



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

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

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

MINUTES: Regular Session – July 26, 2022

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the July 19, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the July 19, 2022 meeting were read and approved.

- 22-1108 A resolution was adopted to hire Seth Sandlin as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 22-1109 A resolution was adopted to hire Bryanna Mize as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 22-1110 A resolution was adopted to approve the promotion of Jimmy Hollin from Infrastructure System Analyst to the position of Infrastructure Systems Supervisor within the Telecommunications Department. Vote: Unanimous
- 22-1111 A resolution was adopted to approve the transfer of Camille Hughes to the position of Distribution Worker I from Warehouse Utility Worker within the Water and Sewer Department. Vote: Unanimous
- 22-1112 A resolution was adopted to remove probationary employee Kane Dempsey, within Water and Sewer Department. Vote: Unanimous
- 22-1113 A resolution was adopted to authorize the posting of the “Infrastructure Systems Analyst I” and “Communications Systems Analyst I” positions, within the Telecommunications Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous

- 22-1114 A resolution was adopted to authorize the posting of the “Warehouse Utility Worker” position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 22-1115 A resolution was adopted to amend Resolution #22-0990 to correct the expiration of an appointment to the Sinclair Community College Board of Trustees. Vote: Unanimous
- 22-1116 A resolution was adopted to rescind Resolution #22-1018 approving an appropriation adjustment from Veteran’s Office Fund #11015220 into #11015210. Vote: Unanimous
- 22-1117 A resolution was adopted to authorize collection of 2.57 mills relative to the County Property Tax. Vote: Unanimous
- 22-1118 A resolution was adopted to cancel regularly scheduled Commissioners’ Meeting of Thursday, July 28, 2022. Vote: Unanimous
- 22-1119 A resolution was adopted to authorize Request for Proposals for Internet Service Providers to Deploy, Operate, and Maintain a Broadband Internet Network for Warren County Economic Development. Vote: Unanimous
- 22-1120 A resolution was adopted to advertise for bids for the FY22 Deerfield Township Loveland Park Roadway Repair and Resurfacing CDBG Project. Vote: Unanimous
- 22-1121 A resolution was adopted to advertise for bids for the FY22 Union Township – Warren County Highland Park Resurfacing CDBG Project. Vote: Unanimous
- 22-1122 A resolution was adopted to authorize Request for Proposals and appoint a review committee for Procurement of Utility Billing Software for the Water and Sewer Department. Vote: Unanimous
- 22-1123 A resolution was adopted to approve Notice of Intent to award bid to Majors Enterprises Inc. for the Kings Mills Road Relief Sewer Project. Vote: Unanimous
- 22-1124 A resolution was adopted to approve Notice of Intent to award bid to Moody’s of Dayton Inc. for the 2022 Well Redevelopment Project Rebid. Vote: Unanimous
- 22-1125 A resolution was adopted to authorize acceptance of quote from Business Communication Specialists on behalf of Warren County Telecommunications for Mitel Enterprise Support Renewal. Vote: Unanimous
- 22-1126 A resolution was adopted to authorize Warren County Transit Service Program Manager to apply with the Ohio Department of Transportation for SFY 2023 Urban Transit Program. Vote: Unanimous

- 22-1127 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-1128 A resolution was adopted to approve a street and appurtenances bond reduction for HT Crossing, LLC for completion of performance of construction of improvements and enter into the maintenance security for Pond View Estates in Clearcreek Township. Vote: Unanimous
- 22-1129 A resolution was adopted to approve operational transfer of interest earnings from Commissioners' Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 22-1130 A resolution was adopted to approve supplemental appropriations into Commissioners' General Fund #11011110. Vote: Unanimous
- 22-1131 A resolution was adopted to approve supplemental appropriation into Commissioners' Office General Fund #11011111. Vote: Unanimous
- 22-1132 A resolution was adopted to approve supplemental appropriation into Human Services Fund #2203. Vote: Unanimous
- 22-1133 A resolution was adopted to approve supplemental appropriation into Road Infrastructure Fund #4451. Vote: Unanimous
- 22-1134 A resolution was adopted to approve supplemental appropriation into Airport Fund #4479. Vote: Unanimous
- 22-1135 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Sheriff's Office Fund #11012200. Vote: Unanimous
- 22-1136 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #1011240. Vote: Unanimous
- 22-1137 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #11012200. Vote: Unanimous
- 22-1138 A resolution was adopted to approve appropriation adjustment from Telecommunications Department Fund #11012810 into #11012812. Vote: Unanimous
- 22-1139 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012812. Vote: Unanimous
- 22-1140 A resolution was adopted to approve appropriation adjustment within Child Support Enforcement Agency Fund #2263. Vote: Unanimous
- 22-1141 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund No. 5510. Vote: Unanimous

- 22-1142 A resolution was adopted to approve appropriation adjustment within the Sewer Revenue Fund No. 5580. Vote: Unanimous
- 22-1143 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-1144 A resolution was adopted to authorize the County Administrator to sign an agreement with Professional Development Academy. Vote: Unanimous
- 22-1145 A resolution was adopted to authorize the County Administrator to execute a merchant processing agreement with Payroc LLC relative to the Warren County Building and Zoning Department Software Agreement. Vote: Unanimous
- 22-1146 A resolution was adopted to approve modification of the rezoning application of Melena Properties LLC (Case #2022-05), to rezone approximately 10 acres from General Industrial Manufacturing Zone "I2" to General Industrial Manufacturing Zone "I2" as a Planned Unit Development in Union Township subject to conditions. Vote: Unanimous
- 22-1147 A resolution was adopted to deny the request by developers, Ken Campbell and Greg Berling, to access Warren County sanitary sewer service for the proposed Stotler II development in Hamilton Township. Vote: Unanimous
- 22-1148 A resolution was adopted to authorize a lump sum premium pay increase, 2% base wage increase, and approve a 2% pay scale increase for employees under the appointing authority of the Board of Commissioners. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

Dr. Stephen Johnson, President and CEO of Sinclair Community College, was present along with Madeline Iseli, Sr. Vice President for Advancement and Regional Strategy, to present the attached PowerPoint Presentation relative to Sinclair in Mason.

Mrs. Iseli provided statistics relative to higher education numbers including Sinclair Community College having the 2nd highest enrollment in Ohio. She reviewed the total amount of scholarships awarded to Warren County residents by this Board since 2007 and provided an update on the Mason Campus.

Micheala Razo, Warren County resident and scholarship recipient, thanked the Board for their assistance, stating that she uses it to buy school supplies and help feed her family.

The Board then presented the 2022 scholarship check.

Tom Isaacs, Warren County Educational Service Center, was present and provided an update on the programs that the Board financed to help school districts during the pandemic.

Mr. Isaacs stated that the funding of the nurses in schools and their assistance with long distance learning was very much appreciated and helped Warren County Schools remain open during the difficult time.

PUBLIC HEARING
REZONING APPLICATION OF MELENA PROPERTIES LLC (CASE #2022-05),
TO REZONE APPROXIMATELY 10 ACRES
FROM GENERAL INDUSTRIAL MANUFACTURING ZONE "I2" TO
GENERAL INDUSTRIAL MANUFACTURING ZONE "I2" AS A PLANNED UNIT
DEVELOPMENT
IN UNION TOWNSHIP

The public hearing to consider the rezoning application of Melena Properties LLC, owner of record (Case #2022-05), to rezone approximately 10 acres (Parcel Numbers 12-14-100-008) located at 3268 S. State Route 42 in Union Township from General Industrial Manufacturing Zone "I2" to General Industrial Manufacturing Zone "I2" as a Planned Unit Development to allow for an addition to the single-family residence was convened this 26th day of July 2022, in the Commissioners' Meeting Room.

Michelle Tegtmeier, Chief Zoning Official, stated the applicant would like to expand the existing home on the property and needs the planned unit development overlay to permit it. She presented the attached PowerPoint presentation reviewing the location, property size, current and requested zoning and background on the property.

Mrs. Tegtmeier discussed the prohibited uses that are being self-imposed by the applicant, including the Sexually Oriented Business activities that were added during the Regional Planning Commission Executive Committee meeting.

Mrs. Tegtmeier then reviewed the temporary office trailer that the applicant desires to place on the property during construction.

There was discussion relative to the construction trailer and Mrs. Tegtmeier explained that the Rural Zoning Code limits temporary trailers to a six-month maximum.

Mrs. Tegtmeier then stated the Regional Planning Commission Executive Committee and the Rural Zoning Commission recommendations to approve the rezoning application subject to seven conditions.

Dan Melena, property owner, stated he was present to answer any questions the Board may have. He then stated that his family is expanding with the birth of another child soon as well as the business expanding, and they desire to construct an addition onto the house that includes a garage as well as office space. He then stated they plan to add a pole building in the future.

Bruce McGary, Assistant Prosecutor, questioned the property owner relative to any intention of conducting Class 3 composting on the premises as the previous owner had done.

Mr. Melena stated he has downgraded to a Class 4 OEPA license, so they were not required to fill in the pond. He then explained that the Class 4 only allows the composting of yard waste.

Mr. McGary questioned if the applicant would agree to limit the composting to yard waste only through the voluntary prohibited activities within the planned unit development by adding Class 1, 2 and 3 solid waste composting activities.

The property owner agreed to add those activities to the prohibited list.

Upon further discussion, the public hearing was closed, and the Board resolved (Resolution 22-1146) to approve the modification of the rezoning application subject to the revised development standards and seven (7) conditions.

Kevin Donnelly, REDI Cincinnati, was present and presented the attached PowerPoint presentation relative to regional economic development.

Steve Agenbroad, Clearcreek Township Fire Chief and President of the Warren County Fire Chiefs' Association, was present to thank the Board for the purchase of the ESO Records Management System for Warren County Fire and EMS Departments as well as the recently let Request for Proposals for the purchase of an Automatic Voice Dispatch program.

Commissioner Jones questioned Chief Agenbroad about his opinion relative to the multi dispatching agencies within the County.

Chief Agenbroad stated that the entities that provide their own dispatching have their individual reasons for doing so but in the case of Clearcreek, Warren County allows better coverage as they

have several staff that can provide for multiple coverage in the event of an emergency. He stated that the goal is to provide the best service at the lowest cost and having Warren County Emergency Services is the best option for them.

The Board met this 26th day of July 2022, to render a decision relative to the request of sanitary sewer service to the “Stotler II” property in Hamilton Township.

Upon motion of Commissioner Jones, being seconded by Commissioner Young, the Board unanimously resolved (Resolution #22-1147) to deny the request by developers, Ken Campbell and Greg Berling, to access Warren County sanitary sewer service for the proposed Stotler II development in Hamilton Township.

