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1Q-2018

WEST CHESTER APPOINTS NEW TOWNSHIP ADMINISTRATOR

The West Chester Board of Trustees approved a contract at its Dec. 5 meeting to hire Larry D. Burks as West Chester Township's next Administrator. Mr. Burks signed a three-year renewable contract with a starting salary of \$135,000 on Thursday, Dec. 7.

Mr. Burks, formerly an assistant city manager of Bellevue, Nebraska, will take office in early 2018. He replaces former West Chester Administrator Judi Boyko who resigned effective Aug. 1, 2017 after a 13-year career as West Chester's Administrator. Mrs. Boyko is now Hamilton County's Assistant County Administrator.



West Chester Trustees, including newly elected Trustee Ann Becker, interviewed candidates for the position in early November and identified Mr. Burks as a strong candidate who will help lead West Chester into the future.

Bellevue, Nebraska is just outside of Omaha with a population of 51,000. Mr. Burks' focus in his current position is economic development, organizational management and strategic planning, but his skills extend to policy development, implementation and evaluation; public finance; sustainable development; performance management and benchmarking among others.

Mr. Burks has a master's degree in Public Administration from the University of Nebraska and is a credentialed manager through International City/County Managers Association. He has been employed by the City of Bellevue since 2012, having previously served as City Administrator, Zoning Administrator and Economic Development Coordinator for the City of Onawa, Iowa.

UNION CENTRE INTERCHANGE CELEBRATES 20TH ANNIVERSARY

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West Chester ...
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West Chester is a proven destination for corporate investment. Development

Saturday, Nov. 25, 2017, marked the 20th anniversary of the opening of the Union Centre Boulevard interchange.

Groundbreaking on the I-75 project was in October 1996 and opening ceremonies were celebrated on Nov. 25, 1997.



When it opened to traffic that December, the interchange was the first new project of its kind built in Southwest Ohio in more than two decades. Visionary developers worked closely with elected officials at the Township, County and State level to make the \$29 million project a reality. Today, the Union Centre Boulevard Interchange serves as a catalyst for growth along the I-75 corridor.

Over the last 20 years, the Township has realized more than \$3.54 billion in new investment, more than 34 million square feet in new construction, and nearly 40,000 new jobs in the Union Centre Boulevard area alone. This corporate investment in the Township has supported public safety services, community amenities and infrastructure improvements.

"The Union Centre Boulevard interchange has defined West Chester's economic development position for the past 20 years and will continue to play a critical role in West Chester's future sustainability and marketability," said Aaron Wiegand, West Chester's Community Development Director. "There have been important advancements in medical and retail development at all of West Chester's interchanges, but none has been as diverse as and more impactful to our local economy than the growth at Union Centre."

West Chester's prime location in the Cincinnati-Dayton Metroplex and its ease of access with three primary interstate exits along I-75 continues to make the community an ideal choice for corporate development.

An average of 50,000 vehicles per day use the Union Centre Boulevard interchange and West Chester continually looks toward future demands of the infrastructure. The Board of Trustees has partnered with the Butler County Engineer's Office to consider next steps for ensuring Union Centre Boulevard remains a valuable, high functioning asset to the community.

"The typical design life of any road project when we look out over the years is 20 years, and we're starting to see the pressures on this interchange from the standpoint of capacity," Butler County Engineer Greg Wilkens told Trustees in March 2017.

Therefore, as the Union Centre Boulevard interchange marks its 20th birthday, plans are under way for a facelift and refresh of the existing infrastructure.

The Butler County Engineer's Office, with input from the Ohio Department of Transportation and the Federal Highway Administration, recommend a diverging diamond traffic pattern with pedestrian walkway.

opportunities exist throughout West Chester with sites of one to 100 acres available. Office, manufacturing, research and development properties with accessible infrastructure, frontage on I-75 or within two miles of an interstate interchange are available.

West Chester's economic development professionals are prepared to find an available property to suit the needs of those seeking to relocate and/or grow in West Chester's no earnings tax, pro-business environment.

Contact Cathy Walton,
Business Attraction and
Expansion Manager, for
personalized assistance at
(513) 759-7325

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"We'd like to begin construction, optimistically, in 2019," Wilkens said, ideally after the BCEO's Cincinnati Dayton Road widening project is complete.

Estimated cost of the interchange improvement project is \$13 million which will be funded through TIF (revenue collected specifically from the businesses in the immediate area of the interchange).

WEST CHESTER PROMOTES BUSINESS ATTRACTION AND EXPANSION MANAGER

If you're looking to do business in West Chester, look no further than to a familiar face in Cathy Walton.

Mrs. Walton, a 10-year veteran of the Community Development Department, has been promoted to fill the vacant position of Business Attraction and Expansion Manager.

In her new role, Mrs. Walton will oversee economic development programs and implement strategies designed to attract and retain high quality businesses. She fills a vacancy left by Community Development Director Aaron Wiegand, who was promoted to head the department in June 2016.



