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Hearing will be held on the budget prepared by the Little Miami Joint Fire & Rescue District of Hamilton County, Ohio for the next succeeding fiscal year ending December 31, 2012. Such hearing will be held at the office of the Village of Fairfax Municipal Building, 5903 Hawthorne Street, Fairfax, OH 45227. Jennifer M. Kamler, Clerk 1001652233

NOTICE OF PUBLIC MEETING AND INFORMATION REPOSITORY FOR A CLEAN OHIO REVITALIZATION FUND GRANT
 The City of Norwood is applying for a grant from the Clean Ohio Revitalization Fund for a cleanup of the Former American Laundry Facility located at 4935 Section Avenue in Norwood, Ohio. The application is available for review at the Norwood Branch of the Cincinnati Public Library, located at 4325 Montgomery Road, Norwood, Ohio, until September 6, 2011. A public meeting to discuss the project and solicit comments to the grant application will be held at 2:00 pm on Tuesday, September 6, 2011 at Norwood City Hall Council Chambers, located at 4645 Montgomery Road, Norwood, Ohio. Application information is also available online at www.norwood-ohio.com. Any questions may be referred to the City of Norwood Building Commissioner at (513) 458-4510. 1001649255

CITY OF FAIRFIELD, OHIO NOTICE TO BIDDERS MILLANO COURT WATER LINE REPLACEMENT PROJECT

Sealed bids will be received by the Finance Department of the City of Fairfield, Ohio, at 5350 Pleasant Avenue, Fairfield, Ohio 45014 until 3:00 P.M. (local time) on Monday, August 1, 2011 for the construction of the MILONA COURT WATER LINE REPLACEMENT PROJECT for the Public Utilities Department at which time and place all bids will be publicly opened and read aloud. The project consists of construction of the MILONA COURT WATER LINE REPLACEMENT PROJECT together with all related work as specified and shown on the Drawings. The Contract Documents, which include the detailed specifications and construction plans, may be obtained from Queen City Reprographics, 2863 E. Sharon Road, Cincinnati, OH 45241 (513) 326-2300. The documents are titled "MILONA COURT WATER LINE REPLACEMENT PROJECT" and may be purchased for the non-refundable cost of \$50.00. Each bid must be accompanied by a Bid Bond for ten percent (10%) of the amount of the bid submitted, or Certified Check or Cashiers Check for ten percent (10%) of the amount of the bid submitted. Bids cannot be withdrawn for a period of (60) days after the bid opening. All work must be completed within (180) calendar days after the issuance of Notice to Proceed. The City of Fairfield reserves the right to reject any or all bids or to correct or waive irregularities in bids should it be deemed in the best interest of the City to do so.

David E. Crouch
 Public Utilities Director
 City of Fairfield, Ohio
 Advertise: July 15, 2011, July 22, 2011 1900

comments on the grant application will be held from 6:30-7:30 p.m. on Thursday, September 8, 2011 at the MSD Administration Building, 1081 Woodrow Street, Cincinnati, OH 45204. This meeting is public. Comments will be incorporated into the application. A summary of application is available on the website at www.projectgroupdivojp.org/Bidgrnt. For more information, please contact Andrew Reynolds, MSD, at (513) 244-3913. 2204

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CLEAN OHIO REVITALIZATION FUND

Application to Support Environmental Remediation & Site Redevelopment

of the

Former American Laundry Property

4935 Section Avenue, Norwood, Hamilton County, Ohio

APPLICATION SUMMARY

The City of Norwood is requesting a grant from the Clean Ohio Revitalization Fund to address the Former American Laundry Property located at 4935 Section Avenue in Norwood, Hamilton County, Ohio. The goal of this brownfield project is to enable redevelopment of this site, which is proposed to be a mixed-use development consisting of office and industrial flex space.

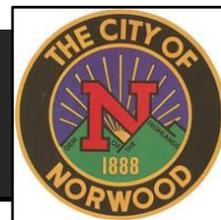


GOAL OF THE BROWNFIELD PROJECT

Economic Benefit

The Former American Laundry Property (the “Property”) encompasses approximately 6.6-acres of land in the Community Reinvestment Area of Norwood, Ohio. The Property is situated in an area of historic industrial and residential development, and is adjacent to a former millworks facility known as the Norwood Sash and Door Company (Norco), which received a Clean Ohio Revitalization Fund Grant in Round 9 as a Known End User project.