Tiffany Zindel, County Administrator, presented draft legislation for the Board to consider relative to the discussion during the public hearing for the Tax Budget to provide a lump sum bonus as well as a base pay increase for employees.

Mrs. Zindel reviewed the following for consideration relative to Lump Sum Salary Increases, utilizing ARPA Funds and a 2% base salary increase:

1. Providing a Lump Sum to the Sheriff’s three Bargaining Units. As mentioned, Legal Counsel did not feel the 2% base increases appropriate since we are beginning to discuss negotiations in the next few months. Counsel indicated it would be your discretion relative to the Lump Sum.
2. Do we provide Lump Sum ARPA Funding for “Agency” Funds such as Health Department, Mental Health, RPC, Soil & Water, Park Board? Total Estimated \$238,610

General Fund (GF) Lump Sum without Sheriff’s Union but including the Dispatchers = \$1,054,512

GF Lump Sum for ALL (including Sheriff’s Union & Dispatchers) = \$1,560,153

Non GF Lump Sum without Sheriff’s Union = \$902,905

Non GF for ALL (including Sheriff’s Union) = \$1,000,297

TOTAL GF & Non GF without Sheriff’s Union = \$2,193,027

TOTAL GF & Non GF with Sheriff’s Union = \$2,745,060

Total 2022 Cost for a 2% base salary increase for Non-Union employees GF & Non GF = \$320,819

Note: Not all Non-GF/Non BOCC Departments will need assistance if they chose to implement this but some may.

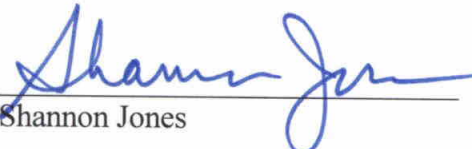
Mrs. Zindel then presented her recommendation to provide the Sheriff's Union with the Lump Sum (upon the execution of a Memorandum of Understanding) as well as to include "Agency" Funds that did not receive their own ARPA allocation.

Commissioner Young stated his opinion that utilizing the ARPA money in this manner is a way of taking the money that caused the inflation to rise and investing it back into our employees.

Upon discussion, the Board resolved (Resolution #22-1148) to authorize a lump sum premium pay increase, 2% base wage increase, and approve a 2% pay scale increase for employees under the appointing authority of the Board of Commissioners and determined to provide funds to other elected officials, departments, and agencies for the same action.


Upon motion the meeting was adjourned.

Tom Grossmann, President


Shannon Jones


David G. Young

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on July 26, 2022, in compliance with Section 121.22 O.R.C.


Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

July 2022 Sinclair Update to Warren County Commission

July 26, 2022





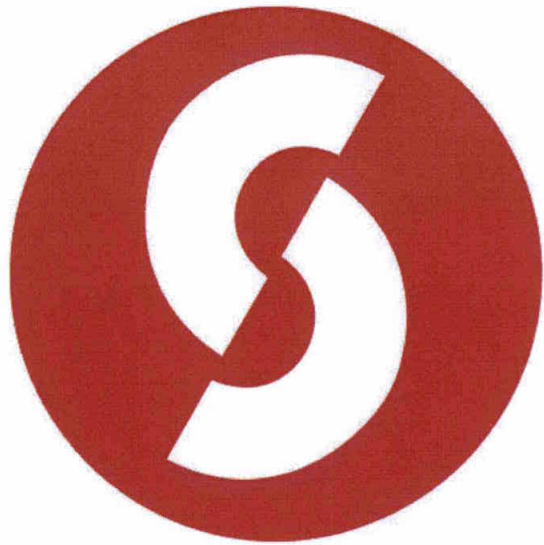
**“Find the need
and endeavor to
meet it”**

**In 1887 Dayton YMCA General
Secretary David Sinclair founded
the courses of study to create
skilled citizens to succeed in local
jobs and life.**



CELEBRATING 136 YEARS



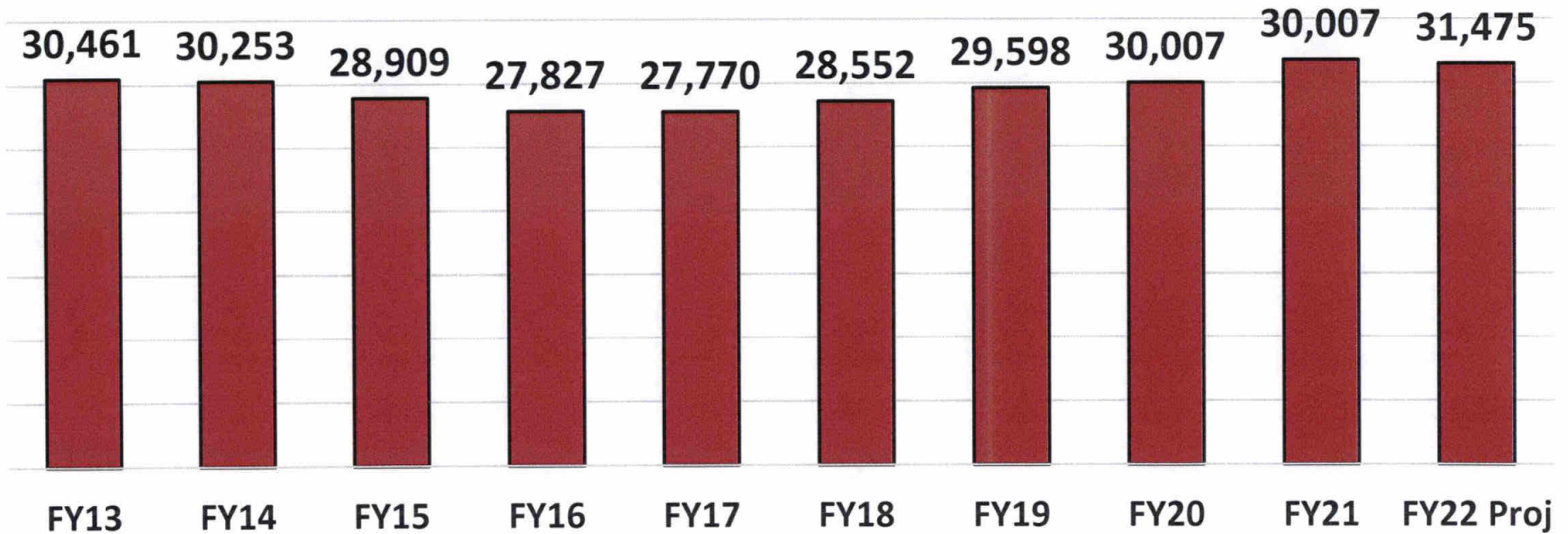


SINCLAIR

STRATEGIC PRIORITIES

Alignment | Growth | Equity

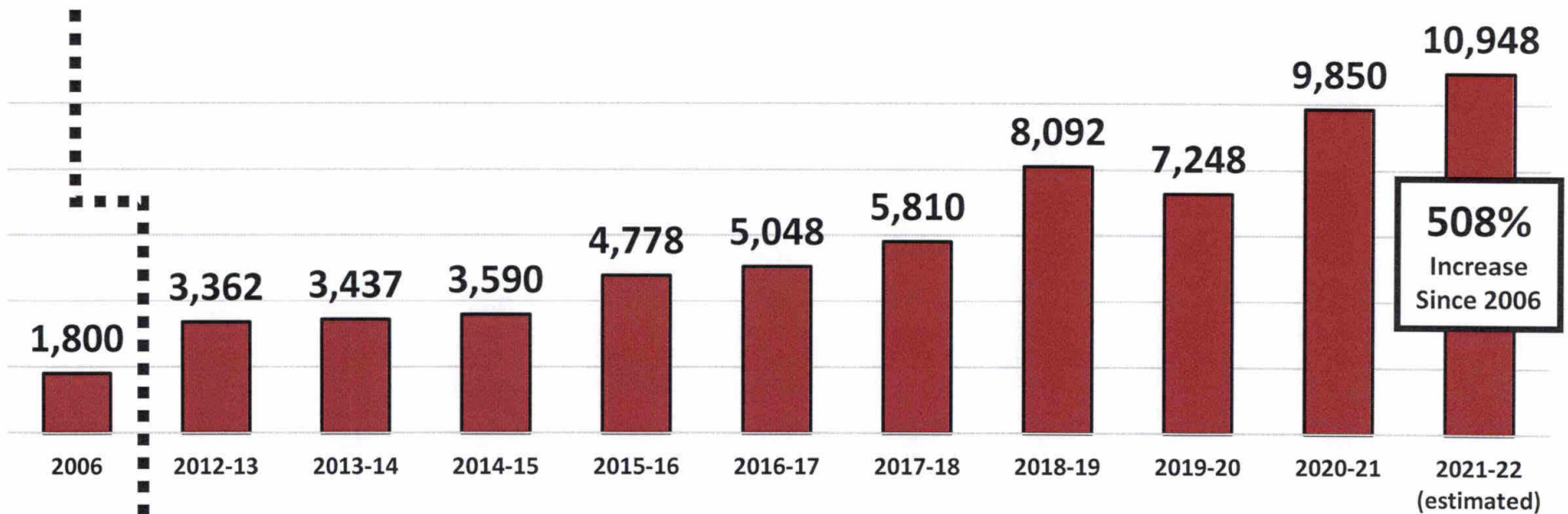
Sinclair College Student Headcount Enrollment by Fiscal Year



