



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

*406 Justice Drive, Lebanon, Ohio 45036*

*www.co.warren.oh.us*

*commissioners@co.warren.oh.us*

*Telephone (513) 695-1250*

*Facsimile (513) 695-2054*

**TOM GROSSMANN**

**SHANNON JONES**

**DAVID G. YOUNG**

**GENERAL SESSION AGENDA**

*July 26, 2022*

- #1 *Clerk—General*
- #2 *9:00 AM Present Sinclair Community College Scholarship Check*
- #3 *9:15 AM PUBLIC HEARING – Rezoning Application of Melena Properties LLC to rezone 10 acres in Union Township from General Industrial Manufacturing Zone I2 to General Industrial Manufacturing I2 with a PUD*
- #4 *9:30 AM REDI Cincinnati – Regional Economic Development Update*
- #5 *9:45 AM Steve Agenbroad, Clearcreek Township Fire Chief – Thank BOCC for ESO Records Management System*
- #6 *10:00 AM Render Decision Relative to Sanitary Sewer Service Request for “Stotler II” Property in Hamilton Township*

**The Board of Commissioners’ public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)**

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

moved for adoption of the foregoing resolution, being seconded by . Upon call of the roll, the following vote resulted:

M

M

M

Resolution adopted this 26<sup>th</sup> day of July 2022.

BOARD OF COUNTY COMMISSIONERS

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Tina Osborne, Clerk

/tao

cc:

Commissioners' file

## REQUISITIONS

Department	Vendor Name	Description	Amount
TEL	Marketing Sales Solutions	Tel Mitel Ent Sup Renewal	\$98,687.00

## PO CHANGE ORDER

Department	Vendor Name	Description	Amount
WAT	QUADIENT INC	Sew Env Op Ann Main	\$180.96 INCREASE
WAT	MIKE FARM ENTERPRISES	Sew Biosolids Disposals	\$25,000.00 INCREASE

7/26/2022 APPROVED:

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Tiffany Zindel, County Administrator

CONSENT AGENDA\*

July 26, 2022

1. *Approve the minutes of the July 19, 2022, Commissioners' Meeting.*

PERSONNEL

2. *Hire Seth Sandlin and Bryanna Mize as Custodial Worker I within Facilities Management*
3. *Approve promotion of Jimmy Hollon from Infrastructure System Analyst to Infrastructure Systems Supervisor within Telecommunications*
4. *Approve transfer of Camille Hughes to Distribution Worker I from Warehouse Utility Worker within W/S Department*
5. *Remove probationary employee, Kane Dempsy, within W/S Department*
6. *Authorize posting of "Infrastructure Systems Analyst I" & "Communications Analyst I" positions within Telecommunications and "Warehouse Utility Worker" position within W/S Department*

GENERAL

7. *Amend Resolution #22-0990 to correct the expiration of an appointment to the Sinclair Community College Board of Trustees*
8. *Rescind Resolution #22-1018 approving an appropriation adjustment from Veterans*
9. *Authorize collection of 2.57 mills relative to the County Property Tax*
10. *Cancel regularly scheduled Commissioners' Meeting of Thursday, July 28, 2022*
11. *Authorize Request for Proposals for Internet Service Providers to Deploy, Operate, and Maintain a Broadband Internet Network for the Office of Economic Development*
12. *Advertise for bids for the FY22 Deerfield Township Loveland Park Roadway Repair and Resurfacing CDBG Project and FY22 Union Township- Warren County Highland Park Resurfacing CDBG Project for the Office of Grants and Administration*
13. *Authorize Request for Proposals and appoint a review committee for the Procurement of Utility Billing Software for the W/S Department*
14. *Approve Notice of Intent to award bid to Majors Enterprises Inc. for the Kings Mills Road Relief Sewer Project and Moody's of Dayton Inc. for the 2022 Well Redevelopment Project Rebid*
15. *Authorize acceptance of renewal quote from Business Communications Specialists on behalf of Telecommunications*
16. *Authorize Warren County Transit Service Program Manager to apply with ODOT for the SFY 2023 Urban Transit Program*
17. *Acknowledge payment of bills*
18. *Approve a bond reduction for Pond View Estates in Clearcreek Township*

FINANCIALS

19. *Approve operational transfer from Commissioners' into W/S Funds relative to interest earnings*

- 20. Approve supplemental appropriations into Commissioners' #11011110 & #11011111, Human Services #2203, Road Infrastructure #4451, and Airport #4479**
- 21. Approve appropriation adjustments from Commissioners' 1101110 into Sheriff's #1101110 for payout**
- 22. Approve appropriation adjustments within Juvenile Court, Sheriff's Office, Telecommunications, Child Support, Water Revenue, and Sewer Revenue**

***\*Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda***

<b>CASE #</b>	<b>2022-05</b>	
<b>APPLICANT/OWNER/AGENT</b>	<b>Melena Properties, LLC</b>	
<b>TOWNSHIP</b>	<b>Union</b>	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	<b>3268 S. St. Rt. 42</b>
	<b>PIN</b>	<b>12-14-100-008-0</b>
<b>PROPERTY SIZE</b> <b>Frontage</b>	<b>10Acres</b> <b>562.9 Feet</b>	
<b>CURRENT ZONING DISTRICT</b>	<b>"I2" General Industrial Manufacturing Zone</b>	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	<b>Industrial</b>	
<b>EXISTING LAND USE</b>	<b>Single Family Resident and Landscaping Service</b>	
<b>ZONING REQUESTED</b>	<b>"I2" General Industrial Manufacturing Zone / "PUD" Planned Unit Development</b>	
<b>ISSUE FOR CONSIDERATION</b>	<b>Add a PUD to the existing zoning of I2 to allow for an addition to the single-family residence.</b>	

# Rezoning Process

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**Regional Planning  
Commission**  
May 26, 2022



**Warren County Rural Zoning  
Commission**  
June 15, 2022



**Board of County  
Commissioners**



Aerial Map  
2022-05





## Section 4 – Prohibited Uses

- Public Works/Road Maintenance Yards
- Automobile Body/Repair Shops
- Automobile Fuel Station
- Truck Stop
- Casino
- Shooting Range
- Energy recycling plant
- Recycling and salvage center
- Asphalt or Concrete Batch Plant or Products manufacturing
- Explosives or Flammable Components Manufacture or Storage
- Slaughterhouse and stockyards
- Acid, Chemicals, Inflammable Liquids, or gasses manufacturing & Storage
- Motor vehicle impound lot
- Salvage motor vehicle auction or pool facility
- Animal Rendering fertilizer or glue manufacturing

\*Per RPC meeting S.O.B. (Sexual Oriented Business) has been added to this list.

## Section 6 – PUD Setbacks and Buffers

- Existing buildings at current setback.
- New structures and expansion of existing structures will comply with the Warren County Zoning Code 2.303.5 Commercial and Industrial Standards Table

## Section 7- Common Open Space

Pond and areas shown on site plan totaling 3 Acres

## Section 8 - Sidewalks Pedestrian Connection

Exempt

## Section 9 - Parking and loading Requirements

- The existing gravel space will serve as employee parking.
- Nine (9) additional employee parking spaces may be added adjacent to the proposed future building.
- Semi-trucks and delivery trucks shall have ample space to maneuver on property, without the need to utilize US 42.
- All landscape deliveries shall take place between 7am-7pm and shall not impede off-site traffic activity.

