



Hamilton Township

Economic Development Opportunities

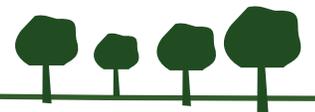


January 2010



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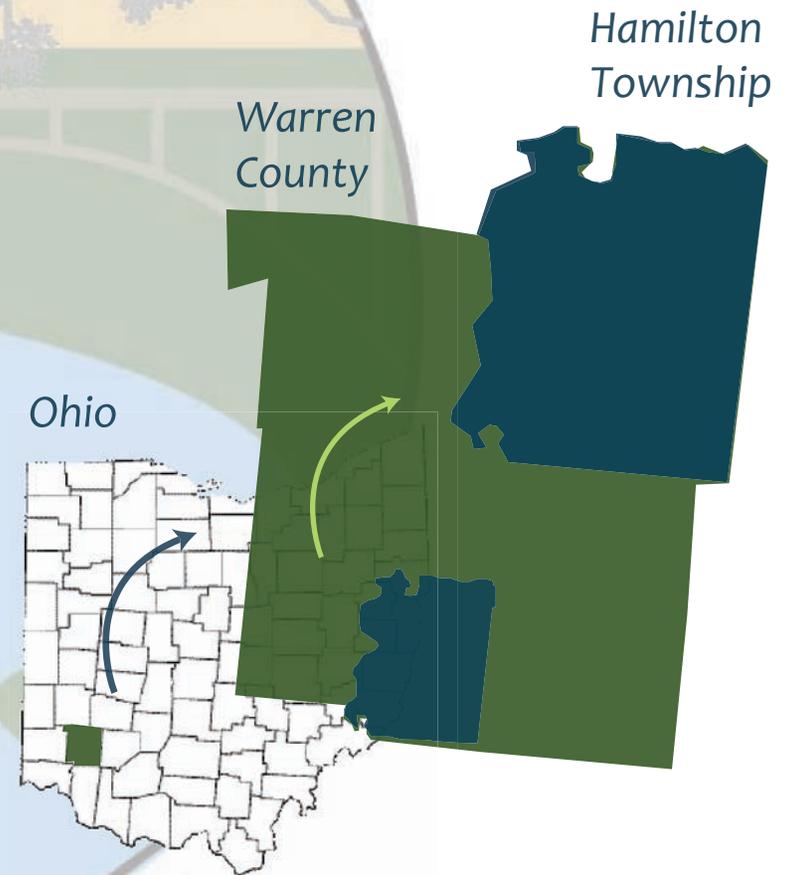
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About Hamilton Township

Hamilton Township is one of the original four townships created when Warren County was divided in May, 1803. By June, 1818, the present boundaries of the township were permanently established.

Hamilton Township is located in south central Warren County, Ohio. In the shape of a rectangle, Hamilton Township is about six and one-half miles from north to south, and five and one-half miles from east to west, comprising an area of 34.4 square miles. Hamilton Township is bounded on the north and west by the Little Miami State and National Scenic River, on the east by Harlan and Salem townships, and on the south by Clermont County, Ohio.



Who is Hamilton Township?

Elected Officials

The Hamilton Township Trustees work with State and Federal Legislators on behalf of legislation that affects local government and townships. The township feels that township government is best suited to responding to the needs of a community. Its officials understand local problems and can devote more attention to individual concerns than the county, state or federal levels of government.

The Governing body consists of four members. There are three Trustees who oversee the day-to-day operations of the Township and a Fiscal Officer that takes care of the records of proceedings.

Trustees
Becky Ehling
Kurt Weber
Eugene Duvelius

Fiscal Officer
Jackie Terwilleger

Department Heads

Community Development
Gary Boeres

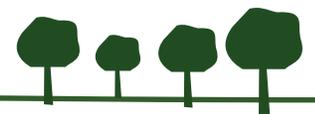
Emergency Services
Chief Mark Greatorex

Human Resources
Melissa Brock

Police Department
Chief Frank Richardson

Parks
Bob Weis

Maintenance
Millard Allen



Understanding the Area

Independent Local Jurisdictions

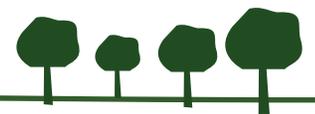


There are three independent local jurisdictions adjacent to the township, each with their own form of local government.

Unincorporated Entities



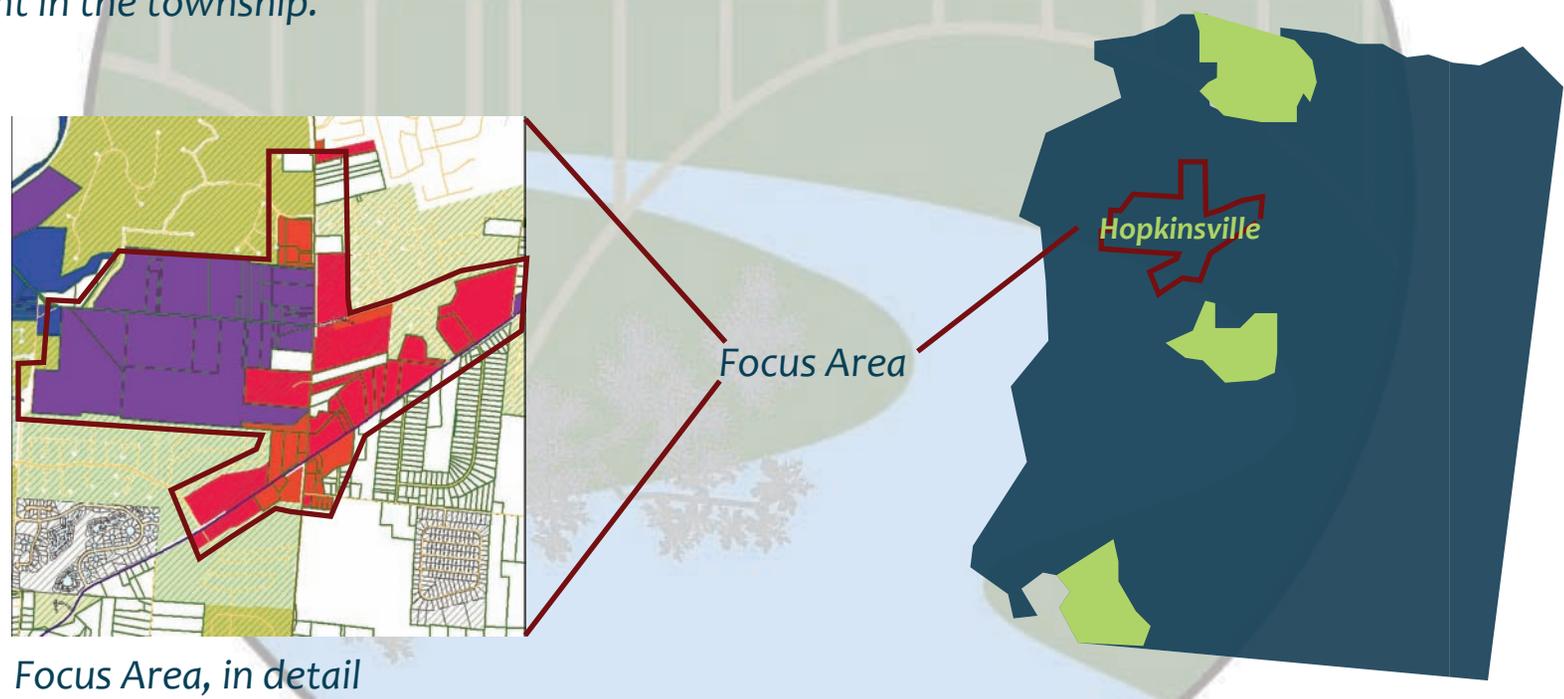
There are many unincorporated yet recognized areas within Hamilton Township. Hopkinsville is one of these areas and is also the focus area for future economic development.



Focus

This booklet highlights the necessary information for economic growth in Hamilton Township. After research and analysis it is concluded that the area along State Route 48 and U.S. Highway 22 (recognized as Hopkinsville) provides the greatest potential for commercial and industrial use in Hamilton Township.

The zoning is right, the land is available, and incentives are exposed within this book with the hope to boost economic development in the township.



Focus Area, in detail



Zoning

The zoning code is a dominant guiding force for the development of land. In Hamilton Township, zoning regulations aim to promote public health, safety, morals, comfort, and general welfare as well as protect property and property values. The zoning code seeks to facilitate adequate economical provision for public improvements and preserve the character of the community by securing the most appropriate use of land.

Zoning Regulations

Site Design/Setbacks

Landscaping

Lighting

Signage

Parking

Noise Control

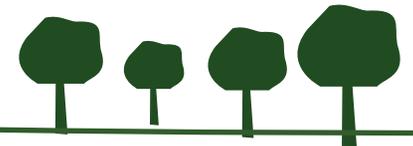
Buffers

Open Space

Density



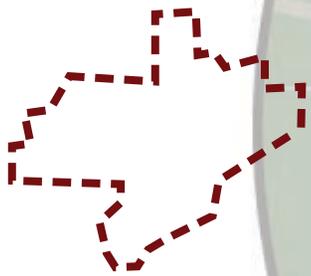
introduction



Zoning Map

The majority of Hamilton Township is zoned for single-family residential use, of this land there is a great majority that is used for agricultural purposes. To better understand the zoning of the Township one must recognize the land use of the area.

