

"Exhibit A"						
Commerce West TIF District						
Description for the "DISTRICT" Exempted Properties						
ID	PARCEL#	ACCT#	OWNER	LAND USE	ACRE	
1	15052000050	1100041	ABNEY, BLAINE & AILENE	Single-Family	0.5752	
2	16351010070	1100971	NAJMAN, TERRY E. & MILLER	Single-Family	0.8975	
3	15064000020	1101072	JACOR BROADCASTING CORP.	Vacant Land	8.5306	
4	16351020250	1101081	EVERYBODY'S FARM INC.	Vacant Land	0.8522	
5	16363510032	1101099	JACOR BROADCASTING CORP.	WLW Tower	9.9522	
6	16363510031	1101102	JACOR BROADCASTING CORP.	Vacant Land	12.8675	
7	16351010120	1101323	LAMBA REAL ESTATE CORP.	Single-Family	0.4950	
8	16351010110	1101331	LAMBA REAL ESTATE CORP.	Single-Family	1.8775	
9	15052000030	1102214	BARR'S FURNITURE, INC.	Legacy Auto Sales	1.0204	
10	16353010080	1103202	LOWE, SHANE	Single-Family	0.6772	
11	16351270010	1103539	AMERICAN COUNTRY PRODUCTI	Hair Salon/Tarot Card Readings	0.2975	
14	16363790050	1105213	HARRY G. KLEKAMP, INC.	Vacant Land	0.8195	
16	16351510010	1105582	DAVID FAMILY LIMITED PART	Big Top Restaurant	0.7689	
17	16351260020	1106023	LAD-42	BP	0.9603	
18	16351510100	1106112	DAVID FAMILY LIMITED PART	Vacant Land	0.6567	
19	16351510120	1106121	KLASMEIER, LAWRENCE E.	Vacant Land	2.6557	
22	15054260060	1107721	SOBOLEV, ALEXANDER & TATY	Single-Family	0.4604	
23	16351020031	1108859	FIRST BAPTIST CHURCH OF M	Vacant Land	0.5451	
24	16353010050	1109154	FOSBRINK, JOHN P. & MILDR	Single-Family	0.6836	
26	16353010040	1110501	MC SWAIN, JEFFREY LYLE	Single-Family	0.6774	
27	16351020240	1111302	HEGNER, PHILIP HOMER	Hegner Plumbing	0.8237	
28	16353010090	1113101	DYER, DANIEL L. & BEATRICE	Single-Family	0.5660	
29	16351010080	1113518	SHOCK, FREDERICK & JACQUE	Single-Family	0.8271	
30	16351010090	1114204	KENNARD, JUANITA *	Single-Family	0.7471	
31	16353010060	1114271	CONNOR, DUANE A. & PAULA	Single-Family	0.6782	
32	16363760060	1114514	KLEKAMP, HARRY G., INC.	Vacant Land	18.3027	
33	15054260040	1114689	KOHL, LOUIS J. & BETTY J.	Single-Family	0.9194	
34	16351010060	1114964	WRIGHT, TIMOTHY D.	Single-Family	0.9540	
36	16351510050	1116894	CONNIE D., INC.	Terry's Lawn Care	1.1327	
37	16351010030	1117173	MILLER, JAMES E. & PAMELA	Single-Family	0.7211	
39	16353010070	1118331	COPLY, GREGORY A. & JENN	Single-Family	0.6777	
40	16351280020	1118536	MESA PROPERTIES (PARTN)	UDF/Shopping Center	1.5715	
41	16351280020	1118536	MESA PROPERTIES (PARTN)	UDF/Shopping Center	0.4052	
42	16351330280	1118579	MOUSHEY, DAVID P. & MELIS	Vacant Land	0.8167	
44	16351270022	1119133	QUINLAN, JOYCE A., TRUSTE	Lous Pony Keg/Shawnee Motel/Mobile Home Park	4.8969	
45	16351270021	1119168	QUINLAN, JOYCE A., TRUSTE	Single-Family	2.0918	
46	16351010010	1119583	REBHOLZ, MICHAEL T.	Single-Family	0.8017	
48	16351510180	1119958	JEFFREY, EUGENE A.	Jeffery Home Furnishings	3.2465	
49	16351040030	1120051	RAPP, EVELYN	Single-Family	1.1158	
50	16351030030	1120336	SBIC 2, LTD	Vacant Land	1.5788	
52	15054260160	1121383	TRAMMEL, WILLIAM C. & MAT	Coleman Campers	7.7973	
53	16353010030	1121685	SECRET, RICHARD L. *	Single-Family	0.6823	
54	16351020070	1122584	SHRODER, PATRICIA A.	Mason Bowl	1.9930	
55	16351010050	1122614	OSBORNE, JAMES & WANDA	Single-Family	0.9673	
56	16353010020	1122771	NABORS, ELIZABETH A.	Single-Family	0.6554	
57	16363800030	1122789	TLC PROPERTY MANAGEMENT,	Mason Professional Building	1.1259	

