamilton		
2310	Summit View TIF, Ord. 2017-23	Hamilton		
2316	Summit View TIF, Ord. 2017-23	Hamilton		
2274	Summit View TIF, Ord. 2017-23	Hamilton		
2280	Summit View TIF, Ord. 2017-23	Hamilton		
2286	Summit View TIF, Ord. 2017-23	Hamilton		
2292	Summit View TIF, Ord. 2017-23	Hamilton		
2298	Summit View TIF, Ord. 2017-23	Hamilton		
2304	Summit View TIF, Ord. 2017-23	Hamilton		
2238	Summit View TIF, Ord. 2017-23	Hamilton		
2244	Summit View TIF, Ord. 2017-23	Hamilton		
2250	Summit View TIF, Ord. 2017-23	Hamilton		
2256	Summit View TIF, Ord. 2017-	Hamilton		

Greater Cincinnati Dental Labs, Inc.
 Agreement #299-09-01
 Zone 299

Agreement Information

Community:	COLERAIN (TOWNSHIP OF)	ODOD Status:	Active
County:	HAMILTON	Agrmt Date:	7/29/2009
Local School District:		Amend. Date:	
Nature of Business:	Commercial	Expiration Date:	12/31/2020
School Comp Agreement:	No	Revenue Sharing:	No
Estimated Annual School Compensation		SIC Code:	

Real Property				
	Acquisition	Improvements	New Construction	Total
Investments	\$0.00	\$1,225,000.00	\$0.00	\$1,225,000.00
Exemptions		\$735,000.00	\$0.00	\$735,000.00
Personal Property				
	M & E	F & F	Inventory	Total
Investments	\$250,000.00	\$0.00	\$0.00	\$250,000.00
Exemptions	\$0.00	\$0.00	\$0.00	\$0.00

Incentives			
	Variable Rate	Rate	Term
Real	No	\$60.00%	7 yrs
Personal	No	\$0.00%	0 yrs

Relocations				
From Out of State:	No	State:	Jobs:	
In State:	No	Community:	Jobs:	
Waiver Issued by ODOD:	None			

Employment			
Existing Employment	Job and Payroll Commitments	Number	Payroll
Employment	0		

at site:			
Employment in Ohio:	52	Retained	52
			\$2,350,000.00
		Fulltime Permanent	19
		Fulltime Temporary	0
		Parttime Permanent	0
		Parttime Temporary	3
		Job Creation Period:	36 months

Performance/Compliance

Agreement Status is: Active			
Total full time equivalents at Site:	43	Cumulative Taxes	
Jobs Created:	0	Real Property Taxes Paid:	\$110,935.72
Jobs Retained:	43	Real Property Taxes Forgone:	\$41,302.68
Total FTE in Ohio:	\$43.00	Personal Property Taxes Paid:	\$0.00
New Payroll:	\$0.00	Personal Prop. Taxes Forgone:	\$0.00
Project Investment		Local Corp Income Taxes Paid:	
Real Property:	\$1,225,000.00	Other Tax Incentives:	\$0.00
Personal Property:	\$1,775,000.00	TIRC Date:	6/9/2015
Previous Year Taxes		TIRC Recommendation:	CONTINUE
Real Property Taxes Paid:	\$25,183.72	Local Gov't. Action/Status:	CONTINUE
Real Property Taxes Forgone:	\$13,400.68	Annual Report Year:	2015
Personal Property Taxes Paid:	\$0.00		
Personal Prop. Taxes Forgone:	\$0.00		
Local Corp Income Taxes Paid:			

[Back to Search Page](#)