



VILLAGE OF MORROW

WARREN COUNTY, OHIO

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Date: November 10, 2015
To: Mayor & Council
From: Rod Smith
Village Administrator
Subject: Village Administrator's Report to Council

I am pleased to present you with this brief update on Village of Morrow activities and projects. By no means is this report inclusive of all projects and activities that we are involved in. Rather, this report is intended to provide a broad overview of our myriad projects. Should you have any questions or concerns, please do not hesitate to call on me.

Human Resources

Continuing Education

On Thursday, October 15, 2015, Nichole Knell, MBA, Fiscal Officer, participated in Certified Public Investment Manager (CPIM) training through the Auditor of State's office in Columbus, Ohio.

Financial Specialist Steve Wagner's Resignation

Financial Specialist Steve Wagner has submitted his resignation effective November 25, 2015, due to constraints being placed on him by the Ohio Public Employee Retirement System's Health Care Program. Steve has been an excellent employee and has provided exemplary financial advice. His wit and wisdom will be greatly missed. Please join me in wishing Steve all the very best in his retirement.

Community Development

River View at Todd's Fork Development

Preliminary site work has begun on the proposed new River View at Todd's Fork Subdivision on Morrow-Blackhawk Road. This proposed new subdivision will consist of 24 new high end custom home sites laid out very similar to The Reserve at Todd's Fork Subdivision.

Zoning Inspector's Report - October 2015

As follows, this report is in reference to projects and activity within the Village for the month of October 2015. During the month of October 2015, the Village received one permit application:

- The one permit issued for October was for a demolition permit to demolish the Ameristop drive thru convenient store at 164 East Pike street. The demolition is the first phase of the new project of a new Ameristop drive thru convenient store and parking area for the property. Demolition is scheduled to begin on Wednesday, November 11, 2015.

Tree Board Meetings

The Tree Board meets regularly on the third Thursday of each month at 3:00 pm at the Morrow Municipal Building, as necessary.

2015 Hazard Tree Removal Program

On January 16, 2014, ODNR Urban Forester, Wendi Van Buren, along with former Maintenance Worker Mike Hanna conducted a Village-wide Hazard Tree Inventory to identify trees located within the public right-of-way that need to be pruned or removed. This inventory has provided guidance on which trees the Village needs to focus our dedicated urban forestry funds on. On Tuesday, November 3, 2015, J & D Services removed one (1) hazard tree from the public right-of-way in front of 207 Miami Street and 261 Hopkins Street respectively. We'll continue to remove hazard trees from the public right-of-way in 2016 and beyond as funds allow.

Morrow Veterans Memorial - Taking Paver Orders

Engraved 4" x 8" brick pavers with veteran's names may be purchased for \$30.00 each. If you are interested in purchasing a brick or making a donation to help with the construction of the Park, please contact the Village Office at (513) 899-2821 for a brick form. Please make your check payable to Morrow VFW Post 8202. Please mail your completed brick form to:

Morrow VFW Post 8202
P.O. Box 115
Morrow OH 45152

If you have any questions concerning the Morrow Veterans Memorial Park, please call Bob Blankenship at 513.678.4410.

Economic Development

New Businesses to Morrow in 2015

Below is a list of ten (10) new businesses that have opened in Morrow so far in 2015:

- Hawk Associates Insurance Agency, 426 West Pike Street
- I Heart Zing, 101 West Pike Street
- Bryson's Automotive, 400 West Pike Street
- Hughes Automotive, 428 West Pike Street
- Home Girl Décor, 308 West Pike Street
- Sugar Run Grill, 100 Front Street
- The Place on Main, Main Street & Front Street
- You & Me Dance Studio, 357 East Pike Street
- The Gathering Place Rental Hall, 315 Second Street
- Wilson Vehicle Design, Inc., 220 Main Street

Additionally, approval has already been granted for the following new development scheduled to break ground in December 2015:

- Ameristop Food Mart, 164 East Pike Street
 - Today, November 10, 2015, will be the final day of business for the Morrow Drive Thru & Sunoco. Demolition is scheduled to begin Wednesday, November 11, 2015.

Prospective New Businesses

Since January 1, 2015, I have received the following inquiries for prospective new businesses within the Village of Morrow. Based on the search criteria below, it is easy to see that our greatest hindrance to attracting larger employers is our lack of undeveloped land within the Village.

- A person interested in opening a **laundromat**.
- A **company in the retail industry** that is seeking to enter the Greater Cincinnati market, employing ~25 new jobs at an average payroll of \$59,700 (up to 40 jobs over three years). The company would like:
 - 8-10 acres of shovel-ready land with interstate visibility (build-to-suit opportunity)
 - Brownfield sites are acceptable
 - OR
 - An existing building with interstate visibility
 - 24,000 - 30,000 sq. ft.