# Purposed

2022-05

## Section 9 - Parking and loading Requirements

- The existing gravel space will serve as employee parking.
- Nine (9) additional employee parking spaces may be added adjacent to the proposed future building.
- Semi-trucks and delivery trucks shall have ample space to maneuver on property, without the need to utilize US 42.
- All landscape deliveries shall take place between 7am-7pm and shall not impede off-site traffic activity.

## Section 10 - Design Standards

- Additions to the existing residential structure shall be constructed using similar materials.
- Future buildings may be pole style buildings with metal/vinyl siding.

## Section 11 - Miscellaneous

Proposed temporary office trailer may be placed on property immediately and can remain on site until all construction related activities have concluded.

# Purposed

2022-05

## Section 12 - Project Narrative

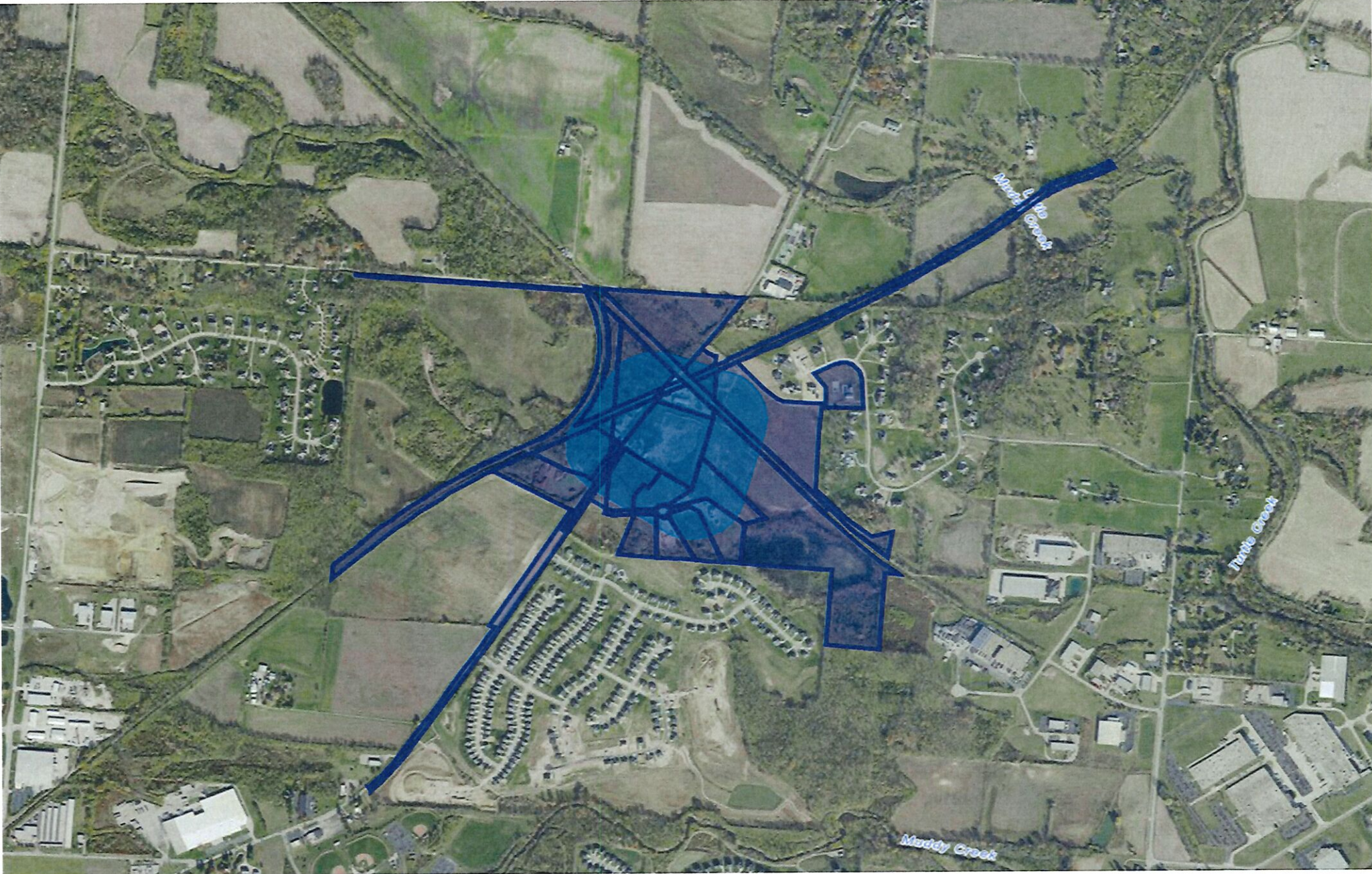
The PUD overlay will allow the site to grow and continue to be used as a mixture of residential and commercial uses. The project will be completed in two phases over the course of multiple years. The existing house is being used as a home office. The existing barn is being used as a shop for a landscape business. The proposed residential addition will allow for much needed office space expansion and storage. The optional proposed temporary office trailer will be used while construction of the proposed additions/building are added. The proposed future building 80'x120' will be used as an office and storage space for the landscape business. The proposed rezoning will continue to support the 12 uses which is currently being used as a landscape business. The Warren County Comprehensive Plan supports this use, and the rezoning will help the business to grow and provide more revenue and jobs to Warren County.

## Section 13 - Schedule of Development

Development of proposed residential addition shall commence within 1 year of all final approvals. Optional proposed temporary office trailer may be placed on property immediately. Future building and additional gravel parking to be built out within 10-20 years.