"Cathy has seamlessly transitioned into her new role in lockstep with our team and our goals," said Wiegand, who previously held the position for 16 months. "With more than a decade of Community Development experience, Cathy's institutional knowledge and familiarity with West Chester's current business climate, and its future direction, is an invaluable asset."

Mrs. Walton previously served West Chester as a property advisor. Her duties included residential and commercial permitting, planning, inspections, zoning, and enforcement of property maintenance codes.

"I'm excited to work with our community development partners and commercial brokers in winning new businesses here and helping existing businesses with their expansion needs as West Chester continues to grow," Walton said.

Businesses seeking assistance in West Chester can contact Mrs. Walton directly at 513-759-7325 or cwalton@westchesteroh.org.

West Chester Trustees approved the promotion of Mrs. Walton at the non-exempt hourly rate of \$24.52 with a 90 day introductory period effective Nov. 15.

Applications are currently being accepted to fill the vacant role of property advisor.

Industrial Projects

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[Schumacher Dugan](#)

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Anest Iwata, a leading Japanese manufacturer of engineered solutions for air compressors and coating equipment, purchased a 49,550 square-foot building at 9525 Glades Drive off Muhlhauser Road to house its Air Engineering Division. Anest Iwata was the first in the world to develop the air-cooled, oil-free, scroll-type vacuum pumps which are highly valued by customers who need clean, high-quality vacuums. Anest Iwata has manufactured professional air compressors, vacuum pumps and spray equipment since 1926. [Anest Iwata](#)

PRC Industries, an industry leader in remanufacturing and refurbishment, opened a 78,378 square-foot Midwest operations center at 10095 International Boulevard off Muhlhauser Road. PRC Industries specializes in returned product management, return center services, remanufacturing, reprocessing, repairing and recycling of returned industrial and consumer products. [PRC Industries](#)



Magnum Piering, Inc., an industry leader in providing high quality, competitively priced foundation systems and services, expanded and relocated its existing West Chester manufacturing plant and corporate headquarters to a 89,731 square-foot facility at 156 Circle Freeway off Crescentville Road. Founded in 1981, Magnum Piering manufactures high capacity, high quality steel piling products for deep foundations and foundation repair applications for residential, commercial and industrial customers. [Magnum Piering, Inc.](#)

Cincinnati Abrasive Supply Co., distributors of metal finishing equipment and supplies, announced it would construct a new 4,800 square-foot storage facility at its existing location at 9431 Sutton Place off Princeton Glendale Road/SR747. Cincinnati Abrasive Supply Co. offers blasting equipment and materials, and a full-service line of black oxide coating. [Cincinnati Abrasive Supply Co.](#)



Allgaier Process Technology, the North American sales and service entity for Allgaier Group's Process Technology Division, relocated and expanded its existing West Chester operations office to a 5,400 square-foot facility at 8790 Windisch Road. Allgaier Process Technology supplies process equipment and systems solutions to the industrial drying and cooling, screening and sizing, sorting, washing, and density separation clients in North America. [Allgaier Process Technology](#)

The McLean Company, specializing in asphalt and concrete-related roadway vehicles, equipment, parts, and services, announced a 2,160 square-foot expansion to its existing facility at 8131 Regal Lane in Pisgah Industrial Park. Founded in 1938, The McLean Company has a reputation for being efficient, professional and highly responsive to its customer's asphalt and concrete road technology needs. [The McLean Company](#)

Alro Metals Outlet, an outlet store for metals, plastics and hardware supplies, announced it will open an 11,009 square-foot facility at 9800 Princeton Glendale Road/SR747. Alro Metals Outlet stocks a broad range of products in a convenient retail setting. Alro Metals Outlet specializes in small and large orders for the do-it-yourself customer, machine shops and maintenance departments. [Alro Metals Outlet](#)

Office Projects



Marubeni-Itochu Steel America (MISA), a global metal solutions provider, announced a 2,328 square-foot expansion to its existing office at 9050 Centre Pointe Drive in Centre Pointe Office Park. MISA offers value-

added steel and aluminum solutions to customers in the automotive, construction, appliance, food, medical, and aerospace industries. [Marubeni-Itochu Steel America](#)

National General Insurance, specializing in property and casualty insurance products, leased a 3,320 square-foot office at 9050 Centre Pointe Drive in Centre Pointe Office Park. Founded in 1920, National General Insurance provides personal and commercial automobile, homeowners, umbrella, recreational vehicle, motorcycle, supplemental health and other niche insurance products. [National General Insurance](#)

National Railroad Safety Services and Quality Construction, providing railroad safety services since 1999, expanded and relocated its existing West Chester operations to a 1,500 square-foot office at 7395 Kingsgate Way off Tylersville Road. National Railroad Safety Services has been providing railroad safety services since 1999 with more than a thousand projects completed safely during this time. National Railroad Safety Services can handle any size project from a one-day utility job to a multi-year, high-speed passenger rail project. [National Railroad Safety Services and Quality Construction](#)