Based on information obtained in prior environmental studies of the area, it was concluded that the groundwater contamination discovered at Norco was caused by an offsite source – believed to be a result of the historic dry cleaning/manufacturing operations at the Former American Laundry Property. As Norco continues to be transformed into a viable development site through the use of the CORF grant, Neyer Properties (the local developer implementing the Norco cleanup and redevelopment) presented a plan in partnership with the property Owner and the City of Norwood to acquire the Former American Laundry Property with the intention of eliminating the source of contamination through cleanup, while creating new and additional opportunities for attracting businesses to the City.



Former American Laundry Property

(continued from previous section)

Neyer Properties is undertaking redevelopment of the Former American Laundry Property as a separate project from Norco, as the project offers its own tenants/end users and its own environmental challenges. The ultimate vision, however, is that both development projects will benefit from cleaning this entire corridor – nearly 10 acres between the two sites – to provide long term economic stimulus for the City of Norwood and great access and visibility from State Route 562 for multiple end users.

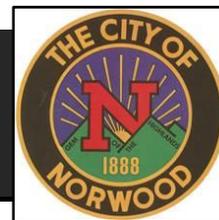
While a site development plan cannot be finalized until all necessary financing is in place, current development plans for the Former American Laundry Property include constructing one two-story 50,000 square foot office/medical office facility and one single-story 30,000 square foot office/industrial flex structure, both with landscaping and parking areas. The total private investment for this project by Neyer Properties is estimated at \$8,000,000. A concept plan for the site depicts the preliminary layout of the structures:



Since the company's inception in 1995, Neyer Properties has developed more than 10 million square feet of leasable commercial space and 3,000 acres of land within the Cincinnati region. Neyer's current portfolio consists of assets in excess of \$250 million and 3.5 million square feet. As a community-focused developer, Neyer is recognized within the industry for innovative approaches to development and LEED-certified building construction and design. In fact Neyer's corporate office, located within their Keystone Parke property, represents Cincinnati's first and largest LEED-certified Green Campus and certified Gold tenant space. Neyer has a demonstrated ability to successfully apply green building principles and create development value at their properties.

Neyer has secured an end-user, Sterling Research Group, for the Property based on the development plan supported by this application. If the grant request is successful, Sterling Research Group intends to occupy at least 8,000 square feet of new office/industrial flex space at the Property.

Sterling Research is a clinical research practice that assists pharmaceutical and medical device industries develop new and effective products to treat a multitude of medical conditions and illnesses. They currently reside at three existing locations in Mt. Auburn and Springdale in Ohio, and Erlanger, Kentucky. Having worked with over 70 major medical groups including Pfizer and Bayer, Sterling research has a proven track record for success. To accommodate Sterling's continued growth and success, Sterling Research plans to open their fourth office at the Central Pointe on the Lateral development occupying initially 8,000 square feet of space and will allow room to grow further. Sterling Research has signed a commitment letter (please refer to Attachment B1), and would move



Former American Laundry Property

(continued from previous section)

at least 20 employees to the Former American Laundry Property immediately upon completion of the first building. The average wage is estimated at \$50.00 per hour for professional and \$25.00 per hour for non-professional personnel. Based on current workload projections, Sterling anticipates that 20 new jobs could join the firm by 2013. Additionally, Neyer estimates that there is the potential for 200 more jobs to be retained and/or created in the remaining office and industrial flex space within this development.

Community Benefit

Since 2008, the City of Norwood has been suffering revenue and tax losses due to the relocation of one of the City's largest employers, the US Playing Card Company, and overall declining property values in blighted areas. US Playing Card relocated to a larger facility in Northern Kentucky, taking with it nearly 500 jobs. In addition, the Zumbiel Box Company will be relocating to a Northern Kentucky facility by the end of this year. These two firms were once considered among the City's "top ten" businesses, and the absence of them from the local economy is having a significant effect on local residents.

What's more, another Norwood-based firm, Medpace, Inc., has constructed a new facility in Cincinnati. Since moving this year, another 500 jobs have left Norwood. In all, Norwood will have sustained a loss totaling more than 1,200 jobs in the span of 3 years. As a result, projects such as the American Laundry Redevelopment have become even more vital to our community. This project will provide an immediate stream of income from tax revenues generated by Sterling Research Group's current and future employees, and will provide a catalyst to our local retail businesses that will support and serve the new employee base.