Internal RAR Data, May 7, 2021



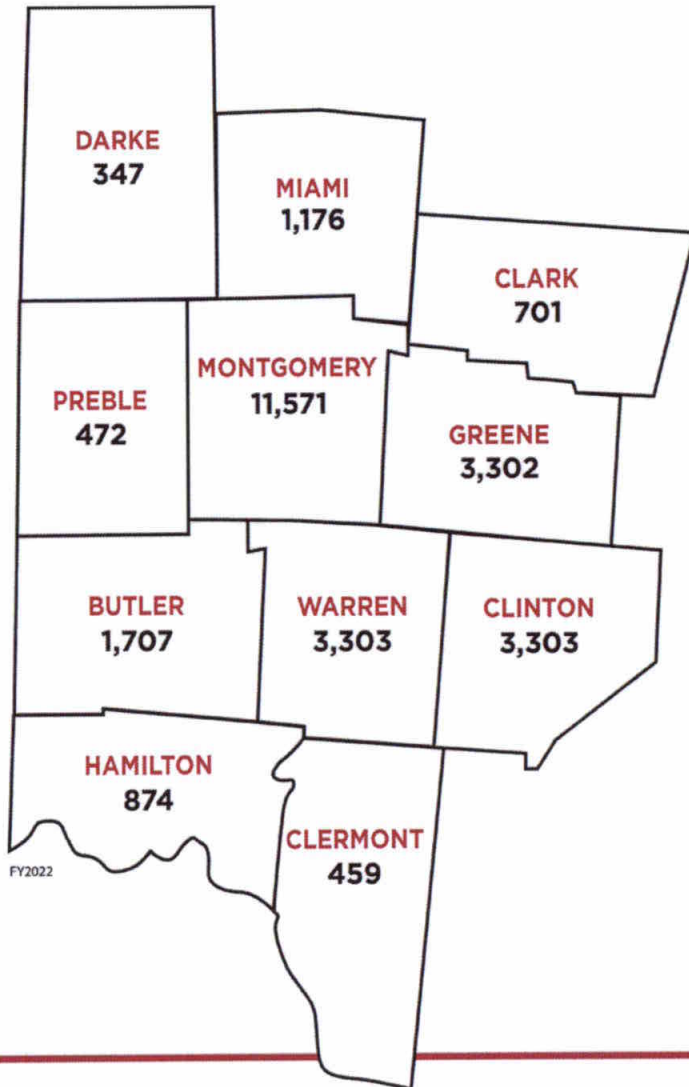
Number of Sinclair Degrees & Certificates Earned by Fiscal Year



Internal RAR Data, May 4, 2022

Sinclair College Credit Students by County of Residency

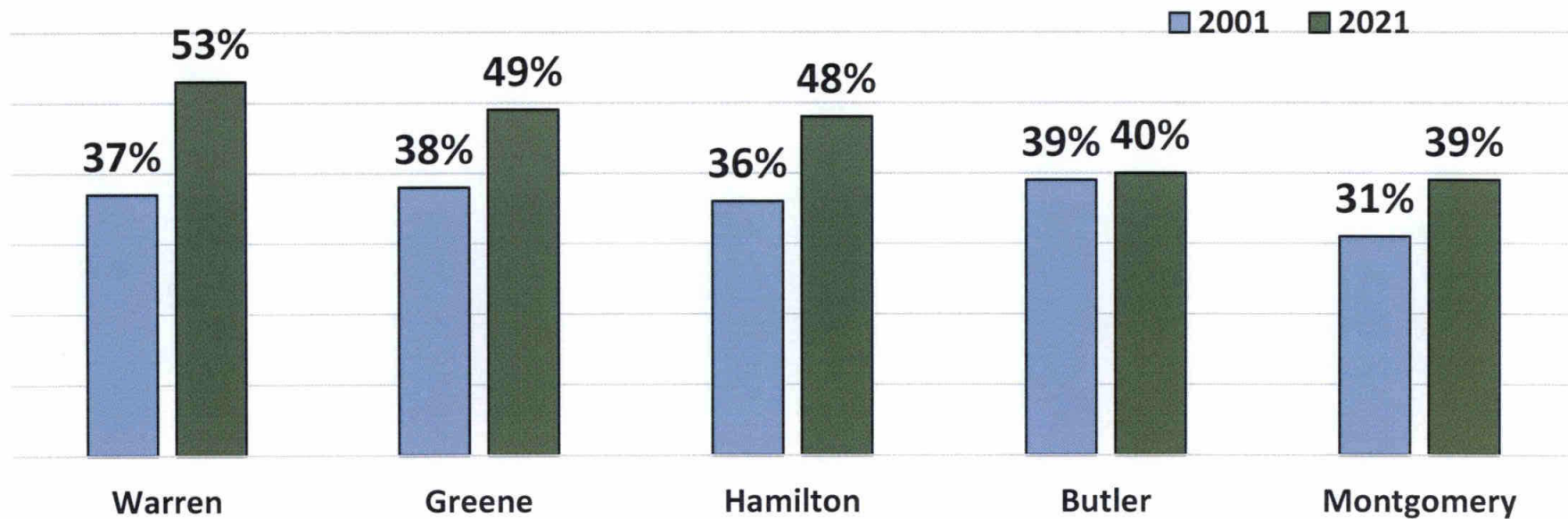
Unduplicated Headcount
Students FY2022



Warren County Student Success Rates and Numbers are Increasing . . .

Educational Attainment Rates of Select SW Ohio Counties (2001 vs. 2021)

Adults 25+ with an Associate Degree or Higher



Note: to obtain the population with an Associate degree or higher for this timeframe, only the population aged 25 or older is available (ACS series 1501)



Warren County Colleges of Choice

(Annual Unduplicated Headcount Enrollment, Ranked by FY 2021 Enrollment)

Institution	FY 2017	FY 2021	Number Change	Percent Change
1. University of Cincinnati	3,103	3,671	568	18%
2. Sinclair Community College	2,366	3,613	1,247	53%
3. Miami University	1,529	1,458	(71)	(5%)
4. Ohio State University	1,257	1,429	172	14%
5. Cincinnati State Technical	713	550	(163)	(23%)
6. Ohio University	714	555	(159)	(22%)
7. Wright State University	774	707	(67)	(9%)
8. Bowling Green State University	231	247	16	7%
9. Kent State University	131	115	(16)	(12%)
10. Hocking College	111	79	(32)	(29%)
Total	10,929	12,424	1,495	14%



Warren County Market Perceptions

Market Studies Conducted by Triad Research, Inc. and LJR

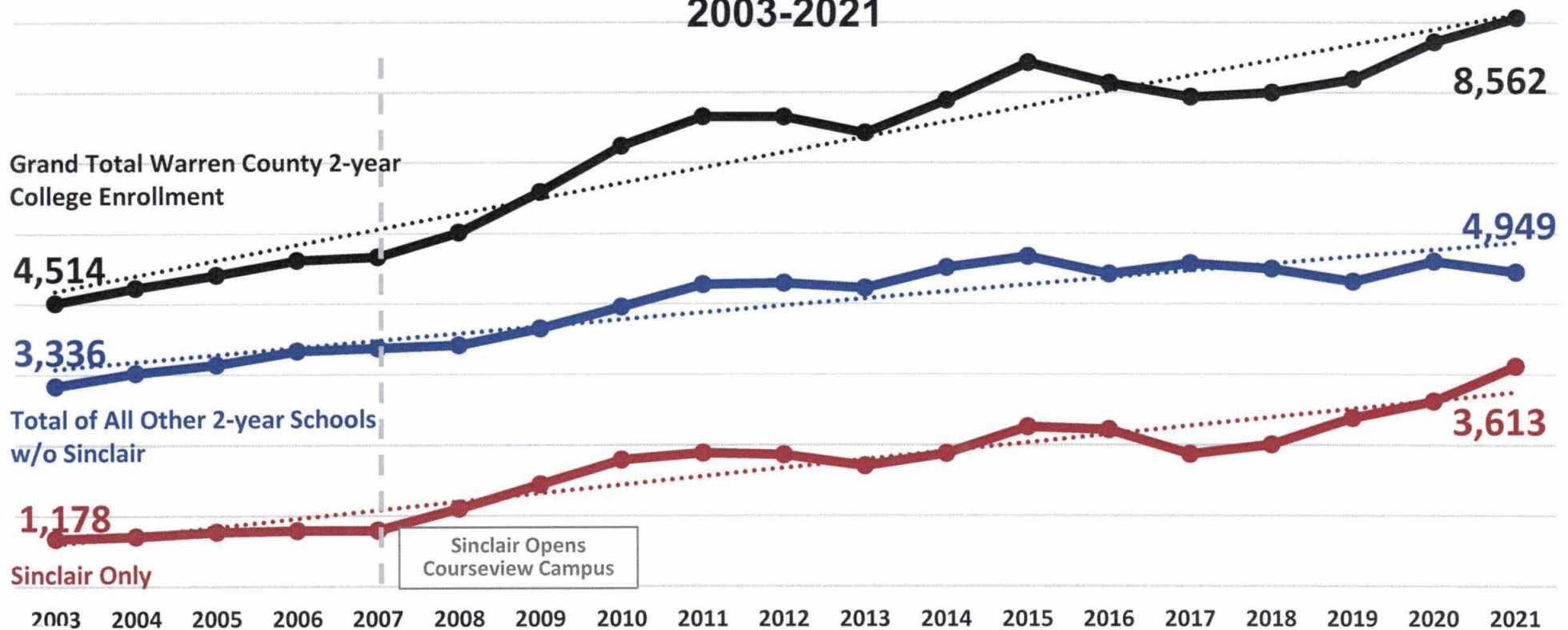
		2005	2018	2021
Sinclair	Positive Approval Rating	56%	69%	90%
	Do Not Know	34%	13%	5%
Cincinnati State	Positive Approval Rating	47%	59%	74%
	Do Not Know	40%	22%	15%
University of Cincinnati	Positive Approval Rating	78%	89%	
	Do Not Know	16%	7%	
Miami University	Positive Approval Rating	86%	91%	
	Do Not Know	12%	5%	



