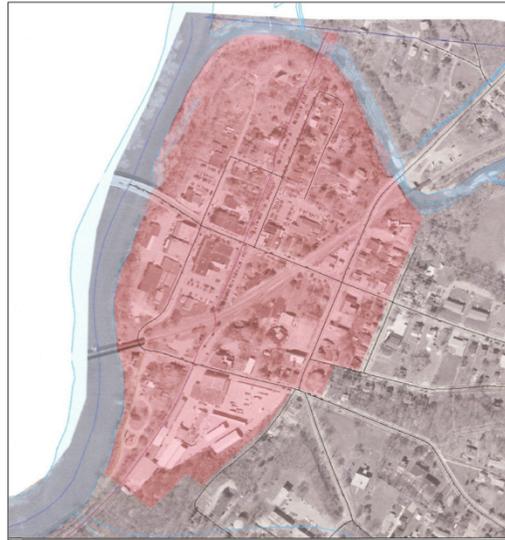


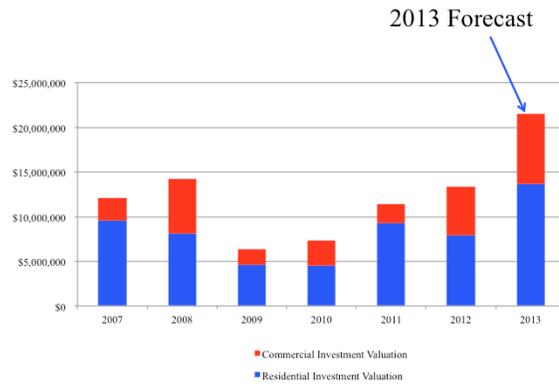
# What's Developing in Loveland

- 1) Overview: Loveland's Economic Activity
- 2) Current or Planned Projects
- 3) Downtown Loveland Status Update



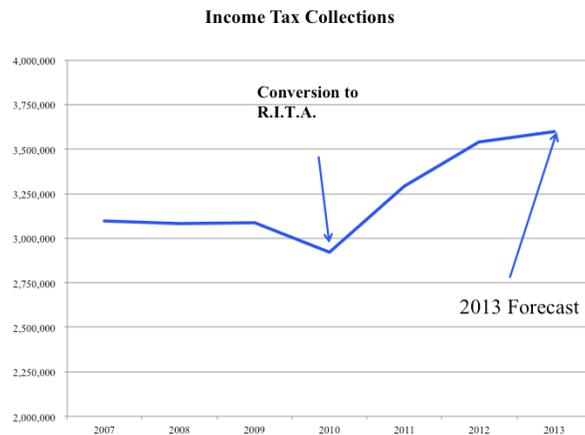
The Loveland Area Chamber of Commerce invited new Loveland Schools Superintendent Chad Hilliker and Loveland City Manager Tom Carroll to present at their “Enlighten Loveland” lunch series on August 28<sup>th</sup> at RSVP off of Wards Corner Road. This presentation details the City Manager’s presentation, and focused on three themes: the current business climate in Loveland, 2013 projects and growth, and the status of downtown Loveland’s redevelopment.

## Total Construction Value, 2007-2013 Forecast



Building activity in Loveland returned to pre-recession levels in 2012, after a sharp decline in 2009 and 2010. This year, however, has seen the most commercial and residential investment ever in the Loveland community. Two of the projects underway currently—the new St. George’s Russian Orthodox Church on Lebanon Road and the Prince of Peace expansion at Lebanon and West Loveland Avenue—are pictured as well.

## Loveland Residents and Businesses are Earning More



Another positive economic indicator for the Loveland community is that income tax collections are up in 2013. Residents and employees working inside the City limits pay 1% of their income to the City (residents of Loveland working elsewhere get a full-credit up to 1% for income taxes paid where they work). So, a growth in income tax collections for the City means that our residents are receiving pay increases, are increasingly finding employment if they were unemployed or underemployed, and are doing better financially in general. (Please note that the slight dip in revenue collections in 2010 was because that year, the City outsourced its income tax collections to RITA and received 11 months of income tax collections instead of 12 months.)