- Industrial buildings with decent clear height or big box retail buildings may fit the end-use, more than a multi-story or single-story office property
- Zoned retail, but zoned industrial may work as well
- An independent **insurance agency**.
- A **specialty chemicals company** looking to consolidate two of its facilities in the United States, employing ~60 people. Below are the following requirements for the company:
 - The company would like a single tenant building in near move-in condition.
 - The minimum size considered is 90,000 sq. ft. with a maximum of 175,000 sq. ft.
 - The company would prefer to lease, but is willing to purchase the building.
 - The minimum ceiling height is 24 feet.
 - The building must be within 15 miles of an interstate highway.
 - The company will not accept 4-lane highways for this project as their raw materials and final products are carried completely by truck.
 - Utility Requirements are still being defined for this project, but access to a large amount of water will be critical for the project.
- A company looking to build a **new manufacturing facility**. The facility will serve the company's operation for the U.S. east of the Rocky Mountains, employing an estimated 50 employees. Below are the requirements for this prospect:
 - The company is looking to lease *or* purchase an existing building
 - The building must be a single-tenant building
 - The company prefers that it is in near move-in condition and between 80,000 sq. ft. and 200,000 sq. ft. with room for expansion (if the building is on the lower sq. ft. size)
 - Production area is between 20K-25K sq. ft. and needs a minimum of 400 ft. long x 40 ft. wide bay, with a large tower-like area at approximately 2-3 stories tall.
 - There is a minimum clear height required of 30 ft. (the higher the better)
 - The site must be immediately accessible, or very close, to the Ohio River as barges will be unloading materials.
 - The site must be close to rail service.
 - Heavy duty floor load bearing capacity in the facility.
 - Overhead cranes are preferred, but not required.
 - The site should be zoned manufacturing.
 - Land sites that can accommodate a building with the above requirements and that are zoned manufacturing will be considered for this project.
 - Utilities:
 - The client is a heavy energy user. Electricity consumption is 1500-2000 kW/hr.
 - Gas service must accommodate 30 MMBTU/hour.
 - All other utilities are required.
- An international company engaged in a site search for an **aerospace manufacturing facility**, looking to employ ~370 people. Please find the requirements for the request below:
 - Site Information
 - The company is looking for a greenfield site with following attributes:
 - Minimum 100 contiguous acres.
 - Rectangular or square shape.
 - The zoning must be light-to-heavy industrial. The site will eventually need to be zoned heavy industrial
 - Not adjacent to a residential neighborhood or school.
 - Soil load-bearing capacity should be 6,144 psf.
 - The ground water level (water table) should be -72 ft.
 - No more than 10 miles from a 4-lane or interstate highway.
 - The company intends to build an 187,000 square foot building with an additional 221,000 square feet for expansion purposes. The initial building will need 162,000 square feet of production and warehouse space and 6,000 square feet of office space.

- Utility Requirements
 - Frequency: 60 Hertz
 - 3 phases
 - Peak demand (real power): 50,000 kW
 - Peak demand (apparent power): 56,000 kVa
 - Power Factor (kWh/kVa): 0.89%
- Electricity Consumption
 - Monthly (average) 5,000,000 kWh
 - Annual (average): 60,000,000 kWh
 - Load Factor: 13.89%
 - Significant power users: 60 ton hydraulic press, 36MN hand forging press
 - Hours of operation: 24 hours, 7 days a week, 3 shifts
 - Redundant power must be in place
- Sewer Average Consumption:
 - Daily (average): 15,850 gallons
 - Daily (peak): 105,669 gallons
 - Monthly (average): 475,510 gallons
 - Annual (average): 5,785,368 gallons
- Water:
 - Daily (average): 68,685 gallons
 - Daily (peak): 211,338 gallons
 - Monthly (average): 2,060,542 gallons
 - Annual (average): 25,069,928 gallons
- Natural Gas Consumption:
 - Hourly: 7,025 therms
 - Daily: 47,208 therms
 - Monthly: 1,416,240 therms
 - Annually: 17,230,920 therms
 - Redundant gas source is preferred
 - Pressure at delivery should be 14.50 psi
- Telecom:
 - Minimum bandwidth: 1,000 Mbits/s
- **An international life sciences company** looking to open their first U. S. manufacturing facility to produce various vision care products. Below are the requirements for this project.
 - The company would like to either lease or purchase a building with a minimum of 25,000 sq. ft. with the ability to expand. The company is willing to take a portion of a building currently used by a company in their industry.
 - The key requirement is the cleanliness of the building. The building must be very clean/sterile and would preferably already be certified by the FDA or USDA.
 - The minimum ceiling height is 10 feet.
 - The company would prefer to be within short distance of a large, commercial airport and have good highway access, but this is not a requirement.
 - There are no large or unusual utility requirements except the water must have a high level of purification.
- A large U. S. corporation is looking to establish a **new distribution center** for ~750 employees. Below are the following requirements for this project:
 - The Company would like to lease a single-tenant, 500,000 square foot to 600,000 square foot facility for distribution
 - For the distribution space, the prospect requires a ceiling height of at least 26 feet, 40x40 bays (at least 2) and column spacing of 40 feet
 - 30 truck doors (10 for inbound and 20 for outbound preferred)
 - As part of the distribution space, ~6,400 sq. ft. is required for a chemical storage area blowout room
 - In addition to the distribution space, the company would like 120,000 square feet of office space for a total of ~620,000-~720,000 sq. ft. of needed space