# Notification Map

2022-05



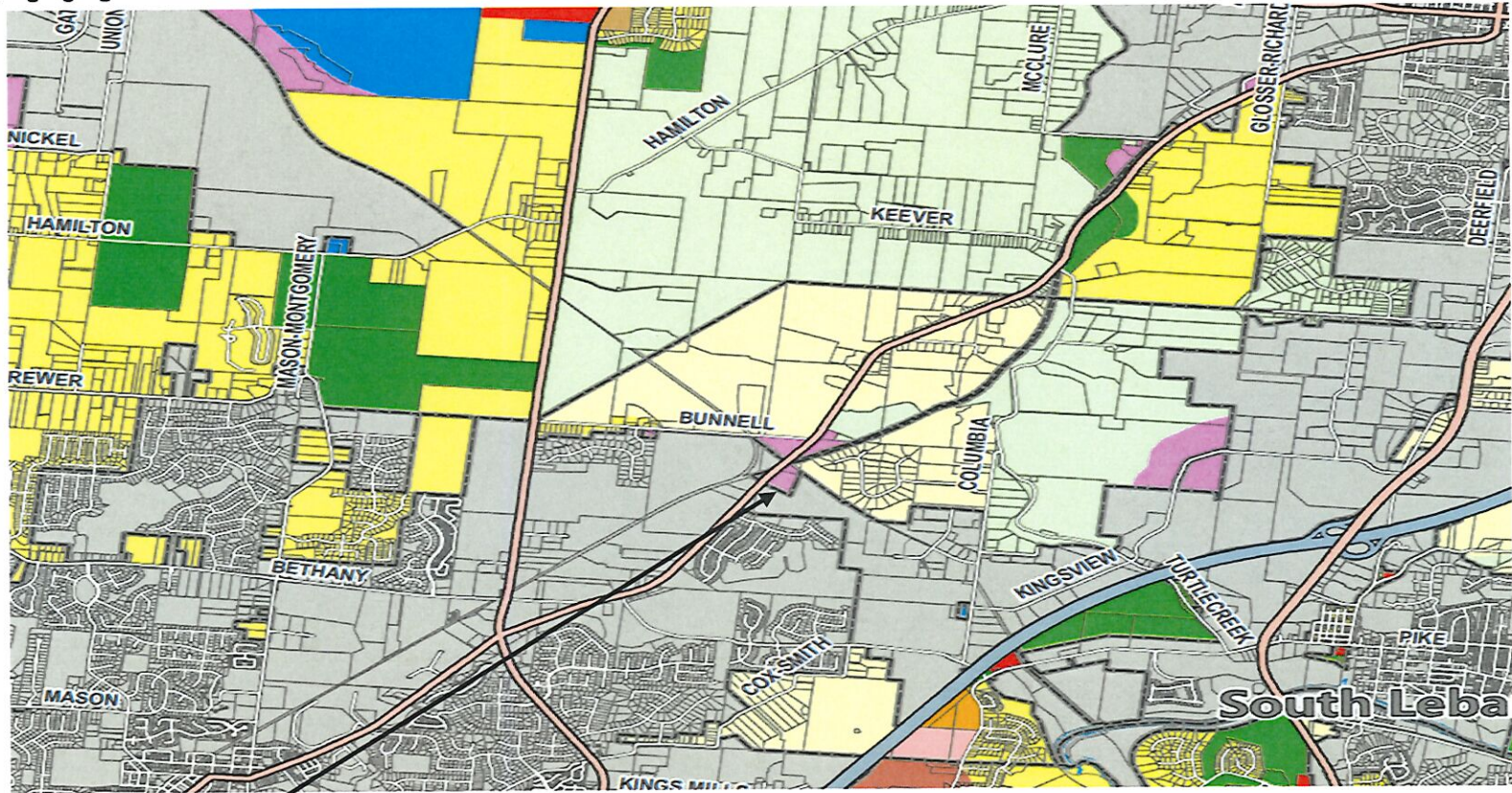
# Zoning & Flood Map

2022-05



- FEMA Flood Data ...
- Stream Setback ...
- Floodway ...
- Base Flood Elev. Provided ...
- AE
- 1 PCT ANNUAL CHANCE ...
- AH; A
- .2 PCT ANNUAL CHANCE ...
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

# FLUM



## Legend

### Future Land Uses

- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public

### Deerfield Township Character Areas

- Parks and Recreational-Open Space
- Single Family Residential
- Low Density Rural Neighborhoods
- Med Density Rural Neighborhoods
- Neighborhood MU
- Neighborhoods
- Office Park
- Regional Highway Commercial

### Town Center MU

### Clearcreek Township Additional Uses

- Township Residential

### Hamilton Township Additional Uses

- Rural Residential

### Salem Township Additional Uses

- Mixed Use
- Mixed Use Light Ind/Office

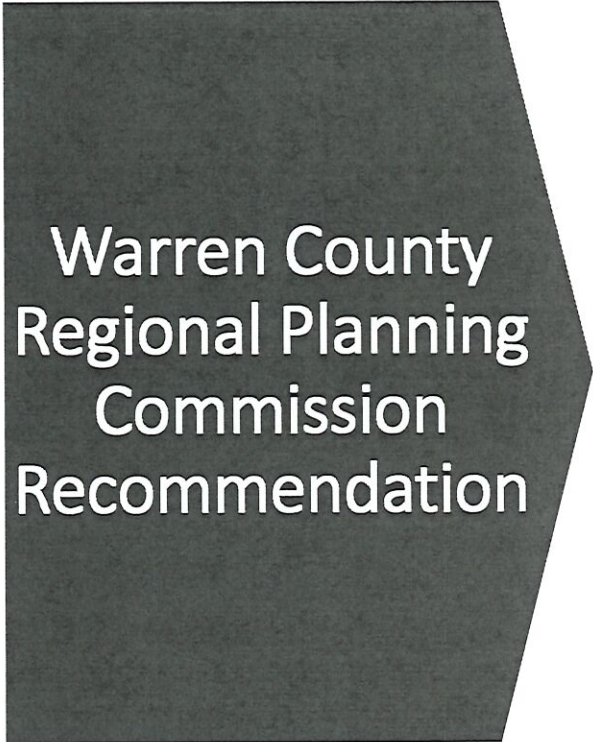
### Union Township Additional Uses

- Low Density Residential

### Wayne Township Additional Uses

- Mixed Use Commercial/Industrial
- Mixed Use Residential



A dark gray graphic with a white arrow pointing to the right, containing the text "Warren County Regional Planning Commission Recommendation" in white, bold, sans-serif font.

**Warren County  
Regional Planning  
Commission  
Recommendation**

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code which is in effect at the time of issuance of a Zoning Permit provided that the base zoning district standards do not conflict with the intent of the PUD.
3. Compliance with the Warren County Subdivision Regulations, and the PUD Stage 1 standards and conditions as approved by the Board of County Commissioners.
4. The applicant considers the addition of Sexually Oriented Businesses to the list of prohibited uses.
5. The Ohio Department of Transportation (ODOT) shall determine if a traffic impact analysis is necessary. If a traffic impact analysis is required, it shall be done prior to PUD Stage 3.
6. Prior to PUD Stage 2 approval for non-residential uses, the applicant submits a detailed site plan illustrating parking, lighting, signage, and landscaping.
7. One (1) Single-Family Dwelling may be developed. The single-family use shall be developed in compliance with the development standards stated in the Warren County Rural Zoning Code for R-1 Zoning.

Mr. Grimm made a motion to recommend approval to the Warren County Commissioners, to amend a current I2 (General Industrial Manufacturing) to I2 PUD (General Industrial Manufacturing with Planned Unit Development) for parcel # 12-14-100-008-0 with all of RPC's recommendations.

Ms. Haddix seconded the motion.

Ginger Haddix	Yes
Fred Grimm	Yes
Ralph Campbell	Yes
Jim Gibbs	Yes



Rural Zoning Commission

ANY  
QUESTIONS?



**1.304.5 Decision-Making Determination Considerations:** The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

- (A) Is the proposed amendment consistent with the purposes and intent of this Zoning Code?
- (B) Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?
- (C) Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?
- (D) Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?
- (E) Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?
- (F) How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?
- (G) Are there available sites elsewhere in the County that are already zoned for the proposed use?
- (H) Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?
- (I) Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?

