Plan It Piqua  Preserve the Past – Empower the Future

Redevelopment Analysis Report  April 2010

to complement

Project ReDO: Redevelopment Opportunities
Revitalizing Piqua through Economic Redevelopment

Presented by
Resurgence Group
Front Street Analytics
Resurgence Group
and
Front Street Analytics

would like to thank

The City of Piqua
The Plan It Piqua Team

Bill Murphy, Economic Development Department
Chris Schmiesing, Planning and Zoning Department

Grow Piqua Now
Leadership Piqua

Winans for the wonderful coffee
Toone P’s for the wonderful sustenance

the citizens of Piqua we were so fortunate to meet

Your support in the completion of this project is much appreciated.
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(Supplemental Marketing Information is available under separate cover.)
Overview

The City of Piqua recently completed and adopted the Plan it PIQUA Comprehensive Plan (Plan). This Plan was developed using a combination of public input and technical analysis in order to create a vision - Preserve the Past Empower the Future - and represents a significant investment in public funds, civic leadership and community time to articulate the future vision for the City of Piqua. The Plan includes goals, objectives and strategies for land use, redevelopment, housing, transportation, economic development, natural environment, community facilities and services, utilities and implementation.

The Plan’s Land Use Goal will provide overall guidance for Piqua. While Piqua has grown in land area over the past three decades, its population has remained fairly constant. The City now desires to make informed decisions and control their destiny. The Plan recognizes underutilized and undeveloped land already served by infrastructure, and redevelopment opportunities along the Great Miami River as viable alternatives to new "edge" growth. In addition, the Plan advances "development concepts" intended to indicate the type of development/redevelopment that should occur at targeted locations. These development concepts include:

- River Access/Redevelopment
- Neighborhood Activity Center
- Corridor Mixed-Use Center
- Gateway Improvement Area
- Neighborhood Expansion

In the process of implementing the goals stated in the Plan, the Plan It Piqua (PIP) team has embarked on an initiative to study and manage
specific areas that are “not currently being used at their highest and best use.” It was named:

ReDO: Redevelopment Opportunities

Revitalizing Piqua through Economic Redevelopment

The Plan has strong characteristics that represent many of the ongoing concerns and aspirations of Piqua citizens and justifies thorough examination of if and how it should be implemented.

… Citizen driven and supported by City
… Intuitive and informed process refined by significant public input
… Vision for the future of the Community
… Redevelopment the focus of an entire chapter

PIP officials extracted from the Plan certain statements and objectives that captured the spirit of the proposed movement and could serve as a basis for proceeding.

Redevelopment Goal
Revitalize Piqua through initiatives that encourage redevelopment or reuse of existing structures, and implementation of building codes in an effort to contribute to a reduction in building vacancies.

Key Findings
- There is local interest in revitalizing existing neighborhoods and commercial areas.
- A dramatic increase in land area coupled with stable population growth.
- Vacant and aging industrial buildings.
- There are opportunities to redevelop industrial space within existing neighborhoods.

Principles
- The entryways into Piqua will be enhanced through improving the existing and newly enhanced environment.
- Underutilized, institutional, and manufacturing districts and sites will be strategically redeveloped and incorporated back into the Community fabric.

The PIP team engaged Resurgence Group (Resurgence) and Front Street Analytics (FSA) to study the physical and statistical conditions relevant to the effective execution of the redevelopment goals stated in Chapter Three (Redevelopment) of the Plan.

Assignment Directives
FSA was responsible for gathering market data pertinent to advancing the process while Resurgence was asked to select the most five most promising redevelopment “Areas of Interest” among the twenty areas located in and around Piqua’s city limits as identified by the PIP team. This report reflects the findings and recommendations gleaned from that research.
Team Qualifications

**Resurgence Group**

Resurgence Group is a Cincinnati-based real estate consulting firm specializing in urban redevelopment management. They engage both public and private entities in the revitalization of underutilized properties using a systematic approach to resolve ownership, environmental, and funding issues that obstruct redevelopment opportunities.

Since 1973, the founders of Resurgence Group have been intimately involved with every aspect of corporate and commercial real estate development including many environmentally impaired sites known as “brownfields”. This unique combination of experience lends an open-minded approach to every project, evaluating and identifying a property’s true value and ultimate reuse which creates a functional plan for success that is both logical and uncomplicated.

Past interaction with residents living around our projects helps us to understand the importance of respecting the potential impact of redeveloping even the smallest site. Therefore, regardless of the ultimate end use - residential, retail, industrial or commercial - the redevelopment proposals that Resurgence Group initiate or support will benefit the existing population while attracting the appropriate base of business owners and residents.

Whether a project is a traditional real estate transaction or is exceptionally challenged, Resurgence Group makes certain that all aspects and details are addressed and monitored. They carefully manage the complexities and nuances of regulatory policies, private and public financing, community relations, and political sensitivities.
Who we serve:

… Governmental Jurisdictions
… Community Development Corporations
… Developers
… Property Owners
… Financial institutions
… Law Firms
… Real Estate Brokers
… End Users

Services:

… Real Estate Development/Redevelopment Management
… Brownfield/Greyfield Analysis and Recovery
… Real Estate Project Support
… Corporate Excess Property Disposition Management
… Grant Tracking/Writing
… LEED Consulting

Front Street Analytics

Front Street Analytics (FSA) offers a unique pragmatic perspective and a cross-function approach to the planning and development process. Quantitative economic analysis and market focus are embedded within a high-quality design process to yield sustainable projects and strengthened returns.

FSA recognizes that successful projects require a development approach where each step of the planning and design process is rooted in an understanding of successful development models AND the realities of the competitive market place. FSA provides directional advice to our clients by working closely with the client and their development team in preparing relevant market profiles, consumer behavior analysis, needs assessments, and financial modeling. Determining the highest and best use of a particular site involves consumer choices based on competitive alternatives.

We help determine a project’s optimum product mix by forecasting financial performance, costs and revenues under variable development cost, product mix, density, absorption, and pricing scenarios. This work frequently involves the analysis of public and private revenue streams to determine the level and threshold ROI is met and to identify the capacity for public funding options. This information yields a project model that allows for sensitivity analysis, identification and quantification of funding gaps and evidence that supports public participation in bridge financing.

Who we serve:

… Cities & Municipalities
… Commercial & Retail Developers
… Private / Institutional Equity Investors
… Economic Development Groups
… Non-profit Organizations
… Environmentally Aware
Team Qualifications

Services:
  ... Econometric Market Assessment – Impact Assessment (IMPLAN)
  ... Consumer Research / Surveys / Focus Groups
  ... Project Financial Feasibility
  ... Urban Design & Retail Strategy
  ... Integrated Design Process: Architecture / Landscape Architecture / Planning
  ... Economic Modeling & Forecasting
  ... Transportation & Connectivity Interface
  ... Public / Private Funding Assessment
  ... TIF / BID / SID Analysis
Definitions

For clarification purposes, the following terms are defined:

**Areas of Interest**
sections or sites in and around Piqua identified by the PIP team that are possible opportunities for revitalization and/or redevelopment

**Assemblage**
combining two or more contiguous or touching parcels into one new parcel

**Clean Ohio Fund**
restores, protects, and connects Ohio's important natural and urban places by preserving green space and farmland, improving outdoor recreation, and by cleaning up brownfields to encourage redevelopment and revitalize communities.

**Clean Ohio Assistance Fund (COAF)/ Clean Ohio Revitalization Fund (CORF) both**
subsets of the Clean Ohio Fund provide grant money for various activities, including Asbestos Surveys, Phase II Environmental Assessments, demolition, removal of contaminated soil and groundwater, and a host of other remediation strategies.

**Brownfield**
real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant

**Demographics**
information on population and housing characteristics, including such aspects as age, employment, earnings, type of home ownership and housing value. All estimates are made from Census 2000 data, Bureau of Labor Statistics and periodic updates that are statistically adjusted by ESRI for current 2009 estimates and 2014 projections
Flex & Light Industrial
industrial property includes factory, warehouse, light and heavy manufacturing, research and development parks. Flex space is industrial space that can easily be converted to office space

Greenfield
areas of land that have not previously been developed such as woodlands, farmlands or fields typically located on an urban fringe

Greyfield
abandoned, obsolete or underutilized properties such as regional shopping malls or strip retail developments

Highest and Best Use
a concept in real estate appraisal stating that the value of a property is directly related to the use of that property; the highest and best use is the reasonably probable use that produces the highest property value

Holistic
considering all factors

Joint Economic Development District (JEDD)
an arrangement in Ohio where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes. The benefit to the municipality is that they get a portion of the taxes levied in the JEDD without having to annex it. The benefits to the township are that it does not lose prime development land, it can still collect property taxes, and it normally receives water from the municipality, which it may not otherwise have

Job Ready Sites Program
(authorized by Ohio’s voters under Issue 1 in 2005) created by the ODOD to bolster the state’s inventory of available facility locations served by utility and transportation infrastructure. Sites improved under the program are kept ready for future business prospects seeking locations for new or expanded operations. The State will sell $150 million in bonds during a seven-year period to fund the availability of these grant awards

Land Banking
a parcel or parcels of land or real estate purchased and held by a governmental jurisdiction, usually for future development

Leakage
A measure of the level of opportunity for new retail product related to that set of stores within a defined trade area

Office
a type of building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing or other uses. Medical office is included in this category

Market Driven
a result of public need

Ohio Department of Development
works to attract, create, grow, and retain businesses through competitive incentives and meaningful, targeted investments
Ohio Public Works Commission (OPWC) assists in financing local public infrastructure improvements

**Psychographics**
the study of a group’s characteristics that goes beyond personal data, such as place of residence, and includes more psychological aspects, such as interests and levels of aspiration. The MOSAIC database provides market insight into spending patterns and preferences for subgroups within the trade area

**Public/Private Partnership**
a contractual agreement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public. In addition to the sharing of resources, each party shares in the risks and rewards potential in the delivery of the service and/or facility

**Restaurant**
includes fast-food and sit-down establishments

**Retail GAP Analysis**
estimates retail spending potential for a retail trade area based upon population, income, and consumer spending patterns. Determines the extent which a community is or is not capturing its sales potential

**Retail Product Type**
property to be used by a retail business for the sale of merchandise or services. For this report, retail demand is focused on smaller, service-oriented retail rather than department store or big box

**Retail Sales Surplus**
indicates that a community pulls consumers and retail dollars in from outside the trade area, thereby serving as a regional market. When local demand for a specific product is not being met within a trade area, consumers are going elsewhere to shop creating retail leakage.

**Shovel-Ready Site**
a construction site or project that has been readied for immediate use

**Sustainable Development**
real estate development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”

**Urban Redevelopment**
taking comprehensive measures in an existing community to identify and remedy problem areas that usually include obsolete or blighted buildings in need of repurposing, razing and/or environmental remediation

**Urban Revitalization**
making restorative improvements in an existing community that enhance the quality of life for residents and support progressive economic development
Community Input

The best revitalization strategies begin with creating a forum for discussion among city leaders, the business community and local residents. In order to ensure that all interested parties had a voice in the future of Piqua’s community redevelopment initiative, the Plan It Piqua team held several meetings to gather input.

… **Grow Piqua Now (GPN)**

22 in attendance*

On January 28, 2010, a GPN Advisory board Workshop was hosted by Chris Schmiesing and Bill Murphy to solicit input from the group on the twenty Areas of Interest that were being studied and evaluated. Resurgence and FSA shared their preliminary findings in a Power Point Presentation. With team members available to answer questions, the group was then asked to break into smaller groups and, using a Property Ranking System, discuss and rate each targeted Area of Interest as to its importance to the redevelopment initiative. A larger map of Piqua showing the twenty Areas of interest was posted at the exit. At the conclusion of the meeting each attendee was given the opportunity to note on that map the three areas of the twenty that they personally perceived as priorities for redevelopment.

… **Leadership Piqua Meeting**

8 in attendance*

On February 9, 2010, a workshop was conducted with the Leadership Piqua cohort. Following a presentation by Chris Schmiesing, breakout groups were used to discuss and rank the
same Areas of Interest presented at the GPN Workshops. A ranking sheet was used by attendees to mark and tally results in the group setting. Attendees were also given the opportunity to indicate personal preferences for redevelopment on a large map posted at the exit.

... **Public Meeting**

18 in attendance*

A Public Workshop was held on February 10, 2010, to engage Piqua citizens in the ReDO discussion. Again, following a presentation by key team members, breakout groups were used to discuss and rank the same Areas of Interest presented at the GPN and Leadership Piqua Workshops. A ranking sheet was used by attendees to mark and tally results in the group setting. Attendees were also given the opportunity to indicate personal preferences for redevelopment on a large map posted at the exit.

**Results:**

Attendees were asked to provide a positive, negative, or neutral response for each of the four pre-established ranking criteria as they relate to each of the 20 Areas of Interest. For the sake of tabulating a “score” each response was assigned a value of one. For example, if the respondent marked a positive (a + sign) for the location ranking criteria for a particular site, then that cell in the spreadsheet was assigned the number 1. Once this was completed for all of the sites, the “+”, “-” and “n” values were added up to tabulate the total score for each response type (+, -, or n) for all of the Areas. This was completed at each of the three work sessions. The results were combined to produce an aggregate score for each Area. With reference to the ranking criteria being utilized, the higher the number for the “+” score the more positives or potential the site has for redevelopment; and, the higher the number for the “-” score the more negatives or lower potential the site has for redevelopment. Therefore, the attendees’ scores indicate their general overall impression of the redevelopment potential for each Area.

In conjunction with the ranking, each attendee was given the opportunity to note on a large map the three areas of the twenty that they personally perceived as priorities for redevelopment. The Areas identified on the maps are consistent with the results of the ranking scores.

* Numbers do not include staff members or consultants present.
Map used in Workshops detailing PIP’s twenty Areas of Interest
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Tallied results from the Grow Piqua Now, Leadership Piqua and Public meetings
### Property Ranking Criteria

**Complexity**
(historical use (title issues, environmental issues, etc.); multiple and/or unmotivated owners, redevelopment costs (demolition, infrastructure updates, etc.))