- A computer room is required as part of the office space.
- Other desired features include ~ 500 parking spots
- Rail on site is preferred, but not required.
- The company is also willing to consider build-to-suit, shovel-ready sites that can accommodate the above requirements on expedited timing.
- Utility Requirements:
 - Voltage: 480
 - Phase: 3
 - All other utility requirements are standard (electric service, gas, water)
 - Telecommunications: VOIP only for security
 - Broadband: T1 (second T1 line required)
- A modular homebuilder looking to place their **new manufacturing facility**. Below are the requirements:
 - The company would like a *single* tenant building with a minimum of 200,000 sq. ft. and a maximum of 400,000 sq. ft.
 - The minimum ceiling height is 28 feet.
 - The building must be within 15 miles of either an interstate or four-lane highway or have rail access. The company does not have a preference of highway versus rail, but it must have one or the other option.
 - There are no large or unusual utility requirements for this project.
- An international paper manufacturer looking to construct a **new paper mill** employing ~100 people. Below are the requirements for this project:
 - The company would like 30 acres of land available for purchase.
 - The land must be a brownfield location with a previously similar or industrial operation on the property.
 - The company is willing to have existing buildings on the site that would need to be demolished.
 - The property must be rail served.
 - The property must be within 10 miles of either a 4-lane highway or an interstate.
 - The company would prefer to be in a more rural location, but would consider a more suburban location that would feel comfortable with a paper mill operation.
 - Utility Requirements:
 - Electric: 30 MW
 - Sewer: 10-inch line
 - Water: 10-inch line
- An international fertilizer producer looking to construct a **new manufacturing facility** and employ approximately 200 people. Please find the requirements for this project below:
 - The company is looking for either a greenfield or brownfield available for purchase.
 - The minimum site size is 300 acres.
 - The site must have rail on site. Dual rail is a preference, but not a requirement. The company will use 30-40 rail cars per day, so the site must be able to accommodate that amount of traffic.
 - The company would like to be within 15 miles of a 4-lane highway or interstate, but that is not a requirement.
 - Utility Requirements:
 - Electric: Unknown
 - Sewer: Unknown
 - Water: Unknown
 - Natural Gas: 35 million cubic feet per day. This is a main driver for the project. The site must be near an interstate pipeline or be able to easily achieve this amount in an economical means via a connection.
- **An auto dealership and maintenance facility.**
- A fastener company looking to site a **new distribution facility**. The company will employ an estimated 15 employees. Below are the following requirements:
 - Existing Building:

- The site must be in a Historically Underutilized Business Zone (HUBZone).
- The company would like to lease a single or multi-tenant building between 1,500 sq. ft. and 2,000 sq. ft. with room for expansion.
- The prospect requires at least 1 dock door.
- The site should be zoned for warehousing and distribution.
- An international automotive company looking to build **a new manufacturing plant** in the United States. The client would like 40 acres of green field land that is shovel ready and available for purchase.
 - The site must be certified either through the Jobs Ready Sites program or an equivalent program by a reputable organization.
 - The site must be no further north than 15 miles of I-70.
 - The site must be within 10 miles of an interstate or 4-lane highway.
 - The site must be within approximately 20 miles of a city with at least 100,000 people.
 - The site must be within 60 miles of an airport.
 - Utility Requirements:
 - Electric: 5,000 kW peak demand
 - 32,000,000 kWh annual consumption
 - 69.44% load factor
 - Sewer: 380,400 gallons per month
 - Water: 1,585,000 gallons per month
 - Natural Gas: 60,035 ccf monthly
- A company that needs **a hazardous materials storage warehouse**. Please find the requirements for this project below:
 - The client would like 50-75,000 SF available for lease or purchase.
 - The site must have the ability to warehouse haz-mat product; and contain spill containment features existing in the building and truck dock areas.
 - The building must have truck docks.
 - Minimal/no office required.
 - Utility Requirements: Unknown
- A test assessment company engaged in a site search for **an in-bound call center and support center**, which aims to service national assessment centers. The company is looking to employ ~50 people at a total payroll of ~\$1,200,000. Please find the requirements for the request below:
 - Site Information
 - The company is looking for a building of at least 10,000 sq. ft. with room for expansion
 - As part of the building, it is required that there is a Dedicated Data Center Area with a separate cooling system
 - Must be within close proximity to mass transit (please detail in submission)
 - The property must currently be available
 - Site previously used as call center space is a bonus for the client (please note if the site was previously used as a call center)
 - For each qualified site submitted, please include a property information sheet, pictures of the site, and contact information for the listing real estate agent
 - Utility Requirements: Unknown
- **An automotive repair shop.**
- **A company specializing in sterilizing plastic containers for the food distribution industry** who is interested in leasing or purchasing a new building in the United States, looking to employ ~125 positions. Below are the requirements for this project:
 - The client would like a building with a minimum of 125,000 sq. ft. and a maximum of 225,000 sq. ft. The building must be expandable to at least 200,000 sq. ft.
 - The client will accept either single or multi-tenant buildings.
 - The minimum ceiling height is 25 feet.
 - The building must not have been previously used in heavy manufacturing.
 - The client would prefer to have at least 3 drive-in doors and 12 loading docks.