Melena Properties LLC  
I2 with PUD Overlay  
Development Standards

**Applicant: Melena Properties LLC**

Melena Properties LLC – 3268 S US 42, Lebanon, Ohio 45036

**Section 1 – General**

Melena Properties LLC is a 10.00ac I@ zoned property in Union Township, Ohio. The standards of the Warren County Rural Zoning Code and I2 zoning district standards shall apply unless modified by one of the following sections.

**Section 2 – Applicability**

Unless otherwise stated, development within the Melena Properties I2 with PUD Overlay shall be governed entirely by these provisions and the provisions of the Warren County Rural Zoning Code, Warren County, Ohio, which are in effect at the time of issuance of any development order. All standards and concepts imposed herein or as represented on the PUD Site Plan are a part of the regulations which will govern how the PUD may be developed. Any standards found in the Warren County Rural Zoning Code that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD site.

**Section 3 – Permitted Uses**

- Single Family Dwelling
- Landscape service
- Uses permitted in the Warren County Zoning Code Section 2.205 - I2 District not included in the prohibited list

**Section 4 – Prohibited Uses**

- Public Works/Road Maintenance Yards
- Automobile Body/repair shops
- Automobile Fuel Stations
- Truck Stop

RECEIVED

MAY 06, 2022

ZONING INSPECTION

- Casino
- Shooting Range
- Acid, chemicals, inflammable liquids or gasses manufacturing & Storage
- Animal Rendering fertilizer or glue manufacturing
- Asphalt or concrete batch plant or products manufacturing
- Explosives or Flammable Components Manufacture or Storage
- Slaughterhouse and stockyards
- Truck Terminals and distribution facilities
- Warehousing Depot
- Energy recycling plant
- Motor vehicle impound lot
- Salvage motor vehicle auction or pool facility
- Recycling and salvage center

#### **Section 5 – Definitions**

Unless specified, the definition of all the terms shall be the same as the definition set forth in the Warren County Rural Zoning Code in effect at the time of zoning permit application.

#### **Section 6 – PUD Setbacks and Buffers**

- Existing building at current setback
- New structures will comply with the Warren County Zoning Code 2.303.5 Commercial and Industrial Standards Table

#### **Section 7- Common Open Space**

- Pond and areas shown on site plan totaling 3 Acres

#### **Section 8 – Sidewalks Pedestrian Connection**

- **Not applicable**

#### **Section 9 – Parking and Loading Requirements**

#### **Section 10 – Design Standards**

The residential addition will be constructed using like materials of the existing house. The proposed future building will be a pole building type style with metal/vinyl siding.

#### **Section 11 – Miscellaneous**

**RECEIVED**

**MAY 06 2022**

**ZONING INSPECTION**

### **Section 12 – Project Narrative**

The PUD overlay will allow the site to grow and continue to be used as a mixture of residential and commercial uses. The project will be completed in two phases over the course of multiple years. The existing house is being used as a home office. The existing barn is being used as a shop for a landscape business. The proposed residential addition will allow for much needed office space expansion and storage. The optional proposed temporary office trailer will be used while construction of the proposed additions/building are added. The proposed future building 80'x120' will be used as an office and storage space for the landscape business. The proposed rezoning will continue to support the I2 uses which is currently being used as a landscape business. The Warren County Comprehensive Plan supports this use and the rezoning will help the business to grow and provide more revenue and jobs to Warren County.

### **Section 13 – Schedule of Development**

Development of proposed residential addition shall commence within 1 year of all final approvals. Optional proposed temporary office trailer may be placed on property immediately. Future building and additional gravel parking to be built out within 10-20 years.

**RECEIVED**

**MAY 06 2022**

**ZONING INSPECTION**



Source: Aerial, 2022, Google, USGS, Imagery, INFORMATION FROM THE LEBANON TWP, UNION TWP, AND LEANON TWP, WARREN COUNTY, OHIO, AND THE LEANON TWP, UNION TWP, AND LEANON TWP, WARREN COUNTY, OHIO, AND THE LEANON TWP, UNION TWP, AND LEANON TWP, WARREN COUNTY, OHIO.

<b>Cadastral Lines</b>	Corporate Line	Parcel Line	Hardware
<all other values>	County Line	ROW Unknown Width Line	Subdivision Lot Line
<b>Line Type</b>	Farm Lot Line	Road ROW	Township and Range Line
Auditors Tract Line	Overpass Line	School Line	Tract Line
Civil Township Line	Subdivision Limit Line	Section Line	VMS Line
			Vacated Road Line

1 inch = 100 feet

### Warren County Map

x = Spruce trees

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.

Date: 5/5/2022

**RECEIVED**  
 MAY 06 2022  
 ZONING INSPECTOR



**Application for Zoning Map Amendment**

Non-Commercial \_\_\_ Commercial \_\_\_ PUD

1) Owner (s)/Lessee(s) Name(s): Melena Properties LLC  
Phone: 513-509-3741 E-mail: dmelena10@yahoo.com  
Address: 3268 S Us Route 42, Lebanon Ohio 45036

2) Property location / Address: 3268 S Us Route 42, Lebanon Ohio 45036  
Parcel Id # 1 2 1 4 1 0 -0 0 0- 8 Township: Union

3) Current Use Single Family/Landscape serv Proposed Use single family landscape service

4) Request Zoning to change to: 12 PUD from: 12

5) Property Description: Total Acreage: 10 Public Road Frontage (feet): 577.9

6) Are there any Variances to the Zoning Regulations being requested? Yes:  No:

7) Abbreviated Application Requirements (See Section 1.304.2):

- Applicant must meet with the Zoning Inspector and Staff Planner before submitting application
- Legal description / Deed (obtain in Recorder's Office 406 Justice Drive, Rm 237, or log onto <https://www.warrencountyrecorder.com>)
- Applicant must be present at the Public Hearing
- 4 identical aerial maps and 1 digital copy showing the area to be amended
- Statement of how the proposed Rezoning relates to the Warren County Comprehensive Plan.
- Location of natural features (i.e. ponds, water ways, wetlands, trees six-inch diameter or larger, etc.) shown on plot plan

8) Application requires compliance with the following in order for the Application to be complete:

- Applicant must complete the attached Temporary License/Right of Entry (Page 2).
- If Applicant is a corporation, Limited Liability Company or organized otherwise, corporate capacity must be stated.

Owner(s)/Lessee(s) Name(s): Daniel Melena

Owner(s)/Lessee(s) Signature(s): Daniel Melena Date: 5-5-2022

I/We do hereby acknowledge that I/We have reviewed the attached Application completed and signed by the Applicant, and do hereby authorize \_\_\_\_\_ as Applicant to file and proceed with this Application for a zoning map amendment concerning My/Our property listed above.