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**Location**
(access to roads, byways and/or interstates that will support the intended use; ease of ingress/egress)

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**Functionality**
(current property conditions, vacancy rates, obsolete buildings)

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**Overall potential**
(economic and community impact, performance potential; funding/financing; developer appeal)

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Ranking sheet used in Public Workshop

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April 2010

Redevelopment Analysis Report

13
Scope & Approach

Resurgence Group

Scope

… Identify properties, ownership, status and compile detailed information
… Confirm current land use and zoning
… Evaluate future land use and zoning
… Research potential funding sources
… Develop a site ranking criteria
… Prepare initial site priority recommendations
… Devise preliminary redevelopment strategies

Approach

One of the goals of a solid commercial redevelopment recommendation is to qualify potential areas as viable prospects that justify the ongoing human effort and immense financial investment that will be required by the local governing authority. This project, while basically straightforward, required special consideration due to Piqua’s size and development patterns. In this sort of intimate setting it is important to understand that the revitalization of one area can produce cannibalistic results in another if plans are not conceived wisely and carried out judiciously. Therefore it is essential to maintain a holistic view of the community and carefully consider the impact that shifts in the concentration of commercial development can subsequently produce.

Within the Areas of Interest, rather than specific parcels making up well defined sites, in some cases a series of blocks was identified. These areas required a more careful consideration of future land use, especially in those cases where residential and industrial uses were cohabitating in very close quarters.
Using the Property Ranking System (Location/Complexity/Functionality/Overall Potential), this project was an exercise in establishing relative levels of urgency and ease of execution for each Area of Interest. After touring and researching the sites it was sometimes difficult to assign priority values since several share equally challenging elements of concern and difficulty. Input from the GPN, Leadership Piqua and Public meetings seemed to reflect similar problems with choosing the five most eligible areas.

**Front Street Analytics**

**Scope**

… Market Characteristics:
  Drive Time Analysis – Demographics – Daytime Population – Regional Market Context
… Existing Development:
  Supply – Vacancy – Lease Rates
… Demand Modeling:
  Gap Analysis – Opportunities
… Psychographic Analysis:
  Customer Behavior – Consumer Cohorts
… Pipeline Projects/Interested Users

**Approach**

The Front Street Analytics (FSA) Market Overview serves as a basis of knowledge to provide an objective and informed understanding of the market forces - and serve as a "touchstone" - for the identified Objectives and Strategies advanced in the implementation section of the Plan. The "Study Area" included the greater Piqua regional area. The surrounding competitive environment was also taken into account.

The purpose of the Market Overview is to evaluate the economic conditions of the area and to identify the future potential/growth of the properties in the area. FSA has identified local market characteristics that will impact the long term success of the study area. Economic growth is driven by the marriage of the community's needs and the competitive regional environment for jobs, goods, services and transportation. Sustainable growth depends on the ability of the business community to engage the un- (or under-) met needs of the marketplace - in essence - addressing the niche demand. The Framework for the implementation of the Plan and Economic Development decisions will begin with a thorough understanding of the needs of the community as well as the needs of the larger region.

Profiles have been developed to communicate the unique qualities of the community - its residents, its businesses. How their local economy interacts in the larger marketplace has been studied. Each area of strength is identified along with potential weaknesses.
Findings Real Estate Analysis

Piqua, Ohio is a proud city with deep roots in the past. Gratitude for the contributions made over the years by the businesses housed in now empty or obsolete structures is evident. However, the time has come for Piqua to address and evaluate how its eleven square miles will evolve and prosper over the next several decades by recycling or refining the finite real estate assets located within its corporate limits.

Dreams vs. Reality vs. Vision

Each Area of Interest has varying degrees of potential and difficulty and brings its own set of opportunities. For some it is easy to imagine replacing an aging factory with a sprawling park or a vacant shopping center with a community center. Many times these sorts of transformations are feasible and are, in fact, the highest and best use for a stale piece of real estate. However, land use decisions are ultimately based on the monetary value of the property and/or available resources (or combination of resources) to fund all the elements that will make up a proposed project. By blending the reality of economics with the dream of revitalization, a sustainably based vision is then created through healthy compromise.

Holistic Approach

Looking at the Property Identification Map, it is clear to see there are areas of underutilization on streets and roadways all over Piqua. However, in the course of changing or adjusting a community’s landscape, policies and decisions related to redevelopment must be based on maintaining a holistic approach. This is especially true in a town the size of Piqua where wholesale modifications in one area, if not tempered with consideration for the needs and aspirations of the remaining areas as a whole, can cause irreversible trends in retail and industrial growth or lack
of growth. Taking in to account both the short and long term affects of a redevelopment project eliminates the need for future damage control.

**Revitalization vs. Redevelopment**

The terms “urban revitalization” and “urban redevelopment” are often used interchangeably. While they both represent positive adjustments within a community, revitalization is actually an umbrella term that encompasses redevelopment. A community can embark on a community revitalization campaign that includes projects such as city gateway development, landscaping, streetscaping and facade improvements as well as development and redevelopment activities. It is necessary to understand the difference in order to clarify statements concerning the twenty Areas of Interest.

**Priority Redevelopment Areas**

Priority Redevelopment Areas represent locations having favorable and/or critical issues and/or conditions that could have a profound and possibly immediate effect on Piqua’s revitalization efforts if coupled with a comprehensive and well-executed economic development campaign. It is important to emphasize that those areas not chosen as Priority Redevelopment Areas could and should be considered for reuse, revitalization or redevelopment at any time an opportunity arises that facilitates its highest and best use and does not conflict with newly established standards. Some of the Areas of Interest will be market-driven hinging on the local and regional economy. As Piqua’s day and night time populations increase so will the demand for more diverse housing and more sophisticated facilities and services.

**Public/Private Partnership**

The potential for Piqua’s successful redevelopment initiative will be enhanced with public-private partnerships that results in a development agreement between the City and private developers. This will maximize the resources each party can leverage for the area.

**Property Ranking System & Property Classifications**

**Property Ranking System:**

In order to understand the potential of each Area of Interest, the Property Ranking System was designed to gauge redevelopment potential using four (4) indicators. In addition to helping identify the five priority redevelopment areas in this report, the system was also used as a rating tool in the Grow Piqua Now, Leadership and Public meetings. The system helps to distinguish which properties are most likely to contribute to Piqua’s economic growth and merit the human and financial resources that will be necessary for a project of this undertaking.

1. **Location**
   - access to roads, byways and/or interstates that will support the intended use; ease of ingress/egress

2. **Complexity (or lack of)**
   - historical use (title issues, environmental issues, etc.); multiple and/or unmotivated owners; redevelopment costs (demolition, infrastructure updates, etc.)
3. Functionality
   current property conditions, vacancy rates, obsolete buildings

4. Overall potential
   economic and community impact; performance potential;
   funding/financing; developer appeal

Property Classifications:
The Property Classifications suggest the status of an area related to its
current land use(s).

<table>
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<th>Classification</th>
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<tr>
<td>Neighborhood/Residential (NR)</td>
<td>1 - 9 - 10 - 11- 14</td>
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<tr>
<td>Industrial/Business (IB)</td>
<td>2 - 3 - 4 - 8</td>
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<tr>
<td>Retail/Commercial (RC)</td>
<td>5 - 6 - 7 - 15 - 16 - 17 - 18 - 19 - 20</td>
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<td>Core Business District (C)</td>
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An interactive Google Map of Piqua’s Areas of Interest can be found at:
http://maps.google.com/maps/ms?ie=UTF8&hl=en&msa=0&msid=115173363868551145201.00047d225f595ab2bab10&t=h&z=13

Areas of Interest
* indicates a Priority Redevelopment Area

*1. Former Piqua Hospital Park Ave. (NR)
Owners: 1  parcels: 10  Acreage: 6.85

Redevelopment

Observations:
Vacated in 1998, this site includes an early twentieth century two-
story building as well as the hospital. On the northwest corner of the
hospital site is a small medical building while a small church sits on the
southeast corner. Neither is included in the hospital property. It is
surrounded by homes for blocks in all directions with the exception of
a 2-acre gardening center that sits about a half block north. Directly
west and on the other side of Nicklin Avenue is Nicklin Learning
Center.  Wilder Intermediate School is also just a short walk north on
Nicklin. The bike path is 2 blocks to the east and 5 blocks to the west.

Ingress/egress access was cleared between the learning center and
Nicklin to accommodate motor traffic for the school. This provides
direct access from the hospital site to the learning center creating a
campus setting that could be adapted for a variety of purposes should
the learning center be repurposed.

The current owner purchased the property for redevelopment but has
abandoned demolition efforts due to lack of funds.

Strengths:
1. Located in a stable neighborhood
2. Blocks in either direction from Piqua Linear Park
3. Single owner
4. Could be subdivided
5. Size lends itself to multiple uses
Weaknesses:
1. No proximity to core district
2. Unsalvageable buildings
3. Owner has abandoned site

Obstacles:
1. Not controlled by the city
2. Possible unresolved asbestos issues
3. Acquisition, asbestos removal and demolition costs

Threats:
1. Changes in ownership
2. Property poses health and safety issues

Possible Redevelopment Strategies:
1. Control the site:
   … seize through eminent domain
   … purchase property (possible pay-out to owner in redevelopment phase as partner)
   … accept property as a donation
2. Complete demolition
3. Make infrastructure improvements to create a shovel ready site
4. Redevelop to complement surroundings:
   … Move the board of education from Ash Street to the hospital site
   … New school site after school consolidation/closing
   … Park: could be added to bike/nature trail system
   … Housing development: Senior or Young Professional/Empty Nester housing
   … Sports complex/Community center
   … Educational complex

Possible Funding:
1. COAF
2. OPWC (State Capital Improvement Program and Local Transportation Improvements Program)

2. CR 25-A Corridor - South  S. Corp Limit to Clark Ave. (IB)
Owners: 34  Parcels: 91  Acreage: 253.39
Revitalization/Development/Redevelopment

Observations:
This area is located directly off the first I-75N exit that leads into Piqua. It is highly underutilized given its immediate and unobstructed access to the interstate. The most notable feature of this area other than its I-75 access is that it flows directly into Area 8, a Priority Redevelopment Area.

A short distance from I-75 to the south of the Piqua corporation limits is Statler Farms, consisting of growing fields and a complex of impeccably maintained homes and buildings that create an impressive entrance in to Piqua. To the east is a bank of trees which obstruct the view of the Great Miami River. To the west at the Piqua corporate limits begins a string of vacant or underutilized properties.
A significant portion of Area 2 lies in the Paul Sherry Industrial Park which is currently experiencing a high vacancy rate. However, the park is well maintained with functioning businesses varying in size and industry. Other than the entrance, most buildings in the park are not visible to traffic passing through to Piqua. The broker holding the majority of lease/sell listings in the park commented that he believes the park is in good standing as it is for the time being and should remain a legitimate option for small to medium business owners when favorable economic conditions return.

Heading north are several other small businesses to the west. Along the river to the east are a small restaurant, a city park and a mobile home park.

The focus of this area should be the properties located directly on CR 25-A, especially those south of the industrial park entrance where special emphasis should be placed on establishing a gateway that represents Piqua’s aesthetic values. Though area 2 is not considered a Priority Redevelopment Area at this time, a plan to enhance the area as traffic enters Piqua should be implemented in the near future.

**Recommendations:**
1. Offer beautification incentives for new signage and landscaping to the property owners on the west side of CR 25-A
2. Purchase properties west of CR 25-A at the city limits (create an inviting gateway; develop as retail support for biking and other outdoor sports, medical offices, restaurants)
3. Advertise industrial park vacancies on the Piqua website
4. Purchase mobile home property (help to relocate tenants) and take advantage of the GMR access and view (park, canoe and kayak rentals)
5. Extend bike path to W. Peterson Rd. in order to gain access over CR-25 A and future retail and restaurants at the gateway; continue bike path along CR 25-A north to connect to downtown through new development in Area 8.

**3. CR 25-A Corridor – North**  
*Riverside to Looney (IB)*

Owners: 44  Parcels: 75  Acreage: 119.56  
*Revitalization/Development/Redevelopment*

**Observations:**
Because of the size and high degree of complexity in revitalizing/redeveloping this large and fragmented area, under most circumstances it would be designated as market-driven with the expectations of being repopulated as the local economy rebounds. However, since it surrounds Exit 82 which offers a third access point from I-75 into the city, it is one of Piqua’s most valuable real estate assets. The focus for revitalization or redevelopment should center on the properties visible from CR 25-A.

Section A is the southernmost point of Area 3 and lies mostly in Spring Creek Township. While this increases its complexity level, it leads directly into downtown Piqua. CR 25-A is scattered with clusters of modest homes and businesses.

At the end of Zimmerlin and Miami Drives, which are in Spring Creek
Township, the area phases back in to the corporate limits. It is worth investigating the possibility of incorporating the township properties into the industrial park and extending the industrial park to the southern portion of CR 25-A.

At the bridge, the river and a panoramic view of the west side of Piqua create a pleasant entrance in to downtown. Directly on the other side of the bridge on Main Street stand a liquor store to the left and a former gas station to the right. Further down on either side of Main Street are rows of two-story homes.

Section B is in the center of Area 3 immediately west of I-75. There are numerous vacant buildings representing former businesses. One business on the south side (Paul Sherry RVs) and another on the north side (Rick James Chevrolet) account for a substantial amount of acreage along CR 25-A. Paul Sherry RVs includes a water feature and an industrial park sits behind it.

Section C is east of I-75 and the northernmost point of Area 3. The Copperweld Property is just past the entrance to I-75 north on the left. To the right is a new medical park made up of a series of buildings. It is probable that development of this side of I-75 will be market-driven with opportunities more likely following an increase in activity on section B.