- The client would prefer to have floor drains, but it is not a requirement.
- The client would prefer to have epoxy-coated floors, but it is not a requirement.
- The client would prefer a food grade building, but it is not a requirement.
- The client would prefer a building with rail, but it is not a requirement.
- Utility Requirements:
 - Electric: 3 phase, 480 Vac, 2500 amps
- The client strongly prefers existing buildings, but the client is willing to consider spec or build-to-suit opportunities; however, there must be a commitment to be fully operational by April, 2016.
- An international company engaged in a site search for a **chemical production facility**.
 - Site Information
 - The company is looking for an existing building with following attributes:
 - Lease
 - Between 20, 000 and 40,000 total square foot facility
 - Single or Multiple Tenant Options Acceptable
 - Note that some of their products are considered combustible
 - Proximity to rail a plus but not a requirement
 - Building to be located into an area with good highway proximity to Honda Marysville or Toyota Northern Kentucky
 - Ability to expand building
 - Utility Requirements
 - No utility information has been provided at this time.
- **A brewery** engaged in a site search for a building for a new operation that will employ approximately 90 people. Please find the requirements for this project below:
 - Building
 - The company would like a single tenant building in near move-in condition with a minimum of 100,000 sq. ft. and a maximum of 300,000 sq. ft.
 - The building will need to be upgradeable to food-grade.
 - The minimum ceiling height is 25 feet.
 - The building must be within 60 minutes drive time of an international airport.
 - The building must be less than 30 minutes drive time from an interstate highway.
 - Land
 - The company would like a minimum of 25 acres to build a 100,000 to 300,000 sq.ft. brewery.
 - The site must be shovel ready with all utilities, studies, and zoning in place.
 - The building must be within 60 minutes drive time of an international airport.
 - The building must be less than 30 minutes drive time from an interstate highway.
- **A lumber processing company** looking to site a new facility in Ohio and employ ~40 people. The company would like either a building or land with the following attributes:
 - The company does not wish to be near residential areas.
 - The company would prefer to be near a 4-lane highway or interstate; however, the key is that roads with bridges that have low weight limits need to be avoided to get to these highways, as their product is very heavy.
 - Building:
 - The company is interested in a single-tenant building between 75,000 sq. feet and 200,000 sq. feet.
 - The minimum ceiling height is 20 feet.
 - The building must have a minimum of an additional 40 acres of land for a laydown area.
 - The company would prefer existing office space, but this is not a requirement.
 - Land:
 - The company is looking for a minimum of 100 acres.
 - The land must be shovel-ready with all utilities in place.
 - Utility Requirements:

- Electric: The company will be a significant user, but no usage is determined yet.
 - Sewer: Unknown
 - Water: Unknown
 - Natural Gas: 6,000 Mcf to 10,000 Mcf
- **An interior decorating and consignment shop.**
- A company who is looking for a **plug-and-play call center** to lease, employing approximately 400 people. Please find the requirements for this project below:
 - The client will accept either multi or single tenant buildings.
 - The building must be a minimum of 30,000 square feet.
 - The building must be served by public transportation.
 - The client is willing to look at either urban or suburban options.
 - Utility Requirements:
 - Electric: Basic office requirements
 - Sewer: Basic office requirements
 - Water: Basic office requirements
- **A distribution company** looking to expand in the Cincinnati region, employing ~170 people. The company would prefer an existing building, but it is open to building a facility as well. Below are the following requirements for the company:
 - The company is open to a single or multi-tenant building
 - The building must be at least 250,000 square feet
 - The clear height of the building must be at least 25 feet
 - There must be at least 10 dock doors
 - There must be additional acreage on the property for future expansion opportunities
 - The building must be at least 10 miles from an interstate highway
 - If there are no existing buildings available, the company requires at least 30 acres of shovel-ready land
- A high-profile international company looking to site a **new enterprise data center** and employ approximately 40 people. Please find the requirements for this project below:
 - Site Requirements
 - Statutory incentives for taxes and or local rebates/incentives: examples - property tax abatements, income tax free zones, enterprise zones. - The RFI will require actual program amounts for modeling
 - Low-cost utilities (electrical, water, sewer) stubbed to the edge of the site. - The RFI will ask for pricing
 - Existing or locally funded infrastructure improvements for sewer, water, and utilities. No requirements for self-funding of street improvements or street lighting.
 - Free Land (possibly owned by the state government, the local county, or in a business park). - Not a requirement, but a preference and something they have received in the past
 - Nearby dark fiber with three independent path fiber connections to the site from long-haul fiber.
 - Primary and secondary water supply (recycled water may be one of these).
 - Transmission level service with over 50 MW's of available power (expandable to 200MW). - 50MW is first phase requirements
 - Proximity to affordable sources of abundant natural gas. - confirming requirements
 - Proper zoning in place (industrial or light industrial).
 - Ordinance for Noise limitations above 75db.
 - Phase 1 environmental studies complete.
 - Land that is:
 - Free from wetlands, environmental issues, artifacts, and endangered species
 - At least 10-feet above the 500-year flood plain

