

To: TID Board Members

Date: December 10, 2004

Re: Director's Report

Project Updates

References to "Adjusted 2004 Budgets" in the following project updates anticipate Board approval of the final 2004 financial budget. The budget adjustments to be made are to ensure compliance with ORC budgeting standards.

1. Liberty Interchange

- Based on the review of the Interchange Modification Study, ODOT recommends that we proceed with "Alternative B" into the design phase of the project. This decision confirms that the existing water tower in the southwest quadrant of the interchange will remain in place, resulting in a very significant construction cost savings (\$2 to \$4 million) to the project. This decision (and other comments by ODOT) does require additional design work by Resource beyond the original scope of work. The proposed scope change requires a contract modification with Resource totaling \$142,328. Request Board approval authorizing Director to execute a contract modification with Resource in this amount and to obtain appropriate modifications of the reimbursement agreements with Liberty Township and Butler County Commissioners.
- A recent article in the Hamilton Journal News identified the total construction cost estimate for the interchange and improvements to Hamilton Mason Road and Cox Road at approximately \$26 Million. These estimates are current but do not fully reflect the potential range of costs associated with right of way acquisition and utility relocations. Staff is in negotiations with ME Companies to provide real estate consulting services necessary to provide actionable analysis of these critical project factors. The timing and scope of these services is also complementary to the Economic Impact Summary underway by the UC Economics Center for Education and Research on behalf of the County Commissioners. Request Board approval authorizing Director to execute a contract with ME Companies for real estate services for an amount not to exceed \$49,000 and appropriate modification of the reimbursement agreements with Liberty Township and Butler County Commissioners.
- In coordination with the analyses described above, staff is developing an updated projection of TIF revenues available for the completion of the project. The work involves estimating the future tax increment revenues based on the anticipated land use (and associated property values) and development schedule of over 35 separate parcels in the vicinity of the interchange and connecting arterial roads. There is an indication of commercial & developer interest in the project area but the projections are very speculative. Staff continues to work with the county staff, the BCEO and the townships to reach consensus on the TIF revenue projections. We are also providing support to the Liberty Township staff, as requested, concerning their activities regarding the creation of Residential Improvement Districts and the JEDD.
- Adjusted 2004 Budget for project engineering is \$844,528; YTD expenses (through 11/30) are \$498,260. Reimbursements are current.

2. SR 747 Widening, Phase III

- Staff is negotiating a final cost proposal for ROW acquisition services and will proceed, with Board approval, to prepare an appropriate contract. Request Board approval authorizing Director to award this work to DLZ in an amount not to exceed \$75,000 and obtain appropriate modifications of the reimbursement agreements with Liberty Township and West Chester Township.
- Approved 2004 Budget for project engineering is \$214,000; YTD expenses (through 11/30) are \$75,564. Reimbursements are current.

3. SR 747 Widening, Phase IV

- Demolition of 4 houses owned by BCTID is underway and is expected to be complete by December 22, 2004.
- The plat for the dedication of right of way has been reviewed and must be signed in order to complete the donation. A resolution of the Board authorizing the Director to execute the dedication plat is required.
- Approved 2004 Budget for project engineering is \$101,000; YTD expenses (through 11/30) are \$98,655. The BCTID is withholding final payment until project completion. Outstanding engineering reimbursements (over 240 days) are \$16,904. YTD property acquisition expenses are \$717,616 with outstanding reimbursements (over 90 days) of \$247,279.

4. SR 4 Bypass Widening/ Butler County Airport Access

- Project engineer, ME Company has submitted several documents for review by staff and ODOT. These documents, all required elements of the ODOT project review process, include:
 - Draft Preliminary Engineering Study - Design Elements

- Environmental Site Assessment Screening Report
 - Phase I History/Architecture Study
 - The draft Preliminary Engineering Study includes estimates for the two alternatives under consideration. These estimates anticipate construction costs between \$25 and \$27 million. Little or no right of way acquisition is anticipated for the project but these estimates do not include any utility relocation costs.
 - Consideration of the 6-lane alternative included in the draft Preliminary Engineering Study was not part of the original scope of engineering work. The proposed scope change requires a contract modification with Resource totaling \$142,328. Request Board approval authorizing Director to execute a contract modification with Resource in this amount and to obtain appropriate modifications of the reimbursement agreements with Liberty Township and Butler County Commissioners.
 - Final TRAC funding announcements are anticipated in January 2005. A representative of ODOT, District 8 will provide an update on the TRAC process and current ODOT staff recommendations at the December Board meeting.
 - Adjusted 20004 Budget for project engineering is \$200,000; YTD expenses (through 9/30) are \$174,307. Outstanding reimbursements (beyond 120 days) are \$13,960 due from Fairfield Township.
5. **Fairfield - Hamilton Corridor Study**
6. **Hamilton North / New Miami River Crossing Study**
7. **North SR 4 Bypass Extension**
- No activity on these three projects.

Other Issues

1. Staff is facilitating discussions with officials from Fairfield, Forest Park, Springfield Township and Colerain Township regarding possible improvements to the SR127 Corridor in the vicinity of I-275. The corridor, known as Hamilton Avenue in Hamilton County and Pleasant Avenue in Fairfield is identified in the Fairfield 2010 Plan as a significant entry corridor for the city. The Hamilton County and Butler County Engineers will also be involved as these preliminary discussions continue.
2. ODOT has requested that Butler County demonstrate its financial commitment to the SR63 extension by providing a financial plan and timeline for the project. In support of efforts by the BCEO and the County Commissioners, the BCTID requests approval by the Board to create an escrow account in the amount of \$500,000 for the acquisition of hardship right of way for the project. This action anticipates an agreement with the Commissioners to reimburse the BCTID as the work progresses. By creating the escrow fund using its funds, the BCTID will help demonstrate the local support and commitment for the project. This will also avoid the need for the County to borrow funds to establish this account.
3. Work on the Letter of Map Revision for the post-construction floodway underneath the Symmes Road Bridge continues. This analysis will be submitted to the FEMA by the end of January 2005.

Calendar and Communication

1. The office of the Butler County TID will be closed on Friday December 24, Friday December 31 and January 3 in observance of the Christmas and New Year holidays.
2. Upcoming meetings scheduled with the following parties to discuss current projects, potential opportunities and develop relationships for BCTID:
 - December 21st - Butler County Port Authority Board meeting.
 - December 29th - Liberty Township Trustees meeting to consider approval of Residential Incentive Districts
 - January 10th - BCTID Board Meeting / Election of Officers