Strengths:
1. Immediate interstate access
2. Leads directly to the GMR and downtown Piqua
3. Location type historically attractive to developers and end users
4. Several large areas have one owner

Weaknesses:
1. Numerous vacant buildings and declining businesses
2. Expansive area
3. Most buildings are obsolete and/or have highly specific characteristics

Obstacles:
1. Section A almost entirely in Spring Creek Township
2. Numerous owners
3. Difficulty of land assemblage
4. Not controlled by the city
5. Acquisition and demolition costs

Threats:
1. Changes in ownership
2. Continued loss of business
3. Continued deterioration of buildings

Possible Redevelopment Strategies:
1. Form a JEDD agreement with Spring Creek Township to expand the industrial park.
2. Incorporate the Paul Sherry RV, Sherry Chrysler and North Dixie Drive properties into the industrial park to offer frontage on CR 25-A and accommodate new industries. Property owners may agree to participate in redevelopment projects in lieu of up front purchase.
3. Expand and publicize the African Jackson Cemetery and the Rossville Museum.
4. Relocate Sherry Chrysler to the Rick James property.
5. Purchase the available 3.4-acre former green house for future development.
6. Create a riverside park at the end of North Gates Drive to connect with the African Jackson Cemetery and the Rossville Museum.
7. Extend the bike path over the Main Street Bridge to connect with the African Jackson Cemetery and the Rossville Museum.
8. Form a public-private partnership

**Possible Funding:**
1. Museum Grants for African American History and Culture
2. Job Ready Sites
3. Green Space Conservation Program
4. Bank Enterprise Awards Program
5. Community Development Block Grant
6. Economic Development Administration
7. Trails Fund (Bike Trail extension)
8. Rural Industrial Park Loan
9. Ohio Department of Transportation (Bike Trail extension)

**4. Steele St. Corridor  Water to High (IB)**

Owners: 5  Parcels: 13  Acreage: 2.25

**Rehabilitation/Redevelopment**

**Observations:**
This small area consists of several underutilized shops, small vacant commercial buildings and small houses. The entire designated area could be razed and incorporated into the Piqua Linear Park system. One existing structure that could possibly be reused is the one-story commercial building at the corner of Steele Avenue and West Water Street adjacent to the Piqua Linear Park. With direct access to the bike path, this building can easily serve bike path and park patrons as a public facility.

**Former Kroger/McDonald’s  Covington Ave. (RC)**

Owners: 2  Parcels: 3  Acreage: 15.95

**Redevelopment**

**Observations:**
Area 5 is currently the home of the local Kmart. Although this site faces a major state highway that extends though Piqua, it is not located within the Piqua city limits. Redevelopment would require a cooperative agreement with Washington Township. This area is market-driven and does not warrant the city’s attention until market conditions improve, the site is sold or if the condition of the property worsens.

**6. Former Buckeye Mart  W. High St. and Sunset (NW corner) (RC)**

Owners: 4  Parcels: 7  Acreage: 10.38

**Redevelopment**
Observations:
Area 6 is a greyfield. This former “big box” building is currently being used as an equipment rental center. Several businesses are located in the small strip center. If it remains a retail center, this area’s potential recovery will be market-driven. However, converting this property to residential or medical use and incorporating the adjacent vacant property could stimulate a different level of interest, especially given the concentration of elder care facilities and services.

7. North Sunset Dr. Corridor  Covington to Dubois-both sides (RC)
Owners: 13  Parcels: 20  Acreage: 9.79

Observations:
While some of the businesses and strip centers on the northern part of Area 7 could benefit from renovations, there is not a high vacancy rate and many of the businesses are providing services to residents who live in the vicinity. The presence of Hartzell Propeller corporate offices at the corner of North Sunset Drive and Covington Avenue is a positive element that will help to attract and retain business owners. This area will not require any immediate action from the city and should be considered market-driven.

* 8. Clark Ave. Industrial District  GMR and Commercial/Bridge to Hemm (IB)
Owners: 24  Parcels: 59  Acreage: 36.14

Observations:
To the east, this area includes the old power plant which has recently received funding for environmental assessments. The bike trail runs along the length of the eastern portion of this area until it crosses the bridge behind the old power plant. Mostly vacant and obsolete commercial buildings, some of which could possibly be reused or repurposed, dominate the west side of Area 8. To the north and west this area is surrounded almost entirely by homes. The southern end blends immediately in to Area 2 and easy access to I-75.
As in Area 2, the initial stages of revitalization/redevelopment should be focused on those properties that face or are visible from Main Street beginning with the area around the power plant.

Strengths:
1. Access to I-75
2. Proximity to core district
3. Momentum from interest in power plant site
4. Proximity to GMR and Piqua Linear Park
5. One owner owns numerous parcels

Weaknesses:
1. Competition with less complicated sites
2. Most buildings are obsolete

Obstacles:
1. Numerous owners
2. Difficulty of land assemblage
3. Not controlled by the city
4. Acquisition, demolition and remediation costs
5. Numerous large buildings
6. Area configuration

**Threats:**
1. Changes in ownership
2. Continued loss of business
3. Continued deterioration of buildings

**Possible Redevelopment Strategies:**
1. Raze power plant for a park focusing on immediate access to the bike trail (bridge) and GMR incorporating the west side of Main Street into the project
2. Enlist Hartzell to campaign for reuse/repurpose/redevelopment of the area
3. Form a public-private partnership

**Possible Funding:**
1. Green Space Conservation Program
2. Bank Enterprise Awards Program
3. Community Development Block Grant
4. Economic Development Administration
5. Trails Fund (Bike Trail extension)
6. Rural Industrial Park Loan
7. Ohio Department of Transportation (Bike Trail extension)
8. Job Ready Sites
9. COAF
10. CORF
11. (EPA Environmental assessment funds have already been awarded for the power plant)

9. Former Commercial St. Railroad Corridor *Commercial St. from Garnsey to Wood St. (NR)*


**Observations:**
**Section A:**
Vacant industrial buildings are scattered among homes in this area. Due to their age and obsolescence, they should eventually be replaced by infill residential projects.

**Section B:**
With multiple vacant buildings of various previous or current uses, this area is immediately north of Area 8, a Priority Redevelopment Area, but does not have structured development patterns. Improvements in Area 9 will likely be market-driven.

10. South College St. Industrial District *South to Wood and Kitt to Weber (NR)*

Owners: 35  Parcels: 43  Acreage: 11.88
Observations:
Section A:
With the exception of the area along South College Street this is a residential area with modest occupied homes. When there is sufficient cause, efforts should focus on razing the former gas station. The small eatery is a functioning business. Its facade is not objectionable for the current surroundings.

Section B:
Located directly across from Mote Park, all of the buildings in this area appear to be vacant. Most are completely obsolete for current industrial uses. However, being in such close proximity to the park and in a predominantly residential area, the strategy for this area could include:

1. raze or repurpose the buildings appropriately according to local safety and health standards
   ... create an arts district (dance studios, playhouse, art school)
   ... create additional parking for the park
   ... create an indoor market with full time indoor stands (florals and plants, news stand, bakery, desserts, fresh produce, bulk goods)

2. raze all the buildings:
   ... extend Mote Park to that block
   ... redevelop for an interested end user
   ... redevelop as an infill residential project

The buildings at the corner of South College and Young Streets should be razed and replaced with infill housing.

11. South and McKinley  Grey St. to Wilson and Clark to Edge (NR)
Owners: 22  Parcels: 31  Acreage: 4.83
Revitalization

Observations:
Section A:
Several functioning businesses occupy this corner. They appear to adequately provide standard products and services to the local community. However, basic facade and grounds improvements should be considered.

Section B:
The use and appearance of this area is neither objectionable nor consequential.

12. Riverfront Mill District  GMR to Wayne and Green to Wood (C)
Owners: 65  Parcels: 140  Acreage: 5.62
Revitalization/Redevelopment

Observations:
The continued revitalization and redevelopment of this area will be the foundation for establishing Piqua as home base for both social and professional newcomers. As the city’s “ground zero”, expanding the current hub of activity at the Fort Piqua Plaza will help to stimulate development/redevelopment in other Areas of Interest. In this part of
town, land banking properties as they become available will be a major step towards empowering the city to control the destiny of its core.

On either side of Main between Green and High Streets are a series of small storefronts with second floor apartments, some of which are vacant and available. The northeast corner of North Main and West Water Streets and the bank building at the corner of Ash and Main Streets are also for sale. These properties create opportunities for the city to control unwanted tenancy and redevelopment and encourage interest in leasing or revitalizing neighboring properties. This will expand options for downtown shopping, dining and office space.

With the size and location of the Zollinger building located on North Wayne Street adjacent to Piqua’s municipal center, its ultimate use or redevelopment will have considerable influence on this area’s future. A residential developer who specializes in loft conversions has approached the owners but no financial agreement has been reached.

Area 8 should be expanded to include the south side of Wood Street between South Wayne and South Main Streets to include properties Piqua Battery to the former gas station site.

**Strengths:**
1. Key redevelopment piece
2. Fronts on the GMR
3. Opportunity to connect the core district to the GMR
4. Potential for new types of mixed use development
5. Access to Piqua Linear Park
6. Proximity to newly developed municipal area
7. Easily accessed from all directions

**Weaknesses:**
1. Attracting Piqua residents to the core district
2. No residential facilities
3. Vacant and aging store fronts and buildings

**Obstacles:**
1. Numerous owners
2. Not controlled by the city
3. Difficulty of land assemblage
4. Acquisition, relocation and demolition costs

**Threats:**
1. Traffic, especially truck traffic
2. Changes in ownership
3. Continued loss of business
4. Continued deterioration of buildings

**Possible Redevelopment Strategies:**
1. Create a pilot program to purchase, renovate and manage several store fronts with apartments
2. Purchase the northeast corner of North Main and East Water Streets for future development
3. Enter into a cooperative redevelopment agreement with the owner of the southeast corner for development; help to relocate the
monument business.
4. Enter into a cooperative agreement with the mill owner for redevelopment into an entertainment/art complex or office building
5. Create a site in the middle of downtown for a seasonal weekend open-air market.
6. Purchase property from bike trail to the bridge for park/outdoor activities
7. Develop entire area south of bike trail to Main Street as residential with the exception of black top area and small building at Wood and Main Streets; use as parking and bike rental or restaurant
8. Support Zollinger building as a residential conversion
9. Relocate Salvation Army and residents in order to raze remainder of buildings below the Zollinger building to Wood Street for infill housing
10. Convert Piqua Battery in to a restaurant or bike shop
11. Form a public-private partnership

Possible Funding:
1. Bank Enterprise Award Program
2. Economic Development Administration
3. Federal Home Loan Bank Economic Development Program
4. Ohio Historic Preservation Tax Credit
5. Trail Funds (Bike Trail)
6. Ohio Department of Transportation (Bike Trail)

* 13. East Ash St. Corridor  Spring to GMR (C)
Owners: 30   Parcels: 113   Acreage: 31.16

Revitalization/Redevelopment

Observations:
Originating at the main entrance in to Piqua off I-75, the expectation when crossing the bridge is to transition from the commercialism at the I-75 exit into the quaint atmosphere of a small American town. However, due to random development over the years, initially this primary gateway into Piqua is ill-defined. The size and close proximity of the Aerovent property to Ash Street on the north and the expansive setback of the lumber yard and Board of Education on the south is inconsistent.

In general, although close to the road, the homes and small businesses along Ash Street are well maintained and characteristic of Piqua. The impending road alignment and streetscaping will significantly contribute to the area’s transformation but prudent revitalization/development strategies can succeed in making this section of Ash Street an accurate representation of Piqua’s architectural values and economic drive.

Strengths:
1. Main thoroughfare into downtown
2. Access to I-75
3. Large and high-profile property has single owner
Weaknesses:
1. Traffic, especially truck traffic
2. Diminished setbacks

Obstacles:
1. Not controlled by the city
2. Numerous owners
3. Difficulty of land assemblage
4. Large buildings to raze and possibly remediate
5. Acquisition, relocation, demolition and remediation costs

Threats:
1. Traffic, especially truck traffic
2. Change in ownership that allows deterioration of uses and makes revitalization/redevelopment more difficult
3. Continued deterioration of buildings and area

Possible Redevelopment Strategies:
1. Use Aerovent for convention hall or educational facility
2. Board of Education / lumber yard area—develop as light industrial park, corporate campus, business suites with shared administrative services
3. Purchase and raze two small structures just east of the ball field
4. Facade and landscaping improvement funds for homes and businesses
5. Form a public-private partnership

Possible Funding:
1. Bank Enterprise Award Program
2. Economic Development Administration
3. Federal Home Loan Bank Economic Development Program
4. Targeted Brownfields Assessments
5. Roadwork Development Grants
6. Job Ready Sites

14. Shawnee Neighborhood  

GMR to Staunton and Linear Park to Second St. (NR)

Owners: 14  
Parcels: 24  
Acreage: 10.08

Revitalization/Redevelopment

Observations:
Though not a Priority Redevelopment Area, in a stronger residential market this area has the potential to be a valuable addition to Piqua’s housing stock for young professionals and empty nesters. Located at the end of the East Main Street Bridge, an attractive park setting at its gateway immediately suggests a “sense of place”.

The area is secluded but within walking/biking distance of the downtown area. It has easy access to two of Piqua’s I-75 exits by way of low-trafficked back roads. Access to the bike path and the mall is a short distance east on Main Street.

Housing in Area 14 consists primarily of fairly well kept, modest, one and two story bungalow-type homes with small lots. On the surface, it appears that most of the homes could be candidates for renovation. Multiple homes are on the market in the neighborhood with prices
ranging from $20,000 to $60,000.

One seven-acre section where several industrial buildings stand will be particularly attractive to developers. Two of the largest buildings on that property are vacant and available for lease and, according to the representing broker, could be available for purchase. It is possible they could be suitable for loft conversions but will most likely have little value as redevelopment projects. However, assuming there are no structural issues, the three story brick building located at First and Cleveland Streets and the four story building at Cleveland and Main Streets could be considered for loft conversions or small shops.

**Recommendations:**
1. Gain control of the industrial property between Cleveland and Staunton Streets and First and Second Streets to accommodate infill housing.
2. Apply for EPA funding for environmental assessments
3. Apply for BEDI funds if necessary
4. Release an RFP to residential developers

**15. Knights Inn  East Ash St. (RC)**

Owners: 1  Parcels: 2  Acreage: 10.98

The Knights Inn is one of three hotels located on westbound Ash Street between I-75 and the Great Miami River. Along with the neighboring Speedway gas station, it borders on Hollow Park, an area that has been scrutinized as an access point to property once considered for a Target store. It is currently well maintained and its future success will be market-driven.