Warren County Total Enrollment in all Two-Year Colleges

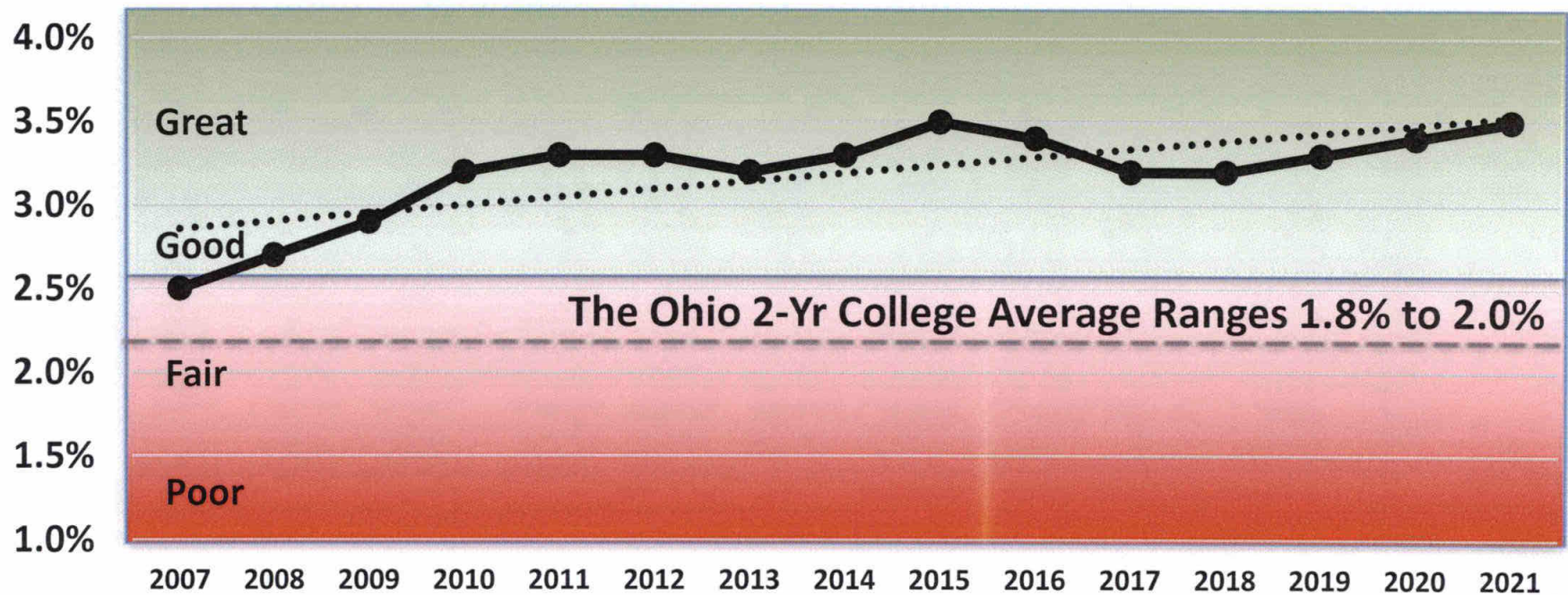
(Includes University Branch Campuses)

2003-2021



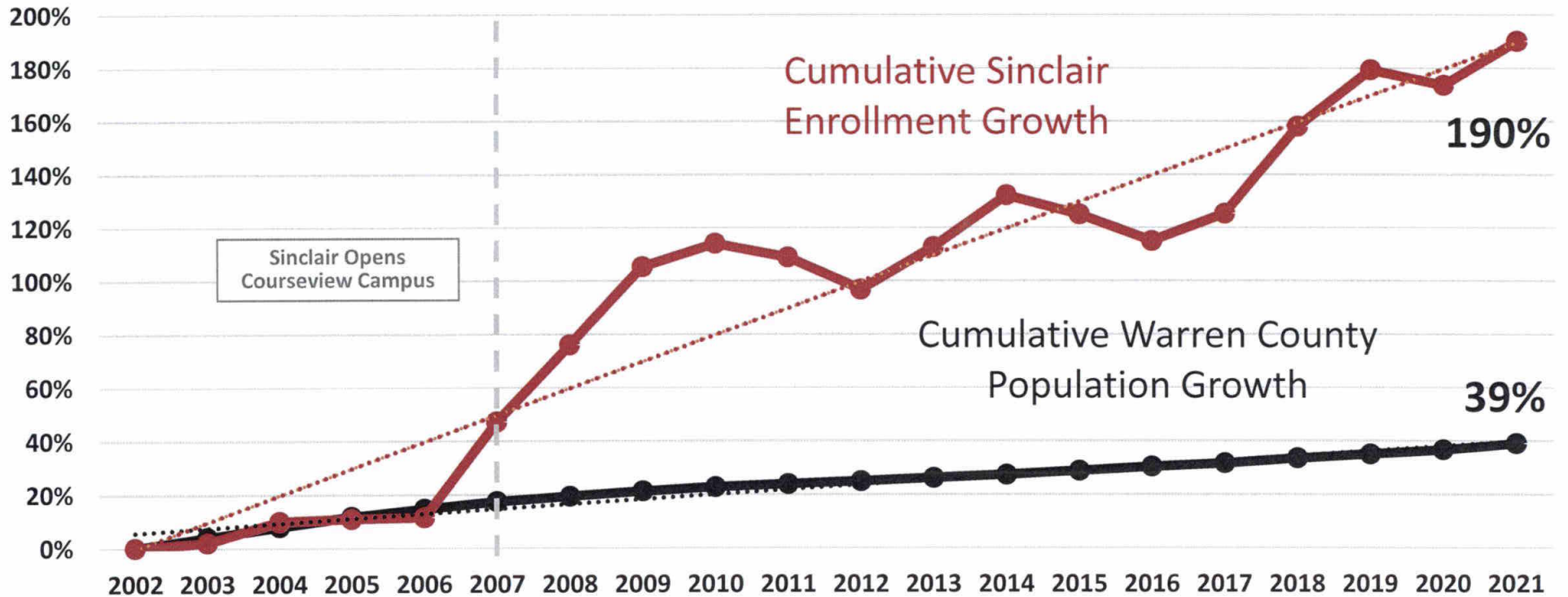
Percent of Warren County Residents Enrolled in Any 2-Year Colleges

(community colleges, branch campuses, career centers)



Cumulative Sinclair Enrollment Growth vs. Cumulative Warren County Population Growth