58	16353010010	1122983	ROBINSON, GARRY L. & DAWN	Single-Family	1.0115
59	16351040040	1123327	SODERS, JOHN W. JR.	Single-Family	1.2385
60	16351260030	1123734	LAD-42	BP	0.8367
64	16351020220	1125451	HAM SEC INVESTMENTS, P.L.	Hamilton Security Products	2.2455
65	16351020160	1125478	FIRST BAPTIST CHURCH OF M	Vacant Land	1.0002
66	16351010040	1125508	LISBY, ALVIN W. & VIVIAN	Single-Family	0.9955
67	16351020060	1125516	BENSON, JEFFREY D.	Shopping Center	1.6867
68	16351260012	1125842	MYERS Y. COOPER COMPANY	Shopping Center	0.9676
69	16351010100	1125851	MYERS Y. COOPER COMPANY	Vacant Land	0.6774
70	16351260011	1125877	MYERS Y. COOPER COMPANY	Shopping Center	1.8777
71	16351020170	1126351	INMET ASSOCIATES	Vacant Land	0.6769
72	16351510170	1126459	LEVIN, RON S., ET AL.	Vacant Land	6.6512
73	16351020210	1127014	S.W.B. ENTERPRISES (PARTN	Warren County Electric Supply	0.4788
74	16351020052	1127029	FIRST BAPTIST CHURCH OF M	Church Building	1.4704
79	15054260050	1127918	CAIN, DWIGHT C. & M. CHER	Single-Family	0.9170
80	16351030020	1128759	S.B.I.C. # 2, LTD	Goddard School	1.4668
81	16351020230	1129188	HAM SEC. INVESTMENTS, P.L	Hamilton Security Products	0.1241
82	16353010570	1130039	SNIDER COVE HOMEOWNERS' *	Multi-Family	3.0533
83	15064800020	1130109	CAMPBELL-RHEIN DEVELOPMEN	Vacant Land	23.0743
84	15064950010	1130110	CAMPBELL-RHEIN DEVELOPMEN	Vacant Land	3.0790
85	15064800010	1130314	CAMPBELL-RHEIN DEVELOPMEN	Vacant Land	1.6490
86	15052490010	1130961	UNITED STATE POSTAL SERVI	Post Office	4.1075
87	15052000160	1131110	HUNT, GEORGE D. & MICHAEL	Vacant Land	2.4344
90	15052000170	1132967	EVERYBODY'S FARM, INC.	Vacant Land	2.6545
91	15064950130	1133264	BRUNO FAMILY ENTERPRISES	Retail/Car Wash	2.3091
92	16351020100	1133454	MOTHER EARTH INVESTMENTS	Vacant Land	2.2898
93	16351020110	1133489	IMMET ASSOCIATES A PARTNE	Shopping Center	1.8352
94	16351020040	1137263	FIRST BAPTIST CHURCH OF M	Church Building	1.9939
95	16351020032	1137352	FIRST BAPTIST CHURCH OF M	Church	3.0057
96	15052000040	1137549	PLOTT, BEVERLY JEFFERY	Mason Dance Center	2.7592
97	16351510060	1138243	BOYMEI, STEVEN & CAROL AN	Brookside Extended Care Center	8.9509
98	15052000070	1139592	STATE OF OHIO	Vacant Land	33.7598
99	15052000150	1141708	EVERYBODY'S FARM	Vacant Land	72.3806
100	16351510110	1142925	KLASMEIER, LAWRENCE E.	Ace Hardware	0.9490
101	16363800020	1143697	CINCINNATI GAS & ELECT CO	Public Utility	1.4252
102	16351510130	1147323	NEACK PROPERTIES, LLC	Office Building	2.0526
103	16351510150	1149385	KLASMEIER, LAWRENCE E.	Ace Hardware	1.6992
104	15064800030	1149695	CAMPBELL-RHEIN DEVELOPMEN	Vacant Land	1.0394
105	16351020151	1149768	HAM SEC INVESTMENTS, P.L.	Hamilton Security Products	3.9995
Total Acreage					307.1898