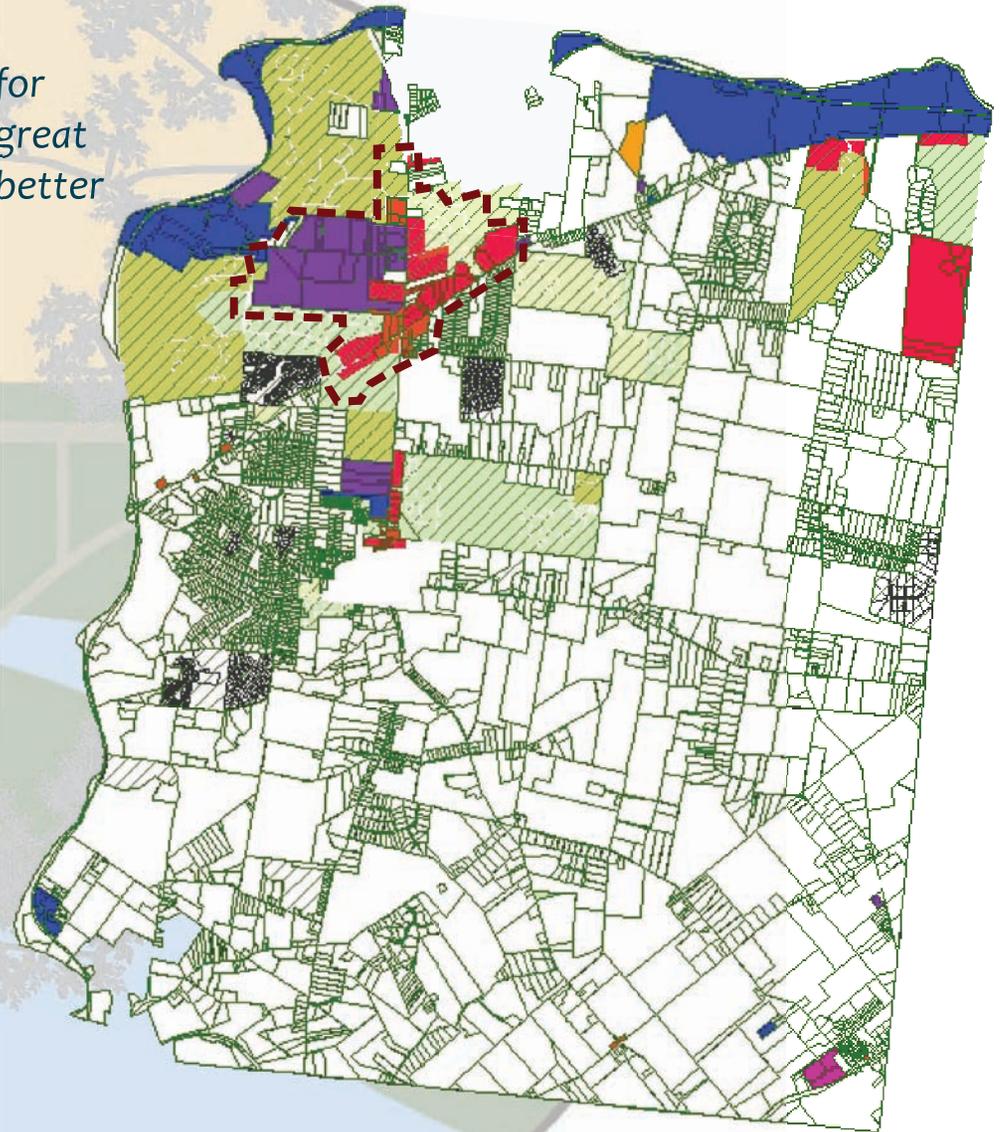
Focus Area



See following page

Legend

PUD		B-1
0		B-2
1		M-1
		M-2
		M-H
		R-1
		R-2
		R-3
		R-4
		TC



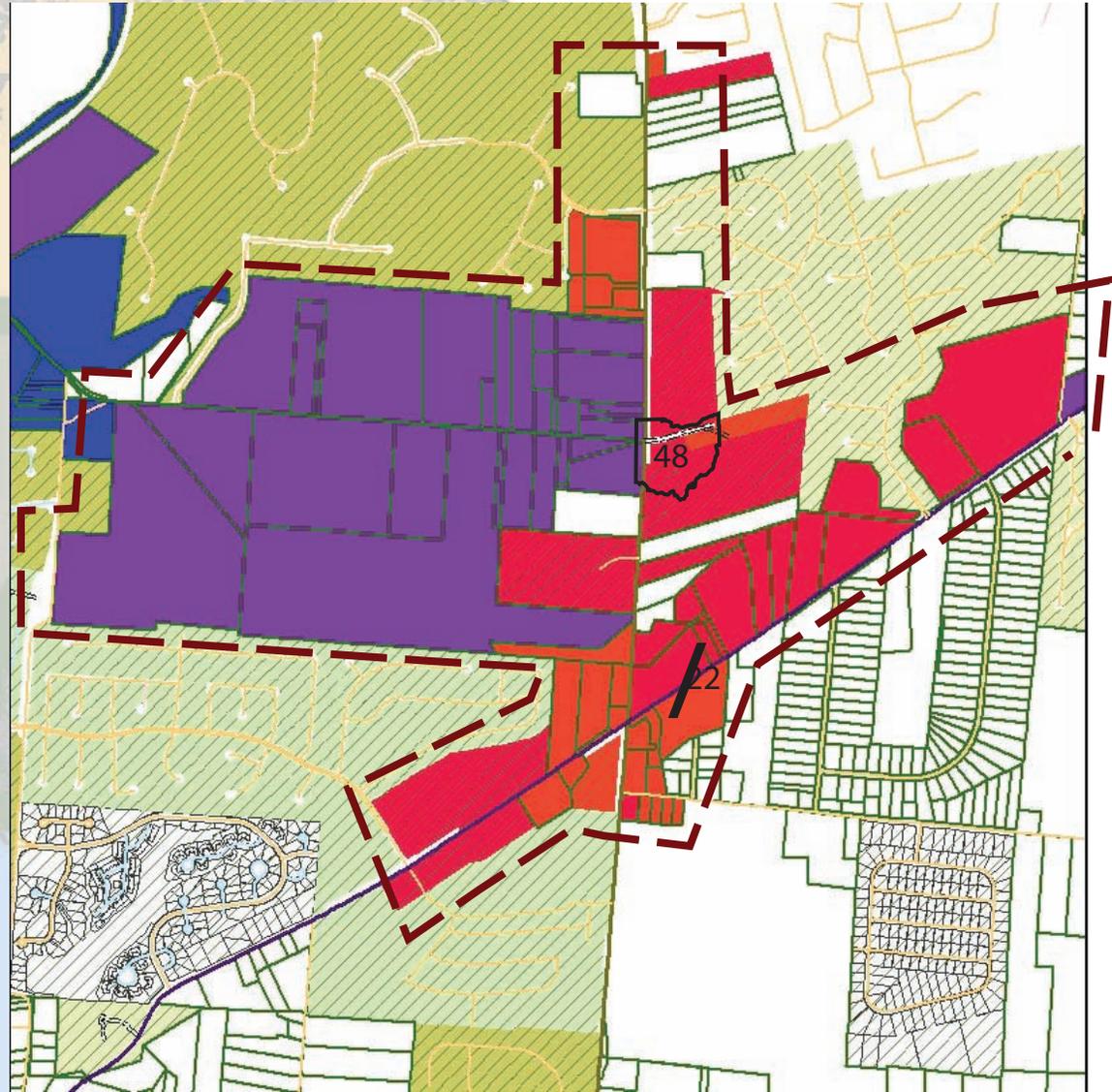
Existing Zoning

focus area

Hamilton Township Planning and Zoning Department recognizes the greatest potential for commercial development at the intersection of U.S. 22 and State Route 48. This busy intersection is surrounded by fast growing subdivisions. The area is zoned for commercial use and much of the land is for sale by various owners.

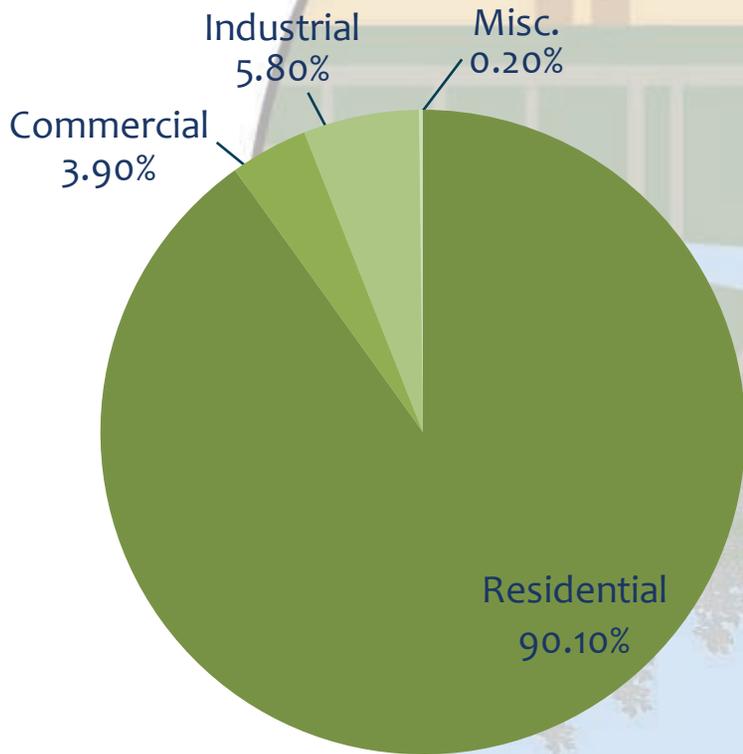
Legend

	B-1
	B-2
	M-1
	M-2
	M-H
	R-1
	R-2
	R-3
	R-4



Existing Zoning

The majority of the 3.9% of land that is zoned for commercial use is located at the intersection of U.S. 22 and State Route 48.



Use	Parcels	Acres	Percentage
Commercial	115	927.8	3.9%
Industrial	108	1412.8	5.8%
Residential	665	21844.7	90.1%
Misc.	4	52.0	0.2%

Use	Parcels	Acres	Percentage
B-1	53	105.0	0.4%
B-2	62	822.8	3.4%
M-1	43	394.5	1.6%
M-2	65	1018.3	4.2%
M-H	1	25.8	0.1%
R-1	3775	19208.8	79.3%
R-2	684	412.5	1.7%
R-3	1408	937.6	3.9%
R-4	788	1285.8	5.3%
T-C	3	26.2	0.1%
Total	6882	24237.3	



Land Use

Land Use Plans can be described as the local government's statement of goals, objectives and policies, accompanied by maps, to guide public investment and private development. It serves as the principle policy instrument for the administration of local zoning, the location and classification of streets and thoroughfares, the location and construction of community facilities and infrastructure, the acquisition and development of parks and open spaces, and the initiation of new programs and economic development.

*The following pages contain information about the **Hamilton Township Land Use Plan** that pertain to economic development.*

Contents

Topography

Hydrology

Transportation

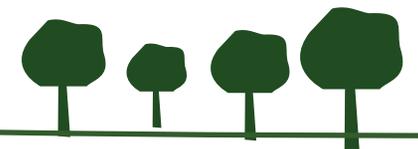
Parks

Schools

Businesses



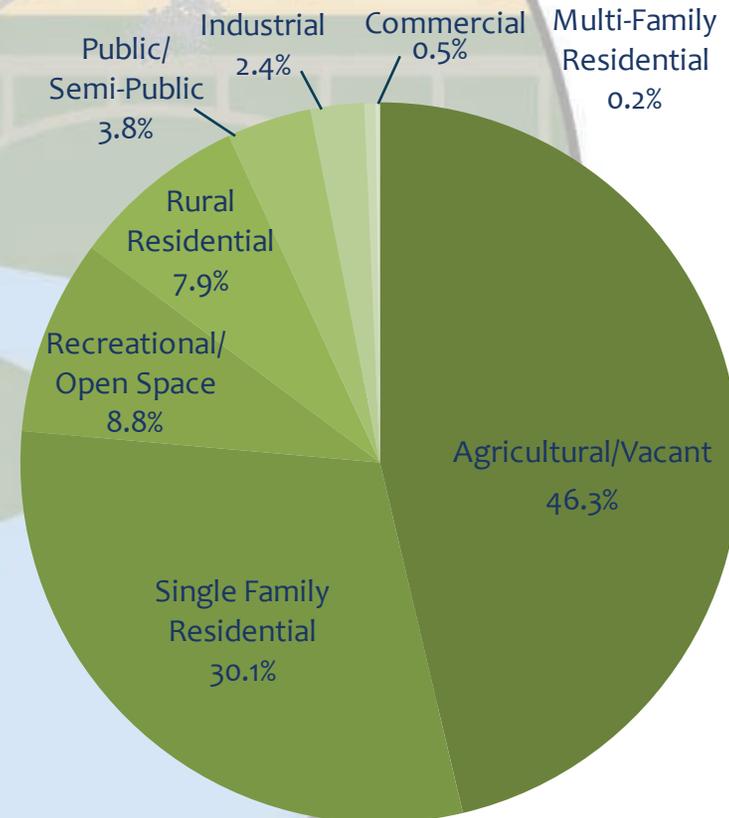
introduction



Existing Land Use

A comparison of the existing zoning and land use is necessary to obtain a grasp of the landscape of Hamilton Township.