*June 15, 22 @ 6:30pm*

RECEIVED  
MAY 06 2022  
ZONING INSPECTION

*5-6-22*  
*MS* *(MRT)*

**June 15, 2022**

**Applicants: Rural Zoning Commission  
Case # 2022-05 Melena Properties  
Parcel # 12-14-100-008-0; Union Township  
Rezoning request a map amendment from an I2 to an I2 PUD  
(Planned Unit Development).**

RZC Chairman, Jim Gibbs, called the hearing to order. Jackie Hankins, Zoning Department Administrative Assistant and RZC secretary called the roll and the following RZC members indicated they were present: Ginger Haddix, Fred Grimm, Ralph Campbell, Mike Shaffer, and Jim Gibbs. Staff members were also present including Stephanie Austin, Zoning Inspector.

Ms. Austin spoke giving the details of the rezoning application.

Mr. Grimm asked Ms. Austin for clarification on RPC's #4 recommendation. She replied they are going to add the section of SOB (sexual oriented businesses) to the prohibited list of uses.

Mr. Campbell asked Ms. Austin if Mr. Melena could have the construction trailer on his property for the next 10 to 20 years as he is completing his projects. She replied she believed it was just for the construction of the single-family dwelling addition, because that's where his office is now.

Mr. Campbell stated the wording says the construction trailer could be there as long as there was construction going on, which the applicant is saying it could be 10 to 20 years. She replied the building won't be immediate, but the residence will.

Dan Melena, owner of Melena Properties 3268 S. US Route 42 Lebanon, Ohio; he stated he really didn't want to add to much more other than an addition to the house. He stated he believed that landscaping would be one of the least invasive uses of an I2. He also stated there wasn't a date for when he would be done with the office trailer, but it would be at least for the construction of the new office and possibly for the building of the future building.

Mr. Grimm asked Mr. Melena if he was the owner of the business. He replied he was the owner of the business and property.

Mr. Grimm asked Mr. Melena if he was currently living in the house. He replied yes.

Mr. Grimm asked Mr. Melena once the addition is added on, will he continue to live in the house. He replied yes.

Mr. Gibbs asked the board if they had any other questions. There was none.

Mr. Gibbs opened the floor for any proponents of the map amendment that would like to speak. There were none.

Mr. Gibbs opened the floor for any opponents of the map amendment that would like to speak. There were none.

Mr. Grimm made a motion to close the public hearing and to start the deliberations among the RZC board. Mr. Gibbs seconded the motion. Upon call of the roll, the motion carried unanimously.

The public portion of the hearing was now closed.

Mr. Grimm made a motion to *recommend approval* to the BOCC, Warren County Commissioners, to amend a current I2 (General Industrial Manufacturing) to I2 PUD (General Industrial Manufacturing with Planned Unit Development) for parcel # 12-14-100-008-0 with all of RPC's recommendations.

Ms. Haddix seconded the motion.

Ginger Haddix	Yes
Fred Grimm	Yes
Ralph Campbell	Yes
Jim Gibbs	Yes

Upon call of the roll, the motion carried.

Mr. Gibbs made a motion to approve minutes Case# 2022-04 Center on 5-3-22. Mr. Campbell seconded the motion. Upon call of the roll, the following vote resulted:

Fred Grimm	Yes
Ralph Campbell	Yes
Jim Gibbs	Yes

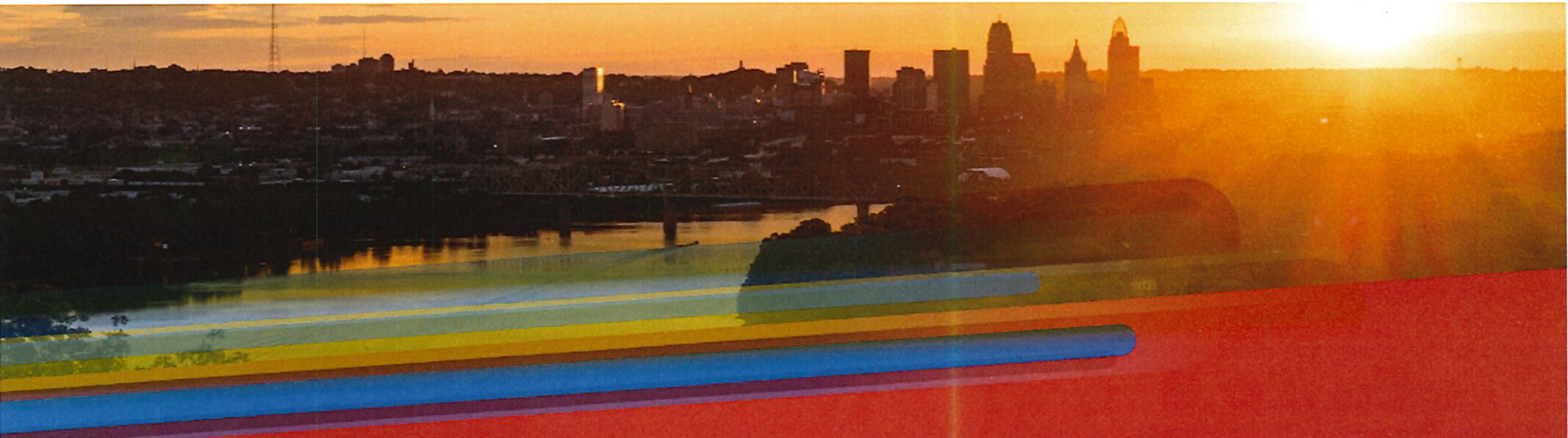
Mr. Campbell motioned to close the meeting at 6:50 pm. Mr. Shaffer seconded the motion. Upon roll call, the motion carried unanimously.

Respectfully submitted,

Jackie Hankins,  
Secretary

Approved:

Jim Gibbs,  
Chairman



July 26, 2022



# Warren County

@GrowCincyUSA #CincyRegion REDICincinnati.com

 Network Partner



## WHO WE ARE

The **Regional Economic Development Initiative** (REDI) Cincinnati is a private nonprofit organization designed to drive job creation and **new capital investment** through business attraction, retention, and expansion efforts in southwest Ohio, northern Kentucky, and southeast Indiana.

## OUR PURPOSE

To unite the region to compete globally and be recognized as a national model for the practice of economic development.