This grant application and the investment in the project by Neyer Properties represents a partnership with the City of Norwood that is advantageous for the immediate and long-term revitalization of the area. As discussed in earlier sections, the Former American Laundry Property will be the second effort by the team in this immediate area to undertake a Brownfield redevelopment project, both which offered committed end-users upfront. Between the Norco project and this Former American Laundry Facility redevelopment, Neyer's preliminary figures indicate that the combined total private investment equals more than \$13,000,000, and could bring up to 300 jobs to the sites.

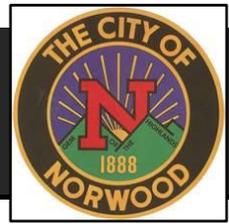
Other Funding Sources

The total cost for the proposed environmental remediation activities (including soil and groundwater remediation, demolition, infrastructure installation, and partial acquisition) for the project is less than \$2,500,000. But for these CORF funds, this development project will not move forward.

HISTORY OF THE PROJECT PROPERTY

According to the standard historical resources, The Standard Millwork Company constructed a facility on the Property and the adjoining property to the north in 1898. In 1912, Sears, Roebuck, & Company acquired the facility and renamed it the Norwood Sash & Door Company (Norco). Norco produced doors, windows, a variety of millwork items, and pre-cut materials for homes and garages.

In 1946, Norco sold approximately seven acres of the facility, the subject Property, to American Laundry. In 1951, a large warehouse building (Building No. 12) was constructed on the Property to house American Laundry's pressing and finishing equipment division, d/b/a Ajax. In 2000, American Laundry sold Ajax to Alliance Laundry Systems of Wisconsin. Alliance leased space at the Property until February 2001. The Property was vacated and the buildings razed by 2004. The Property was purchased in May 2004 by Cinelect, Inc., a labor organization, whose intent was to construct a union hall on the Property. The current Property owner, 4949 Section Avenue, LLC purchased the Property in July 2010.



Former American Laundry Property

(continued from previous section)

The Property is currently vacant. With the exception of foundations and retaining walls associated with former buildings, no structures are present on the Property. At one time, eleven buildings of various sizes (some of which were connected) occupied the majority of the Property. The uses of the former structures included prototype testing areas, print shops, engine cleaning and machine shops, a maintenance department used for warehousing, and heavy laundry equipment machining, testing and repair. The original portion of the American Laundry manufacturing complex was located on the adjoining property to the east, on the east side of Section Avenue.

ENVIRONMENTAL IMPROVEMENTS & BENEFITS

Cleanup Benefits

The Phase II Property Assessment has determined that historic activities conducted at the Property have impacted soil and groundwater at the site. Concentrations of volatile organic compounds detected onsite currently pose an unacceptable risk to future occupants of the site and the adjoining property to the northwest via the groundwater to indoor air pathway. Consequently, remediation of the Property would protect the health of future tenants of this site and neighboring properties.

Sustainability

As indicated by their track record and reputation, Neyer Properties is expert at designing and constructing buildings with sustainability in mind. As with their other LEED-certified projects, Neyer is committed to incorporating LEED design standards at the Former American Laundry Property. Below are some of the sustainable characteristics that the development will offer.

- White reflective roof and exterior surfaces that will reduce the heat island effect.
- Landscaping with native plants that will minimize irrigation.
- High efficiency, low flow, automatic fixtures to reduce water consumption by 40% and help reduce the burden on municipal water supplies.
- Building management controls will be designed for maximum energy performance.
- Building envelope will have highly-efficient glazing and well-insulated wall cavities.
- Buildings will utilize low-emitting sealants, paints & coatings, carpets and wood products.
- At least 75% of all construction debris will be recycled and diverted from landfills
- Buildings will use regional materials to reduce the environmental impact from transportation.
- The campus will feature a recycling program.

Overall, the site will provide rich usable green space that will create a luscious yet functional campus feel. By including high efficiency fixtures, white roofs, occupancy sensors and many more sustainable features, the tenants of this development will be able to minimize costs and maximize benefits.

READINESS TO PROCEED

Site remediation will proceed immediately upon executing the Grant Agreement. The City and Neyer will begin developing requests for proposal for the competitive procurement of Certified Professional, remediation, demolition, and infrastructure installation services during the time between the Clean Ohio Council award decisions in November and the Grant Agreement being executed. Additional project milestones and timing details are provided in Attachment A7.