**Recommendations:**
1. Provide beautification funds for additional landscaping and facade improvements

**16. Riverside Place  East Ash St. (RC)**

Owners: 2  Parcels: 2  Acreage: 5.39

Though well located, this small series of out buildings at the entrance of the Miami Valley Mall is awkward to access. Though visible from Ash Street, it faces away the road. However, ingress/egress is uncomplicated due to a traffic light with a left-turn signal and a dedicated left turn lane. It is also accessible from the south side of the mall via Garbry Road. Several popular casual and fast food restaurants are located on the opposite side of the mall entrance.

**Recommendations:**
1. In lieu of purchasing the site, offer the current owners monetary interest in its redevelopment.
2. Contact Walgreens about locating to this site. The company has already expressed interest in Piqua.
3. Contact additional restaurant chains.

**17. Former Action Tire  East Ash St. (RC)**
Owners: 1  Parcels: 1  Acreage: 1.15

**Redevelopment/Revitalization**

This is a small freestanding building located across from a large shopping center featuring Wal-Mart and Home Depot with multiple fast food and casual restaurants close by. While it has excellent access to I-75, its design is too specific for many types of business. Its vacancy has little or no impact on neighboring businesses. Interest in the reuse or redevelopment of this site is market-driven and could improve without the city’s intervention as the local economy recovers.

**18. Covington Ave. Corridor**  
**Covington Ave. from Sunset Dr. to Cedarbroook (RC)**

Owners: 8  Parcels: 11  Acreage: 27.17

**Observations:**
(Adjacent to Area 7 - See Area 7 for comments)

**19. Water St. Corridor**  
**Water St. from College to Downing (RC)**


**Revitalization**

**Observations:**
Area 19 contains homes and businesses in a fairly condensed area. The intersection of Broadway and West Water Streets is a charming vicinity complete with a small vintage gas station, brick storefronts with second floor apartments and two-story brick row houses. Traveling north on Broadway is another two story retail/apartment building that could be an opportunity for additional retail and housing. The homes between West High and West Water Streets are modest but generally well kept and could possibly be renovated. At the corner of North Roosevelt Avenue and West Water Street is an attractive and popular sit-down pizza restaurant. At the same intersection is a parking lot that accommodates twenty to thirty automobiles. As momentum builds in Redevelopment Priority Area 12, Area 19 will assimilate easily into the city core.

**20. Miami Valley Centre Mall**  
**Ash St. (RC)**

Owners: 1  Parcels: 20  Acreage: 61.77

**Revitalization**

**Observations:**
The mall is located on the main access road from I-75 to downtown Piqua (36). It is anchored by Sears, Elder Beermen, J.C. Penny’s and the Comfort Inn. A new eight-screen theater was completed in 2006 in the corner of the property. The growing number of vacancies reflects similar conditions of regional indoor malls located in both rural and urban settings. In this case, the development of the local Wal-Mart and the surrounding shopping center and a retail/restaurant hub off I-75 exit 74 just south of Piqua have also contributed to a decline in customers. Current conditions at the mall are market-driven and should see some improvement as Piqua’s economic development goals are realized.
Areas of Interest
Locations

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<tr>
<th>Map #</th>
<th>Area of Interest</th>
<th>PC(1)</th>
<th>Location Description</th>
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(1) Property Classifications
NR = Neighborhood/Residential
IB = Industrial/Business
RC = Retail/Commercial
C = Core
## Areas of Interest
### Basic Information

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**Totals:**

- Property Classifications:
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- (2) 2007 Comprehensive Plan, Update, Map 2.3, Conservation & Development Map (pg. 24);
  - Primary Map Elements (pg. 22);
  - Development Concepts (pg. 23)
### Areas of Interest

**Ranking Index**

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(1) **Property Classifications**

- NR = Neighborhood/Residential
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(2) **Ranking Index Variables**

- **L (Location)** - access to roads, byways and/or interstates that will support the intended use; ease of ingress/egress
- **C (Complexity)** - historical use (title issues, environmental issues, etc.); multiple and/or unmotivated owners; redevelopment costs (demolition, infrastructure updates, etc)
- **F (Functionality)** - current property conditions, vacancy rates, obsolete buildings
- **O (Overall Potential)** - economic and community impact; performance potential; funding/financing; developer appeal

**Ranking Scale (Scale of 1 - 10)**

- L - Worst=1; Best=10
- C - Most=1; Least=10
- F - Least=1; Most=10
- O - Worst=1; Best=10
Findings Market Analysis

Market Overview
The Front Street Analytics (FSA) Market Overview can serve as a basis of knowledge and provide an objective and informed understanding of the market forces – and serve as a “touchstone” - for the identified Objectives and Strategies advanced in the Recommendation section of this Redevelopment Analysis.

The “Study Area” includes the greater Piqua regional area and also takes into account the surrounding competitive environment.

The Market Overview will provide an overview of the economic conditions of the area and identify a trajectory for potential future growth of the area. It will also include information for use by Resurgence LLC and the City that may be used to impact the long term success of the study area.

Market Characteristics
The information in the following section provides an overview of of the general context of the local marketplace in relation to the larger competitive environment.

Drive Time Analysis
An analysis of the transportation network and existing drive times is used as a start to identify and define the “capture area” of a market. The attached exhibit illustrates the 5, 10 and 15 mile drive time area from the center of downtown Piqua, which is just west of the intersection of I-75 and SR 36.

The 5 minute drive time area includes most of Piqua, the Miami Valley Centre Mall and stretches over to the edge of the Miami Valley Crossing retail center on SR 36 east of I-75. The 10 mile drive time area includes Covington to the west, Troy to the south and Fletcher to the east. The 15
mile drive time area starts to reach out to Gettysburg to the west, Tipp City to the south, Urbana to the east and past Sidney to the north.

The area roughly defined by the 15 mile drive time area has also been described as the “Upper Valley” of the greater Dayton region.

**Demographic Comparison Summary**

Current year demographic information (2009 estimates) and five year demographic projections (2014 estimates) for Piqua, Greenville, Sidney (within the 15 mile drive time), Tipp City (at the edge of the 15 mile drive time), Troy (at the edge of the 10 mile drive time area), Urbana (at the outer edge of the 15 mile drive time area) and Vandalia are illustrated in the following Demographic Comparison Summary exhibit.

Piqua’s 2009 population of 20,242 is about the same size as Sidney (20,102) and slightly less than Troy (23,270). Vandalia, Greenville, Urbana and Tipp City’s populations are generally 30-50% less than that of Piqua. The 2014 population projections for each of these cities are very similar to the current populations. Piqua’s population is projected to decline slightly to 20,153 in 2014, an approximate 2% decrease. The projected 2009-2014 annual population rate of growth for the State of Ohio is estimated at 0.12%

Piqua’s 2009 total households of 8,200 are also very similar to that of Sidney (8,255) and slightly less than Troy (9,554). Again, Vandalia, Greenville, Urbana and Tipp City’s total households are generally 25-55% less than that of Piqua. The 2014 household projections for each of these communities again are very similar to the current household numbers. Additional information regarding Households is discussed in the Household Change section that follows.

In 2009, there were approximately 9,200 total housing units in Piqua. As one might suspect, this number is similar to Troy (10,360) and Sidney (9,067). Again, Vandalia, Greenville, Urbana and Tipp City’s total number of housing units are generally 30 - 55% less than that of Piqua. Of these 9,192 total housing units in Piqua, 5,323 are owner occupied and 992 are vacant. Of all of the seven communities compared, Piqua has one of the lowest percent owner occupied rate at 58% and the highest percent vacant rate of 11%. Vandalia has the highest percent owner occupied rate of 61% and the lowest percent vacant rate of 6%. The other communities range between Piqua and Vandalia. The 2009 owner occupied housing units rate is 62% for the state of Ohio and the percent vacant is 10% for the state.

Piqua’s 2009 median household income was $46,116. Urbana’s median household income was slightly lower at $44,043 and Greenville’s was the lowest at $39,992. The median household income for the rest of the communities was significantly higher with Sidney at $50,759, Troy at $51,442, Vandalia at $54,807 and Tipp City at $59,940. The 2009 median household income for the state of Ohio was $52,400.

Not surprisingly, Piqua’s 2009 median household value was $96,970, the lowest of all the communities studied. The median household value for
the rest of the communities was higher with Urbana at $101,926, Greenville at $104,614, Sidney at $110,032, Troy at $115,358, Vandalia at $121,443 and Tipp City topping out at $136,989. The 2009 median household value is $114,865 for the state of Ohio.

Piqua’s percent of population that has completed some post high school education is 24%, about half the 48% rate for the state of Ohio. Except for Urbana at 23%, all of the other communities have higher rates, ranging from 26% for Sidney to 39% for Vandalia.

Finally, Piqua’s 2000 average household size of 2.47 is larger than Greenville (2.23), Urbana (2.29), Vandalia (2.32), and Troy (2.40). It is smaller than Sidney (2.50) and Tipp City (2.51). The Ohio 2000 average household size was 3.01.

**Household Change**
The number of Households in the City of Piqua for 1990, 2000, 2009 and 2014 are presented in the Household Change exhibit. Between 1990 and 2000 total households increased at a rate of approximately 3.2% from 8,007 to 8,263. 2009 households dropped at a slight rate to 8,200 (an approximate 0.8% decline) from 2000 but are projected to increase slightly to 8,215 (an approximate 0.2% increase) in 2014. The 2009-2014 annual household rate of change is projected at 0.23% for the state of Ohio.

**Daytime Population - Employment**
Piqua’s regional employment base is predominately manufacturing with approximately 25% of the total number of employees holding a job in this employment sector. Retail trade follows at approximately 19.3% of employees working in this field, followed by Accommodation and Food Services at approximately 10.6% then Education Services at approximately 10.3%. Healthcare and social assistance then follow at approximately 7.0%. These industry classifications start to inform the types of development and projects that should be targeted in the Piqua region.
### Demographic Comparison Summary

<table>
<thead>
<tr>
<th>Population</th>
<th>Piqua</th>
<th>Greenville</th>
<th>Sidney</th>
<th>Tipp City</th>
<th>Troy</th>
<th>Urbana</th>
<th>Vandalia</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990 Total Population</td>
<td>21,304</td>
<td>12,775</td>
<td>19,478</td>
<td>7,218</td>
<td>20,141</td>
<td>11,459</td>
<td>14,199</td>
</tr>
<tr>
<td>2000 Total Population</td>
<td>20,738</td>
<td>13,294</td>
<td>20,211</td>
<td>9,221</td>
<td>21,999</td>
<td>11,613</td>
<td>14,603</td>
</tr>
<tr>
<td>2009 Total Population</td>
<td>20,242</td>
<td>12,793</td>
<td>20,102</td>
<td>9,290</td>
<td>23,270</td>
<td>11,557</td>
<td>14,333</td>
</tr>
<tr>
<td>2014 Total Population</td>
<td>20,153</td>
<td>12,508</td>
<td>20,035</td>
<td>9,364</td>
<td>23,817</td>
<td>11,498</td>
<td>14,012</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1990 Total Households</td>
<td>8,007</td>
<td>5,190</td>
<td>7,284</td>
<td>2,855</td>
<td>7,872</td>
<td>4,569</td>
<td>5,830</td>
</tr>
<tr>
<td>2000 Total Households</td>
<td>8,263</td>
<td>5,649</td>
<td>7,981</td>
<td>3,632</td>
<td>8,920</td>
<td>4,859</td>
<td>6,235</td>
</tr>
<tr>
<td>2009 Total Households</td>
<td>8,200</td>
<td>5,588</td>
<td>8,196</td>
<td>3,675</td>
<td>9,554</td>
<td>4,970</td>
<td>6,244</td>
</tr>
<tr>
<td>2014 Total Households</td>
<td>8,215</td>
<td>5,509</td>
<td>8,255</td>
<td>3,716</td>
<td>9,826</td>
<td>4,992</td>
<td>6,139</td>
</tr>
</tbody>
</table>

### Household Rate of Change

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>3.2%</td>
<td>8.8%</td>
<td>9.6%</td>
</tr>
<tr>
<td>Renters</td>
<td>0.0%</td>
<td>-1.4%</td>
<td>0.7%</td>
</tr>
<tr>
<td>Home Owners</td>
<td>2.7%</td>
<td>1.2%</td>
<td>1.1%</td>
</tr>
<tr>
<td>Vacant</td>
<td>2.8%</td>
<td>0.4%</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2009 Total Housing Units</th>
<th>2009 Owner Occupied HU</th>
<th>2009 Vacant Housing Units</th>
<th>Percent Owner Occupied</th>
<th>Percent Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9,192</td>
<td>5,233</td>
<td>9,067</td>
<td>58%</td>
<td>11%</td>
</tr>
<tr>
<td></td>
<td>5,323</td>
<td>3,586</td>
<td>5,253</td>
<td>58%</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td>992</td>
<td>645</td>
<td>871</td>
<td>58%</td>
<td>10%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Median HH Income

<table>
<thead>
<tr>
<th></th>
<th>2009 Median HH Income</th>
<th>2009 Median Value: Owner HU</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>96,970</td>
</tr>
</tbody>
</table>

### Education

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,441</td>
<td>1,678</td>
<td>2,164</td>
<td>1,307</td>
<td>3,406</td>
<td>47.3%</td>
</tr>
<tr>
<td></td>
<td>859</td>
<td>645</td>
<td>1,092</td>
<td>614</td>
<td>1,706</td>
<td>26.3%</td>
</tr>
<tr>
<td></td>
<td>972</td>
<td>715</td>
<td>1,365</td>
<td>964</td>
<td>2,556</td>
<td>43.2%</td>
</tr>
<tr>
<td></td>
<td>553</td>
<td>439</td>
<td>674</td>
<td>468</td>
<td>1,736</td>
<td>26.7%</td>
</tr>
</tbody>
</table>

### Average HH Size

<table>
<thead>
<tr>
<th></th>
<th>2000 Avg HH Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.47</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, ESRI Current Year Estimates and 5-year Projections.
Household Change