Year Over Year Cumulative Percent Change, 2002-2021

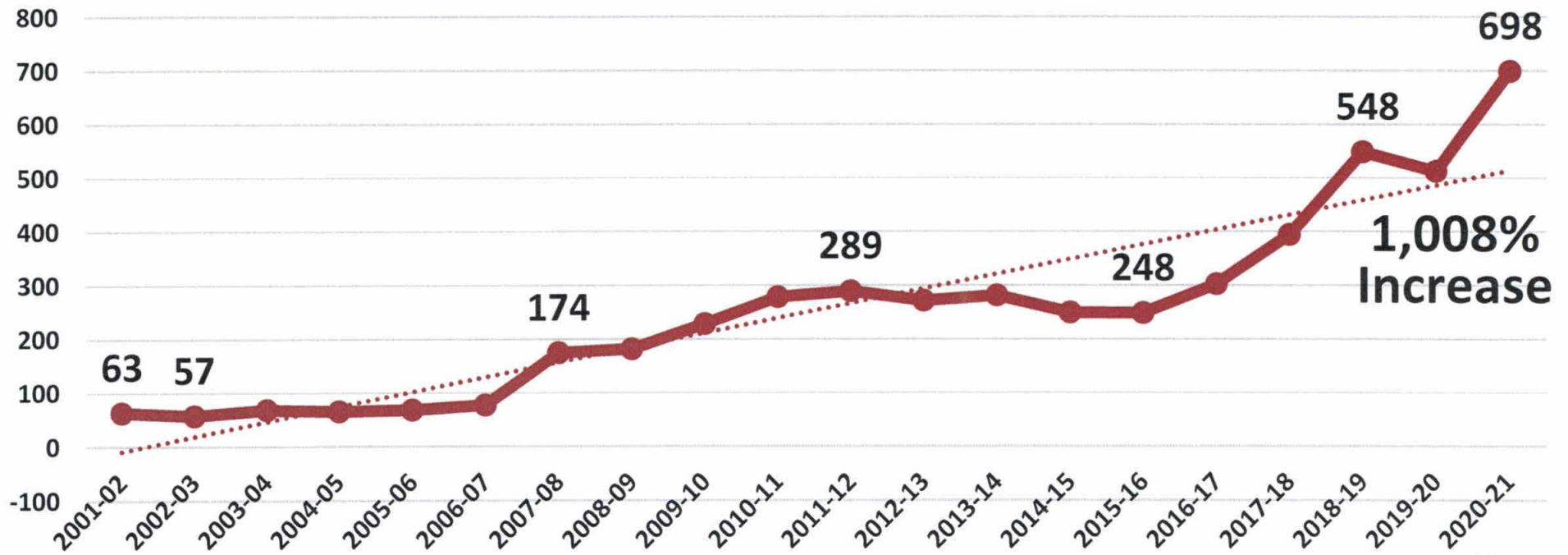


Sinclair Academic Program Offerings at the Warren County Mason Campus

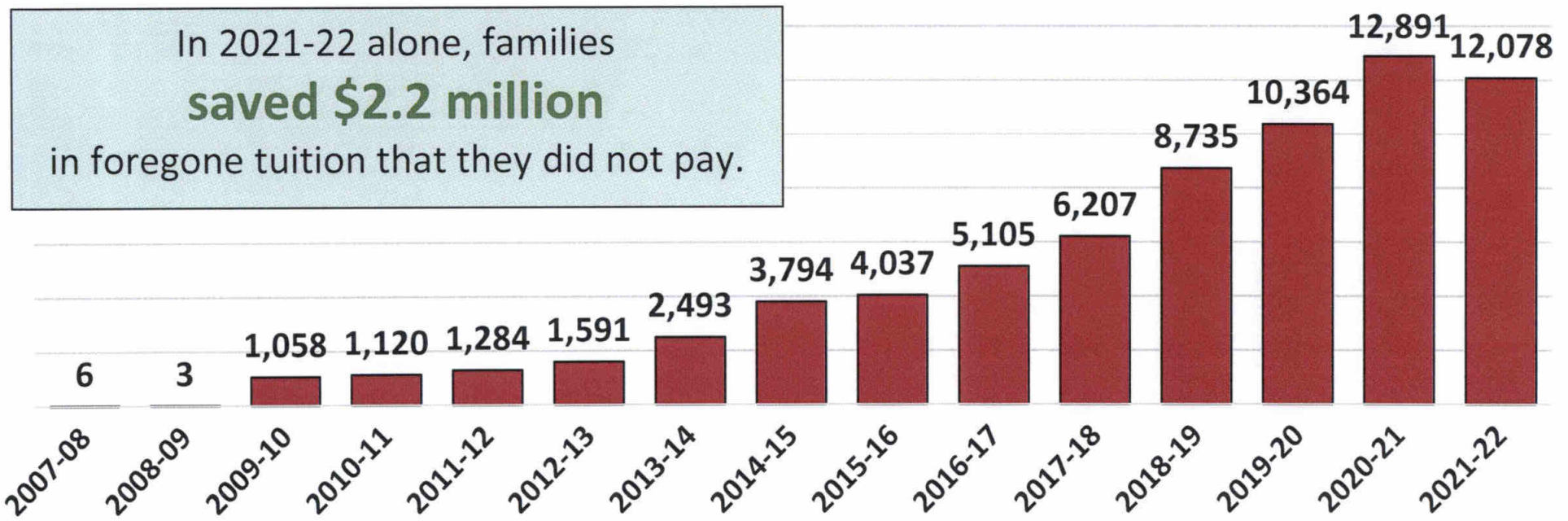


Sinclair Credentials Earned by Warren County Residents

By Academic Year

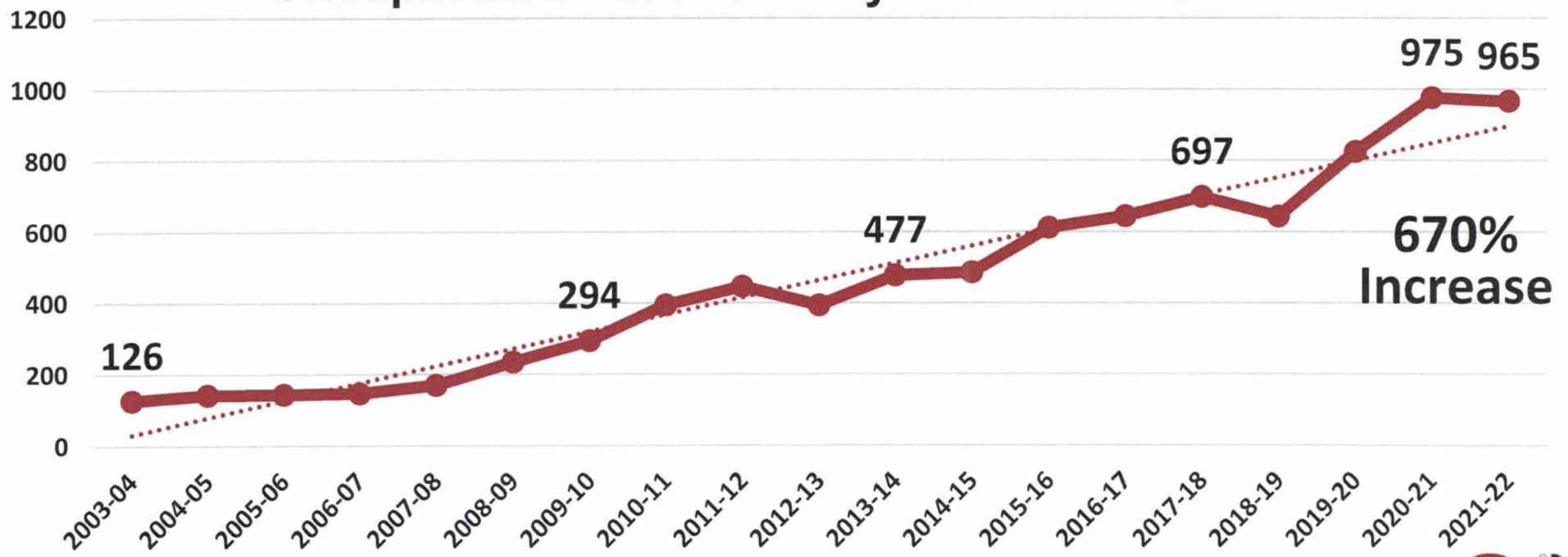


Credit Hours Earned Annually by Dual Enrolled Warren County High School Students



Sinclair Warren County Students Transferring to 4-year Universities

Unduplicated Headcount by Academic Year



670% Increase



New Developments at Sinclair Mason . . .



**Warren County Foundation 2022
Community Service Awards**

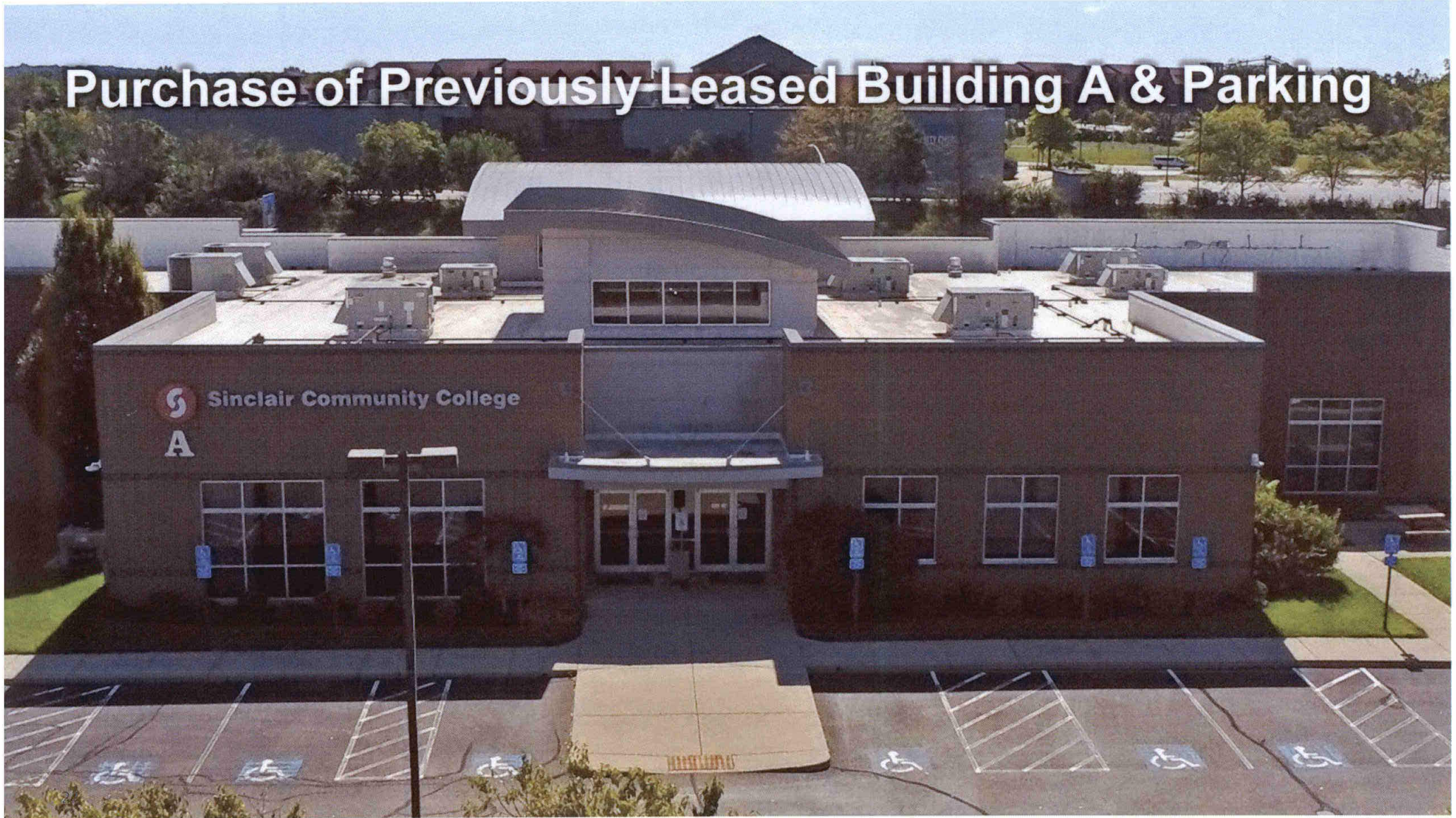
**Outstanding Organization
Award Recipient**





2022 Outstanding Organization Award

Purchase of Previously-Leased Building A & Parking



Purchase of Previously Leased Building A & Parking



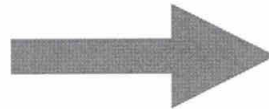


Warren County Commission Scholarship Update. . .

Warren County Commissioners Scholarship

\$831,445

Donations to the
Warren County
Commissioners
Scholarship by Warren
County Since 2007



\$830,281

Total Amount
Awarded in
Scholarships
Since 2007

Warren County Commissioners Scholarship

\$115,586 in scholarship dollars
was awarded to **1,135 students**
during 2021-22.



Micheala Razo

"The Warren County Commissioners Scholarship is a huge help to me. I use it to buy school supplies that I need throughout the semester. I also visit the food pantry on campus to help feed my family. Every bit of encouragement helps."

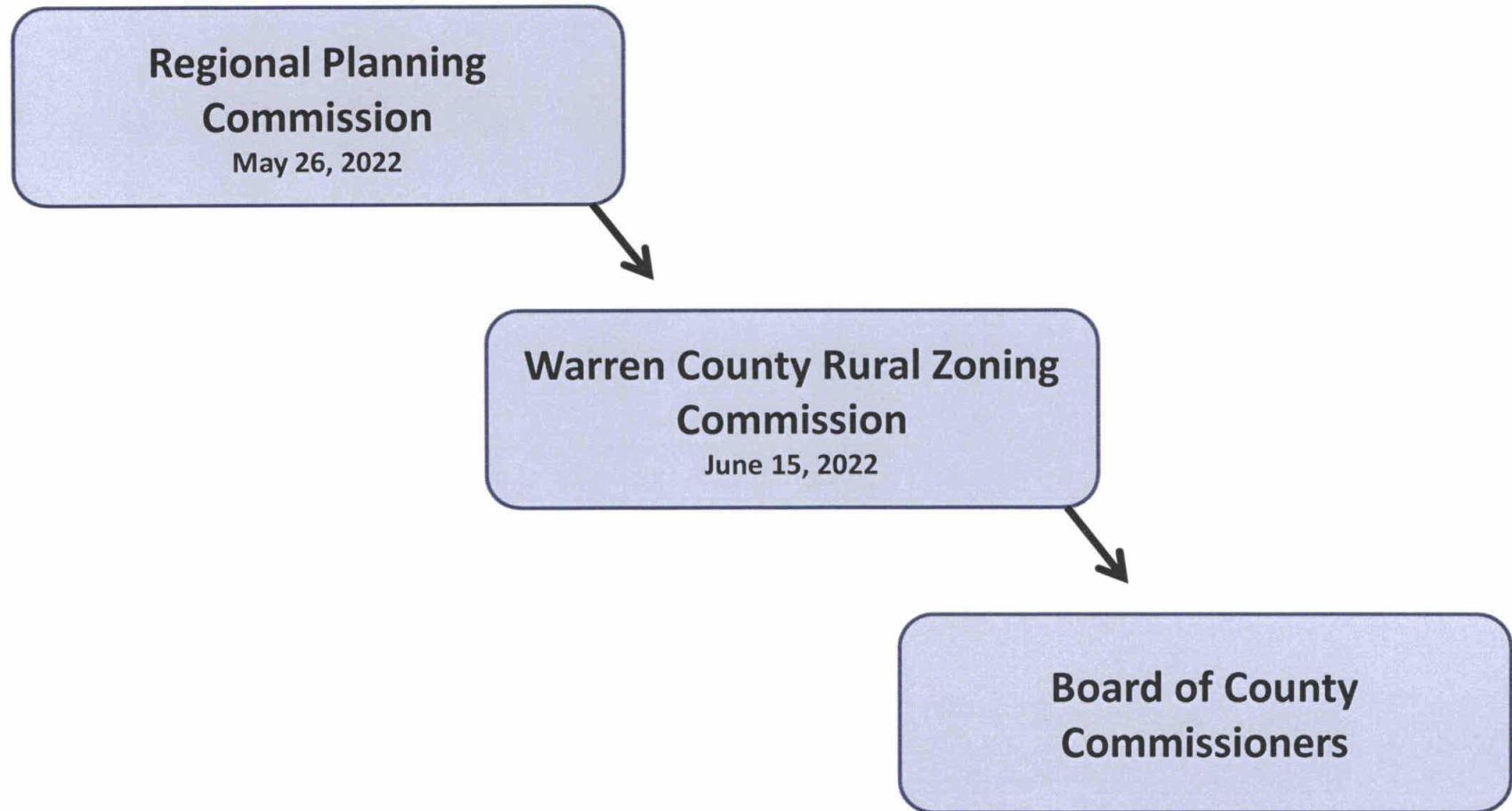


Thank You



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

Rezoning Process





Aerial Map
2022-05

Purposed

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.