- At least 1 mile from residential, schools, churches, and shopping centers - This is flexible, but due to noise from generators and air permits, they prefer to not be close to such items
 - Acceptable to have Tier 2 rated and emergency classification on generators
- Temperate surrounding climate (enabling free, outside air cooling all year). - They understand Ohio's climate
- Water requirements are TBD but will be a between 1800 GPM and 3000 GPM for supply and 750 GPM and 450 GPM for discharge at full build out
- Not near rail lines, airports, or other significant causes of vibration
- 125 to 150 acres of land that is preferably flat - They are willing to look at sites with less acreage (minimum of 55 acres) if they are in a business or tech park and have unique attributes directed towards data centers
- Non-restrictive codes, covenants or restrictions for the following:
 - Emergency generators (with Tier-2 emissions controls)
 - Security fencing and cameras
 - Excessive landscaping requirements
 - Access/egress
 - Architectural details and building materials
 - Fuel storage tanks, but no requirement to have storage tanks (diesel and water) below ground
- **A nonprofit dance studio.**
- An international company engaged in a site search for a **fiberglass production facility**, looking to employ ~440 people. Below, please find the site requirements:
 - The company is looking for a Greenfield property with the following attributes:
 - At minimum 100 acres
 - An additional 100 contiguous acres for expansion
 - No wetlands on contiguous 200 acres
 - The site should be relatively flat
 - Outside of 500-year floodplain
 - Zoning should be at minimum Heavy Industrial
 - Less than 10 miles to the next 4-lane divided highway or interstate
 - Utility Information:
 - Electricity
 - 17 MW connected load at substation
 - Peak demand roughly 11 MW
 - Monthly consumption: 7,660,800 kWh
 - Annual consumption: 91,929,600 kWh
 - Price of electricity below 5 cents per kWh
 - Load Factor: >90%
 - Electricity and a reliable power supply (dual feed) will be most important for this project. Potential sites will have to establish that they can offer reliable service. The price for electricity will be a determining factor in this site selection request as well.
 - Natural Gas
 - Used in production
 - Average consumption
 - 1750 Nm³/h (→ approx. 1089 SCFM)
 - Annual consumption about 565 million SCF
 - Max. required capacity of the natural gas supply
 - 3,000 Nm³/h(→ approx. 1866 SCFM)

- Fresh/Sanitary Water
 - Project Tartan will use fresh water for sanitary use only
 - Process (cooling) water will not be withdrawn from city water services.
 - Surface or ground water (well water) should be available on site to use to for cooling
 - Waste Water
 - From sanitary & production use
 - Locations will have to be able to handle waste water volume
 - Approx. 211,338 gallons per day
 - Waste water will be pre-treated before it is discharged into the city's wastewater system
 - Discharged waste water quality
 - Parameter Value Units
 - COD - Chemical Oxygen Demand 1,300 mg/l
 - BOD - Biochemical Oxygen Demand 600 mg/l
 - TKN -Kjeldahl Nitrogen mg/l
 - AOX - Adsorbable Organic Halogens mg/l
 - Lipophilic Compounds mg/l
 - Temperature F
 - pH-value mg/l
 - Suspended Solids 300 mg/l
- **A health-related manufacturing company** looking for a new site. Please find the site requirements below:
 - The company is looking to lease a building with at least 10,000 sq. ft. (zoned light industrial)
 - Of the square footage, ~8,500 sq. ft. will be used for warehouse space, while the remaining space will be utilized as office space
 - The clear height minimum is 20 ft.
 - The building must have air conditioning and heating available, as well as a sprinkler system
 - The building must have a minimum of 1 dock door
 - Utility Requirements
 - Electricity: 600 Amps, 480V
 - All utilities must be on site
- **A construction materials distributor.** Please find the requirements for this project here:
 - Looking to lease a building between 15,000 sq. feet and 30,000 sq. feet with at least 3 acres of additional outside storage.
 - The company will accept either single or multi-tenant options.
 - The building should have direct river access or be located very close to an active river port where products are off-loaded from barges and transported via forklift truck directly to the site.
 - The building must be within 10 miles of an interstate or four-lane highway.
 - The minimum ceiling height is 12 feet.
 - The client prefers one drive in door.
 - The client prefers one 5-ton crane.
 - Utility Requirements are unknown, but noted to be normal distribution requirements.
- **A pet food manufacturing company** looking to site a new operation in the midwest and employ ~92 people. Please find the requirements for the site here:
 - The company would like to purchase a single-tenant building between 90,000 sq. feet and 300,000 sq. feet.
 - The building must be food grade or easily convertible.
 - The minimum ceiling height is 20 feet.