TO: Mason City Council
FROM: Scot F. Lahrmer, City Manager
DATE: November 20, 2003
TOPIC: Commerce West TIF District

ITEM: Establishing a Tax Increment Financing (TIF) District as an economic development tool to accomplish needed public improvements.

ACTION REQUESTED: By motion, adopt **Ordinance 2003 – 137** establishing a Tax Increment Financing District and declaring public improvements.

PROJECT BACKGROUND:

In order to facilitate significant public improvement developments to property to the west of US 42 and boarding Tylersville Road, a TIF district is proposed as a financing method. An area known as the western gateway containing approximately 307 acres has been defined for inclusion in the TIF District. (see map - Exhibit A)

Commerce West TIF District

The Commerce West TIF District is proposed with a project initiated by Cincinnati United Contractors (CUC) as the catalyst. This financing method makes CUC's proposed plan to improve 18 acres on the northwest corner of US 42 and Tylersville Road (Klekamp property) feasible. The City of Mason has been strategic in implementing TIF districts to assist with the development of land that has the potential to develop at a faster rate if public infrastructure support is established. While the Commerce West TIF District includes 307 acres of developed and undeveloped property, the only parcels that will be exempted at this time are the 18 acres known as Tylersville Crossing for the purpose of funding the TIF bonds. As future development is proposed within this district, TIF funding can be a financial tool to assist desired development.

CUC is proposing an attractive development, referred to as Tylersville Crossing that will complete the western entryway into the City of Mason. City Council will consider their application to rezone the property (Ordinance 2003-139) on December 8. The development that is being proposed on this piece of land includes:

- Three office buildings totaling 50,000 square feet;
- One family style restaurant new to the Cincinnati region; and
- Two retail businesses along Tylersville Road.

It is tradition that City-supported TIF projects also benefit by significant public improvements. In this case, the City will realize a notable advantage with the included public improvements that will help with the access of this site and enhance the entryway into Mason. With this TIF, one of the most accident-prone intersections in the City will be improved. The developer will be completing:

- Improvements to Tylersville Road from the western edge of the WLW property to US 42;
- Landscaped medians;
- Realignment of the entry ways into Klekamp and BW3's driveway;
- Full traffic signal to manage traffic coming out of the Klekamp development and the BW3 retail development; and
- Easements on the triangle property between US 42 and the I&O Railroad which will be landscaped as an entryway into the City.

In the initial concept phase of this project, CUC recognized that without the assistance of a TIF district the property would be too costly to develop. The constraints preventing development on this property are:

- The location of the I&O Railroad that hinders access on the east side of the land onto US 42;
- The location of the WLW tower to the west that forces an access point closer to the existing intersection of US 42 and Tylersville Road; and
- Muddy Creek, which flows through the north section of the property hindering access to Westline Drive.

Council will review a request to issue \$850,000 in TIF bonds at the start of 2004 when the developer is ready to begin construction of the public improvements.

RECOMMENDATION:

The use of TIF has proven to be an effective economic development tool for Mason as evident by the development of Mason Enterprise Park on S.R 741, J.W. Harris Campus on US 42 and Central Parke (CNG Financial) on Mason-Montgomery Road. The Economic Development Committee has reviewed the proposed TIF district and recommends that Mason City Council approve the establishment of the Commerce West TIF District. This action will enable CUC to begin developing Tylersville Crossing that will attract additional jobs to our community and complete an attractive entryway into Mason.

Please let me know if you have any questions.

c: Jennifer Heft
Richard Fair
Michele Blair
Brenda Wehmer