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.

Section 12 - Project Narrative

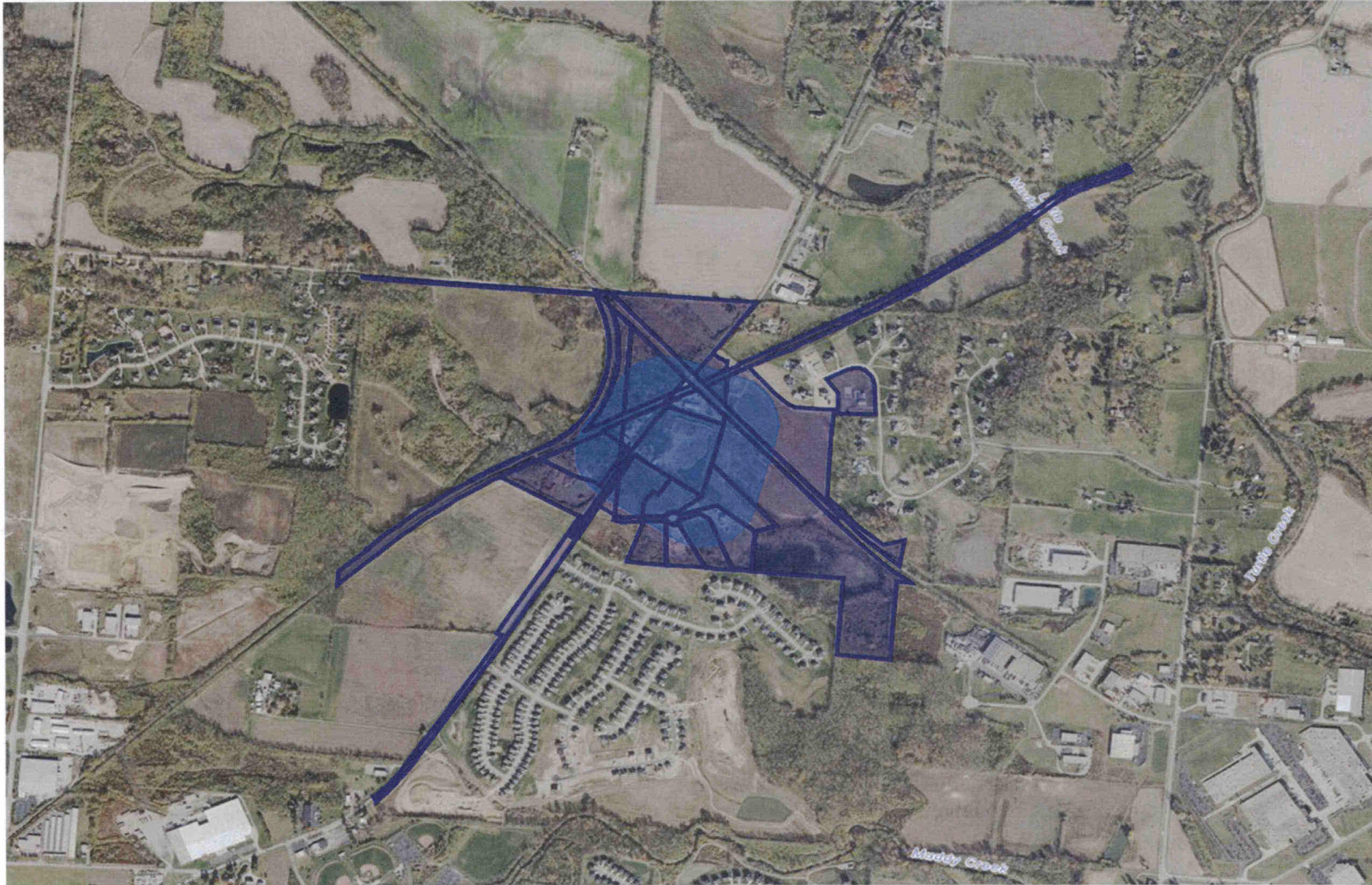
The PUD overlay will allow the site to grow and continue to be used as a mixture of residential and commercial uses. The project will be completed in two phases over the course of multiple years. The existing house is being used as a home office. The existing barn is being used as a shop for a landscape 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



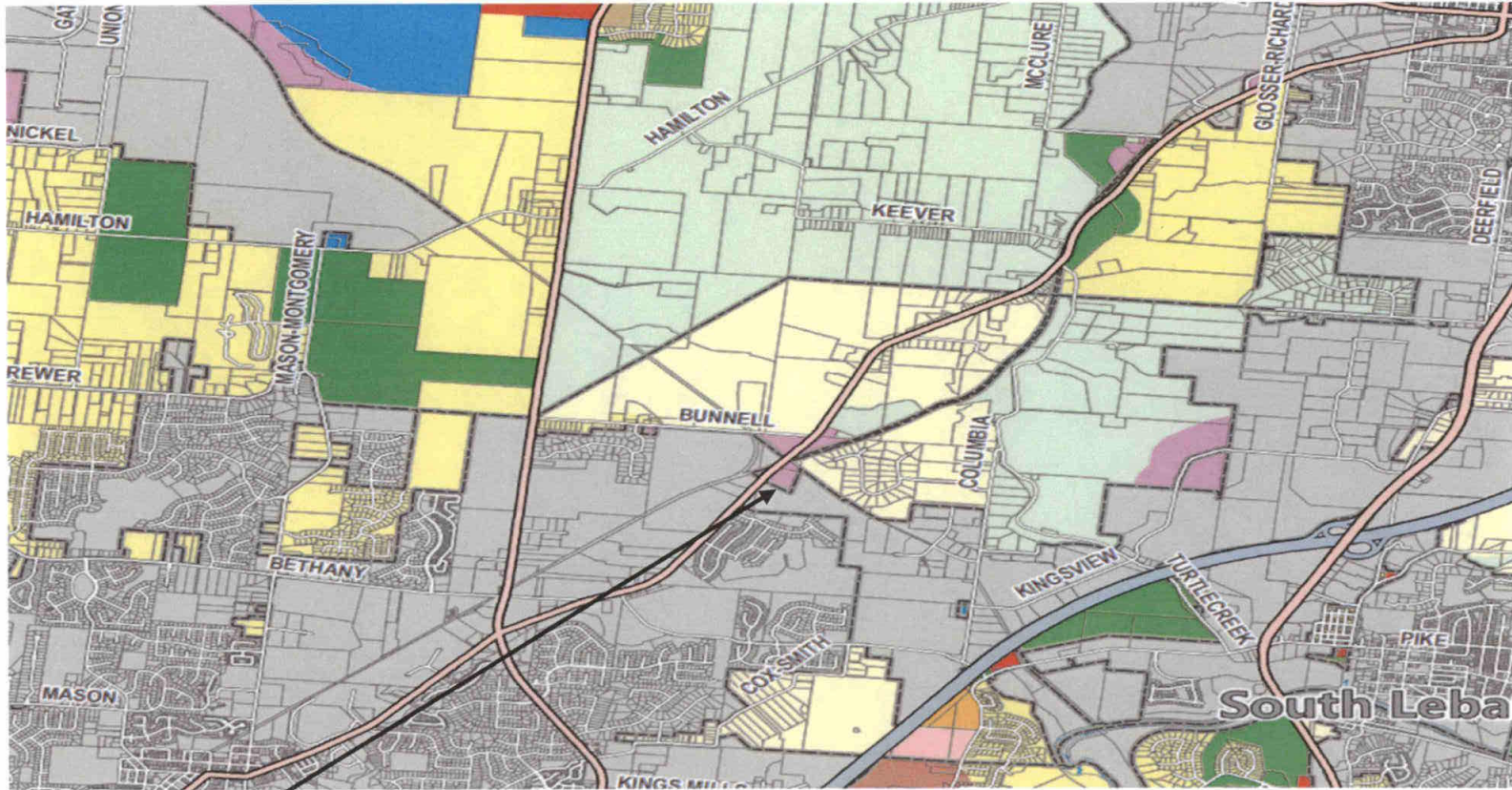
Zoning & Flood Map

2022-05



- FEMA Flood Data ..
- Stream Setback ..
- Floodway ..
- Base Flood Elev. Provided ..
- 1 PCT ANNUAL CHANCE ..
- .2 PCT ANNUAL CHANCE ..
- 0.2 PCT ANNUAL CHANCE FLOOD HAZAR ..

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

- ### 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

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.

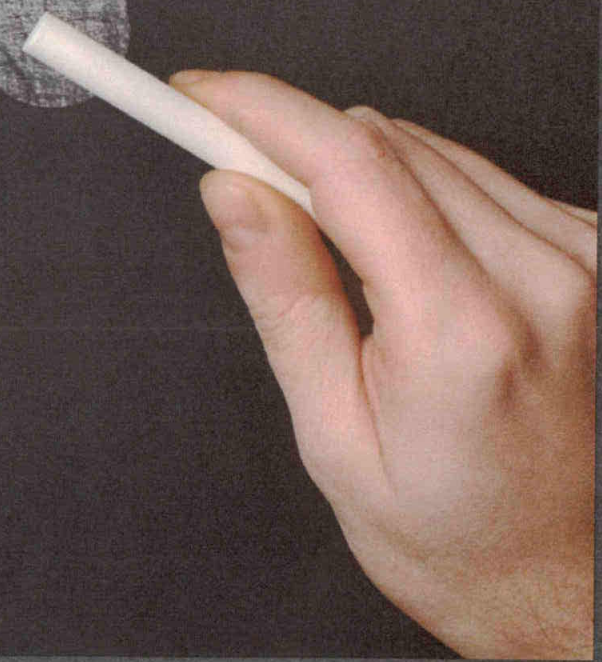
Ms. Haddix seconded the motion.