## OUR CORE VALUES

Respect | Client-centric | Lead

## 2022 EXECUTIVE COMMITTEE



**GEORGE VINCENT**  
CHAIR



**AMY SPILLER**  
Vice Chair



**CMR. DENISE DRIEHAUS**  
SECRETARY



**TIM FOGARTY**  
TREASURER



**KIMM LAUTERBACH**  
PRESIDENT & CEO



**JOHN BARRETT**



**ARCHIE BROWN**



**PHIL CASTELLINI**



**ANDREW DEYE**



**LEIGH FOX**



**BRIAN HODGETT**



**KRIS KNOCHELMANN**



**JOE LAUGHTERTY**



**GARY LINDGREN**



**JILL MEYER**



**DIETER MOELLER**



**MAYOR AFTAB PUREVAL**



**LIZA SMITHERMAN**



**DAVID SPAULDING**



**DAVE YOUNG**

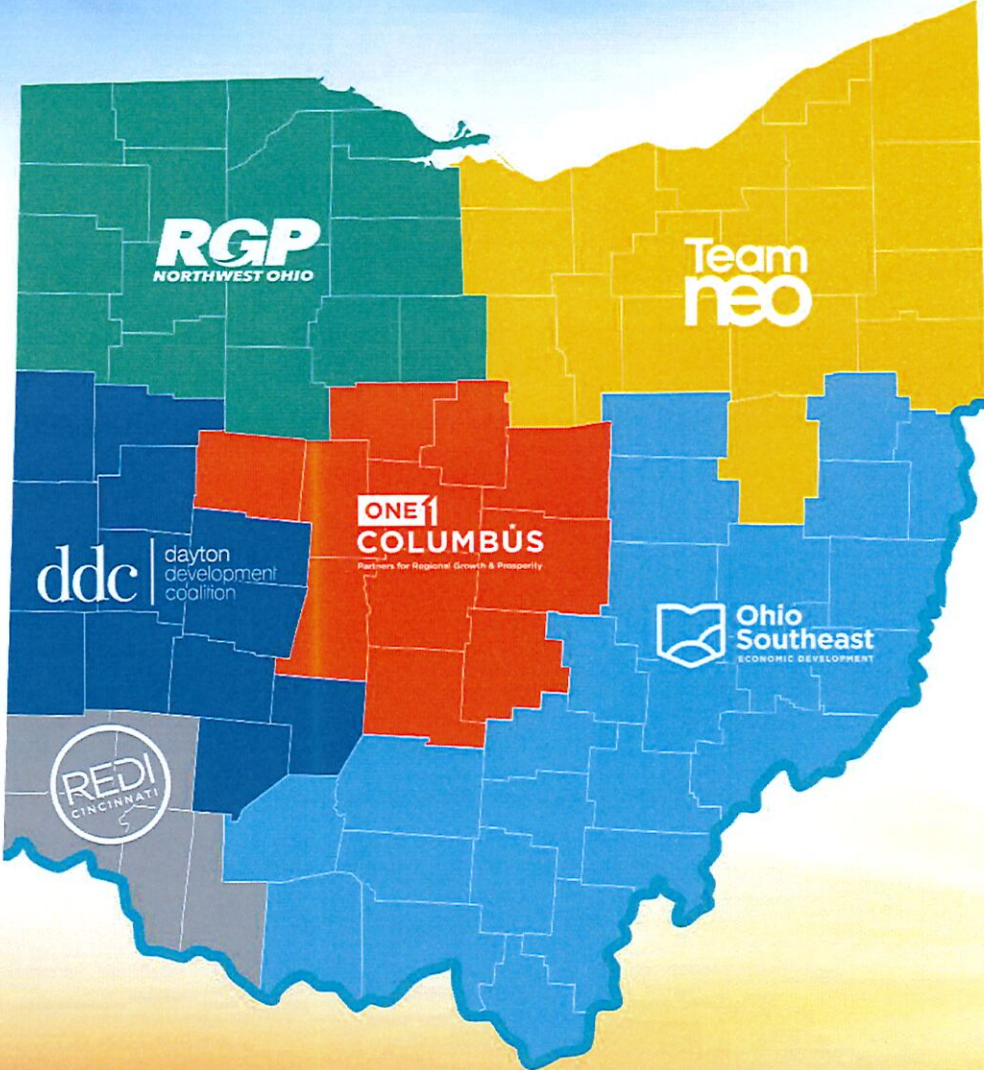


**SUSAN ZAUNBRECHER**

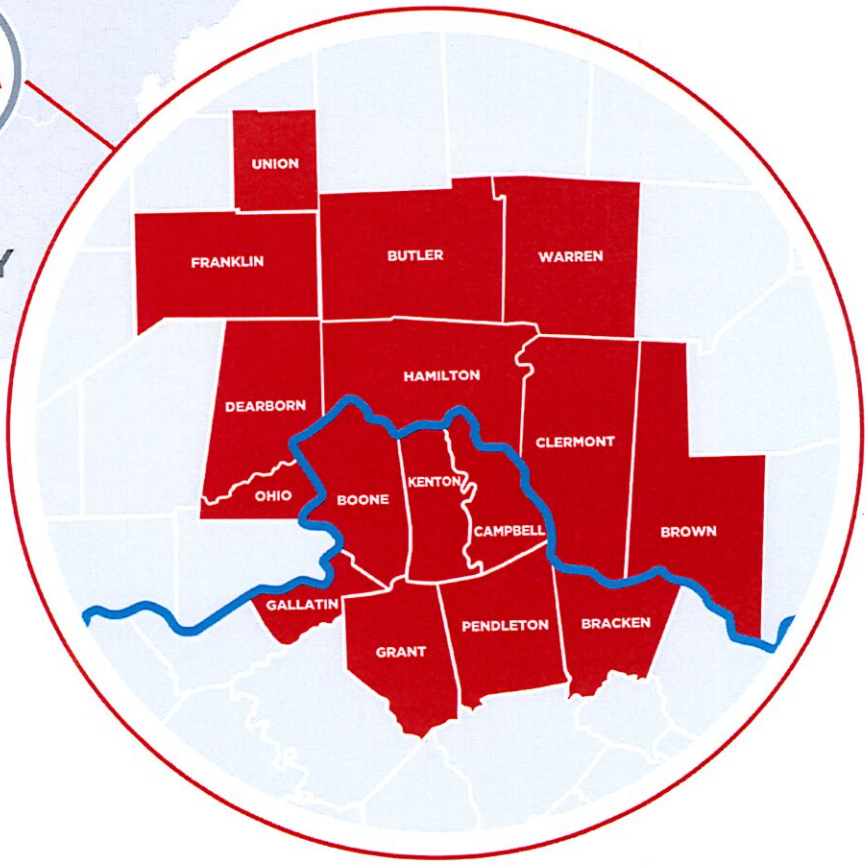
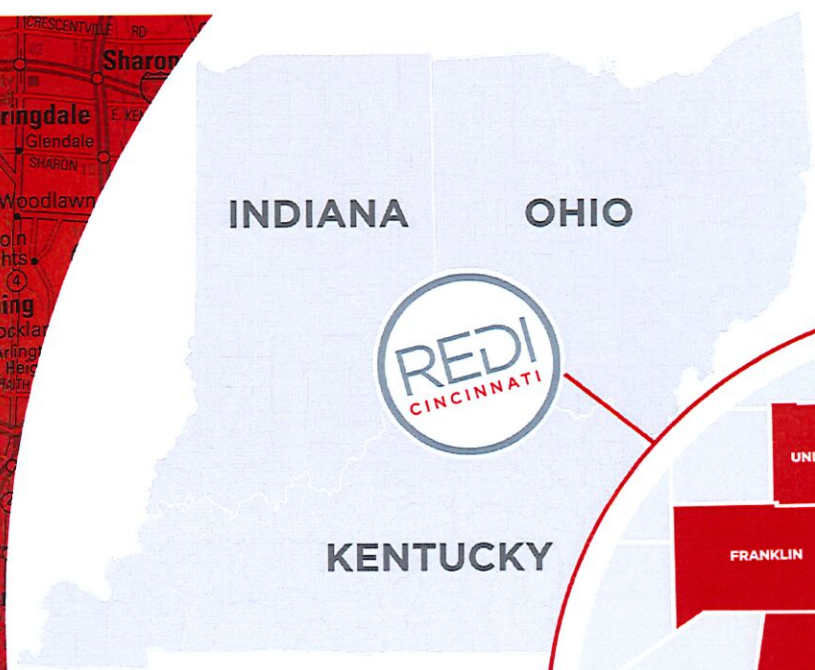
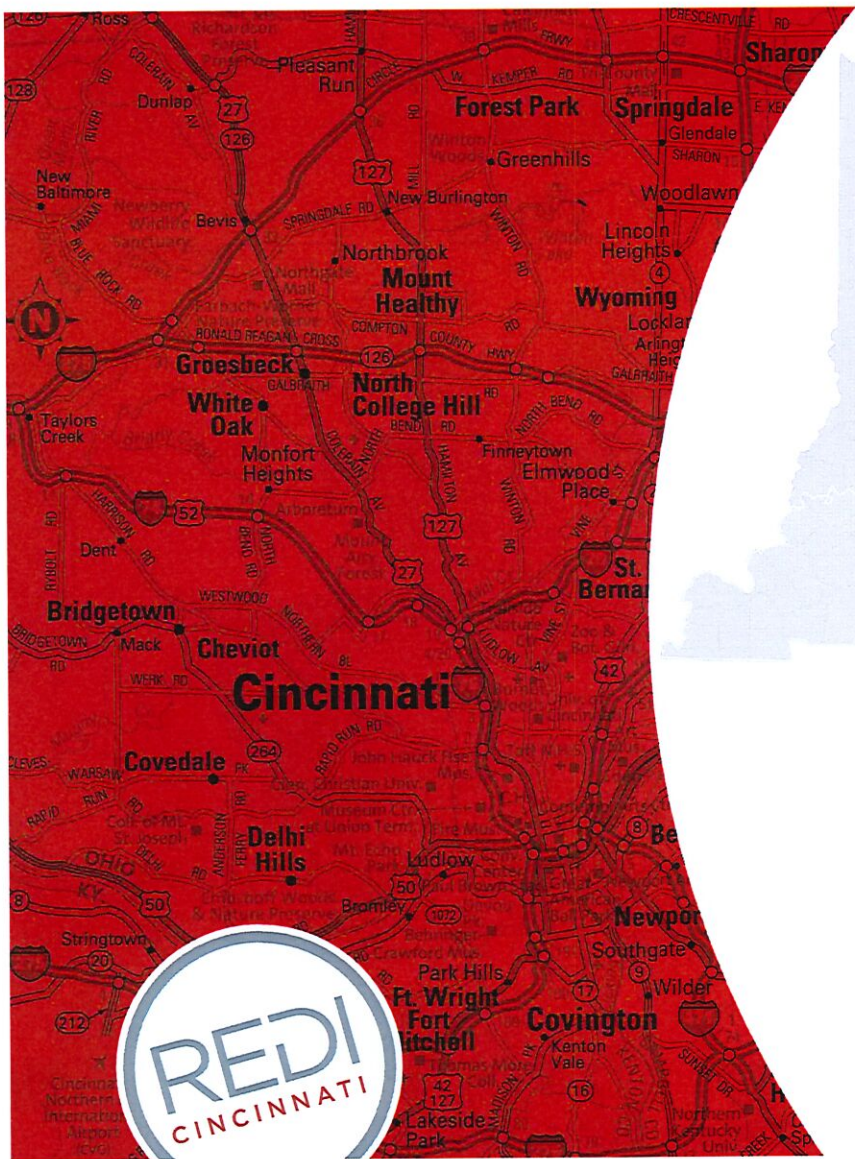