The following chart displays Hamilton Township's distribution of land uses. Despite the lack of commercial and industrial development families and retirees still chose to invest and reside in the area. What commercial development does exist within the township (0.5% of the land) has been and remains economically viable, there are few vacant commercial buildings in the township.



land use

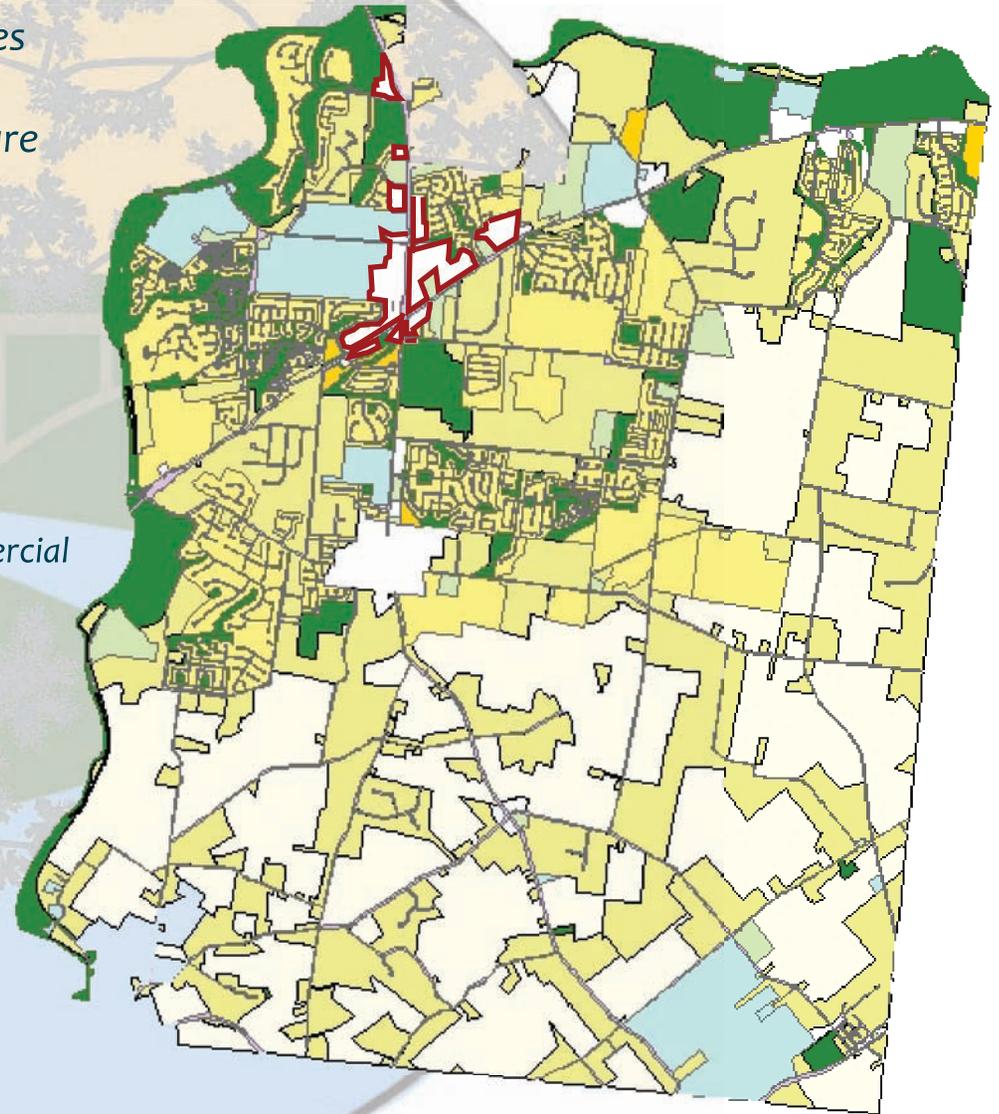


Land Use Map

The Land Use Plan, should not be viewed as static or unchanging because it is based largely upon a series of assumptions, changes in circumstances should result in the periodic revisiting of the Plan. Updates are normally considered between 5 and 10 years after adoption, this land use plan was adopted in 2005.

Legend

-  Existing/Potential Commercial
-  Industrial
-  Multi-family Residential
-  Single-family Residential
-  Rural Residential
-  Vacant/Agricultural
-  Open Space/Recreational



land use



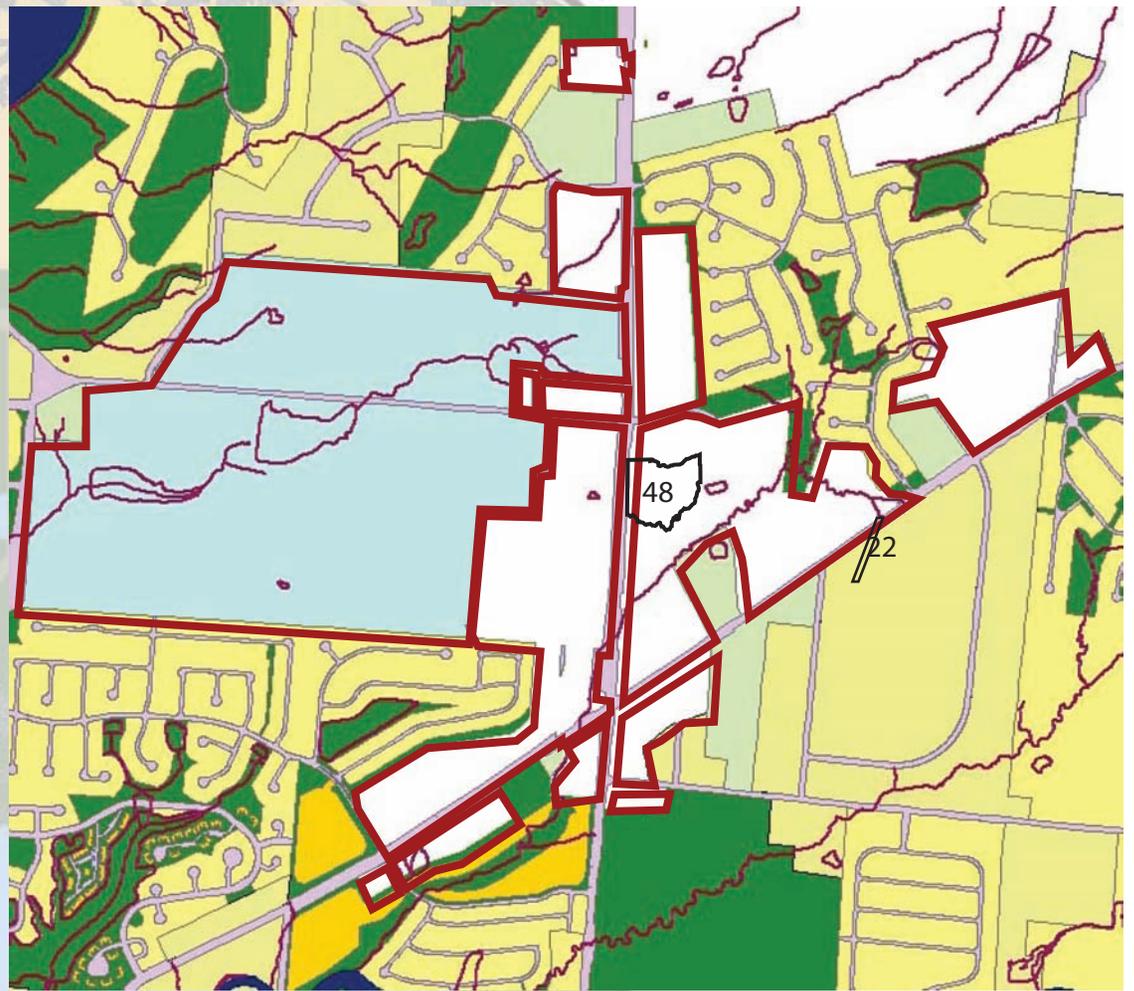
Proposed Land Use

Focus Area

Hamilton Township Planning and Zoning Department recognizes the greatest potential for commercial and industrial development at the intersection of U.S. 22 and State Route 48. The current landscape of the surrounding area is dominated by single family housing. The focus area presents many opportunities for businesses to locate. There are large plots of open land for sale amidst a few current commercial uses which can be found in the business inventory.

Legend

-  Anticipated Commercial
-  Anticipated Industrial
-  Multi-family Residential
-  Single-family Residential
-  Rural Residential
-  Open Space/Recreational



land use



Infrastructure

In the late 1970's, the extension of sanitary sewer was enabled by Warren County with financial assistance from the State of Ohio in the Maineville/Hopkinsville area. In the late 1990's, sanitary sewer was also extended to the northeast area of the township in order to serve the new Little Miami High School, purposefully enabling a limited amount of adjoining sewer development to help pay for this extension.

The extension of sewage infrastructure has greatly encouraged the growth occurring in Hamilton Township. This combined with incremental decisions made by the Board of Township Trustees, whom regulate zoning, and market demand due to strategic location, has made Hamilton Township the most rapidly growing township in Warren County since 2000.

Contents

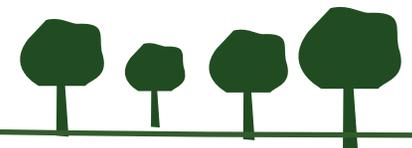
Water and Waste Treatment

Transportation

Hydrology and Topography



introduction



Water and Waste Treatment

The focus area for potential economic development is served by Warren County Water Department. The current available sewage capacity is between 7.2 growing to 12.2 MGD (million gallons/day.)