- The company would highly prefer rail, but it is not a requirement.
- The company would prefer being in close proximity to an interstate or 4-lane highway.
- The company would prefer silos, but it is not a requirement.
- The company would prefer at least 15 acres of land.
- Utility requirements are unknown, but were noted to align with normal requirements in the industry, particularly higher water requirements.
- The company will accept build-to-suit opportunities, but they must be clearly outlined and meet the building requirements in a speedy manner.
- A consultant representing a client in the defense and aerospace industry looking to open a **new call center** in the Midwest. Please find the requirements for this project below:
 - The company is looking to lease a building between 75,000 sq. feet and 125,000 sq. feet.
 - The company will consider either single or multi-tenant facilities.
 - The company highly prefers a plug-and-play facility.
 - The company highly prefers a facility that has been recently vacated with all of the furniture and infrastructure in place, but will also consider facilities that have been recently vacated, and the landlord is willing and able to refurnish the facility in a short period of time.
 - Any submissions for this project must clearly outline the expected rent, date of availability, and status of furniture.
 - Utility requirements are of a standard office building.
- A company that is looking to site a **new office**. The facility will serve much of the company's U.S. corporate functions. The company will employ between 75-100 employees. Below are the following requirements for this lead:
 - Existing Building:
 - The company would like to lease a modern office space in near move-in condition between 15,000 sq. ft. and 20,000 sq. ft. with room for expansion.
 - Parking on site and preferably free to employees.
 - A gym on site or nearby is preferred.
 - The company desires the ability to put their name on the outside of the building.
 - The client would like to move in by the end of calendar year 2015.
 - All utilities required.
- A **manufacturing company** looking to expand in the Cincinnati region. Below are the following requirements for the company:
 - The company would like to purchase a light industrial/manufacturing building in near move-in condition.
 - The size of the building should be between 60,000 sq. ft. and 80,000 sq. ft. with the ability to expand.
 - There must be at least 5,000 sq. ft. of office space.
 - The minimum ceiling height requirement is 15 feet.
 - The building must be within 10 miles of an interstate highway (with a preference to the I-75 corridor).
 - There should be at least 60 paved parking spots.
 - The company requires at least 3 dock doors and 1 drive-in door.
 - The facility should be sprinklered.
 - Utility Requirements are still being defined for this project, but there should be at least 1,000 amps for their operations and 3-phase electric power. All other utility requirements are standard (sewer, gas, telecom, DSL, fiber optics on site).
- A consultant working with an international company looking to site a **facility to manufacture pet food** and employ ~250 people. Please find the requirements here:
 - The company is looking to purchase 150 acres of flat land that is preferably in a rectangular shape.

- The site must have absolutely no wetlands on the contiguous 150 acres that would interfere with development.
- The site must be a greenfield.
- The site must be outside of the 100-year floodplain.
- The site must be less than 10 miles from an interstate or 4-lane highway.
- The site must be able to be zoned at least light industrial.
- The site must be shovel-ready with all utilities either on site or within 500 feet.
- Utility Requirements are still being confirmed as there has been some additional information requested, but below is what we have to date:
 - Electric:
 - 3,500 kVA connected load
 - Peak demand approx. 2,600 kW
 - Monthly consumption: 950,000 kWh
 - Annual consumption: 11,400,000 kWh
 - 128h/week → at least 24/5 production
 - Load Factor: ca. 50 %
 - Sewer:
 - From sanitary & production use
 - Locations will have to be able to handle waste water volume
 - 57 million gallons annually
 - Approx. 158,000 gallons per day
 - Waste water will be pre-treated before it is discharged into the city's waste water system. The level of pre-treatment will be dependent on local ordinances & regulations.
 - Water:
 - Project Horizon will use fresh water for sanitary use, steam production and cooling
 - 79,000,000 gallons annually
 - At least 44 psi
 - Natural Gas:
 - Used to produce steam
 - 15.5 million ccf p. month
 - 186 million ccf annually
 - At least 1,866 SCFM
- **An international die-casting manufacturing company** looking to site a new operation in the Midwest and employ ~70-100 people. Please find the requirements for the site below:
 - The company is looking to lease a 50,000-60,000 sq. ft. building with ~5,000 of office space.
 - The minimum clear height of the building is 30 ft.
 - The company is willing to consider multi-tenant space.
 - The site should be "industry class" adequate for aluminum foundry.
 - Utility Requirements:
 - Electricity power required: 1600 KVA (2200A)
 - Natural Gas Pipe must be at site (Consumption per year 30,000 MBTU)
- **A manufacturing company** looking to site a new facility in Ohio. Please find the requirements for this project here:
 - The company would like to either purchase a building or land with the following attributes (They would strongly prefer the building option given their tight timeframe, but will consider land options).
 - The company requires being within 10 miles of an interstate or 4-lane highway.
 - The company requires being within 45 miles of a regional airport.
 - The company prefers to be in an area with a large labor pool.

