

To: BCTID Board of Directors  
From: John Fonner, Executive Director  
Date: August 21, 2006  
Re: Director's Report

### Project Updates

#### 1. Liberty Interchange

- Interchange Ramps – Stage I design drawings were submitted to ODOT on July 24<sup>th</sup> and are currently in review. A meeting is scheduled with ODOT District 8 on September 14<sup>th</sup> to review design comments and to assess the status of the project.
- Project Funding – The analysis of proposed project funding being prepared by Property Advisors is nearly complete and shows that the financial, real estate and development timing assumptions supporting the financing of the Liberty Interchange project are reasonably conservative and are expected to produce sufficient cash flow to support the financing of the project. Staff, community representatives and consultants have met with the financial advisor to the State Infrastructure Bank to discuss the strategy of the BCTID's application. Preparation of the SIB loan application is underway and is expected to be authorized by the week of September 11 by the County Commissioners, the Liberty Township Trustees and the BCTID Board.
- Cox Road Extension & Hamilton Mason Road East – Cox Road and Hamilton Mason Road East design drawings are complete pending final review and approval by BCEO and BCDES. The Cox Road Extension, including the intersection and traffic signal at the intersection of Hamilton Mason Road, is anticipated to be constructed first.

Request Board approval of **Resolution 2006-08** authorizing an amendment with Resource International to proceed with additional engineering and design work related to the Liberty Interchange Project. This amendment relates to additional work required to include the intersection improvements in the Cox Road project drawings in lieu of the Hamilton Mason Road East drawings.

- Stakeholders' Meeting – A stakeholders' meeting was held Tuesday June 27<sup>th</sup> at the Weatherington Club House to update approximately 200 stakeholders and other interested parties on the status of the design of the project and the strategies for funding and construction. The update was very well received and has led to several additional meetings and inquiries from regional commercial developers, brokers and potential end-users of portions of the property surrounding the interchange.

## 2. SR 747 Widening, Phase III

- Right of Way Acquisition – Right of way acquisition work is nearly complete. Final notices are being sent to 2 property owners that we are filing appropriation actions because we have been unable to reach negotiated settlements.
- Utility Relocation –Duke Energy has begun the work of relocation of overhead electric transmission lines with final cut-over expected to take place in mid to late September. It has been determined that there are sufficient funds available in the ROW / Utility Relocation funds to allow BCDES to begin the work of relocating existing water mains separate from the main contract to construct the improvement. This is anticipated to result in savings in both time and cost.

Request board approval of **Resolution 2006-09** authorizing the Director to enter into an agreement with BCDES for water relocation work associated with the SR 747, Phase III project.

- Construction Management – Utilizing the ODOT Quality-Based Selection process, Staff and representatives from West Chester and Liberty Township have selected ME companies to provide construction management services for this project. It is important to bring ME's team on board quickly in order to prepare the final construction bid documents in preparation for a fall construction bid and award. It is anticipated that significant savings will result from fall bidding, ahead of the current ODOT schedule, rather than awarding the contract in spring 2007. This will also allow for some work to proceed through the winter.

Request Board approval of **Resolution 2006-10** authorizing the director retain ME Companies for consulting services related to the SR 747, Phase III project.

## 3. SR 4 Bypass Widening / Butler County Airport Access

- Project Funding – Staff has received correspondence from the City of Fairfield stating the City intends to proceed with the design and construction of the project within the municipal boundary. The City has requested that ODOT allow the BCTID to account for the funds spent by the City to apply to the overall local cost share for the project.
- Project Design – ME companies is proceeding with survey, mapping and geotechnical investigations in advance of full authorization to proceed. Staff and ME representatives are meeting with ODOT District 8 officials later today (August 21<sup>st</sup>) to review and reach agreement on the final design scope of the project. Upon approval of the scope, the Director will provide full authorization (as authorized by the Motion approved at the June 12<sup>th</sup> meeting) to proceed with design of improvements to SR4 Bypass at the intersections with Hamilton Mason Road and Symmes Road as the top two priority segments of the project.

## 4. SR 63 Extension – No activity to report.

## 5. Butler County Port Authority

- Quaker Chemical Corporation – The BCPA is currently working with Quaker Chemical, on Yankee Road in Middletown regarding a \$30 million expansion of the company's current operation. The BCPA will purchase the existing facility, facilitate the construction of the expansion and lease the entire facility back to Quaker over a 15 year term after

completion of the project. The project financing is expected to close in the 3<sup>rd</sup> or 4<sup>th</sup> quarter of this year.

•Freight Rail Study – Denise Quinn, Manager of the Miller Brewery and BCPA board member, will chair the project advisory steering committee. The committee will also include BCTID board member Bill Triick, representing the BCTID and business interests in the Middletown, Monroe and Trenton area of the county. The study will evaluate the current status of freight rail usage in the county and will identify system improvements and opportunities for new rail served industrial development.

### Calendar and Communication

Upcoming meetings scheduled with the following parties to discuss current projects, potential opportunities and develop relationships for BCTID:

- August 21 at 2:30 PM – ODOT District 8 regarding final design scope for SR 4 Bypass
- August 22 – Butler County Port Authority Meeting
- September 11 – BCTID Board Meeting