Contact

Website: <http://www.co.warren.oh.us/water/index.htm>

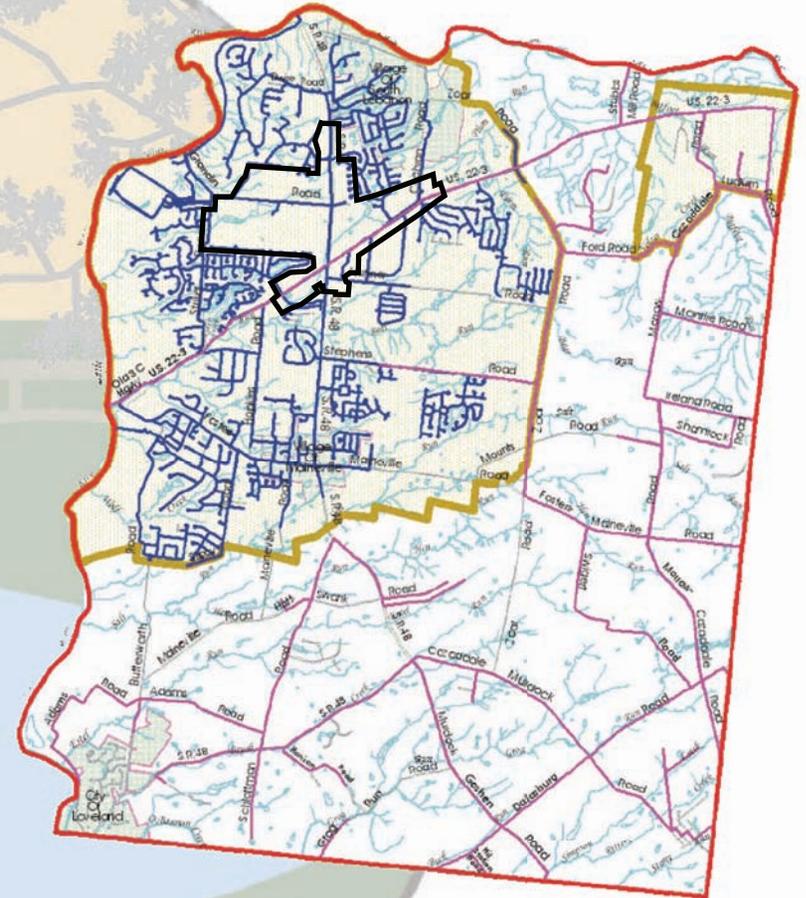
Email: waterdept@co.warren.oh.us

Warren County Government Center

First Floor
406 Justice Drive
Lebanon, Ohio 45036

Phone: (513)925-1377

FAX: (513)695-2995

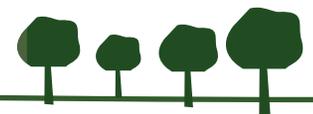


Legend

- Urban (Sewer and Water) Service Limit Boundary Line
- Warren County Sanitary Water Lines
- Western Water Company Sanitary Water Lines



land use



Transportation

The intersection of State Route 48 and U.S. Route 22 has a heavy daily traffic flow. Locating a business along these routes will allow access by not only citizens of the township but by individuals who pass through the area.

It is important to note that Interstate Highways 71 and 75 are located to the west, just outside the township boundaries.

Contacts

Ohio Department of Transportation (ODOT) District 8

Hans Jindal, P.E., District Deputy Director
 Phone: (513) 932-3030 – Fax: (513) 932-7651

Warren County Engineer's Office

Neil Tunison, Warren County Engineer
 Phone: (513) 695-3301
<http://www.co.warren.oh.us/engineer>

Chuck Petty, Assistant Warren County Engineer

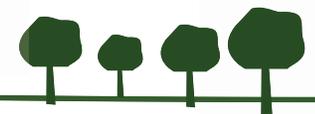
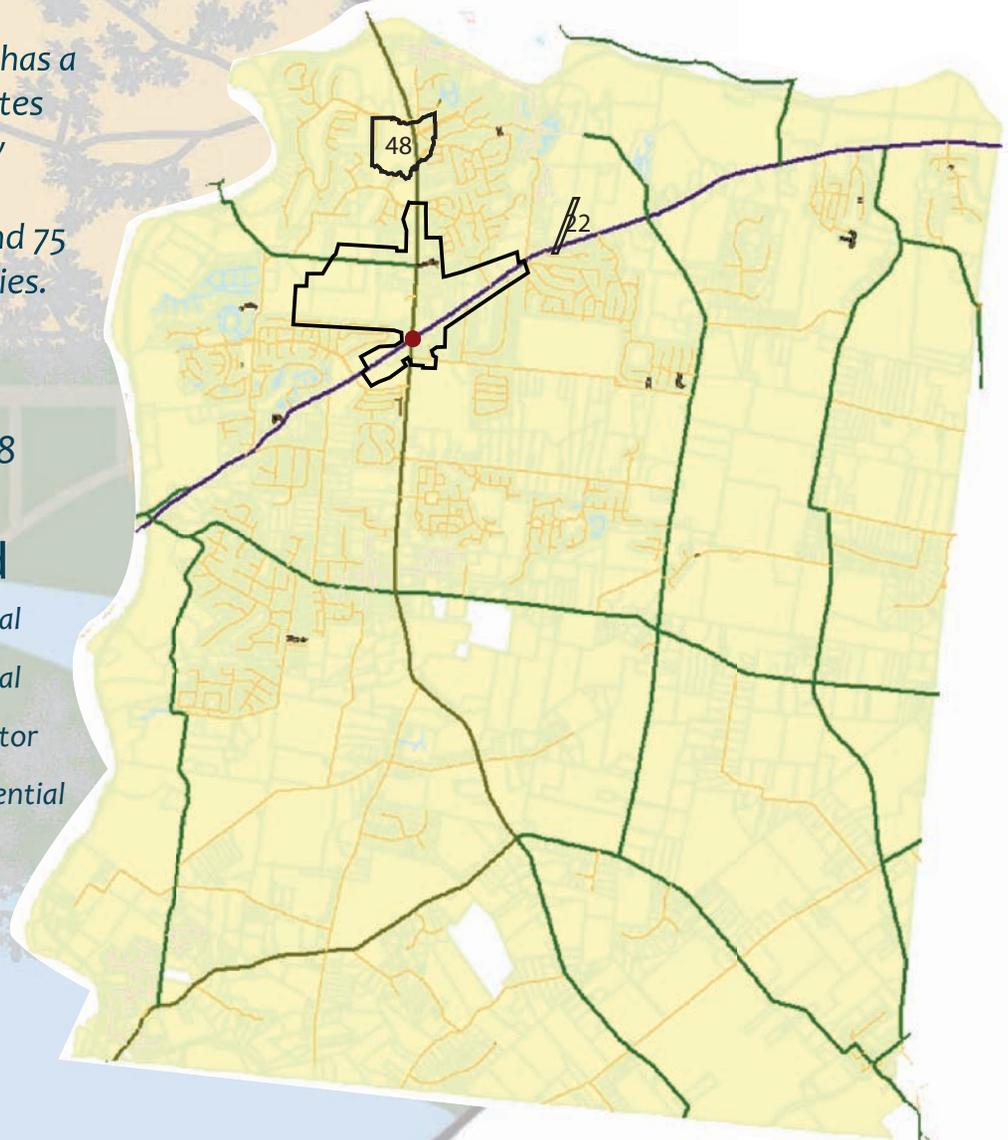
Phone: (513) 695-3309
 E-mail: pettce@co.warren.oh.us

Hamilton Township Maintenance Department

Millard Allen, Road Department Supervisor
 Phone: (513) 925-2525
 Email: Millard.Allen@Hamilton-Township.org

Legend

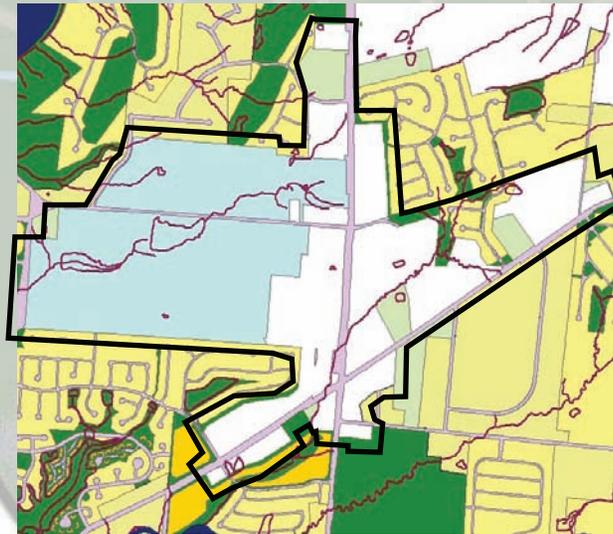
-  Arterial
-  Arterial
-  Collector
-  Residential



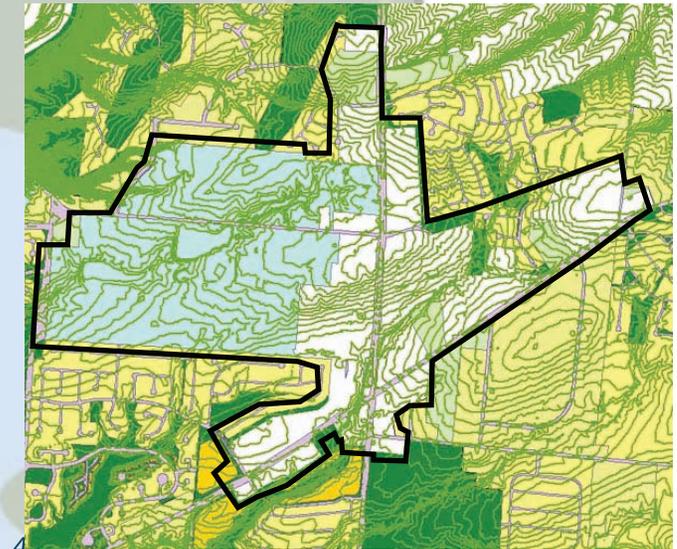
Topography

The topography of the focus area is ideal for development because of its level terrain. One-hundred year flood plains and steep slopes exist outside of the focus area.

Hydrology



Topography



Legend

- 100 year flood plain
- natural drainage



land use

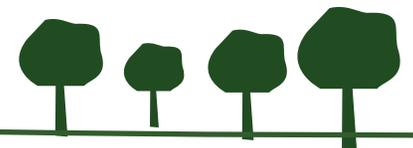


Parks and Open Space

Parks and recreation facilities are a key component of the "livability" of a community and enhance the quality of life. If such amenities were not preserved and augmented, the attractiveness and charm of Hamilton Township would suffer. Fortunately, the Township has been proactive in this regard.

*The Hamilton Township Park Board has jurisdiction over local public parks and recreation needs for Township residents. **A current estimate of public open space totals 488.53 acres.***

Private open space should not be discounted in meeting overall recreational needs. Land uses considered as private open space include lands in common ownership by subdivision homeowner's associations, which as development continues is significant; examples include campgrounds, stables, golf courses, and fishing lakes.



Parks and Open Space

Hamilton Township has created a sense of place and community through their public parks and semi-public open space. The variety of parks and recreational activities the area has to offer makes the township attractive and provides opportunities for entertainment.