Daytime Population

Employees by Industry

- Manufacturing: 2,527
- Retail Trade: 1,953
- Accommodation and Food Services: 1,068
- Educational Services: 1,042
- Health Care and Social Assistance: 704
- Other Private Services: 552
- Construction: 424
- Prof, Science, Tech Services: 415
- Finance and Insurance: 330
- Public Administration: 321
- Wholesale Trade: 294
- Real Estate and Leasing: 187
- Information: 107
- Arts, Entertainment, and Recreation: 67
- Admin / Waste Mgt: 60
- Transportation and Warehousing: 52
- Mgt Companies: 6
- Unclassified Establishments: 3
Daytime Population

<table>
<thead>
<tr>
<th>Business Type</th>
<th>Number</th>
<th>Percent</th>
<th>Employees</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry, Fishing and Hunting</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mining</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Utilities</td>
<td>0</td>
<td>0.0%</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Construction</td>
<td>50</td>
<td>6.3%</td>
<td>424</td>
<td>4.2%</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>62</td>
<td>7.8%</td>
<td>2,527</td>
<td>25.0%</td>
<td></td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>36</td>
<td>4.5%</td>
<td>294</td>
<td>2.9%</td>
<td></td>
</tr>
<tr>
<td>Retail Trade</td>
<td>157</td>
<td>19.8%</td>
<td>1,903</td>
<td>19.3%</td>
<td></td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>4</td>
<td>0.5%</td>
<td>52</td>
<td>0.5%</td>
<td></td>
</tr>
<tr>
<td>Information</td>
<td>10</td>
<td>1.3%</td>
<td>107</td>
<td>1.1%</td>
<td></td>
</tr>
<tr>
<td>Finance and Insurance</td>
<td>50</td>
<td>6.3%</td>
<td>330</td>
<td>3.3%</td>
<td></td>
</tr>
<tr>
<td>Real Estate and Rental and Leasing</td>
<td>44</td>
<td>5.6%</td>
<td>167</td>
<td>1.6%</td>
<td></td>
</tr>
<tr>
<td>Professional, Scientific, and Technical Services</td>
<td>40</td>
<td>5.1%</td>
<td>415</td>
<td>4.1%</td>
<td></td>
</tr>
<tr>
<td>Management of Companies and Enterprises</td>
<td>1</td>
<td>0.1%</td>
<td>6</td>
<td>0.1%</td>
<td></td>
</tr>
<tr>
<td>Administrative and Support and Waste Management and Remediation Services</td>
<td>30</td>
<td>3.8%</td>
<td>60</td>
<td>0.6%</td>
<td></td>
</tr>
<tr>
<td>Educational Services</td>
<td>19</td>
<td>2.4%</td>
<td>1,042</td>
<td>10.3%</td>
<td></td>
</tr>
<tr>
<td>Health Care and Social Assistance</td>
<td>51</td>
<td>6.4%</td>
<td>704</td>
<td>7.0%</td>
<td></td>
</tr>
<tr>
<td>Arts, Entertainment, and Recreation</td>
<td>14</td>
<td>1.8%</td>
<td>67</td>
<td>0.7%</td>
<td></td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>61</td>
<td>7.7%</td>
<td>1,968</td>
<td>19.6%</td>
<td></td>
</tr>
<tr>
<td>Other Services (except Public Administration)</td>
<td>127</td>
<td>16.0%</td>
<td>552</td>
<td>5.5%</td>
<td></td>
</tr>
<tr>
<td>Public Administration</td>
<td>31</td>
<td>3.9%</td>
<td>321</td>
<td>3.2%</td>
<td></td>
</tr>
<tr>
<td>Unclassified Establishments</td>
<td>5</td>
<td>0.6%</td>
<td>3</td>
<td>0.0%</td>
<td></td>
</tr>
<tr>
<td>Totals</td>
<td>792</td>
<td>100.0%</td>
<td>10,112</td>
<td>100.0%</td>
<td></td>
</tr>
</tbody>
</table>

Psychographic Analysis
Research of consumer cohorts and their relative size, economic influence and expression of their continuum of needs for services, goods, recreation, leisure, arts and entertainment is presented in the following exhibits in this section.

Customer Behavior & Consumer Segmentation
The study area is made up on a variety of consumer types representing a range of behaviors, attitudes and demographics. Consumer Psychographic segmentation data are helpful in creating a more robust mental picture of consumer diversity by combining demographics with consumer behaviors, product and media use. The following exhibits and associated tables describe the segments of consumer groups that are predominate in the Piqua market.

Market Segments
To understand the relationship between human behaviors and the neighborhood structure, the Neilson Claritas PRIZM segmentation data has been prepared for the general Piqua market. This segmentation data has been developed by analyzing and sorting every household into 66 unique types or segments based on a variety of data that includes income, employment, home value, housing type, education, household composition, age, and other key determinants of consumer behavior of each household.
Consumer segmentation is utilized for the following aspects:
  ... Explain neighborhood variation
  ... Describe resident lifestyles
  ... Analyze population diversity
  ... Pinpoint marketing opportunity

Although numerous segments are available in the Piqua market, the first five categories for the city and the first five categories within the 10-minute drive time were selected for further analysis of market understanding and strategic policy recommendations. The information is grounded in the community segmentation to help illuminate the situation and opportunities in Piqua.

The segments are described with demographic tenets, general lifestyle behaviors and purchase preferences found at the top of each column, while a character statement is made for each segment to provide a better understanding and description of each of the identified segments.
### 10 Minute Drive Time Segments

- **Country Squires**: 8%
- **Big Fish, Small Pond**: 6%
- **Blue-Chip Blues**: 5%
- **Young and Rustic**: 5%
- **New Beginnings**: 4%
- **Kids and Cul-de-Sacs**: 4%
- **Gray Power**: 4%
- **New Homesteaders**: 4%
- **Old Milltowns**: 4%
- **Domestic Duos**: 3%
- **All Others**: 55%

---

<table>
<thead>
<tr>
<th>Age Ranges</th>
<th>Homeowners</th>
<th>Employment Level</th>
<th>Lifestyle Traits</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Country Squires</strong></td>
<td>35-54</td>
<td>Mostly Owners</td>
<td>Management</td>
</tr>
<tr>
<td><strong>Big Fish, Small Pond</strong></td>
<td>45-64</td>
<td>Homeowners</td>
<td>Management</td>
</tr>
<tr>
<td><strong>Blue-Chip Blues</strong></td>
<td>25-44</td>
<td>Mix, Owners</td>
<td>Blue Collar, Service, Mix</td>
</tr>
<tr>
<td><strong>Young and Rustic</strong></td>
<td>&lt;55</td>
<td>Renters</td>
<td>White Collar, Service, Mix</td>
</tr>
<tr>
<td><strong>New Beginnings</strong></td>
<td>&lt;35</td>
<td>Renters</td>
<td>White Collar, Service, Mix</td>
</tr>
<tr>
<td><strong>Kids and Cul-de-Sacs</strong></td>
<td>25-44</td>
<td>Mostly Owners</td>
<td>White Collar, Mix</td>
</tr>
<tr>
<td><strong>Gray Power</strong></td>
<td>65+</td>
<td>Mostly Owners</td>
<td>Mostly Retired</td>
</tr>
<tr>
<td><strong>New Homesteaders</strong></td>
<td>25-44</td>
<td>Mostly Owners</td>
<td>White Collar, Service, Mix</td>
</tr>
<tr>
<td><strong>Old Milltowns</strong></td>
<td>65+</td>
<td>Mix, Owners</td>
<td>Mostly Retired</td>
</tr>
<tr>
<td><strong>Domestic Duos</strong></td>
<td>65+</td>
<td>Mostly Owners</td>
<td>Mostly Retired</td>
</tr>
</tbody>
</table>
**Existing Development**

This section provides an overview of vacancy rates, average rental rates (lease rates) and sale price (dollars per square foot) for Office, Flex & Light Industrial and Retail is analyzed starting in Q1 2007 and running through Q4 2009. The study area encompasses a 5-mile radius around Piqua.

**Office**

Vacancy rates have been trending down from a high of almost 14% in Q1 2007 to a respectable 7% in Q4 2009. There was a slight spike in Q1 2009, about the time when the recession was peaking. A property can be thought of as “stabilized” when vacancy is in the 7-10% range.

Average rental rates have realized a jump from a low of $6/SF in Q1 2007 up to approximately $11/SF in Q4 2007. This rental rate has remained fairly constant at this rate through Q4 2007. However, at these lease rates, the economics for new construction will be tough to justify.

Average sales price for existing office product has fallen from a high of approximately $50/SF in Q1 2007 to $35-37/SF from Q2 2007 to Q3 2009. As of the end of 2009, sales price/SF was at $42-43/SF. These prices would indicate the economics are more favorable to purchasing existing office product versus developing new.

**Flex and Light Industrial**

Vacancy rates fell from a high of almost 50% in Q1 2007 to a low of 15% in Q3 2007 and have then steadily risen to between 30% and 35% in Q2 2009. Since then they have remained fairly constant at this percentage through the end of 2009.

Correspondingly, average rental rates remained fairly constant at $2.50-2.60/SF from Q1 2007 to Q3 2008 then jumped to over $3.60 in Q3 2008, dip to just under $3.40 in Q2 2009 then jumped again to just under $4.20/SF in Q3 2009 and remained about at that level through the end of 2009. This rental rate is fairly respectable for light industrial space.

Average sales price for existing flex and light industrial product remained fairly low at a little over $10/SF from Q1 2007 through Q3 2007 then jumped to between $30-35/SF in Q4 2007. They remained fairly constant at that level through Q3 2008 then fell to a little under $20/SF, and have been gradually decreased to approximately $13/SF at the end of 2009.

Part of this may be due to obsolescence in industrial space. Given building configurations and clear heights, the demand for older less efficient space does not keep up with the demand for newer space so many times there is a dichotomy in this product type.

**Retail**

Vacancy rates have been trending up from a low of almost 6% in Q2 2007 to a high of approximately 14.5% Q3 2008. Vacancy remained around 14% but then jumped to approximately 16% at the end of 2009. Retail vacancy across most markets has trended up through 2009.

Correspondingly, average rental rates have declined from a high of almost $11.50/SF in Q1 2007 to a low of about $7/SF in Q2 2008. Rates rebounded to a little more than $8/SF between Q3 2008 and Q2 2009 then fell and leveled out to just under $8/SF at the end of 2009. At these lease rates, the economics for new construction will be tough to justify.
Average sales price for existing retail product has fallen from a high of approximately $100/SF in Q3 2007 to a little over $40/SF at the end of 2009. These prices would indicate the economics are more favorable to purchasing existing retail product versus developing new.
Retail

Retail Supply and Demand Modeling
An analysis of the regional marketplace for various uses is presented in the following section.

Retail GAP Analysis
This estimates the retail spending potential for a retail trade area based upon population, income, and consumer spending patterns. It determines the extent which a community is or is not capturing its sales potential. A retail sales surplus indicates that a community pulls consumers and retail dollars in from outside the trade area, thereby serving as a regional market. When local demand for a specific product is not being met within a trade area, consumers are going elsewhere to shop creating retail leakage. Leakage is a measure of the level of opportunity for new retail product related to that set of stores within a defined trade area.

Retail Demand
The following table summarizes retail supply and demand at the consumer level by product category. This information is derived from inspection of various consumer types in the geography and their demand for retail goods and services. Supply is based on inspection of retail and service businesses in the area and their estimated sales. Blue shaded categories indicate an oversupply or a condition where demand from outside the district is being met. Orange shading indicates that excess demand exists - or demands for such products / services are being fulfilled from merchants
outside the geography in question. This analysis should be considered directional in context but can suggest categories of retail products for expansion in certain development scenarios.

A retail GAP analysis of Miami County is presented herein. An additional discussion regarding the methodology employed for this is included within the exhibit.

## Retail GAP Analysis

<table>
<thead>
<tr>
<th>Retail Supply and Demand Analysis</th>
<th>Miami County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supply</td>
<td>Demand</td>
</tr>
<tr>
<td>Automobile Dealers</td>
<td>$40,261,820</td>
</tr>
<tr>
<td>Other Motor Vehicle Dealers</td>
<td>$3,325,073</td>
</tr>
<tr>
<td>Auto Parts, Accessories, and Tire Stores</td>
<td>$2,057,210</td>
</tr>
<tr>
<td>Furniture Stores</td>
<td>$1,986,456</td>
</tr>
<tr>
<td>Home Furnishings Stores</td>
<td>$695,112</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>$2,154,472</td>
</tr>
<tr>
<td>Building Material and Supplies Dealers</td>
<td>$5,606,287</td>
</tr>
<tr>
<td>Lawn and Garden Equipment and Supplies Stores</td>
<td>$419,078</td>
</tr>
<tr>
<td>Grocery Stores</td>
<td>$31,393,926</td>
</tr>
<tr>
<td>Specialty Food Stores</td>
<td>$2,161,107</td>
</tr>
<tr>
<td>Beer, Wine, and Liquor Stores</td>
<td>$5,488,185</td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td>$28,254,495</td>
</tr>
<tr>
<td>Clothing Stores</td>
<td>$3,443,312</td>
</tr>
<tr>
<td>Shoe Stores</td>
<td>$1,259,327</td>
</tr>
<tr>
<td>Jewelry, Luggage, and Leather Goods Stores</td>
<td>$1,011,935</td>
</tr>
<tr>
<td>Sporting Goods/Hobby/Musical Instrument Stores</td>
<td>$817,086</td>
</tr>
<tr>
<td>Book, Periodical, and Music Stores</td>
<td>$941,347</td>
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<tr>
<td>General Merchandise Stores</td>
<td>$37,199,454</td>
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<tr>
<td>Department Stores Excluding Leased Depts.</td>
<td>$25,932,387</td>
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<tr>
<td>Other General Merchandise Stores</td>
<td>$11,257,087</td>
</tr>
<tr>
<td>Florists</td>
<td>$983,042</td>
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<td>Office Supplies, Stationery, and Gift Stores</td>
<td>$665,194</td>
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<tr>
<td>Used Merchandise Stores</td>
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<tr>
<td>Other Miscellaneous Store Retailers</td>
<td>$1,630,135</td>
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<tr>
<td>Full-Service Restaurants</td>
<td>$10,018,160</td>
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<tr>
<td>Limited-Service Eating Places</td>
<td>$17,103,240</td>
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<tr>
<td>Special Food Service</td>
<td>$3,364,650</td>
</tr>
<tr>
<td>Drinking Places - Alcoholic Beverages</td>
<td>$1,443,191</td>
</tr>
</tbody>
</table>

Key: Highlights of Significant Over- and Under-Supply:
- Over Supply: Supply significantly exceeds demand
- Equilibrium: Demand and supply relatively equal
- Under Supply: Demand significantly greater than supply

Methodology: Supply (retail sales) estimates reported as consumer sales by establishments based on InfuUSA business data for retail NAICS (North American Industry Classification System) categories. Sales to businesses are excluded. Demand (retail potential) estimates based on US Census Survey of Consumer Spending for current dollars spent by consumers at retail establishments.