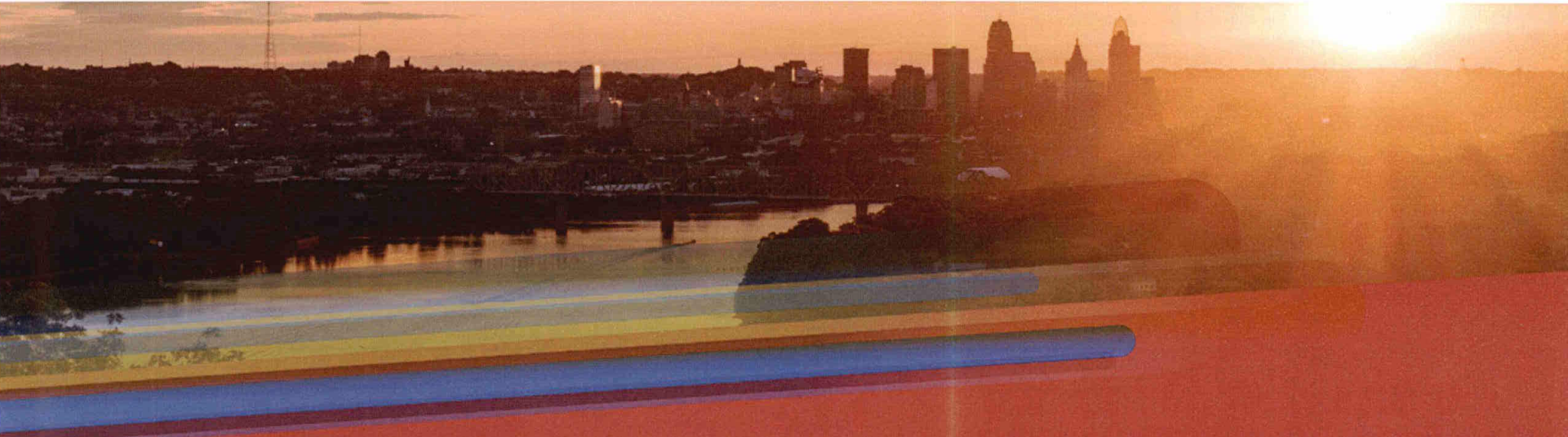
Ginger Haddix	Yes
Fred Grimm	Yes
Ralph Campbell	Yes
Jim Gibbs	Yes



Rural Zoning Commission

ANY
QUESTIONS?





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

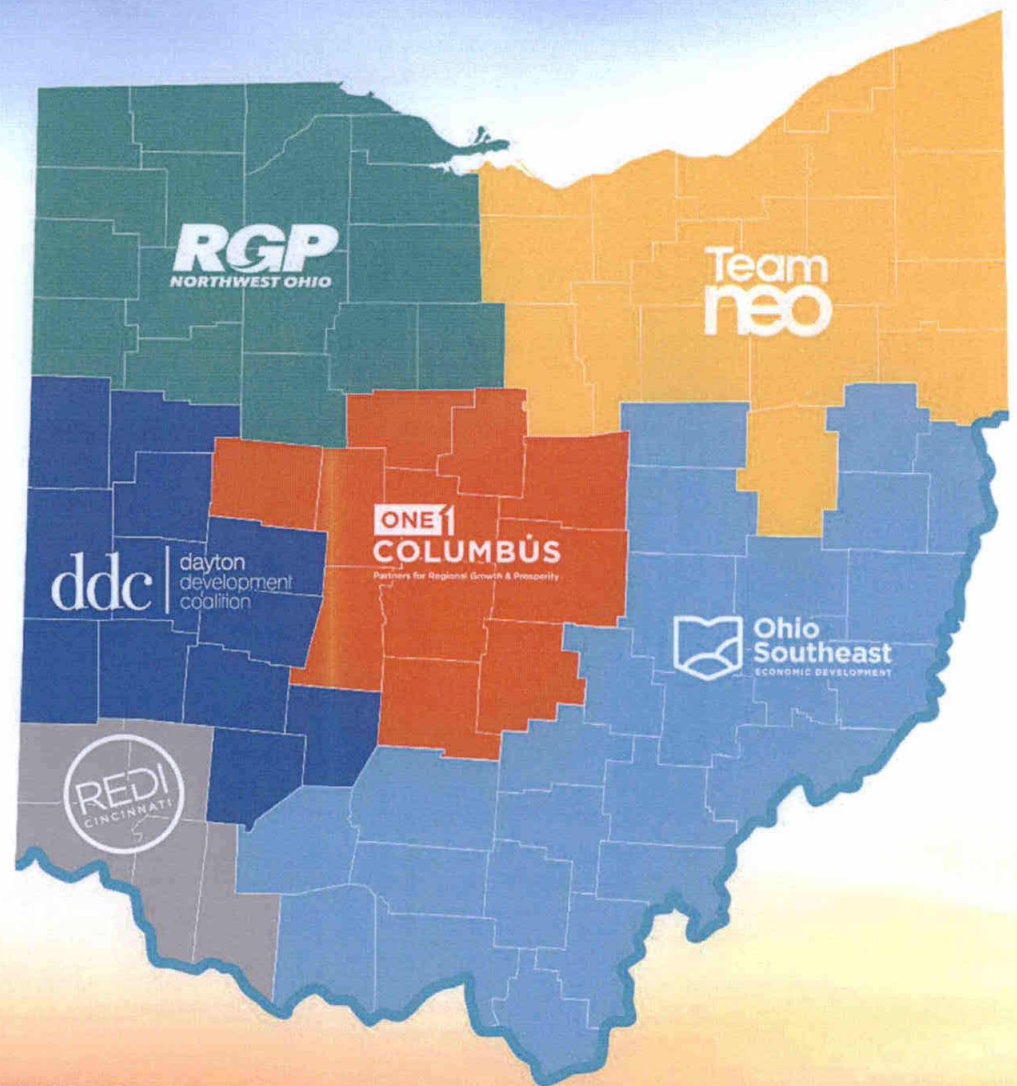


SUSAN ZAUNBRECHER

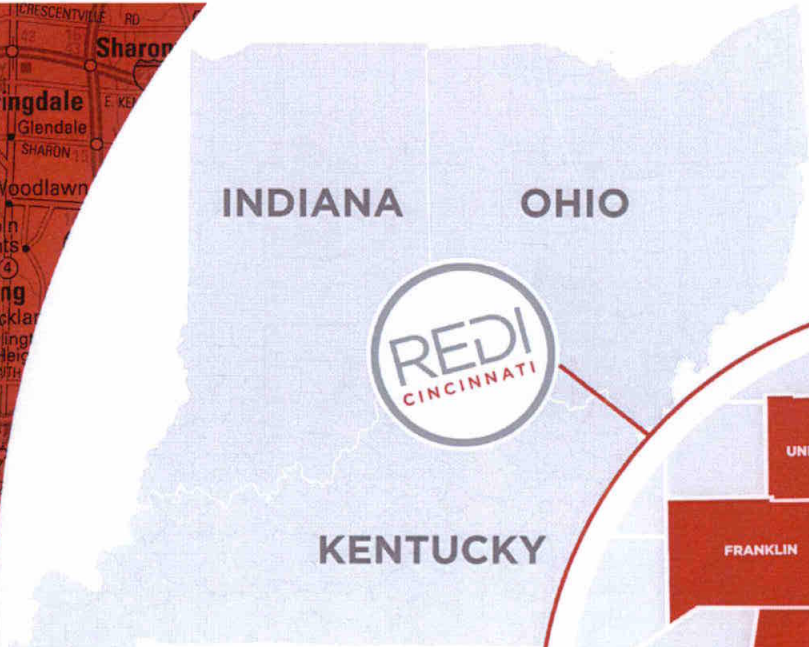
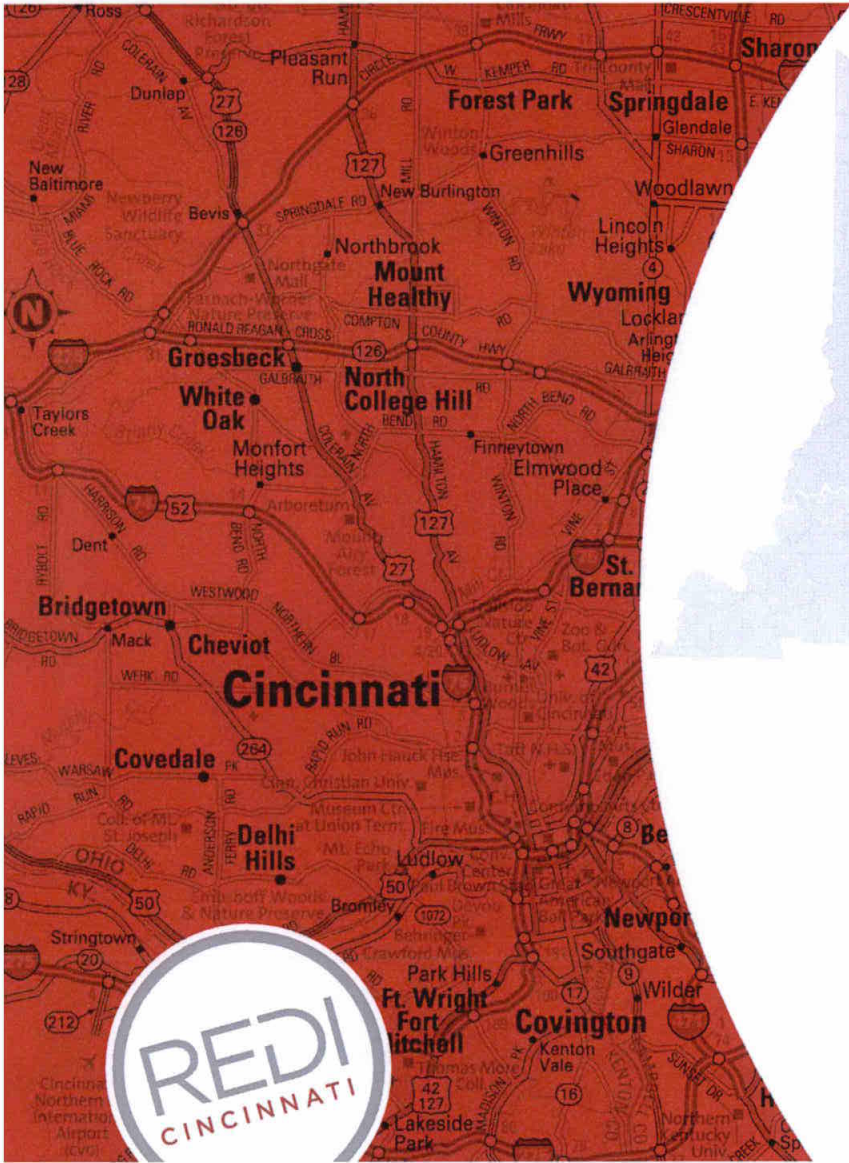