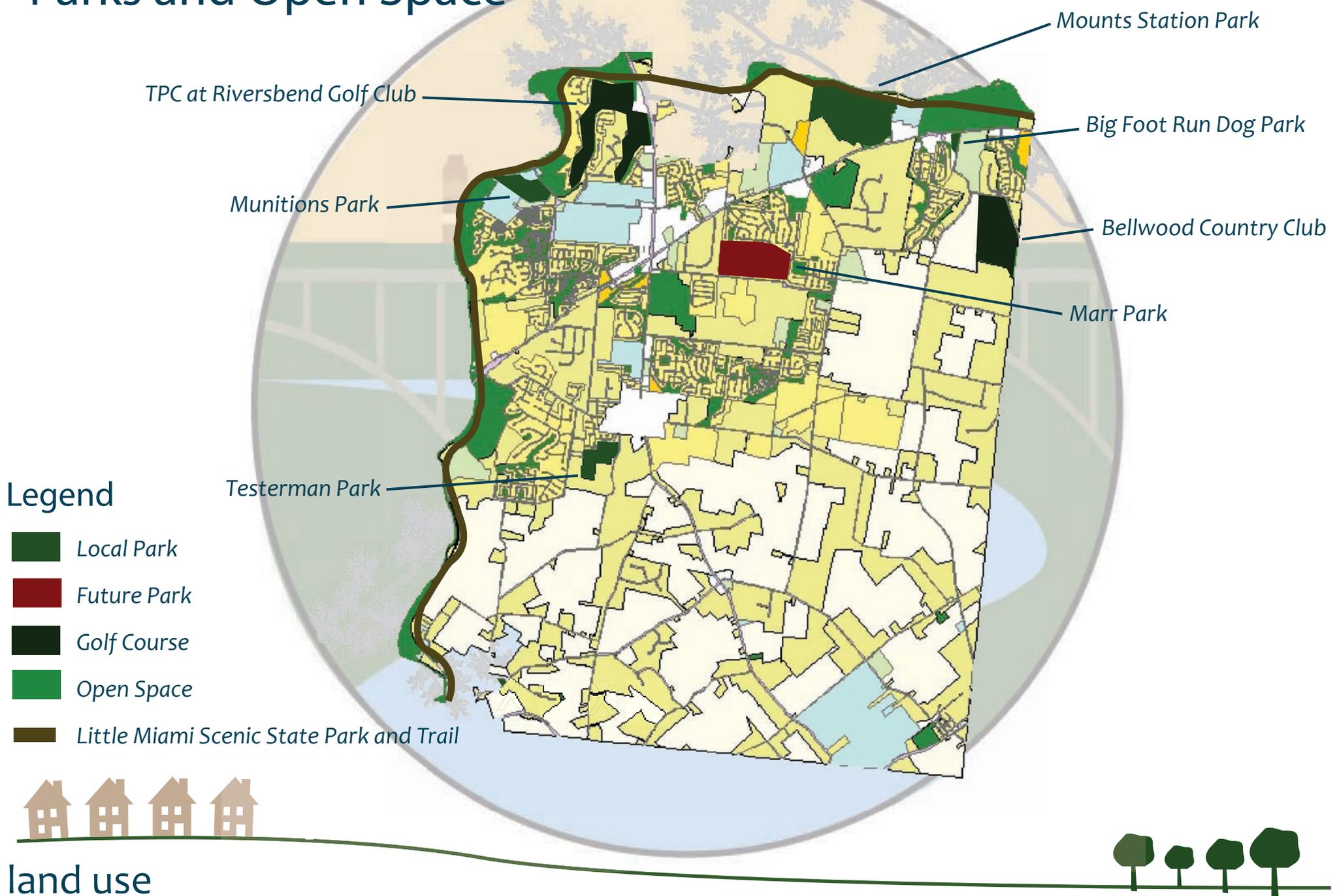
To further add to this aesthetic appeal many subdivisions have Homeowner Associates that maintain the subdivision. Subdivisions offer features of ponds, lakes, open space, small playgrounds, swimming pools, walking trails, and other amenities.



land use



Parks and Open Space



Semi-public Space

Many subdivisions within Hamilton Township have unique semi-public features. Maintained and operated by Homeowners Associations, these spaces are referred to as semi-public because they are available to the habitants of the neighborhood for a mandatory fee, yet can be used by other individuals. These open and recreation spaces present the groundwork for future services. Small parks, playgrounds, swimming pools, and community centers are just some examples of these semi-public spaces.

These spaces can contribute to the success of economic development through the aesthetic appeal they possess. Homeowners Associations create a cohesive design as well as engage members of neighborhoods. Homeowners Associations also present an opportunity as a marketing source for businesses locating in Hamilton Township.



land use



Regulation

Homeowners Associations

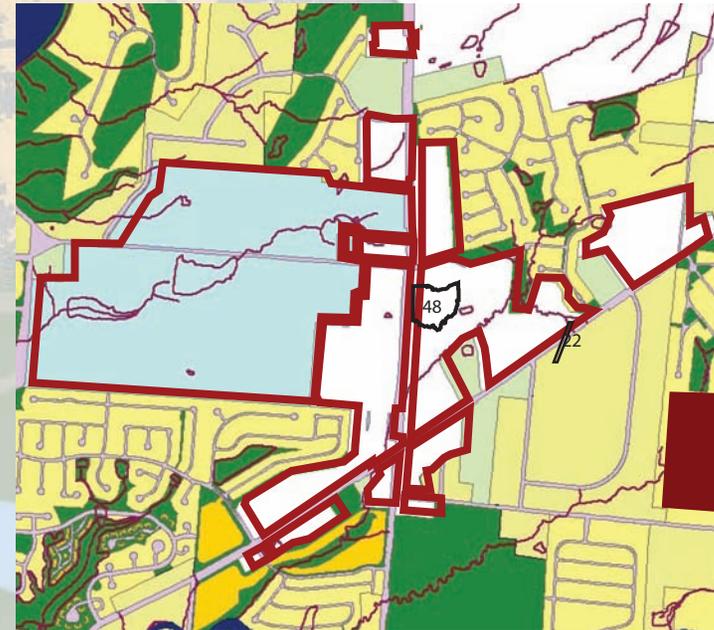
Many of the subdivisions in Hamilton Township have Homeowners Associations (HOA's). HOA's aim to maintain property values through the regulation of visual aspects of the neighborhood. They also add to the property value of homes by providing and maintaining recreational luxuries accessible to the habitants of the neighborhood. HOA's can be thought of as a positive economic tool because they ensure stability of neighborhoods. Thriving neighborhoods are a promising sign of clientele for future businesses.



Parks and Open Space

Recommendations for the future parks and open space in Hamilton Township include the acquisition of 300-400 acres for long term recreation needs as the Township continues to develop; development of a sports complex, nature center and community center; 73 miles of multi-purpose trails. The cost estimate to complete the above recommendations is \$19.8 Million. Imposition of a development impact fee has been discussed in this regard. If such fees are ultimately adopted, this will test the limits of "home rule" township authority.

Mounts Stations Park is also in the making with a preliminary master plan already established. Plans include two lakes, one 48.5 acres and a smaller 13.2 acres, as well as trails, picnic areas, camp sites, playgrounds, and recreation fields.

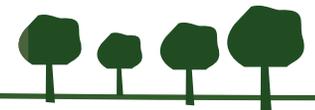


Proposed,
Marr Park

The proposed Marr Park is located a short distance from the focus area of future commercial and industrial development. The increase in individuals traveling to the park will result in increased clientele and other benefits to nearby businesses.



land use



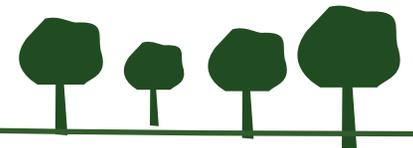
Schools

Local schools and governments are two authoritative entities that should work cohesively to serve the community. Communities benefit from productive schools that produce educated people. Yet some value is lost from individuals receiving a high quality education then relocating outside of the district.

Hamilton Township has been ranked as a top neighborhood to live in Cincinnati, with high quality schools being a contributing factor. Although Hamilton Township's population is growing perhaps the lack of business opportunities will pose a threat to the future population of young people residing in the area.



introduction



School Districts

Little Miami School District

- Major school district in the area
- Centrally located in the Township
- Geographically one of the largest school districts in Ohio
- \$62.5 million bond issue for new construction, completed August 2009

High School

- Enrollment: 3,592
- Per-pupil Spending: \$8,866
- State Ranking: Excellent
- Teacher Ratio: 18
- Teachers with Masters: 52 (26%)
- Percent Gifted: 23%
- Graduation Rate: 95.3%
- Academic Rating: 102.5
- ACT: 23.3
- SAT: 1106

New Facilities



Junior High



High School



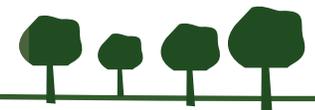
***Ranked Sixth in Cincy Magazine's Top Public Schools**

***Local News Article, The Pulse Journal**

http://www.pulsejournal.com/news/local-news/little-miami-celebrates-opening-of-new-schools-273427.html?cxttype=rss_local-news



land use



School Districts

Other school districts located in Hamilton Township...

Loveland School District

- Located at the southwest corner of the Township
- No facilities located in the township
- Enrollment is about 4,438 students

Contact

757 South Lebanon Road
Loveland, OH 45140
(513) 683-5600

Goshen School District

- Located at the northwest corner of the Township
- Facilities located within the township as well as in South Lebanon
- Enrollment is about 3,725 students

6707 Goshen Rd.
Goshen, OH 45122.
(513) 722-2227

Kings School District

- Facilities located in Clermont County
- Enrollment is about 2,575 students
- Impact fees presented to the township for the development of high-density housing in the district

1797 King Avenue
Kings Mills, OH 45034
(513) 398-8050



land use



Importance of Schools

Research shows that school districts can be a driving force behind economic development. Schools are large employers and purchasers as well as control substantial amounts of the communities' monetary assets. Incorporating work experience with classroom study can increase the quality of education received as well as the success of local businesses.

Hidden benefits occur from economic and educational cohesiveness such as lower dropout rates, increased community engagement and higher retention rates to an area.

Ideas

- Shared libraries
- In-school child care centers
- Non-profit projects such as house building or clean-up projects
- Creating public art for commercial areas
- Student reporters for the local newspaper
- Farm and gardening projects



land use



Importance of Schools

Case Studies

In Delavan Minnesota, an elementary school created the nation's first agri-science school. Study focuses on the local agricultural economy for Kindergarten through sixth grade students. Students work with family farms, local banks, and local and multi-national agri-businesses that contribute products and knowledge which help students understand their local business community. Students visit farms to learn about local and global agri-business, as well as create class farms with business-donated seeds and instruction. Furthermore student-run businesses developed thanks to start-up loans from a local bank. Students gain insights and skills from community examples and local businesses provide meaningful support to this innovative school.



With the help of a driven entrepreneur High school students in Rothsay, Minnesota formed a corporation to own and operate local businesses. When the town grocery store went out of business, the corporation bought it. Students dealt firsthand with the challenges of business operations by managing and staffing the store while taking classes to learn needed skills in accounting, marketing, meat cutting, and management. Teachers, community professionals, and retirees, provide on-the-job training and classroom discussion for which students receive course credits.