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**Pipeline Projects / Interested Users**

Based on our research and analysis, we understand that Hand Properties (Atlanta Company) has been looking at the 80-100 acres across from the Miami Valley Centre Mall for a Target-anchored retail development. This interest has been ongoing for 2-3 years. The major challenge is access to the site. A bridge estimated to cost $3 to 5 million is required.

Reportedly, Hand Properties has an option to purchase the property. Additionally, Walgreens has also reportedly shown interest in the Piqua area.
Additional Recommendations

... The essence of redevelopment in Piqua is land banking. Outright purchase or partnering with property owners will avoid unwanted use or development and hold the property for its best and highest use according to the *Plan it PIQUA Comprehensive Plan*. Owning the property will also allow the city to offer incentives such as discounts and financing.

... While redevelopment is the focus of this study, the development of large “greenfields” will capture the attention of major industrial projects and research parks. The annexation of raw land around Piqua will be important for that sector of growth. In addition, cooperative efforts with Spring Creek and Washington townships should be exploited in appropriate areas to create a JEDD.

... Reevaluate all zoning codes to reflect redevelopment preferences.

... Promote biking and outdoor sports in Piqua by sponsoring a competitive racing event including exhibits with sports-related products.

... Devise real estate and economic development strategies for every Area of Interest.

... Retain a consultant to assist with real estate-related interface.

... Help in designing marketing programs for local businesses.

... Plan recruitment retreats for developers and known end-users. Use feedback to make adjustments in strategies.
… Encourage green construction to appeal to Young Professionals. Be visible with updates concerning plans for improvements (signs, ads, etc.)

… Offer relocation assistance to businesses that fragment a possible contiguous use.

… Create a fund for façade and landscape improvement.

… Purchase small storefronts downtown in areas most vulnerable to possible uses that would compromise redevelopment strategies. Rehabilitate for residential use above and retail below.

… Update website to be developer and broker-friendly. Include GIS capabilities and list all available commercial/industrial properties.

… While waiting radical redevelopment in an Area of Interest make the best use of the current structures if possible: shops/stores, indoor sport facilities, child and elder daycare.

… Create a JRS type of program to attract development.

… Target contemporary industries such as a green-oriented research and technology park or biomedical facilities.

… Ask local companies to speak with their vendors about locating in Piqua.

… Make all possible streets in Piqua bike-friendly by creating bicycles lanes

… Stay in close touch with all tenants and property owners within the Areas of Interest to keep ahead of changes in tenancy or ownership.
Supporting the Plan

Every aspect of the Plan it PIQUA Comprehensive Plan impacts redevelopment strategies in varying degrees. And since the goals of the ReDO project are based on the findings and recommendations found there and are the basis of this redevelopment analysis, it is fitting to correlate the focus and conclusions of this study with those contained in the Plan. Many recommendations in both studies mirror or complement the other. Objectives, principals and strategies from the Plan that reflect responsible redevelopment principles are listed below to show support of those statements.

Land Use pgs 9-39
Goal: Preserve Piqua’s small town feel through well balanced growth that mixes land uses, retains open space, and creates an inviting appearance using landscaping, attractive entrances, and community landmarks.

1. The transportation network is a key element that needs to be considered when making land use decisions.
2. A well-defined core and historic district are the two primary elements that create Piqua’s identity.
3. Significant Great Miami River frontage with considerable development potential
4. additional development in the form of entertainment, residential uses, and businesses could add to the value of the waterfront. . .
5. Abundance of vacant and developable land
6. A significant portion of future development can be accommodated by vacant and redevelopable sites
7. There are a number of opportunities to facilitate future industrial growth by improving existing industrial areas.
8. “. . . identify new industrial sites and support industrial growth. . .”
9. The entryways into Piqua will be enhanced through improving the existing and newly enhanced environment.

10. Underutilized industrial, institutional, and manufacturing districts and sites will be strategically redeveloped and incorporated back in to the Community fabric.

11. Piqua has a significant number of vacant sites and buildings . . . Many of these sites are located within existing neighborhoods and districts.

12. The waterfront near the downtown and surrounding neighborhoods will be evaluated for redevelopment opportunities to connect the downtown to the River.


14. Encourage redevelopment of underutilized land resources.

15. Work with the Community Improvement Corporation to develop programs that promote redevelopment or reuse of existing structures and deal with vacant properties.

16. Priorities for infrastructure investments that favor redevelopment and infill locations over greenfield development. (As noted in the Recommendations section, greenfield development will play a vital role in Piqua’s future. Creating strategies for potential infrastructure improvements for large parcels that could accommodate major development projects is highly recommended.)

17. Modify development regulations to support redevelopment, especially along the Great Miami River and around the downtown.

18. Prepare a marketing program for targeted infill and redevelopment sites.

19. Promote infill residential development in appropriate locations, including creating and marketing a land bank of infill sites.

20. Encourage upper story residents in the downtown.

21. Support appropriate commercial, office and suitable industrial development

Redevelopment pgs 41-53

Goal: Revitalize Piqua through initiatives that encourage redevelopment or reuse of existing structures and the implementation of buildings codes in an effort to contribute to a reduction in building vacancies.

1. Vacant and aging industrial buildings

2. There are opportunities to redevelop industrial space within existing neighborhoods.

3. There is local interest in revitalizing existing neighborhoods and commercial areas.

4. Redevelop targeted industrial and commercial sites.

5. Inventory all existing vacant industrial and commercial sites and structures.

6. Explore opportunities to convert vacant industrial structures into residential dwellings or other viable uses.

7. Modify existing zoning districts, or create new overlay districts that are more flexible and will better support industrial and commercial redevelopment efforts.
8. Work with the Ohio Department of Development (ODOD) to apply for Industrial Site Improvement Funds. (This program has expired.)
9. Continue to work with the Ohio Department of Development (ODOD) to apply for Job Ready Sites (JRS) funds.
10. Continue to work with the Ohio Department of Development (ODOD) to apply for Clean Ohio Brownfields Funds. (Clean Ohio Fund)
11. Redevelop targeted older neighborhoods.
12. Work with local and regional groups to redevelop vacant and underutilized properties and rehab and/or remove deteriorated structures.
13. Work with Grow Piqua Now (GPN) and the Chamber of Commerce to create strategies to develop vacant properties.
14. Explore opportunities locally and with regional partners to establish a land bank program.
15. Explore opportunities locally and with regional partners to redevelop vacant and underutilized sites.

**Housing** pgs 55-65
Goal: *Promote a diverse and quality housing stock to meet the needs of all residents and enhance the housing supply through programs and policies that encourage homeownership, promote home maintenance and support the responsible upkeep of all properties.*

**Transportation** pgs 67-79
Goal: *Develop and maintain a clean, safe and efficient transportation system that effectively accommodates pedestrians, bicyclists, automobiles, and public transportation.*

1. Growth is trending towards 75 corridor . . .
2. There are a number of existing and potential industrial sites along the I-75 corridor in Piqua.
3. Address capacity issues with US 36, especially at the two lane segments near the stadium on East Ash Street.

**Economic Development** pgs 81-91
Goal: *Enhance Piqua’s local economy through policies and programs that attract progressive new industries, increase the number of high paying jobs with benefits, retain existing small businesses, develop a strong workforce, increase the number of quality of life amenities and contribute to a vibrant downtown.*

1. Competition with neighboring communities.
2. Explore opportunities to create working capital loans for small business
3. Create a regional venture capital fund.
4. Initiate and/or support regional marketing campaigns.
5. Create and market competitive industrial real estate.
6. Create a marketing tour of Piqua’s industrial site and buildings
7. Generate a request for proposals to attract industrial developers
8. Plan and implement Grow Piqua Now (GPN) program focused on acquisition or redevelopment of business/industrial sites.

Natural Environment pgs 93-99
Goal: Celebrate Piqua’s natural amenities by developing the waterfront and enhancing public access to the river corridor and work to create new parks, trails, and tree planting initiatives to further contribute to the community’s quality of life.

Community Services and Facilities pgs 101-111
Goal: Support community improvements that build strong family neighborhoods and community pride and maintain high quality community services and facilities including its school system, public safety services, health care, recreational opportunities, cultural activities, technology and youth and senior services.

1. Develop a senior center
2. Expand youth services (youth center in existing vacant building with indoor basketball and tennis courts, bicycle training tracks, skateboard ramps
3. Work with the school district to plan for the appropriate reuse of school buildings in areas where the school system has eliminated the need for the facilities.

Utilities pgs 113-121
Goal: Provide cost effective customer response and reliable municipal facilities with a focus on improving aesthetics and promoting responsible use of energy resources while planning for the future.

1. Maximize the use of existing infrastructure by promoting infill development.
Executive Summary

Piqua is a beautiful and promising town with stunning architectural attributes. The Great Miami River runs directly through it and serves as an exclamation point to the city’s historical character. The quaint and walkable atmosphere welcomes visitors with a hint of less complicated times and a promise that they could exist again. And though it is blessed with three interstate exits that funnel into the heart of the city, most homes are well out of reach situated on safe and quiet streets. Piqua residents are socially engaged and visibly content in an environment that many big city dwellers would characterize as isolated and under served.

The drive from one side of Piqua to the other in any direction can be accomplished in less than ten minutes. Amenities and necessities are close at hand and for items and services not found locally, it is only a short drive to major department stores. Various learning facilities are concentrated on a single campus with room to expand. Major medical facilities populate the outskirts. Excellent schools, bike trails, clean streets and antique neighborhoods make it a worthy investment.

As the crown jewel of Piqua, the newly refurbished and repurposed Fort Piqua Plaza looms graciously over downtown creating a central gathering place for all ages. It offers a surprisingly good quality of food and drink and, as the new home to the Piqua Public Library, a generous supply of movies and literature. Winans supplies the fresh roasted coffee and homemade chocolates while Toone P’s provides a small-town-friendly gourmet menu that rivals popular New York bistros. Some questioned the wisdom and reality of pursuing a rehabilitation project of such magnitude. But there it sits. A testimony to what can be.
The appeal of a small town has returned to the consciousness of many Americans. Intimate communities that master the art of blending personal contentment and commercial success without compromising either have a growing audience. Using the same types of creative tactics and untapped resources applied to the Fort Piqua Plaza renaissance, Piqua has the potential to be that kind of town.

Using the Plan It Piqua 2007 Comprehensive Plan Update as a guide, twenty Areas of Interest were identified by the Plan It Piqua team as potential opportunities to enhance current aesthetic and/or economic conditions within those areas. The objective is to transform under-performing or non-performing properties to the “highest and best” use by complementing the surrounding area and the community as a whole using revitalization and/or redevelopment strategies.

The twenty areas represent hundreds of acres and owners in industrial, commercial, retail and residential zones and have varying degrees of complexity and potential. Each was evaluated and rated as to current level of productivity, relative simplicity of controlling and marketing the area and long term contribution to Piqua’s economic and social well-being. While all of the areas should be considered significant given Piqua’s size and density, the following have strengths that help to mitigate their weaknesses and obstacles and are categorized as Priority Redevelopment Areas. Therefore, they are recommended for the first phase of the ReDO project.

Area 1: Former Piqua Hospital  
Area 3: CR 25-A Corridor – North  
Area 8: Clark Ave. Industrial District  
Area 12: Riverfront Mill District  
Area 13: East Ash St. Corridor

Since their characteristics vary substantially, no recommendations are being made regarding the order in which the Priority Redevelopment Areas should be approached.

Creating “shovel ready” sites to accommodate modern commercial facilities will help supply new jobs and economic security for Piqua. Making room for riverside parks and improving public amenities will support the aggressive economic development campaign that is already underway. By eliminating structures that are not only unnecessary but unsightly, hundreds of acres can be made available to pursue Piqua’s determination to “Preserve the past and empower the future.”

The scope of the ReDO project is technically and financially ambitious. Realizing redevelopment goals will require vast amounts of time, patience and commitment over many years as the recovering local and national economies ebb and flow. Competition from nearby and regional communities will be formidable as other cities and towns plan their own revivals. However, the collective findings and opinions resulting from the research and analysis conducted by the team assembled to execute this project reflect that Piqua has many of the necessary elements already in
place to successfully execute a diverse and expansive redevelopment plan. With the ongoing cooperation of residential, commercial and political factions and a system that encourages healthy inter-communication and consensus-building, the City of Piqua, Grow Piqua Now and the Plan It Piqua team can look forward to a productive future for its city and the surrounding areas.
Grants, Loans and Incentives

**Federal**

The following information is believed to be current. However, programs can be adjusted and discontinued by program administrators at any time.

**Bank Enterprise Award Program/BEA Community Development Financial Institutions Fund/CDFI** (U.S. Treasury Department)

supports FDIC-insured financial institutions around the country that are dedicated to financing and supporting community and economic development activities. The BEA Program complements the community development activities of insured depository institutions (i.e., banks and thrifts) by providing financial incentives to expand investments in CDFIs and to increase lending, investment, and service activities within economically distressed communities. Providing monetary awards for increasing community development activities leverages CDFI Fund dollars and puts more capital to work in distressed communities throughout the nation.

The BEA Program provides formula-based grants to applicants for increasing qualified activities from a Baseline Period to an Assessment Period. Awards are based on activities within three categories:

- **CDFI Related Activities**: Equity Investments, Equity-like Loans, Grants, Loans, Deposits/Shares, and Technical Assistance to Qualified CDFI Partners.

