



MetroWest

COMMERCE PARK



Before



After



METROWEST DEVELOPMENT

SITE PLAN
SCALE 1"=40'-0"



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Project Summary

- Redevelopment of 18-acres of brownfield property into a new light industrial and service center business park just minutes away from downtown.
- 250,000 sf of new LEED-certified commercial space will house 400 new jobs
- City has completed acquisition phase. Demolition and clean up phase underway!



Sources & Uses

Sources	
Department of Community Development	\$4,611,911.46
Clean Ohio Grant	\$3,000,000.00
Queen City Barrel	\$165,142.00
Private Financing	\$25,000,000.00
Total	\$32,777,053.46

Uses	
Acquisition	\$3,493,500.00
Relocation	\$483,130.48
Maintenance & Utilities	\$58,276.74
Environmental Site Assessment	\$436,981.48
Environmental Insurance	\$77,467.00
Demolition/Cleanup	\$3,227,697.76
New Construction	\$25,000,000.00
Total	\$32,777,053.46

*85% Leveraged Investment
at Project Completion*



Development Team

City

- Strategic Program for Urban Redevelopment (SPUR) Team
- Community Development
- Budget
- Former Buildings & Inspections
- City Planning
- Environmental Quality
- Finance
- Fire
- Law
- MSD
- Real Estate
- Transportation & Engineering
- Water Works



Lower Price Hill Community •

Al. Neyer, Inc. •

ATC Associates, Inc. •

Charles F. Jergens •

Construction, Inc.

Hull & Associates, Inc. •

Resurgence Group, LLC •

Ron Taylor Repair •

Duke Energy •