Source: "Positive Directions for Schools and Communities" Lisa Hinz



land use



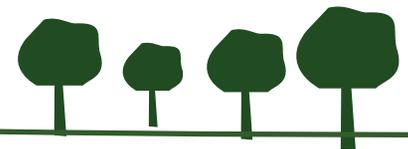
Business Inventory

Hamilton Township has managed to preserve its rural character through limiting the location of commercial development. However, with the population increasing the rural aura of the region is transforming into a suburban playground. The need for more commercial development is a hope for the future. Designating commercial development in focus areas of the township will preserve the rural character of the township while meeting the needs of its residents.

In the following pages highlight existing businesses in Hamilton Township, focusing on distinguished companies in the area. Taking into consideration the demographics, population projections, and current commercial development in Hamilton Township it is possible to determine what future development will suit the needs of the residents.



introduction



Current Businesses

Type (classified)	Number of (located in the Township)
Banks.....	5
Insurance.....	5
Dental Services.....	2
*Other Health Services...	4
Pet Services.....	3
Hair Salons.....	6
Nuserys/Child Care.....	5
Convenience Stores.....	5
Large Grocery.....	1
**Government Services..	10
***Specialty Stores.....	13
Realtor Agency Offices...	2
Storage Services.....	3
Restaurants.....	14



*Other health services include chiropractic and physician offices.

**Government Services includes community centers, water treatment centers, police and fire stations, etc.

***Specialty Stores include home good stores such as carpet and flooring, cellular phone stores, UPS, etc.



land use



Major Businesses

Auto Services

Hamilton Township has an influx of automobile services. Currently there are five carwashes and about twelve repair service or auto parts centers. However no car dealerships exist in the township.



Construction

Eight concrete and construction services exist in the township. This includes services from tool rental to concrete and paving

Landscaping

Approximately eight landscaping services exist in the township.



Banks

Six banks located in the area.



land use



Recreational Businesses

Hamilton Township’s recreational businesses preserve the areas rural character. Camping, walking trails, farmers markets, wineries, festivals, and other recreational activities make living in the township always exciting!



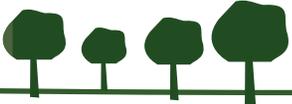
Type
(classified)

Number of
(located in the Township)

Stables.....	4
Farms.....	5
Golf Courses.....	2
Parks.....	4
Other.....	3



Images from a festival featuring students at Ballet Tech Dance School, located in the heart of Hamilton Township. Also, Horseback riding at Camp Butterworth Girl Scout Camp, also located in Hamilton Township. Ferris Wheel featured from the townships’ Spring festival.



Business Success

Ensuring Success through location

It is necessary to acknowledge that businesses locating in Hamilton Township have grown and flourished. Charles H. Hamilton Co. and Kroger are examples of successful businesses that have located in Hopkinsville, on U.S. Route 22.

Charles H. Hamilton Co.

- Excavating Contractor
- Private company
- Established in 1964
- Annual revenue of \$20-50 million
- Employs approximately 100-249 people



Kroger

- One of the nations largest grocers, headquarters in Cincinnati
- \$76 billion annual revenue
- Only large grocer located in Hamilton Township
- Employer for the area



Source: http://www.manta.com/coms2/dnbcompany_lszipo



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Future of Industrial Services

Sumco u.s.a.

Sumco U.S.A., a manufacturer and exporter of semiconductor materials is moving their Hamilton Township manufacturing site overseas. Come March 2010, the site which was developed in 1980 will become vacant. The location of the site is ideal and provides an opportunity for future industrial use and job creation. The site is located on Granin Road, in the focus area for economic development.



A local news paper, The Western Star, highlighted Sumco in a recent article.

http://www.western-star.com/news/lebanon-oh-news/sumco-phoenix-corp-to-shut-down-warren-plant-by-june-2010-174659.html?cxtype=rss_business



land use

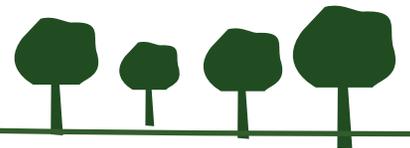


Current Land Use Conditions

Conclusions



land use



Anticipated Future Landscape

Population Projections

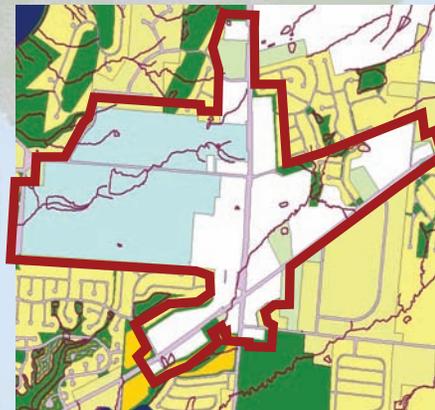
-An additional 18,583 residents predicted to be added (2.73 persons per household, based upon the 2000 Census)

-As a result, traffic generation would increase by over 65,000 trip ends each weekday (national average of 9.56 per single family residence).

Economic Development

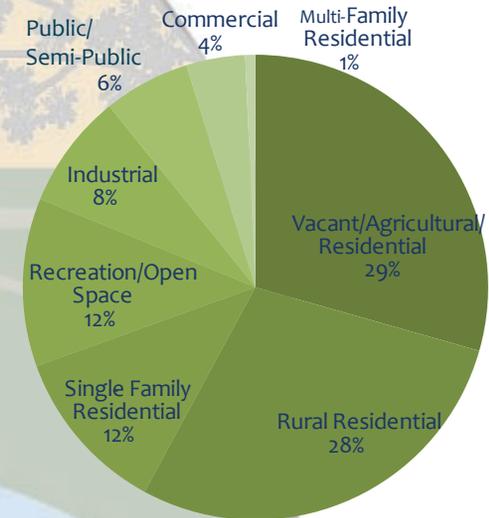
Additional businesses and services will be needed to adequately serve the growing population of Hamilton Township. Specific examples of businesses the township lacks and seeks to locate in the area include...

- Family style restaurants
- Retail Stores, large and small
- Industrial/Manufacturing company

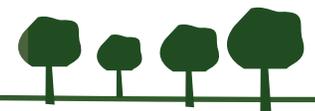


Established area best for economic development. Seeking job creation and commercial use.

Future Land Use



land use



Opportunities

Hamilton Township possesses the groundwork for locating a business in the area. Current establishments shape the feel of the community and future businesses are welcomed to continue to shape the landscape and character of the community.

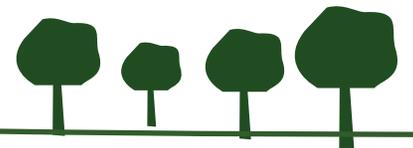
Infill development along State Route 48 and U.S. Highway 22 is what the township seeks for the future. Businesses accompanied by streetscape improvements have the power to create a sense of place to the area.

List of Properties for Sale

<http://www.hamilton-township.org/zoning/economic.htm>

Hamilton Planning and Zoning Department

Phone: (513) 663-8520



Historic Opportunities

Peters Cartridge Factory

- Constructed in 1860's
- Manufactured bullets and cannonballs for the Union Army during the Civil War
- Vacant since 1950's
- Claimed to be the largest, most impressive abandoned structures in the state
- Semi-vacant today, parts of the building are used for art studios and storage space.



Symbol highlighted in the Township logo

State and Federal Assistance

Ohio Preservation Network

<http://preservationohio.org/>

Advisory Council on Historic Preservation

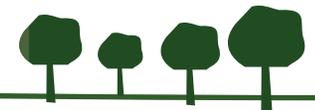
<http://www.achp.gov/funding.html>

National Trust for Historic Preservation

<http://www.preservationnation.org/>



opportunities



Legacy Establishments

Valley Vineyard Winery

Residents of Hamilton Township stay engaged and interested in the Township through annual events and entertaining businesses. Valley Vineyard Winery is one business that encourages this citizen engagement. Valley Vineyards is a family establishment that has been in business since 1970. The winery hosts festivals, cook-outs, and tastings on a regular basis as well as holiday events.

Creating unique establishments also means the potential for increased visitors and revenue to the township.



Oeder Trucking Company

The Pulse Journal, a local paper recognized the Oeder family as “a leader in building Warren County.” The family business has expanded over the years and has greatly contributed to the township.



<http://www.western-star.com/news/lebanon-oh-news/family-honored-for-80-years-of-service-in-county-252267.html>



Current Business Facades and Signs

The current extent of economic development within Hamilton Township consists of small sprawled commercial strips. Small strips are located along U.S. Route 22 and State Route 48, providing the foundation for infill development.

facades



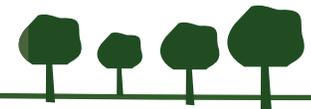
Signage



Signage is regulated through zoning. Ground mounted signs are desired, to create a consistent and aesthetically appealing look to the area.



opportunities



Envisioning the Landscape

Streetscape Improvements

Streetscape improvements create a sense of place for residents and visitors of an area. U.S. Route 22 and State Route 48 provide endless opportunities for enhancing appearance. Designing features will add economic value with the potential to make the area a destination instead of a route.



current



potential



opportunities

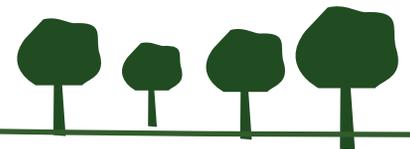


Incentives

The following pages highlight local, state, and federal incentives for economic development. Warren County has formed specific guidelines for future commercial and industrial growth. With the cooperation of township officials and incentives at all three levels of government, economic growth is the next step for the township.



introduction



Focus Area

SWOT Analysis

Strengths

- Land is privately controlled and for sale
- Zoned for industrial and commercial use
- Good access to the area workforce
- Good proximity to adjacent commercial and recreational facilities
- Located in an area of high traffic, very accessible
- Level terrain
- Available infrastructure

Weaknesses

- Sometimes heavy congestion
- Lack of revenue to fund public related projects.

Opportunities

- Potential to generate increase tax revenues for the township
- Increasing value of land through aesthetic improvements
- Potential to use current land use as an asset
- Potential to make Hamilton Township a destination
- Focus area is surrounded by numerous residential neighborhoods

Threats

- Threat of industrial use to surrounding neighborhoods
- Increased congestion
- Continued heavy competition with the housing industry
- A downturn in the national and regional economy



incentives



Regional Strengths

Market Access

Warren County offers excellent access to all areas of the Midwest and most of the Eastern United States. The County also has reasonable rail connections as well as two major interstates within the county. Manufacturers and processors can get their products to major marketplaces like St. Louis, Chicago, Indianapolis, Pittsburgh, Cleveland, Detroit, Atlanta and Louisville relatively quickly.

Transportation

Warren County has great market access, and its access to both Interstate 75 and Interstate 71 are excellent. Work, however, still needs to be done in providing interior access routes connecting both Interstates as well as linking the major employment areas with primary transportation corridors. While many of the current access routes are adequate, significant improvements must be made to handle the ever increasing use of the roadways by both passenger and commercial vehicles. Overall, with the planning that is taking place and a prioritized construction program being put in place, this component seems to be correcting the issues stated above and earlier in this report.