- The company prefers to be in an area with low unionization rates.
- Building requirements:
 - The company is interested in a single-tenant building between 400,000 sq. feet and 500,000 sq. feet, but they are willing to consider larger buildings.
 - The minimum ceiling height is 25 feet.
 - The building must have at least 10 dock doors
 - The company would prefer at least 6-inch concrete floors.
 - The company highly prefers a new, modern building that was constructed in the last 10 years.
- OR
- Land requirements:
 - The company is looking for a minimum of 100 acres.
 - The land must be shovel-ready with all utilities meeting the below requirements currently within 500 feet with a timeline and cost in place for extension to the site, with a strong preference towards a certified site.
- Utility Requirements:
 - Electric: 6,000 KW
 - 33,000,000 KWH annually
 - 13,800 V input to Main Vault
 - 8 Total Vaults (Main plus Sub-Vaults)
 - Sewer: Unknown
 - Water: 6,000,000 gallons annually
 - Natural Gas: 750,000 Therms annually
 - Cooling/Chilling: 2,000 Tons
- **A food grade manufacturing facility** which will employ ~150 people. Below, please find the requirements for this project:
 - The company would like to buy a single tenant building in move-in condition with a minimum of 750,000 sq. ft.
 - The building must have at least 150,000 sq. feet of production capabilities and 600,000 sq. feet in distribution capabilities.
 - The building must have a minimum 32 foot clear height.
 - The building must have a minimum of 7 inbound dock doors and 12 outbound dock doors.
 - There must be a minimum number of 100 parking spaces.
 - There must be outside storage availability.
 - There must be climate control for the production portion of the facility.
 - The company is only considering purchasing (not leasing) the building.
 - OR
 - The company will consider land sites between 50-75 acres to construct a food grade manufacturing facility.
 - The site must be less than 10 miles away from an interstate or 4 land highway
 - The site must be zoned at least industrial.
 - The topography of the site must be flat.
 - Rail is preferred, but not required.
 - Utility Requirements:
 - Water usage: 1.7 million gallons per month
 - Water line requirements: 2" and 6" lines, 50 PSI @2,000 GPM
 - Sanitary Sewer: standard usage, 6" line minimum
 - Natural gas usage: 138,000 cubic meters per month
 - Electric usage: 1.7 million kWh per month, with a dual feed substation
 - 3 phase 480 V Electric capabilities
 - Other Important Site Criteria:
 - The site must be less than 10-miles away from an interstate or 1 mile from a 4 lane highway
 - Rail is preferred but not required

- The site must be within 75 miles of a major airport
- Cross dock layout is preferred but not required
- Construction timeline - Q1 2016 groundbreaking

Parks, Recreation and Cultural Arts

Third Annual Christmas on Main

The Village of Morrow Parks & Recreation Board will hold their 3rd Annual "Christmas on Main" on **Saturday, November 28, 2015, from 4:00 pm - 8:00 pm** on Main Street in Historic Downtown Morrow. This event is sponsored by the Village of Morrow Parks & Recreation Board, Little Miami Area Chamber of Commerce, Morrow Area Historical Society, and Morrow of Tomorrow, Inc. This year's events will feature vendor booths, hay rides, horse-drawn carriage rides, free hot cider and cookies, a special visit by Santa at the train depot from 6:00 pm - 8:00 pm, and much more. If your business, church, or organization would like to participate in this event by having a booth or making a donation, please email parks@vil.morrow.oh.us.

Park & Recreation Board

The Parks & Recreation Board meets regularly on the third Thursday of each month at 6:00 pm at the Morrow Municipal Building.

Public Safety

Vandalism at Thornton Park

On Monday, October 26, 2015, MPD Officer West was dispatched to Thornton Park on a report of criminal damaging. The main football field had been damaged by a vehicle. Additionally, one of the goal posts sustained damage from the vehicle. The Little Miami Panther Youth Football & Cheer Association estimates the damage to be in excess of \$3,000 and stated that "this is an expense that we will struggle with for years to overcome." They have also requested that we begin locking the gate to the park when not in use. A 19 year old male was arrested for these damages and is scheduled to appear in Morrow Mayor's Court on Thursday, November 12, 2015.

Neighborhood Watch Committee

The Neighborhood Watch Committee meets regularly on the first Thursday of each month at 7:00 pm, as necessary, at the Morrow Municipal Building.

Mayor's Court

Mayor's Court Report & Mayor's Court Bank Reconciliation - October 2015

I have attached the October 2015 Morrow Mayor's Court Report and Mayor's Court Bank Reconciliation for your review.

Public Works

2015 CDBG River Corridor Paving Project

The 2015 River Corridor Paving Project was completed in October. There are two minor repairs that the contractor will be making soon. These repairs consist of filling in two low spots; one on Miranda and one on Miami. This project was funded by a \$67,000 CDBG grant through Warren County.

Water Operator of Record

Effective July 1, 2015, the Village of Morrow's Water Operator of Record is Keith Collins. Mr. Collins is the former Director of Public Utilities for the City of Mason and has served as the Mayor of the Village of New Vienna since 2008. Mr. Collins replaced Steve Canter, PE, President of Environmental Water Services, LLC in Lebanon. Mr. Canter will serve as the backup for Mr. Collins. Both men are quite capable and we are fortunate to have them on board.

Water Plant Upgrades Project

The Village Engineer will have an update on this project under his report.