Healthcare Projects



Afinia Dental, providing affordable dental care from experienced, dedicated doctors, opened a 2,590 square-foot dental office at 4874 Wunnenberg Way off Princeton Glendale Road/SR747 near Union Centre Boulevard. The skilled team of professionals at Afinia Dental are passionate about sharing the latest advancements in dentistry with patients using state-of-the-art technology. [Afinia Dental](#)



Bittner Chiropractic, a full-service chiropractic care provider, opened a 2,550 square-foot medical office at 7787 Joan Drive in West Chester Office Park off Cox Road. The mission at Bittner Chiropractic is to relieve pain, restore function and empower health in a Christ-centered

environment. [Bittner Chiropractic](#)

Compassion Nursing Care, offering adult day care and disability services, announced it will open a 5,233 square-foot facility at 33 Circle Freeway off Crescentville Road.

Commercial Projects



Larosa's Pizza, a neighborhood chain of family pizzerias, announced it will construct a new 4,691 square-foot, stand-alone building at 8120 Highland Pointe Drive in Highlands Square off Cincinnati Dayton Road west of I-75. The Larosa's family has been serving Italian family recipes to the tri-state area for more than 60 years. The new West Chester restaurant will feature a call ahead pick up window. [Larosa's Pizza](#)

All-Terrain Outfitters, specializing in Jeep and off-road sales and service, opened a 4,466 square-foot shop at 7790 Service Center Drive off Cox Road. All-Terrain Outfitters offers a retail parts showroom and three service bays along with a staff of off-road enthusiasts who provide friendly and knowledgeable customer service. [All-Terrain Outfitters](#)



Skally's Old World Bakery, a family-owned bagel and pita bread bakery, announced it will open a 4,323 square-foot restaurant at 9558 Civic Centre Boulevard in The Streets of West Chester near Holtman's Donuts. Skally's Old World Bakery produces more than 25,000 bagels and 10,000 loaves of pita every hour at its production facility and is sold not only under its own

brand but also as private labels for big brands across the country. The new restaurant will showcase foods that can be made with its products such as pita pocket sandwiches, bagel sandwiches, gyros, and pizzas. The West Chester location will enhance that menu with new items like pita wraps, salads, soups, chili, bagel chips, and more. Skally's Old World Bakery will also offer a catering option to serve nearby businesses when it opens in spring 2018. [Skally's Old World Bakery](#)

Certified Flooring Installations, specializing in high quality floor covering sales and installations, leased a 22,325 square-foot facility at 4739 Interstate Drive off Princeton Glendale Road. Certified Flooring Installations has been providing quality craftsmanship to the residential, commercial, and industrial markets for more than 30 years. [Certified Flooring Installations](#)

Aura Nails and Spa, a full-service salon and spa, opened a 2,232 square-foot facility at 7242 Outfitters Way off Liberty Way in Wetherington Pointe. Aura Nails and Spa offers manicures, pedicures, waxing services, facials and more. [Aura Nails and Spa](#)



Tazikis Mediterranean Café, specializing in made-to-order gyros and other Mediterranean dishes, announced it will open a 3,582 square-foot restaurant at 7841 Tylersville Road in West Chester Plaza near Cox Road. Tazikis Mediterranean Café is known for its healthy meal options, including grilled salmon, tomato basil sandwich, fresh prepared meals and variety of seafood, vegetarian and gluten-free options. [Tazikis Mediterranean Cafe](#)

Mike's Fish and Chicken, frying fresh fish and chicken every day, opened a 1,560 square-foot restaurant at 7312 Kingsgate Way off Tylersville Road. Mike's Fish and Chicken also offers gyros, burgers, sandwiches and more. [Mike's Fish and Chicken](#)

Taste of Al Andalus, importer, exporter and supplier of diverse Spanish products, leased a 5,086 square-foot facility at 4890 Duff Drive off Princeton Glendale Road/SR747. Taste of Al Andalus takes pride in discovering the best Spanish products and working closely with the producers who use traditional artisan techniques. [Taste of Al Andalus](#)



GTX Auto Group, providing a wide selection of quality used cars, trucks and SUVs, opened a 10,000 square-foot facility at 9516 Princeton Glendale Road/SR747 just north of Muhlhauser Road. [GTX Auto Group](#)

Car Care and Wash, offering full-service automotive repairs and car washes, announced a 5,010 square-foot expansion to its existing facility at 9743 Cincinnati Columbus Road/SR42.

Sasa Nails and Spa, a full-service nail salon and spa, opened a 569 square-foot facility at 7750 West Chester Road near SR 42. [Sasa Nails and Spa](#)

COMING SOON

- [Chick-fil-A](#)
- [Panera Bread](#)
- [Holiday Inn Express and Suites](#)

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- [Matt the Miller's Tavern](#)
- [The Donut Shop](#)



West Chester Township | | veldridge@westchesteroh.org |

<http://www.WestChesterDevelopment.com>

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