Ohio Route 48

Warren County identified Ohio Route 48 as a primary arterial route in the county, meaning, this route provides a corridor for business and industry to move their products and services in a timely and efficient manner as well as provide the employee and general citizen key routes to work and play.



incentives



Warren County

Local communities have many options available when considering the creation of incentives. The programs allowable under the Ohio Revised Code include Community Reinvestment Areas (CRA), which allow for abatement of real property taxes up to 100% for a period not to exceed 15 years primarily for distressed areas, and Enterprise Zones (EZ) which are similar to the CRA but have a maximum abatement of only 75% of the real property taxes to be paid. Both programs are critical to attracting companies to the region.

In addition, Joint Economic Development Districts should be considered in areas where there is potential for development and where there may be a need to combine resources between a township and a community in the development of the property(s).

Port Authority

The new Port Authority in Warren County adds another tool to the ability to react quickly to the needs of potential clients and activities related to the development of the county.

The establishment of a Port Authority can provide a number of tools which can benefit in the location of business in an area. The broad powers of a port authority can allow for an entity to buy, sell, lease, construct or hold either real or personal property. This can be extremely valuable when dealing with firms that are interested in lease only options, but yet need additional benefits that only a public entity can provide. The use of Joint Economic Development Districts (JEDD) can also provide an excellent avenue when dealing with issues of local control and infrastructure needs. By sharing the tax income in a certain area, improvements can be made to further enhance the growth potential of that given area by providing the needed infrastructure to ensure its development.



incentives



State Incentives

Skills Training

- Ohio Investment Training Program

Loan Programs

- Automotive Supplier Zero Percent Financing Initiative
- 166 Loan Program
- Regional 166 Loan Program
- Ohio Enterprise Bond Fund
- Innovation Ohio Loan Fund Program
- R&D Investment Loan Fund Program

*Compared to the region, Ohio has the most incentives out of Kentucky and Indiana

Tax Abatement

- Enterprise Zones
- Community Reinvestment Areas

Tax Credits

- Ohio Job Creation Tax Credit
- Ohio Job Retention Tax
- Ohio R&D Investment Tax Credit
- Training Tax Credit
- Ohio Mfg. Machinery & Equipment Tax Credit
- Technology Investment Tax Credit

Tax Exemptions

- R&D Sales Tax Exemption
- Mfg. M&E Sales Tax Exemption
- Warehouse M&E Sales Tax Exemption
- Warehouse Inventory Tax Exemption



Federal Incentives

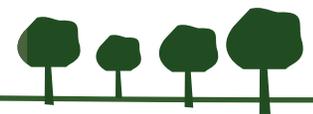
Loan Guarantees

Federal programs such as U.S. Rural Economic and Community Development, U.S. Economic Development Administration (EDA) and U.S. Housing and Urban Development (HUD) all have various forms of a guarantee program ranging from 90% to 60% guarantee levels with a maximum of \$25 million. In addition, both US EDA and HUD have programs that can fund infrastructure as well as property acquisition through grants and/or loans.

Other federal programs that can be accessed include U.S. Department of Transportation (DOT) funds through T-21 grants for specialized transportation projects. Also the establishment of a Foreign Trade Zone or Sub-Zone through the U.S. Department of Commerce is another program that can be effectively used to assist in business location.

Traditional Incentives

- Industrial Revenue Bonds (IRB's)*
- Tax Increment Financing (TIF)*



Demographics

Hamilton Township has been recorded as the fastest growing township in the County since the 2000 Ohio census. Backed with research and data analysis, these growth patterns are predicted to continue into the future. The township's growth has sparked recognition as well as top rankings in aspects of safety and schools.

Cincy Magazine recently highlighted Hamilton Township in their 'Rating the Burbs,' a list that highlights the top forty-two neighborhoods of the Cincinnati Tri-state area. Hamilton Township received the rank of sixth in the list of Top Safest Neighborhoods in Cincinnati. Also, the Township's major school district, Little Miami was ranked number sixteenth in the list of Top Public Schools.

The following pages highlight the township's demographics and portray why Hamilton Township is an ideal area for economic development.

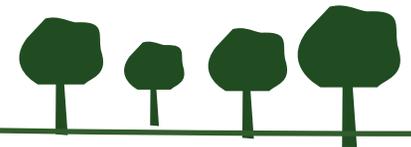


Cincy Magazines 'Rating the Burbs' Article

<http://www.hamilton-township.org/PDF%20Files/408BurbsCharts1.pdf>



introduction

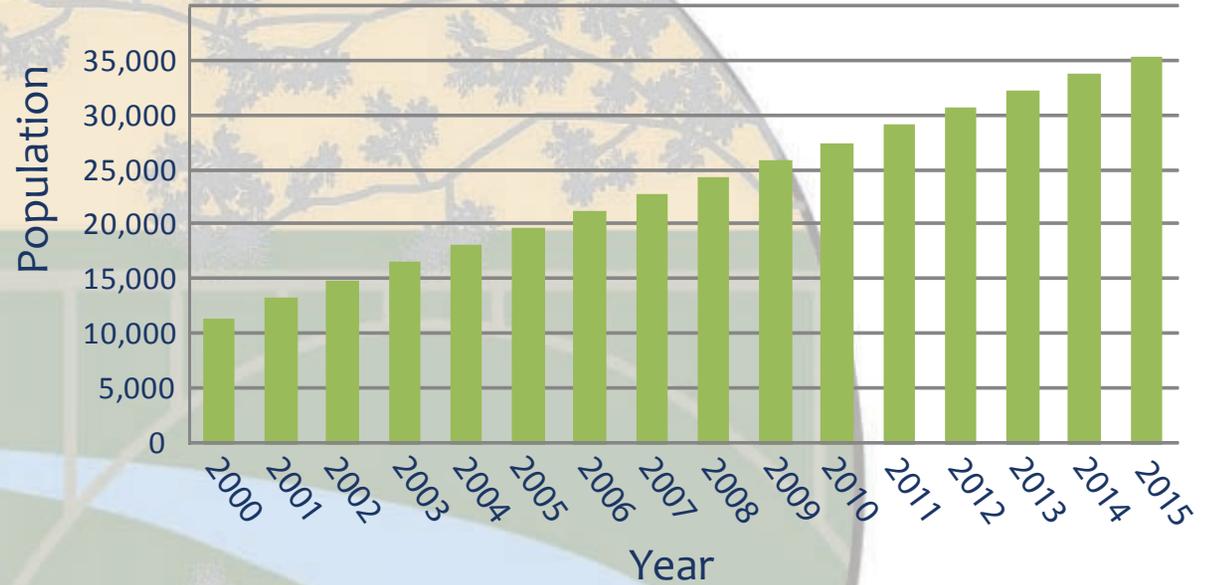


Population Projections

Hamilton Township's population trends shows signs of a new era for the region. The housing opportunities the district provides is a key factor as to why individuals choose to locate here. Thriving businesses follow growing populations and the statistics of the township will assure success to businesses locating here.

It is necessary to recognize the growing region surrounding the Township as a depiction economic success as businesses have located and thrived in these areas.

Predicted Projections



Summary

- 2009 population: 17,431
79.37% growth since 2000
- Average Annual Growth Rate
Hamilton Township: 3.4%
Warren County: 2.5%



Population Projections Continued

Year	New SFD*	Population ^{1**}	Increase	Households ²	Increase
2000	463	10,884.51	12%	3,987	12%
2001	667	12,705.42	14%	4,654	14%
2002	606	14,359.80	12%	5,260	12%
2003	662	16,167.06	11%	5,922	11%
2004	609	17,829.63	9%	6,531	9%
2005	603	19,475.82	8%	7,134	8%
2006	341	20,406.75	5%	7,475	5%
2007	326	21,296.73	4%	7,801	4%
2008	224	21,908.25	3%	8,025	3%
2009	500	23,273.25	6%	8,525	6%
2010	500	24,638.25	6%	9,025	6%
2011	500	26,003.25	5%	9,525	5%
2012	500	27,368.25	5%	10,025	5%
2013	500	28,733.25	5%	10,525	5%
2014	500	30,098.25	5%	11,025	5%
2015	500	31,463.25	4%	11,525	4%



*New Single Family Dwellings **Represents an end of the year estimate

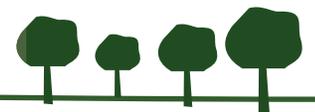
1. Population estimates for 2000-2004 are estimated by multiplying the number of approved sfd zoning certificates for the year by 2.7 then adding to the population from the previous year. Household Estimates for 2000-2004 are estimated by adding the number of approved sfd zoning certificates for the year to the total households from the previous year.

2. Household estimates after 2004 are calculated by adding the average number of new single family dwellings from 2000-2004 to the previous year. Based upon the remaining number of vacant but approved building lots, Hamilton Township has approximately 5000 building lots scheduled for new housing.

Compare to...

Warren County

Year	Projection	Percent Change	Annual Growth Rate
2000	158,383	39%	3.90%
2010	215,020	35.80%	3.58%
2020	276,250	28.50%	2.85%
2030	338,350	22.50%	2.25%



Current Population

*Data calculated from the 2000 State Census

Successful businesses rely upon a variety of consumers. Hamilton Township has a wide range of age groups, creating a promising clientele for starting a successful business. This along with the populations' high levels of education and low levels of unemployment provide assurance for successful economic development.

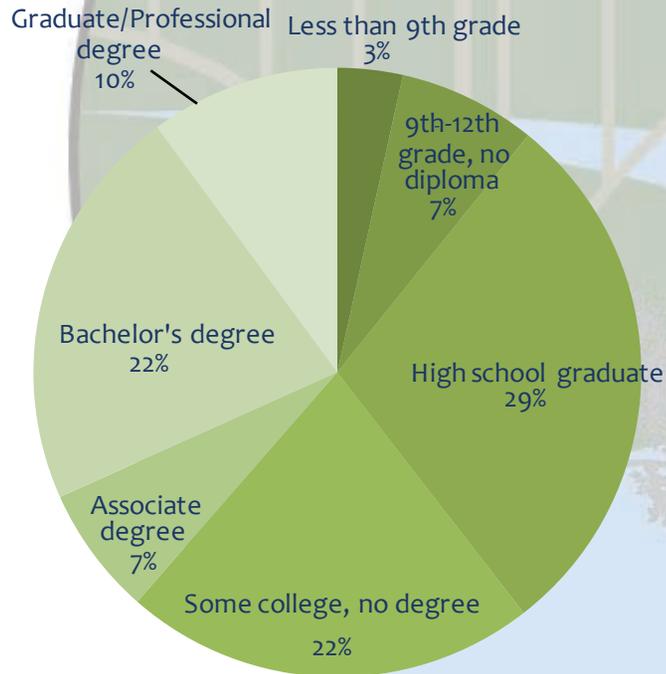
Population Details

Employment Status

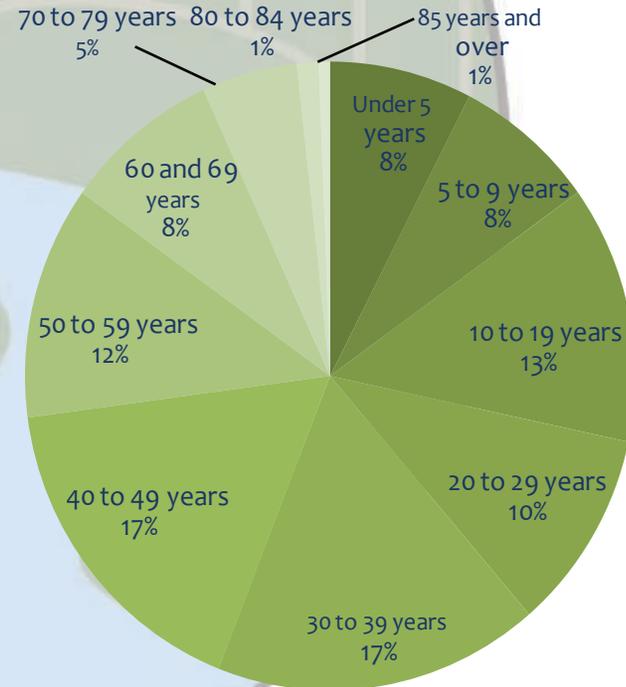
1.8% Unemployed
70.4% Employed

Median age: 36
Race: 98.2% white
Poverty rate: 3.0%

Education



Age Groups



Housing

Hamilton Township's growing population and low percent of vacancy make it a place of endless economic opportunities. Many families and retirees locate in the township which provide a promising clientele for businesses. Also, the high percentage of owner-occupied housing shows the investment individuals have in the township.