# New Housing Starts



Loveland has also seen its housing market recover. One can see that Loveland had only 10 housing starts in 2009, the height of the Great Recession. This year, the City has already had 38 housing starts. The subdivision in the picture below is the Reserves of Loveland. This subdivision's developer went bankrupt in 2008 and the City of Loveland had to step into the developer's shoes to finish the subdivision by creating a tax increment financing district, or TIF. As of today, there is only one remaining vacant lot and the City will end the TIF either this fall or early next year.

## Current & Planned Projects



Senior Housing Development,  
Third and East Loveland

Switching to current or planned projects, this slide shows a conceptual drawing of a 40-unit senior housing development expected to break ground in the first quarter of 2014. This project was reviewed by the Planning and Zoning Commission and City Council in early 2013. More work remains, but the project will offer modest income seniors in Loveland an independent living environment which will allow them to age in the community that they have called home. They will be just one block from downtown Loveland's restaurants, shops, and other amenities.

## Planned, Expected Projects



West Elevation



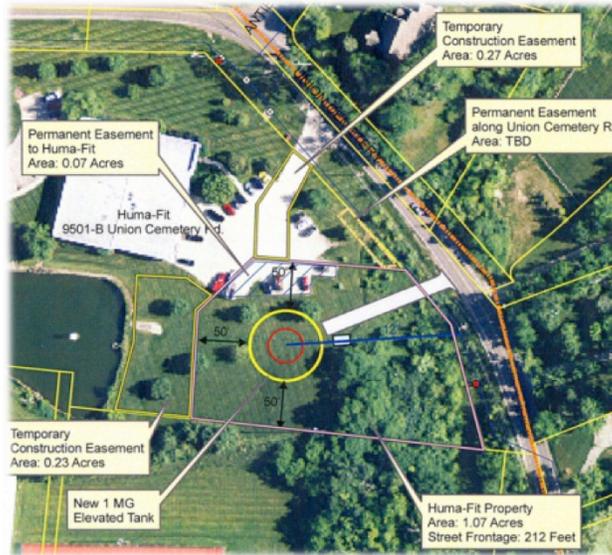
East Elevation

Request for Proposals for 225 Chestnut Street Site

*Expected Deadline of November 1, 2013*

City Council recently decided to issue a Request for Proposal, or RFP, to test the interest in restoring and preserving this circa 1893 church. Hamilton County foreclosed upon 225 Chestnut Street for back taxes. Hamilton County twice offered the property to the public at auction, but no party bid on the church structure. Following these two unsuccessful public auctions, Hamilton County offered the property to the City of Loveland if the City agreed to pay the backed taxes. The City of Loveland acquired the property in February of 2012. Shortly afterwards, several residents approached the City and asked that the City save the structure. The residents were successful in raising the City's awareness of the historic importance of the property, but were unable to develop a restoration plan that satisfied the City's basic requirements. On August 10, 2013, City Council directed that the City Manger issue a request for proposals to see if any party could develop and articulate a viable plan to salvage the structure. The effort to save the church building through the RFP process has the support of the majority of City Council, and the RFP will be issued very soon.

# New 1 Million Gallon Water Tower



The City is building a \$2.5 million water tower at this location on Union Cemetery. The project was delayed because of extending the bidding process to consider alternative designs. To the south of the tower is the Normandy Swim Club and to the west is the Loveland Commerce Park.

## New 1 Million Gallon Water Tower



This photo, taken on August 27<sup>th</sup>, shows the concrete being poured at the foundation of the new water tower. The pour used approximately 110 cubic yards of concrete.

# Growth in 2013

## New Businesses

- Anytime Fitness
- Cocoa Bites
- Ace Hardware
- Memento Mori
- Trailside Café
- The Screen Shoppe



## Expansions

- Mainstream WaterJet
- McCormick Equipment
- Take Home Tano's



The City has been fortunate to attract several new businesses this year, and has seen other current businesses expand. This year has been an excellent year for business recruitment and retention.

# Downtown Loveland



Pictured above is one concept plan for development across Second Street from the Loveland Stage Company and across Broadway from Eads Fence. The number one question asked of City officials of late has been, “When is something going to happen in Downtown Loveland?”

