DELHI TOWNSHIP
ECONOMIC DEVELOPMENT INITIATIVES

OKI REGIONAL PLANNING FORUM
SEPTEMBER 20, 2019
Demographics:

- Incorporation: December 27, 1816
- Government: Limited Home Rule (Governed by a three member Board of Trustees)
- Motto: The Floral Paradise of Ohio
- Population: 29,612
- Median Age: 39.7
- Median Household Income: $70,987
- Median Home Value: $162,700
Economic Development Initiatives:

- April 2014: Township hired their first Community & Economic Development Manager
- March 2015: Township hired Stantec Consulting to create a Strategic Redevelopment Plan
- November 2015: Township Board of Trustees approved the Plan called “Plan the Pike Strategic Redevelopment Plan”
Economic Development Initiatives:

DELHI TOWNSHIP STRATEGIC REDEVELOPMENT PLAN

2016 - Frank E. Ferris II - Community Planning Award Winner
Economic Development Initiatives:

- Focused on the Delhi Pike Commercial Corridor
  - ¾ miles long (Greenwell Ave. to Anderson Ferry)
  - Consists of commercial and office uses
  - Large shopping centers built in the 1950s-60s
  - Current vacancy rate is approx. 27%
  - Two large vacant properties contribute to 19% of the vacancy rate (former REMKE and Central Hardware)
Economic Development Initiatives:
Economic Development Initiatives:

• Plan identified (3) catalytic sites
• Selected as they are most likely to spur greater redevelopment opportunities
• Catalytic properties include:
  1. East of Greenwell
  2. Central Hardware
  3. REMKE
Location of Catalytic Sites:

CATALYTIC REDEVELOPMENT SITES WITHIN THE STUDY AREA
East of Greenwell – Catalytic Site Vision:
Central Hardware – Catalytic Site Vision:
REMKE – Catalytic Site Vision:
REMKE Site – Property Information:

- Location: 5025 Delhi Pike
- Property Information: 13.4350 acres
  560 parking spaces
- Building Information: 131,413 sq. ft.
  32,562 sq. ft. (occupied)
  Built in 1959
5025 Delhi Pike – Aerial View
REMKE Site – Recent Property History:

- Property owned and managed by a REIT out of New York City & Toledo
- Since 2016 the building has lost all but one tenant
  - Aldi’s (left in 2017)
  - US Bank (left in 2018)
  - REMKE (left in 2018)
- Owners are having trouble leasing space
REMKE Site – Recent Property History:

• Users interested in the property; primarily indoor storage facilities
• Zoning Resolution does not permit indoor storage facilities
• Indoor storage facility group leaked to staff that they were pursuing purchasing the property
• Conversations with the property owners was the property was not “For Sale”
REMKE Site – Township Property Purchase:

- Township purchasing the property for $2.875 million
- Scheduled closing is set for October 7, 2019
- In 2017 the property was briefly on the market (1-month) for $6.5 million
REMKE Site – Township Property Purchase:

• Part of the purchase includes an out parcel with a Dunkin’ Donuts
REMKE Site – Township Property Purchase:

• Why purchase the property?
  ➢ Opportunity to control the future/vision of the property; so it matches our Plan
  ➢ Minimize potential hurdles developers may cross redeveloping the property
  ➢ Opportunity to build upon our tax base; TIF and possible JEDD
  ➢ Opportunity to build a stronger development through community partnerships
REMKE – Township Property Purchase:

• In 2018 the township completed (2) studies which may play a role in the future of the property

1. Township wide Housing Study
   - Determined a need for condos and apartments for young professionals and 55+

2. Facility Needs Assessment
   - Determined a need for more space for certain township departments and a reorganization of space for others
REMKE Site – Township Property Purchase:

• Township recognizes that the market will also drive the future of commercial and office uses on the subject property
REMKE Site – Short Term Objectives:

• Township currently working on various design concepts for the property
• Conducting Community Engagement meetings on October 28th and 29th
• Meeting with potential developers who are interested in the property
• Meeting with potential partners to maximize the vitality of the site
REMKE Site – Short Term Objectives:

- Township applying for funding through the Hamilton County Community Economic Development Action Plan (CEDAP) Program to assist in demolition of the building
REMKE Site – Long Term Objectives:

• Provide new housing opportunities for all ages and demographics
• Create and expand existing job opportunities
• Encourage additional private investment
• Strengthen tax base through an existing TIF and possible JEDD
• Build a community gathering space
• Build connectivity between project site, Delhi Park, MSJU and the community
Preliminary Concept Plan (not endorsed or approved)
Preliminary Concept Rendering (not endorsed or approve)
Preliminary Concept Rendering (not endorsed or approved)
Additional Happenings in Delhi Township
New Businesses – 2016 / 2019:

- “2019” 13
- “2018” 5
- “2017” 13
- “2016” 8
Private Investment – 2016 / 2019:

- **2016**: $6,884,461
- **2017**: $3,035,603
- **2018**: $3,717,859
- **2019**: $40,760,657

1. Statistics 01/01/2016 – 09/18/2019
2. Does not include Hamilton County Building Permitting Valuations
Projects currently under construction:

- Greenside Estates (31-single family Drees Homes development)
- Chase Bank
- Mount Saint Joseph University Rec Center
- N.Y.P.D. Pizza
- Delhi Liquor expansion
- Skyline Chili expansion
Contact Information

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