@GrowCincyUSA #CincyRegion #REDISetGo

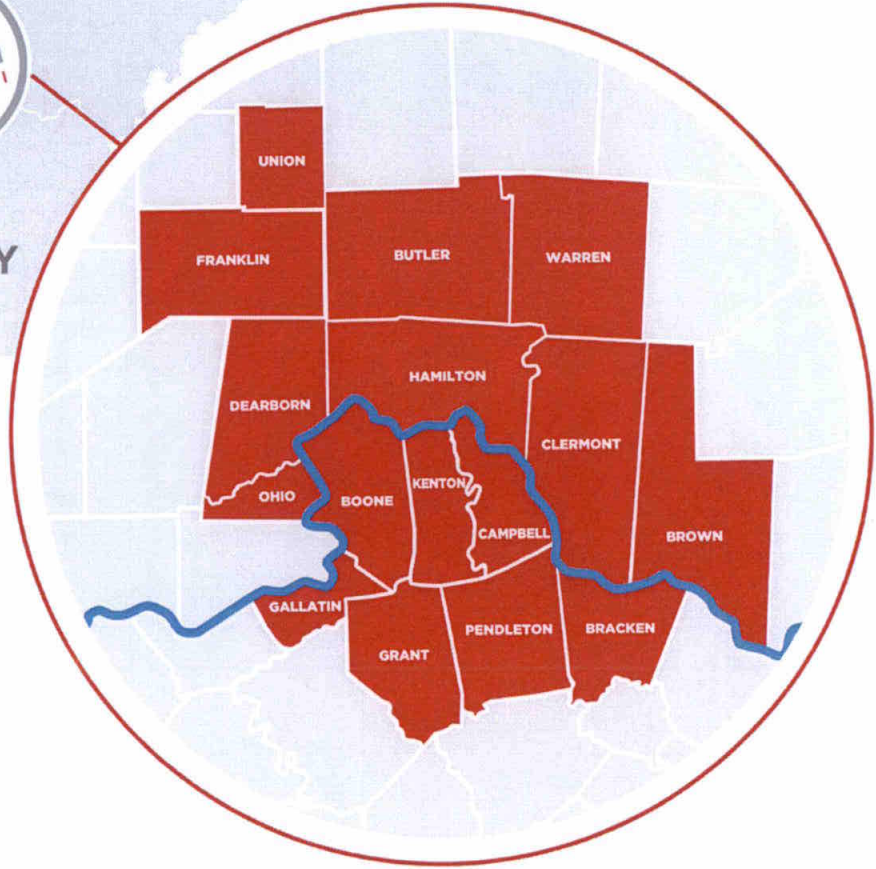
1 OF 6 JOB SO OHIO NETWORK PARTNERS



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KENTUCKY



ECONOMIC SUCCESS DRIVERS

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



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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.

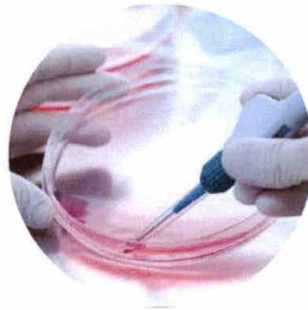
DIVERSE BUSINESS & INDUSTRIES

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



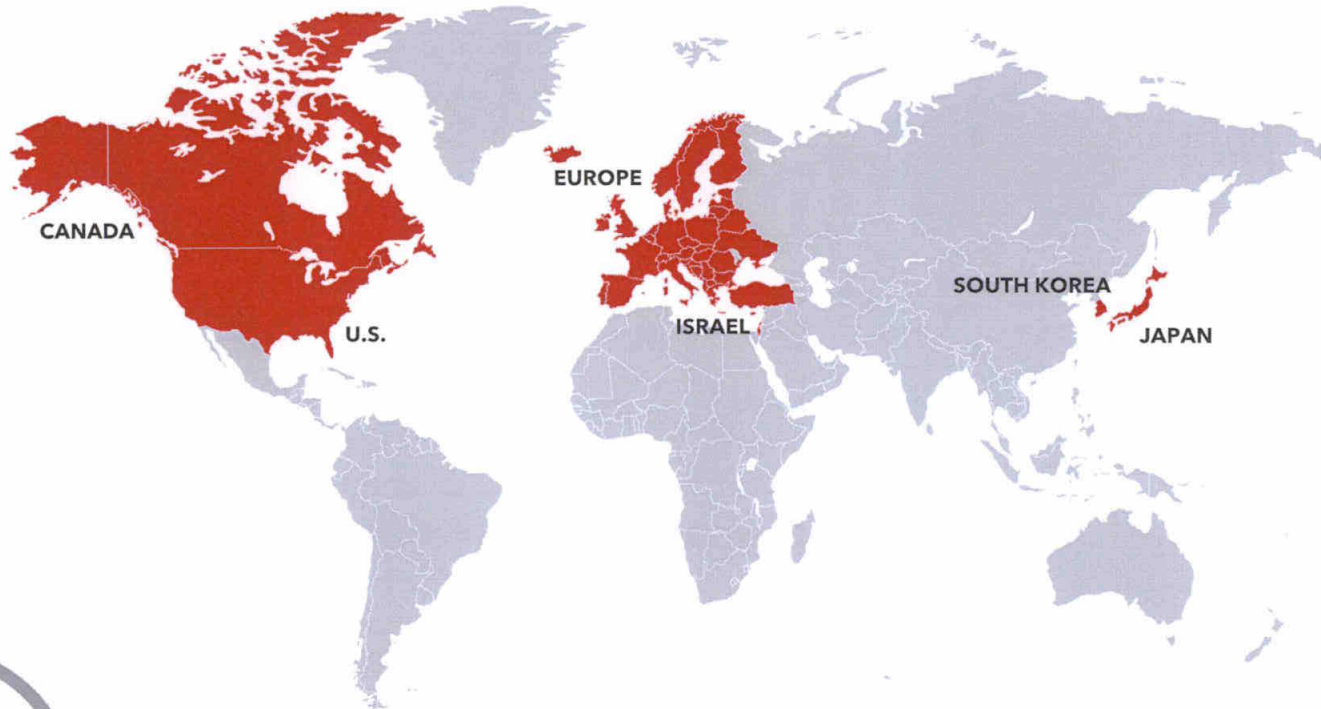
- Cybersecurity
- Data Analysis
- Supply Chain Management
- Smart Transportation Technologies



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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

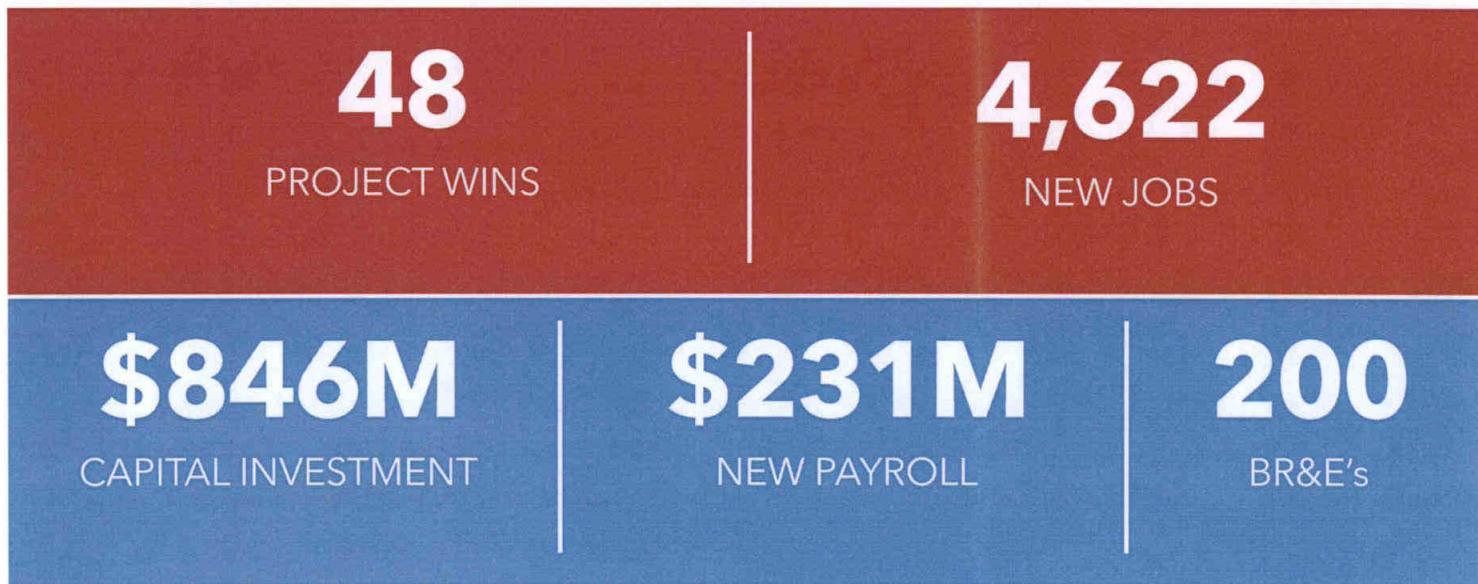


CINCINNATI REGION 2021 METRICS



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2014-2022 METRICS • WARREN COUNTY



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International Companies

nsc }

MODULA

ALLIED
CRAWFORD
• STEEL •

FESTO

ADVICS

VME MANE

MITSUBISHI
MOTORS

UGN
Sound Solutions for the Automotive Industry®

VEGA

REDI
CINCINNATI

#CINCYREGION

MANUFACTURING PROJECT HIGHLIGHTS

FESTO

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

 **MANE**

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

 **MODULA**

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	\$3,8000,000	\$26,700,000	\$30,000,000	2017



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BIOSCIENCE PROJECT HIGHLIGHTS

AtriCure[®]

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



THANK YOU!

We look forward to our continued partnership in 2022.

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#CincyRegion
REDICincinnati.com