The City expects to enter into a development agreement with a new developer in September. A development agreement is, in lay person’s terms, the equivalent of an engagement which spells out what the City and the developer have to do to get to the altar and commence construction. A development agreement will be a big step forward, and if it is approved in September or October, development could start in the first quarter 2014.

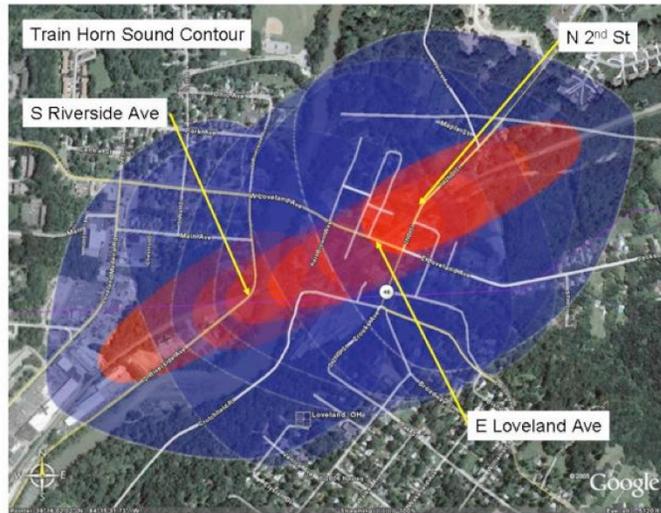
## New Developer, New Brand

- Expected Development Agreement in September
- Expected Construction to Start Spring of 2014
- City to:
  - Acquire Railroad Property
  - Write Down Property Cost
  - Waive Impact Fees
  - Implement a Quiet Zone
  - Bury/Move Overhead Utilities



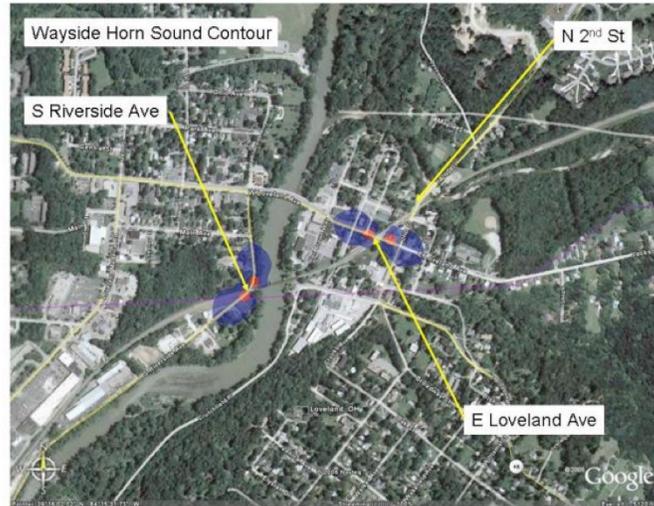
While the terms of the development agreement are still being negotiated, it is clear that the City will have to support the development to facilitate it happening. The City already has a 0.458 acre property owned by CSX under contract, will need to reduce the cost of the real estate, reduce or eliminate fees, implement a railroad quiet zone in the downtown so that trains coming through the downtown will not have to sound their horns, and move or bury overhead power lines. Pictured in this slide is the City's railroad consultant, City Engineer Cindy Klopfenstein, and officials from the Genesee and Wyoming Railroad.

# Quiet Zone



What would a quiet zone do? Pictured above is an aerial photograph of the downtown area with the train horn sounding. The red area has 100+ decibels of noise from the train horn, while the blue area shows 90 decibels of sound emanating from the train horn.

## Quiet Zone



One solution is to install a wayside horn, which blows a horn to alert oncoming motorists. One can see that the wayside horn sends the sound where it is needed to alert cars but not to areas where it is not needed. A quiet zone is vital to the success of the downtown redevelopment, but will have broader benefits to the community as a whole. Train horns will still be required to sound at the Kemper Road rail crossing near Evans Landscaping, so those residents who enjoy the ambiance of the distant train horn will still get to enjoy it from that crossing too.

# Questions?

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