- **Distressed Community Financing Activities**: Affordable Home Mortgage Loans, Affordable Housing Development Loans, Small Business Loans, Home Improvement Loans, Education Loans, and Commercial Real Estate Loans.
Service Activities: Deposits, Community Services, and Financial Services.
http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=1

CDFI
601 Thirteenth Street, NW, Suite 200, South, Washington, DC 20005
(202) 622-8662
Fax: (202) 622-7754
CDFI Fund Help Desk: (202) 622-6355
cdfihelp@cdfi.treas.gov

Brownfield Tax Incentive (USEPA/IRS) This program sunsetted effective December 31, 2009. It is currently in Congress in an extended package that has passed the Senate but not the House. It is expected to be reinstated but not until the fall of this year. If it passes it will be retroactive to January 1, 2010.

intended to spur the cleanup and revitalization of brownfield properties. The Brownfields Tax Incentive is applicable to properties that meet specific land use and contamination requirements. To satisfy the land use requirement, the property must either be held by the taxpayer incurring the eligible expenses for use in a trade or business or for the production of income; or, the property must be properly included in the taxpayer’s inventory.

FAQ’s http://www.epa.gov/swerosps/bf/tax/index.htm#faq
Source: http://www.epa.gov/swerosps/bf/tax/index.htm#about

Brownfields Economic Development Initiative/BEDI (HUD) a key competitive grant program that HUD administers to stimulate and promote economic and community development. BEDI is designed to assist cities with the redevelopment of abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination.

BEDI funds are used as the stimulus for local governments and private sector parties to commence redevelopment or continue phased redevelopment efforts on brownfield sites where either potential or actual environmental conditions are known and redevelopment plans exist. HUD emphasizes the use of BEDI and Section 108 Loan Guarantee funds to finance projects and activities that will provide near-term results and demonstrable economic benefits. HUD does not encourage applications whose scope is limited only to site acquisition and/or remediation (i.e., land banking), where there is no immediately planned redevelopment. BEDI funds are used to enhance the security or to improve the viability of a project financed with a new Section 108 guaranteed loan commitment.

The purpose of the BEDI program is to spur the return of brownfields to productive economic use through financial assistance to public entities in the redevelopment of brownfields, and enhance the security or improve the viability of a project financed with Section 108-guaranteed loan.
authority. Therefore BEDI grants must be used in conjunction with a new Section 108-guaranteed loan commitment.

www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/

James A. Cunningham, HUD Field Office Director
(513) 684-3451 X 2967
632 Vine Street, Fifth Floor
Cincinnati, Ohio 45202

**Brownfields and Land Revitalization (USEPA)**

Brownfields Cleanup Revolving Loan Fund Pilots/Grants/BCRLF  
At this time only supplemental funds are available to existing Brownfields Cleanup Loans.  
Capitalized by a grant from the USEPA offers below-market rate loans to assist with the remediation of a brownfield property to return it to a productive economic use in the community.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)  
**Deadline: January 31, 2010.**

a noncompetitive $50 million grant program to establish and enhance state and tribal response programs. Generally, these response programs address the assessment, cleanup, and redevelopment of brownfields sites and other sites with actual or perceived contamination

**Brownfields Job Training Grant Guidelines (CERCLA)**  
**Deadline: December 1, 2009**

provides, or funds eligible entities, including nonprofit organizations to provide, training to individuals and organizations, as appropriate, to facilitate assessment, remediation, or preparation of brownfield sites.

http://epa.gov/swerosps/bf/rflst.htm

Deborah Orr, EPA Region 5  
77 West Jackson Boulevard  
Mail Code SM-7J  
Chicago, Illinois 60604-3507  
orr.deborah@epa.gov  
(312) 886-7576  
Fax (312) 697-2515

**Community Development Block Grant/CDBG** (HUD) (State Administered)  
provides communities with resources to address a wide range of unique community development needs. The goal is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. The State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period selected by the State. This general objective is achieved by granting "maximum feasible
priority" to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. Under unique circumstances, States may also use their funds to meet urgent community development needs. A need is considered urgent if it poses a serious and immediate threat to the health or welfare of the community and has arisen in the past 18 months. Eligible activities include but are not limited to:

- acquisition of property for public purposes
- construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works
- demolition
- rehabilitation of public and private buildings
- public services
- planning activities
- assistance to nonprofit entities for community development activities
- assistance to private, for profit entities to carry out economic development activities (including assistance to micro-enterprises)

http://www.hud.gov/offices/cpd/communitydevelopment/programs/

Jorgelle Lawson, CPD Field Office Director
200 N. High Street
Columbus, OH 43215-2463
(614) 469-5737 ext. 8240
FAX (614) 469-2237
orgelle.Lawson@hud.gov

Economic Development Administration/EDA (DOC)
investment policy designed to establish a foundation for sustainable job growth and the building of durable regional economies throughout the United States and builds upon two key economic drivers - innovation and regional collaboration. Within the parameters of a competitive grant process, all projects are evaluated to determine if they advance global competitiveness, create jobs, leverage public and private resources, can demonstrate readiness and ability to use funds quickly and effectively and link to specific and measureable outcomes.

Investment priorities are:
- Collaborative Regional Innovation
- Public/Private Partnerships
- National Strategic Priorities
- Global Competitiveness
- Environmentally-Sustainable Development
- Economically Distressed and Underserved Communities

Investment Programs are:
- Public Works
- Economic Adjustment
- Community Trade Adjustment Assistance
- Partnership Planning
- Trade Adjustment Assistance for Firms
Global Climate Change Mitigation Incentive Fund
University Centers
Research and National Technical Assistance
Local Technical Assistance
http://www.eda.gov/

C. Robert Sawyer, Regional Director
Chicago Regional Office
111 North Canal Street, Suite 855
Chicago, IL 60606
T: (312) 353-7706
F: (312) 353-8575
rsawyer@eda.doc.gov

Power Point Presentation about the EDA grant process:
http://www.eda.gov/AboutEDA/AbtEDA.xml

**Federal Home Loan Bank (FHLB) Economic Development Program**
designed to encourage Members throughout Kentucky, Ohio, and Tennessee to increase their involvement in economic development projects in the communities they serve. The EDP provides a discount off regular Advance programs to encourage and assist Members in providing favorable financing terms for eligible projects.

EDP funding is available for use in qualifying economic development projects, where economic development projects are defined as commercial, industrial, manufacturing, social service, and public facility projects and activities, and public or private infrastructure projects, such as roads, utilities, and sewers. Examples of eligible projects include:

- fixed assets
- plant and equipment
- working capital, churches
- day-care facilities
- agricultural loans
- police stations, public buildings, parks, etc.

For mixed-use projects, only the economic development components of the project must meet the appropriate targeted income levels for the program.

http://web.fhlbcin.com/HOUSING/PROGRAMS/Pages/EconomicDevelopmentProgram.aspx

Housing & Community Investment Department
Economic Development Program Application
Federal Home Loan Bank of Cincinnati
PO Box 598
Cincinnati, OH 45201-0598
(888) 345-2246
Fax: (513) 852–7647
New Markets Tax Credit Program/NMTC CDFI/U.S. Treasury Department

Deadlines for 2010 have yet to be determined for this program.

permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period. Eligibility includes only certified a CDE organizations. To qualify as a CDE, an organization must:

… be a domestic corporation or partnership at the time of the certification application;

… demonstrate a primary a mission of serving, or providing investment capital for, low-income communities or low-income persons; and

… maintain accountability to residents of low-income communities through representation on a governing board of or advisory board to the entity.

Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. The credit provided to the investor totals 39 percent of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period. An organization wishing to receive awards under the NMTC Program must be certified as a CDE.

An organization that is currently certified as a CDFI by the CDFI Fund or designated as a Specialized Small Business Investment Company by the Small Business Administration automatically qualifies as a CDE and may register to become a CDE via the online registration link located below on this webpage.

http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5#2

Press Release concerning 2011 extension:

New Markets Tax Credit Support Line
Phone: (202) 622-6355
cdfihelp@cdfi.treas.gov

Smart Growth Implementation Assistance
Currently there is no funding available through Smart Growth Implementation Assistance.
Grants, Loans & Incentives

A development, community, and environment division (DCED) in the environmental protection agency's (EPA) office of policy, economics, and innovation.

www.epa.gov/smartgrowth

**Targeted Brownfields Assessments** (EPA)

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields.

http://www.epa.gov/brownfields/grant_info/tba.htm

Deborah Orr (*BF Coordinator*)
(312) 886-7576
U.S. Environmental Protection Agency, Region 5
Brownfields & NPL Reuse Section
77 West Jackson Boulevard
Mail Code: SE-4J
Chicago, IL 60604-3507

**State**

The following information is believed to be current. However, programs can be adjusted and discontinued by program administrators at any time.

**The Ohio Department of Development (ODOD)/ Office of Urban Development/OUD**

**Clean Ohio Fund**

**Brownfield Revitalization/Clean Ohio Revitalization Fund/CORF**

Key financial component to help communities build economic capacity by providing funding for brownfield redevelopment. It provides grant money for various activities for previously declared Brownfield sites including:

- asbestos surveys
- environmental assessments
- demolition
- removal of contaminated soil and groundwater
- other remediation strategies

By meeting the standards set forth in the Ohio Voluntary Action Program (VAP), a property can earn a No Further Action (NFA) letter prepared by a Certified Professional. This letter will be reviewed by the Ohio EPA, who issues a Covenant Not to Sue (CNS) for the property, giving developers and business owners the confidence to develop there.

This track provides up to $2 million for the cleanup and demolition of project sites which are connected to local infrastructure, do not require acquisition or infrastructure activities and are priorities for local redevelopment efforts. The End User Track offers a maximum of $3
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million.)

http://clean.ohio.gov/BrownfieldRevitalization/Default.htm

**Clean Ohio Assistance Fund/COAF**
The Clean Ohio Assistance Fund is an annual appropriation dedicated to brownfield redevelopment in Eligible Areas.

http://clean.ohio.gov/BrownfieldRevitalization/Default.htm

**The Brownfield Revolving Loan Fund (RLF)**
Capitalized by a grant from USEPA. It offers below-market rate loans to assist with the remediation of a Brownfield property to return it to a productive economic use in the community.

http://development.ohio.gov/ud/BCRLF.htm

**Urban Redevelopment Loan Program**
Provides low interest loans to municipalities or designated nonprofit economic development organizations to acquire real estate for assembly into developable parcels and remediate any brownfield contamination site to entice private business investment in distressed urban locations.


**Industrial Sites Improvement** (not available at this time)
Assists geographically and/or economically disadvantaged counties around Ohio in the expansion and modernization of buildings, remediation of environmentally contaminated property and completion of other infrastructure improvements at sites used primarily for commercial or industrial activities. Deadline to apply for FY 2009 assistance is March 31, 2009.

http://www.development.ohio.gov/edd/obd/IndustrialSiteImprovementFund

**Brownfield Contacts**
William Murdock, Director (614) 466-4484
Amy Alduino, Brownfield Coordinator (614) 466-0761
Shane Mathey, Brownfield Specialist (614) 466-1235
Katie Courtright, Brownfield Specialist (614) 728-6939
Monica Stefanoff, Brownfield Specialist (614) 995-1916

Ohio Department of Development
Office of Urban Development
77 S. High St., 26th Floor
Columbus, OH 43215-6130
(614) 995-2292
FAX (614) 466-4172

**The Ohio Historic Preservation Tax Credit /OHPTC** (Clean Ohio Fund)
Program provides a tax credit for the rehabilitation expenses to owners of historically significant buildings. The tax credit subsidy is 25% of qualified rehabilitation expenditures. There are four threshold criteria required of applicants to be eligible for evaluation:

… Applicant is the fee simple owner of the building described in the application

… Building is listed on the National Register of Historic Places, is located in a registered historic district and is certified by Ohio’s...
Preservation Officer as being of historic significance to the district/or is listed as a historic landmark by a certified local government

... Rehabilitation work as described in the application is consistent with the United States Secretary of the Interior’s Standards for Rehabilitation

Legislation established funding for two future rounds for fiscal year 2010 and fiscal year 2011. A minimum of $15 million dollars in tax credits will be available.

http://www.odod.state.oh.us/EDD/OHPTC/
http://www.ohiohistory.org/resource/histpres/

Ohio Department of Development
Office of Urban Development
77 S. High St., 26th Floor
Columbus, OH 43215-6130
(614) 995-2292
FAX (614) 466-4172

Green Space Conservation Program (Clean Ohio Fund)
Helps to fund preservation of open spaces, sensitive ecological areas, and stream corridors. Special emphasis was given to projects that:

... Protect habitat for rare, threatened or endangered species
... Preserve high quality wetlands and other scarce natural resources
... Preserve streamside forests, natural stream channels, functioning floodplains, and other natural features of Ohio's waterways
... Support comprehensive open space planning
... Secure easements to protect stream corridors, which may be planted with trees or vegetation to help reduce erosion and fertilizer/pesticide runoff
... Enhance eco-tourism and economic development related to outdoor recreation in economically challenged areas
... Provide pedestrian or bicycle passageways between natural areas and preserves
... Reduce or eliminate nonnative, invasive plant and animal species
... Provide safe areas for fishing, hunting and trapping in a manner that provides a balanced eco-system

http://clean.ohio.gov/GreenSpaceConservation/

Michael Miller, Director
Ohio Public Works Commission
65 E. State Street, Suite 312
Columbus OH 43215
(614) 466-0880

Trails Fund (Clean Ohio Fund)
Works to improve outdoor recreational opportunities for funding trails and outdoor pursuits of all kinds. Special emphasis is given to projects that:

... Are consistent with the statewide trail plan
… Complete regional trail systems and links to the statewide trail plan
… Link population centers with outdoor recreation area and facilities
… Involve the purchase of rail lines linked to the statewide trail plan
… Preserve natural corridors
… Provide links in urban areas to support commuter access and provide economic benefit

http://clean.ohio.gov/RecreationalTrails/

Dameyon M. Shipley
Recreation Services Administrator
Ohio Department Natural Resources
Division of Real Estate and Land Management
2045 Morse Road
C-4, Columbus, Ohio 43229-6693
(614) 265-6825

Roadwork Development Grant (ODOD)
Provides grant assistance to communities for highway and road projects related to job creation and retention. It is funded with gas tax dollars and is restricted to public road projects only. Funding is contingent upon State Controlling Board approval.