FY2017 ODOT 22/3 (Pike Street) Resurfacing Project

I have been informed by the Ohio Department of Transportation that they will be repaving U. S. Route 22 & State Route 3 from River's Edge in Deerfield Township north through Hamilton Township and the Village of Morrow to the intersection of Ward Road and Carter Avenue in Salem Township. Additionally, this project will include paving a portion of State Route 48 from South Lebanon to Hamilton Township. This project is currently scheduled for State of Ohio FY 2017 and is referred to as ODOT Project PID 100553 WAR US 22/SR 48 2.80/5.23. Additionally, this project will not cost the Village of Morrow, since this project is for system preservation and falls under the previous maintenance agreement that relates to Ordinance No. 8-92, enacted April 14, 1992.

FY2017 ODOT State Route 123 (Mill Street) Resurfacing Project

I have been informed by the Ohio Department of Transportation that they will be repaving State Route 123 from the Clinton County line through Harlan Township, Salem Township, Village of Morrow, and Turtlecreek Township to the City of Lebanon corporation line. This project is currently scheduled for State of Ohio FY 2017 and is referred to as ODOT Project PID 87096 WAR SR 123 9.45. Additionally, this project will not cost the Village of Morrow, since this project is for system preservation and falls under the previous maintenance agreement that relates to Ordinance No. 8-92, enacted April 14, 1992.

Grants

2015 CVT Road Right-of-Way Improvements Project

We have just been approved for our 2015 CVT (County Motor Vehicle License Tax) Road Right-of-Way Improvements Project in the amount of \$6,750.00. These funds will be used for the following improvements:

1. Fill potholes throughout the Village (\$1,250);
2. Rent a tractor with a boom mower for our crews to cut back brush and trees along road rights-of-way (\$2,500);
3. Hire a contractor to conduct a leaf pickup and street sweep (\$3,000).

All work will be performed on public streets within the public right-of-way throughout the entire Village of Morrow. This project will be entirely funded by CVT funds. Our goal is to begin this work as soon as possible with the hopes of completing all improvements by early-December. Any CVT fund that are unused will be returned to the Warren County Engineer's Office and will then be returned to our CVT account.

We began 2015 with a balance of \$7,585.06 in CVT funds to be used on a transportation project. During 2014, we used \$7,500 in CVT funds to offset the cost of resurfacing Prospect Avenue.

Spring 2015 Warren County Chamber Alliance Project Grant Application

Earlier this year, I submitted a grant application to the Warren County Chamber Alliance for the Jeffrey M. Phegley Memorial Park/Downtown Morrow Revitalization Project. As the name would suggest, this grant request is for improvements to Phegley Park. I have just learned that our application received the second highest rating and will be recommended for funding to our federal and state elected officials. I will keep you posted on our progress.

Community Development Block Grant to Aid in River Corridor Paving Project in Summer 2015

On February 17, 2015, the Warren County Commissioners awarded the Village of Morrow a \$67,000 Community Development Block Grant (CDBG) Urban Entitlement Program grant to help offset the cost of the Autumn 2015 River Corridor Project.

2014 Community Development Block Grant Award

I am pleased to inform you that the Warren County Board of Commissioners has allocated \$55,767.00 from the County's Fiscal Year 2014 Community Development Block Grant (CDBG) Urban Entitlement Program for the Village of Morrow Water Plant Improvement Project.

2014 ODNR Clean Ohio Trail Fund Grant Application

Pursuant to Council Authorization (Resolution 34-13), I have submitted our 2014 Clean Ohio Trail Fund grant application to the Ohio Department of Natural Resources. The purpose of this \$247,000 grant application is to provide funds to connect the Little Miami Scenic Trail in downtown Morrow with Thornton Park on Morrow-Blackhawk Road and beyond. I will keep you posted on our progress.

PY30 OPWC Water Plant - Wellfield Upgrade Project Pre-Application

The Village of Morrow has submitted a pre-application to the Ohio Public Works Commission for the Water Plant - Wellfield Upgrade project. As part of the OPWC District 10 Integrating Committee application standards, applicants are required to submit a pre-application for projects three years prior. These projects are then evaluated and ranked against other projects throughout District 10 (four county district - Butler, Clermont, Clinton and Warren counties) for funding. Good news! Our pre-application was ranked fourth among all of the projects in Warren County. This means our project will likely get funded, although no guarantee can be made.

Public Affairs

Morrow e-News

We are continuing to receive rave reviews on our electronic newsletter, *Morrow e-News*. Every day, more and more people are subscribing to the *Morrow e-News*. If you know of someone who would like to receive the *Morrow e-News*, please share their email addresses with me and I will gladly include them. We have also archive past issues on the Village of Morrow website. Additionally, the Little Miami School District has been promoting our newsletter on their website under the "Community Links" tab, as have several other organizations.

Website Updates

I have made several changes to the Village of Morrow website (www.vil.morrow.oh.us) and am in the process of making several additional changes. Please take the time to visit our website to see these changes. If you have any suggestions, please feel free to email you suggestions to me.

Next Regular Council Meeting

7:00 pm Tuesday, December 8, 2015
Morrow Municipal Building, 150 East Pike Street, Morrow, Ohio 45152