@GrowCincyUSA #CincyRegion #REDISetGo

# 1 OF 6 JOB SO OHIO NETWORK PARTNERS



@GrowCincyUSA #CincyRegion #REDISetGo





## ECONOMIC SUCCESS DRIVERS

- SITES
- TALENT
- INCENTIVES
- SPEED, RISK, MONEY
- COMPANY SUCCESS & SUSTAINABILITY
- COMPETITIVE COST OF LIVING



@GrowCincyUSA #CincyRegion #REDISetGo

# OUR GUIDING STRATEGIC PILLARS

REDI Cincinnati launched its five-year economic development strategy in January 2020 to take our region to the next level of growth and prosperity. This strategy is built upon the following pillars:



## BOOMING BUSINESS

Advance the economy

**GOAL:** Contribute to developing the Cincinnati region into one of the nation's most dynamic and globally-connected economies.



## GLOBAL BRAND

Get the word out

**GOAL:** Promote, market, and amplify the Cincinnati region as a leading destination for business.



## SITES & INFRASTRUCTURE

Build for growth

**GOAL:** Advance the Cincinnati region's competitive readiness by investing in sites.



## TALENT HUB

Advise on talent needs

**GOAL:** Support and convene the Cincinnati region's communities in their talent outreach efforts with existing businesses & prospective businesses.



## DIVERSITY, EQUITY & INCLUSION

Unlock the region's full potential

**GOAL:** Contribute to the inclusive growth of the Cincinnati region by weaving diversity, equity and inclusiveness into the very fabric of its culture and all its economic development work surrounding job creation and investment.