Ohio Department of Development
Strategic Business Investment Division
Office of Financial Incentives
Urban Development Division
77 South High Street, 28th Floor
Columbus, Ohio 43215-6130
(614) 995-2292
financialincentives@development.ohio.gov

Research and Development Investment Loan Fund
Provides loans commitment to Research and Development activities. Low-interest loans are combined with tax credits. The maximum annual credit is $150,000. Eligible projects are defined as those in which research is undertaken for the purpose of discovering and developing new or improved products, processes, techniques, formulas, or inventions. Eligible activities include but are not limited to:

… Purchase of land and/or buildings
… Purchase of machinery and equipment
… Building construction and/or renovation costs


Ohio Department of Development
Strategic Business Investment Division
Office of Financial Incentives
Urban Development Division
77 South High Street, 28th Floor
Columbus, Ohio 43215-6130
(614) 995-2292
financialincentives@development.ohio.gov
**Rural Industrial Park Loan (ODOD)**
Provides direct loans and loan guarantees to rural, distressed local communities and other eligible applicants committed to creating well-planned industrial parks

Ohio Department of Development
Strategic Business Investment Division
Office of Financial Incentives
Urban Development Division
77 South High Street, 28th Floor
Columbus, Ohio 43215-6130
(614) 995-2292
financialincentives@development.ohio.gov

**Job Ready Sites/JRS (ODOD)**
Program created to bolster the State’s inventory of available facility locations served by utility and transportation infrastructure. Sitimproved under the program are kept at-the-ready for future business prospects seeking locations for new or expanded operations. Funds are directed strategically to achieve two equally important objectives:
Create sites to fill gaps in Ohio’s current site inventory
Foster unique, catalytic re-investments in developed areas of Ohio
Grants are awarded to applicants through both a competitive application process and via direct application to the Director of ODOD. Funds are then made available to improve sites for speedy development by identified large-scale end users who intend to occupy the properties.

Shane Mathey
Ohio Department of Development, Office of Urban Development
77 South High Street
26th Floor
P.O. Box 1001
Columbus, OH 43216-1001
(614) 466-1235
FAX (614) 466-4172
m.mathey@odod.state.oh.us

**Community Reinvestment Area Program/CRA (ODOD)**
Economic development tool administered by municipal and county governments that provides real property tax exemptions to businesses making investments in Ohio. A city, village, or county may petition to ODOD for confirmation of a geographical area in which investment in housing has traditionally been discouraged. Once an area is confirmed, communities may offer real-property tax exemptions to taxpayers that invest in the area. Businesses interested in pursuing this incentive should contact the local Community Reinvestment Area Housing Officer in the city, village, or county of the potential investment.
Ohio Department of Development
Tax Incentive Office
(614) 466-4312
(800) 848-1300
Ohio Department of Development
Strategic Business Investment Division
Office of Financial Incentives
Urban Development Division
77 South High Street, 28th Floor
Columbus, Ohio 43215-6130
(614) 995-2292
financialincentives@development.ohio.gov

Ohio Department of Transportation (ODOT)
Provides Bicycle and Pedestrian support to promote and facilitate the increased use of non motorized transportation. This support includes the development of facilities for pedestrians and bicyclists and public educational, promotional, and safety programs for using such facilities. Funds are available for transportation related bicycle and pedestrian facilities through the Transportation Enhancements program through both ODOT and the state’s 17 Metropolitan Planning Organizations.
http://www.dot.state.oh.us/Divisions/Local/Projects/bicycle/Pages/Default.aspx
Sharon Todd, Bicycle and Pedestrian Coordinator
Local Projects
(614) 752-4685 sharon.todd@dot.state.oh.us
The Ohio Department of Transportation
1980 West Broad Street
Columbus Ohio, 43223

Ohio Public Works Commission (OPWC)
Created to assist in financing local public infrastructure improvements under the State Capital Improvement Program (SCIP) and the Local Transportation Improvements Program (LTIP). These programs provide financial assistance to local communities for the improvement of their basic infrastructure systems. Through the two programs, the Commission provides grants, loans, and financing for local debt support and credit enhancement. Eligible projects include improvements to roads, bridges, culverts, water supply systems, wastewater systems, storm water collection systems, and solid waste disposal facilities.
http://www.pwc.state.oh.us/page1.htm
Brad Vath District 11
Tipp City Government Offices
260 S. Garber St.
Tipp City, OH 45371
PH: 937/667-6305
Email: vathb@tippcity.net
Housing Credit Program (also referred to as Low Income Housing Tax Credits)
a tax incentive program designed to increase the supply of quality, affordable rental housing by helping developers offset the costs of low-income rental housing developments. This program has been the largest driver of the production of new affordable housing in the state and nation over the past several years. Since 1987, the Ohio Housing Finance Agency has used the Housing Credit Program to facilitate the development of over 77,000 affordable rental housing units in Ohio.

http://www.ohiohome.org/lihtc/default.aspx

Kevin Clark
Housing Credit Allocation Manager
Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215
614.466.0400
kclark@ohiohome.org

(In developing this report, the majority of the contents of Section IV of was extracted from various documents and websites and did not originate with Resurgence Group LLC.)
Additional Resources

Army Corps of Engineers

Provides technical assistance to assess and cleanup brownfields sites in a limited capacity with cities, states and local communities. Generally, there must be a connection between the Brownfield and a water resource such as:

... Aquatic Ecosystem Restoration
... Restoration of Environmental Quality
... Environmental Dredging
... Planning Assistance to States
... Water Supply Storage Authority

http://www.lrl.usace.army.mil/p3mdo/article.asp?id=6&MyCategory=87
Outreach Coordinator
(502) 315-6861

Association of University Parks/AURP

Promotes the development and operations of research parks that foster innovation, commercialization and economic competitiveness in a global economy through collaboration among universities, industry and government.

http://www.aurp.net/

Eileen Walker
Chief Executive Officer
6262 N. Swan Road, Suite 100
Tucson, Arizona USA 85718
520-529-2521
Fax: 520-529-2499
eileenwalker@aurp.net
**Congress for the New Urbanism (CNU)**

Organization promoting walkable, neighborhood-based development as an alternative to sprawl. CNU takes a proactive, multi-disciplinary approach to restoring communities. Members are planners, developers, architects, engineers, public officials, investors, and community activists who create and influence the built environment, transforming growth patterns from the inside out. Whether it's bringing restorative plans to hurricane-battered communities in the Gulf Coast, turning dying malls into vibrant mixed-use neighborhoods, or reconnecting isolated public housing projects to the surrounding fabric, new urbanists are providing leadership in community building.

http://www.cnu.org/search/node/greyfields

John O. Norquist  
President and CEO  
The Marquette Building  
140 S. Dearborn Street, Suite 404  
Chicago, IL 60603  
312.551.7300  
FAX 312.346.3323  
jnorquist@cnu.org  
info@cnu.org

**The First Suburbs Consortium**

Government-led advocacy organization in the country working to revitalize mature, developed communities, and raise public and political awareness of the problems and inequities associated with urban sprawl and urban disinvestment.

http://www.firstsuburbs.org/index.htm

**Foundation Center**

Authority on philanthropy, connecting nonprofits and the grantmakers including a comprehensive database. It operates research, education, and training programs designed to advance philanthropy at every level. Available to members are resources in its five regional library/learning centers and its network of more than 400 funding information centers located in public libraries, community foundations, and educational institutions.

http://foundationcenter.org/

Ohio Newsletter  

Subscribing information  

**Grants.gov**

Source to find and apply for federal government grants. The U.S. Department of Health and Human Services is the managing partner.
Grants.gov does not provide personal financial assistance.

http://grants.gov/

U.S. Department of Health and Human Services
Grants.gov
800-518-4726
200 Independence Avenue, S.W.
HHH Building
Washington, DC 20201

Greater Ohio

Dedicated to restructuring Ohio’s economy, successfully dealing with an aging and diversifying society, and finding new solutions for a challenged environment. Through Greater Ohio’s and the Brookings Institute’s partnership, the Restoring Prosperity to Ohio initiative will develop a state-based competitive agenda that builds from the expertise, knowledge and experience of a high level network of business, political and civic leaders from all across the state.

www.GreaterOhio.org
Gene Krebs Co-Director
846 1/2 E. Main St.
Columbus, OH 43205
614-258-6200 x30
gkrebs@greaterohio.org

The Institute of Museum and Library Services/Museum Grants for African American History and Culture

Primary source of federal support for the nation’s 123,000 libraries and 17,500 museums
Twinet G. Kimbrough, Program Specialist
Phone: 202/653-4703
E-mail: tkimbrough@imls.gov

Office of Museum Services
General phone: 202/653-4789

Institute of Museum and Library Services
1800 M Street, NW, 9th Floor
Washington, DC 20036-5802
General phone: 202/653-IMLS (4657)
General e-mail: imlsinfo@imls.gov
Web site: www.imls.gov

International Council of Shopping Centers/ICSC

Global trade association of the shopping center industry. Its include shopping center owners, developers, managers, marketing specialists, investors, lenders, retailers and other professionals as well as academics and public officials. As the global industry trade association, ICSC links with more than 25 national and regional shopping center councils throughout the world.
http://www.icsc.org/

Jane K. Lukacs  
Customer Service/Info Center  
jlukacs@icsc.org  
(646) 728-3800  
(732) 694-1781  

**The Local Initiatives Support Corporation/LISC**  
Dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity — good places to work, do business and raise children. LISC mobilizes corporate, government and philanthropic support to provide local community development organizations with:  
… loans, grants and equity investments  
… local, statewide and national policy support  
… technical and management assistance  

LISC is a national organization with a community focus. Their staff is based in every city and many of the rural areas where LISC-supported community development takes shape. In collaboration with local community development groups, LISC staff help identify priorities and challenges, delivering the most appropriate support to meet local needs. LISC is Building Sustainable Communities by achieving five goals:  
… Expanding Investment in Housing and Other Real Estate  
… Increasing Family Income and Wealth  
… Stimulating Economic Development  
… Improving Access to Quality Education  
… Supporting Healthy Environments and Lifestyles  

Working with community development organizations, LISC has supported small businesses and commercial corridor revitalization as well as larger scale retail projects that help integrate these communities into the larger economy.

http://www.lisc.org/

501 Seventh Avenue  
New York, NY, 10018  
(212) 455-9800  
Fax: (212) 682-5929  
info@lisc.org  

**The National Association of Development Companies (NADCO)**  
Certified by the Small Business Administration to provide financing for small businesses under the SBA 504 Program. SBA 504 loans are available at fixed interest rates for terms of ten to twenty years and allow all types of small, for-profit businesses to purchase and/or renovate capital assets including land, buildings and equipment.

http://www.nadco.org/i4a/pages/index.cfm?pageid=3361  

Christopher L. Crawford, President/CEO  
6764 Old McLean Village Drive
National Council for Public-Private Partnerships

Advocates and facilitates the formation of public-private partnerships at the federal, state and local levels, where appropriate, and to raise the awareness of governments and businesses of the means by which their cooperation can cost effectively provide the public with quality goods, services and facilities.

http://nccpp.org/
2000 14th Street North, Suite 480
Arlington, VA 22201
(703) 469-2233

The National Trust Main Street Center

A program of the National Trust for Historic Preservation. They developed an approach to commercial district revitalization, combining historic preservation with economic development to restore prosperity and vitality to downtowns and neighborhood business districts. The Center advocates a comprehensive approach that rural and urban communities alike can use to revitalize their traditional commercial areas through historic preservation and grassroots-based economic development. It serves as a clearinghouse for information, technical assistance, research, and advocacy.

http://mainstreet.org/
1785 Massachusetts Avenue, NW.
Washington, DC 20036
(202) 588-6219
FAX 202.588.6050
mainstreet@nthp.org

The Northeast-Midwest Institute

Washington-based, private, non-profit, and non-partisan research organization dedicated to economic vitality, environmental quality, and regional equity for Northeast and Midwest states. Formed in the mid-1970’s, it fulfills its mission by conducting research and analysis, developing and advancing innovative policy, providing evaluation of key federal programs, disseminating information, and highlighting sound economic and environmental technologies and practices. The Institute is unique among policy centers because of its ties to Congress through the Northeast-Midwest Congressional and Senate Coalitions.

http://www.nemw.org/
http://www.nemw.org/BFFinancingredev.pdf
50 F Street, NW #950
Washington DC 20001
202.544.5200 p
FAX 202.544.0043
The Ohio Motion Picture Tax Credit
Created to encourage and develop a strong film industry in Ohio. The program provides a refundable, non-transferable tax credit to be taken against a business’ corporate franchise tax or an individual’s Ohio personal income tax obligations. The credit is based on eligible production expenditures (EPEs) in Ohio.
Ohio Film Office
(614)644-5156
ohiofilm@development.ohio.gov.

Small Communities Environmental Infrastructure Group (SCEIG)
Assists small communities in identifying the most appropriate resources to help the communities resolve problems associated with environmental infrastructure.
http://www.sceig.org/aboutus.asp

The Tax Incentives Assistance Project (TIAP)
Sponsored by a coalition of public interest nonprofit groups, government agencies, and other organizations in the energy efficiency field, is designed to give consumers and businesses information they need to make use of the federal income tax incentives for energy efficient products and technologies passed by Congress as part of the Energy Policy Act of 2005 and subsequently amended several times. Businesses can get deductions for new or renovated buildings that save 50% or more of projected annual energy costs for heating, cooling, and lighting compared to model national standards, and partial deductions for efficiency improvements to individual lighting, HVAC and water heating, or envelope systems.
http://www.energytaxincentives.org/
tiap@aceee.org

Urban Land Institute/ULI
Members represent the entire spectrum of land use and real estate development disciplines working in private enterprise and public service. ULI facilitates the open exchange of ideas, information and experience among local, national and international industry leaders and policy makers and provides leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.
http://www.uli.org/
1025 Thomas Jefferson Street, N.W.
Suite 500 West
Washington, D.C. 20007
(202) 624-7000
Fax: (202) 624-7140

info@nemw.org