Population Dwelling

Rural area: 57%
 Urbanized area: 43%

Total Households 3,524

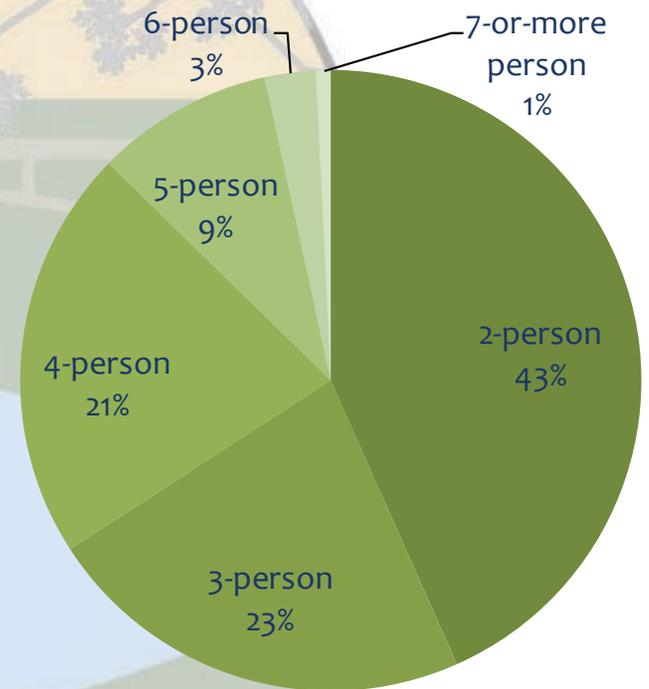
Family 2,870 (81%)
 Non-family 654 (19%)

Units

Owner-occupied: 91.6%
 Renter-occupied: 8.4%
 Vacancy: 8.5%

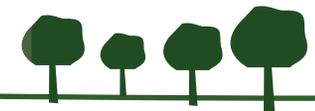
Year	Average Price	Number of Homes Sold
2002	\$226,217	558
2003	\$265,232	663

Family Households



Average number of people per household: 2.7

Source: Cincinnati Enquirer, 2003

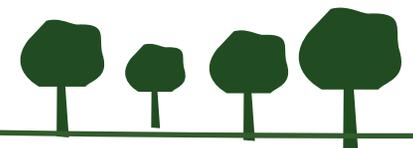


Housing Development

Hamilton Township has been experiencing a dramatic transition. What was as recently as ten years ago a predominantly rural landscape is currently rapidly suburbanizing. Development trends are enabled by policy decisions and are sustained by market forces. The following analysis of the land use is offered to understand the currently fluid situation regarding housing character within the 34.4 square mile (22,000+ acres) study area.



introduction



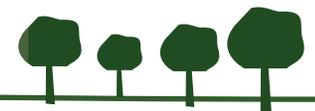
Housing Inventory

Highlighting all Subdivisions in the Township

Subdivision	Total Lots	Total Acres	Subdivision	Total Lots	Total Acres
21 Oaks	38	16.84	Lexington Meadows	7	17.2
Adena at Miami Bluffs	276	43.4	Liberty Springs	117	27.25
Autumn Run	46	20.95	Maineville Green	22	5.54
Bear Run	156	71	Melrose	47	12
Belwood	16	39.49	Miami Bluffs	365	230
Butterfield Park	237	99.2	Michels Farm	297	100
Fairways at River Glen	66	25.48	Mount Vernon	20	40.2
Fosters Court	31	39	Providence	342	208.8
Fosters Pointe	291	182.97	Regency Park	848	258.4
Fosters Run	115	63.5	Rivers Bend	249	476.37
French Court	9	7	Saddlebrook	164	66.25
Grandin Ridge	36	39	Stotler I	161	68.7
Heritage at Miami Bluffs	390	170	Stotler II	409	171
Hildebrandt Estates	247	167.84	Shepards Run	52	100.95
Hopewell Valley	517	132.1	Sunrise Landing	266	85.64
Indian Lake	955	181.5	Sunrise Ridge	21	12.95
Kings Court	22	10	Thorton Grove	300	120
Landing at Willow Pond	324	93.24	Turning Leaf	230	78.7
Lake Diane Estates	10	25.91	Village on the Green	434	150
Lakeside Park	37	78.86	Villages of Classicway	603	216
Lakewood Farms	19	59.25	Vineyard	72	139.98
Lanes End	11	31.01	Wedgwood	550	197.8
Laurel Glen	38	123.01	Wethersfield	157	65.99
			Willow Grove	28	7.5

Totals (Estimates)
 subdivisions: 47
 units: 7,984
 lots: 9,648
 acres: 4,577.77

Source: Hamilton Township
 Planning/Zoning Department

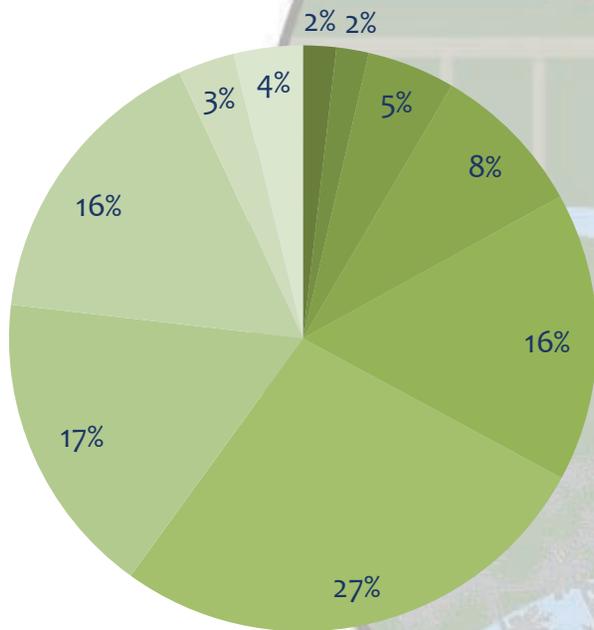


Household Income

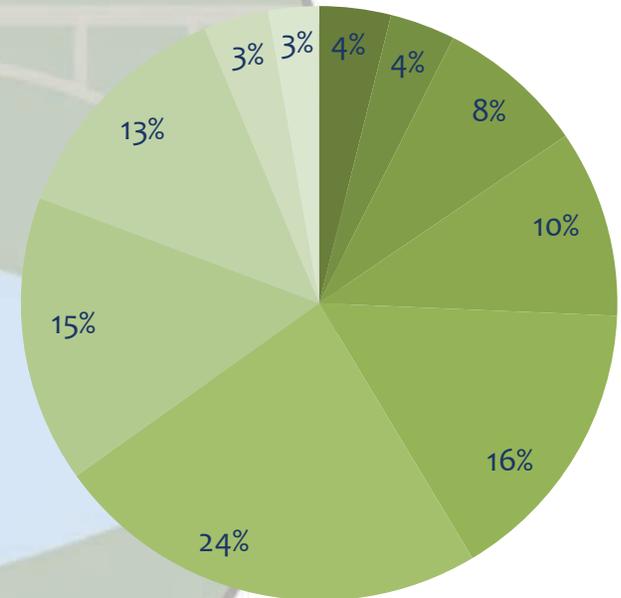
Household income is an important factor to assist in determining what business fit the residents of an area. Hamilton Township and the regions household income are key indicators of a thriving area. Locating business here will provide the citizens a way to reinvest in the township.

Hamilton Township

Warren County

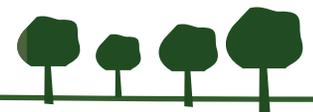


- Less than \$10,000
- \$10,000-\$14,999
- \$15,000-\$24,999
- \$25,000-\$34,999
- \$35,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,999
- \$100,000-\$149,999
- \$150,000-\$199,999
- \$200,000 or more



Total number of households: 3,524
 Median Household Income: \$66,276

Total number of households: 56,020
 Median Household Income: \$57,925



The Importance of Housing

Property Value

Subdivision	Sale Value	Assessed Value	Total Tax Base	School Tax Base
Sycamore	\$141,440	\$49,500	\$1,999	\$1,232
Melrose	\$147,450	\$51,610	\$2,109	\$1,284
Regency Park	\$152,090	\$53,230	\$2,235	\$1,324
Michels Farm	\$175,750	\$61,520	\$2,514	\$1,531
Village on the Green	\$193,520	\$67,730	\$2,869	\$1,733
Wetherfield	\$203,580	\$71,250	\$2,899	\$1,733
Fosters Point	\$269,440	\$94,300	\$3,853	\$2,346
Miami Bluffs	\$331,890	not available	not available	not available
Rivers Bend	\$557,206	not available	not available	not available

Ranked...

- Ninth in number of homes sold*
- Seventh in the Top Ten Breakdown of Home Sale Figures**
- As of September 2006, Warren County is the second fastest growing County in Ohio.*

Benefits

Cost of Living...
 Compared to the rest of the country, Hamilton township's cost of living is 7.37% Lower than the U.S. average.



Contact Information

After recognizing the opportunities, incentives, and current conditions of Hamilton Township it is fair to conclude that economic development is the next step for this growing area. Hamilton Township's local government officials encourage development through assistance and guidance. The contact information for the township administration office is listed below.



7780 South State Route 48
P.O. Box 699
Hamilton Township, Ohio 45039

Phone: 513-683-8520

Email: Gary Boeres, Community Development Director
gary.boeres@hamilton-township.org

Hamilton Township Administration Office is open Monday through Friday 8:00 a.m. until 4:30 p.m.
The Zoning Office is open Monday through Friday 8:00 a.m. until 5:30 p.m.