# DIVERSE BUSINESS & INDUSTRIES

## ADVANCED MANUFACTURING



- Aerospace
- Automotive
- Food & Flavoring

## BIOHEALTH



- Biomedical Research
- Health Technology
- Medical Device Manufacturing

## BUSINESS & PROFESSIONAL SERVICES



- Back Office Support Services
- Consumer Insights
- Financial Services

## TECHNOLOGY



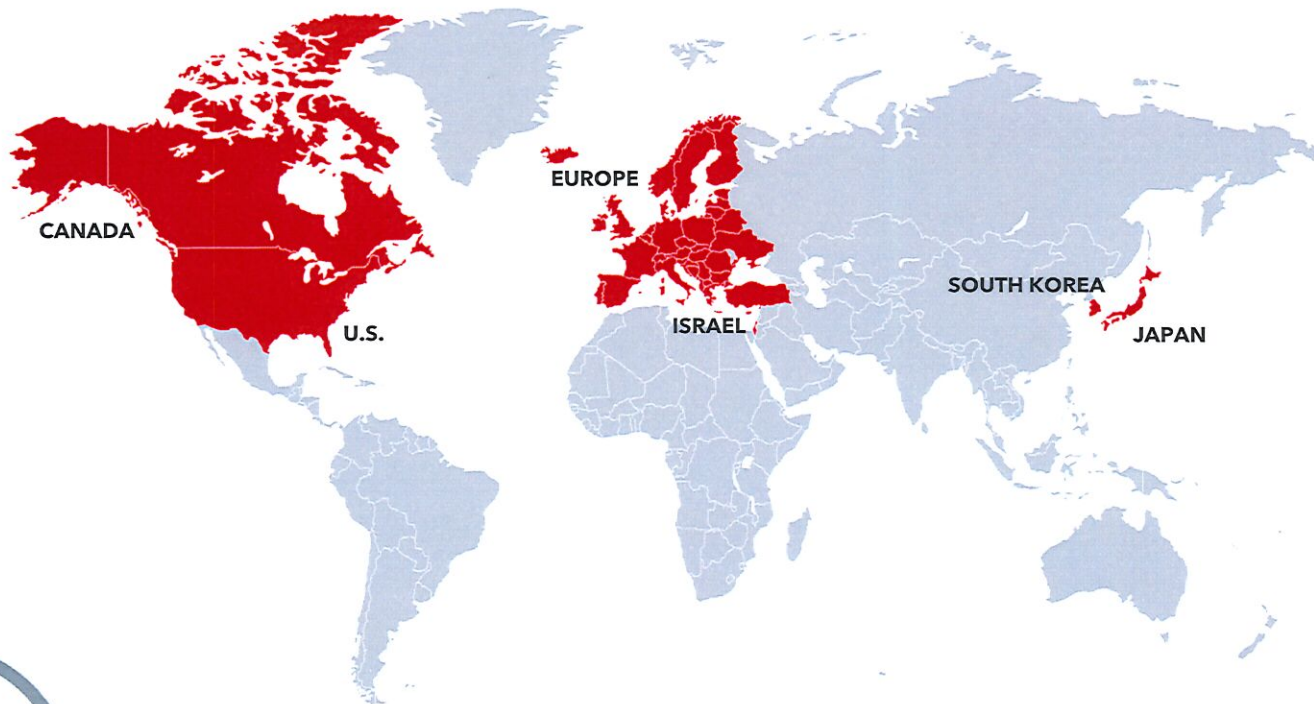
- Cybersecurity
- Data Analysis
- Supply Chain Management
- Smart Transportation Technologies



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# GLOBAL BUSINESS DEVELOPMENT

## FOREIGN DIRECT INVESTMENT



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## OUR INVESTORS

Our operations are supported by investors who:

- Attend quarterly Director meetings (Director-level & above)
- Engage 1-1 with prospects
- Represent business community
- Lend their expertise
- Receive market insights & RFIs

Our investors play a key role in supporting and driving a diverse and sustainable economy for the Cincinnati region.



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# METRICS & SUCCESSES

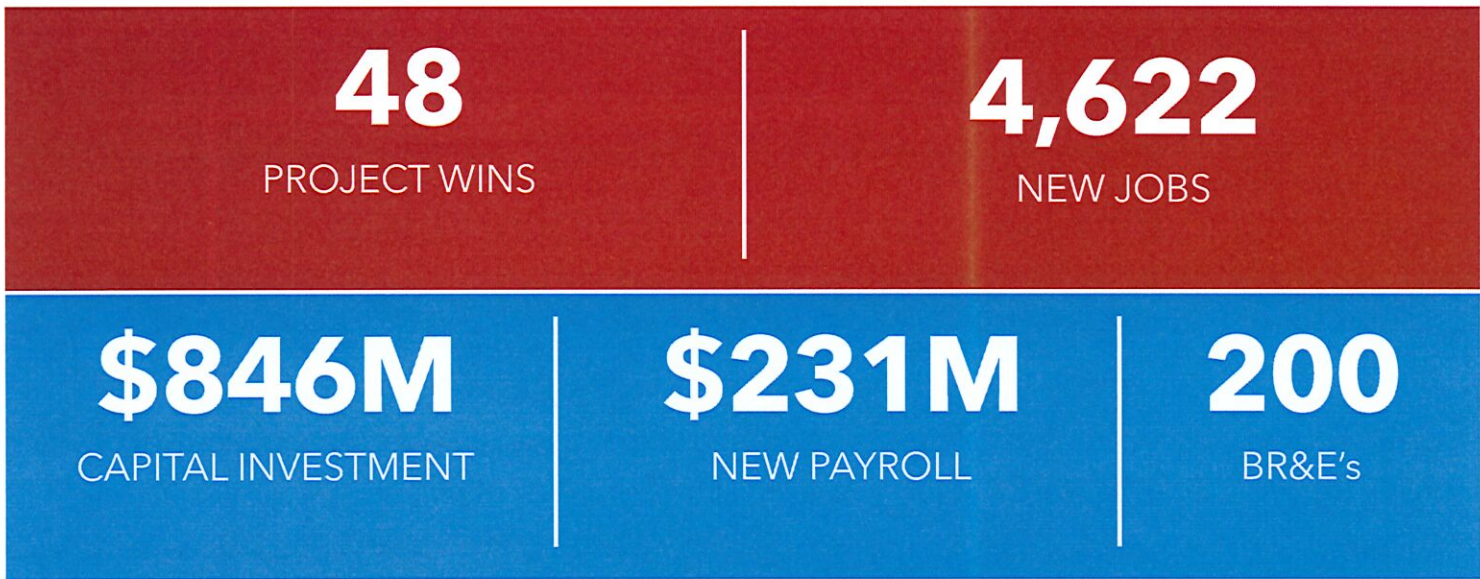


# CINCINNATI REGION 2021 METRICS



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# 2014-2022 METRICS • WARREN COUNTY



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# International Companies

nsc }

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CRAWFORD  
• STEEL •

FESTO

ADVICS

VME MANE

MITSUBISHI  
MOTORS

UGN  
Sound Solutions for the Automotive Industry®

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CINCINNATI

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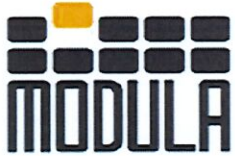
# MANUFACTURING PROJECT HIGHLIGHTS



Jobs Created	JO Support	Jobs Created Payroll	Capital Investment	Year
250	\$800,000	\$10,301,200	\$50,750,000	2013
250	\$1,050,000	\$15,000,000	\$90,000,000	2018



Jobs Created	JO Support	Jobs Created Payroll	Capital Investment	Year
100	\$100,000	\$3,852,572	\$34,000,000	2016



Jobs Created	JO Support	Jobs Created Payroll	Capital Investment	Year
100	\$225,000	\$3,744,000	\$26,500,000	2019



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# PARK NORTH PROJECTS HIGHLIGHT



Jobs Created	JO Support	Jobs Created Payroll	Capital Investment	Year
148	\$850,000	\$4,995,120	\$27,031,554	2014



Jobs Created	State Support	Jobs Created Payroll	Capital Investment	Year
1000	\$3,800,000	\$26,700,000	\$30,000,000	2017



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# BIOSCIENCE PROJECT HIGHLIGHTS

**AtriCure**<sup>®</sup>

Jobs Created	JO Support	Jobs Created Payroll	Capital Investment	Year
30	\$0	\$1,800,000	\$12,840,00	2014
128	\$1,300,000	\$8,400,000	\$15,700,000	2019

**HARDY**  
DIAGNOSTICS

Jobs Created	JO Support	Jobs Created Payroll	Capital Investment	Year
56	\$0	\$1,900,000	\$2,400,000	2018
5	\$50,000	\$208,000	\$250,000	2020

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# THANK YOU!

We look forward to our continued partnership in 2022.

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