

SUCCESS

in Sharonville



Guidebook +
2022 Annual Report





MESSAGE FROM MAYOR HARDMAN

Thank you for your interest in Sharonville, Ohio. This annual report and guidebook is meant to not only highlight the achievements of 2022, but to also provide a marketing piece for other businesses, bankers, realtors, etc... to use as a recruitment and attraction toolkit.

It provides a general overview of our community and showcase of our assets. You will find, like I have, that Sharonville is a great place to **LIVE, WORK, and PLAY!**



MESSAGE FROM THE ECONOMIC DEVELOPMENT DIRECTOR

I titled this report based on how easy it is to find *Success in Sharonville* with our many advantages to doing business including:

- **Our Strategic Location** – we are home to the intersections of I-75 and I-275, having 14 miles of interstate frontage within our city limits
- **Access to a Large Labor Pool** – there are approximately 1M workers within an hour's commute time
- **Pro-Business Climate** – businesses report we are efficient and easy to do business with
- **Excellent Zoning** – allows for a great separation of industry and commercial uses to the west and residential to the east, split by US-42 which makes for easier development

SHARONVILLE IS A PLACE FOR...



DIVERSITY

It's hard to miss the amount of diversity in the city. We are home to two large ethnic groceries – Patel Brothers, an Indian

grocer, and Mi Tierra, a Mexican grocer. In addition, we are home to five Indian, seven Asian, three Mexican, and three Greek/Italian restaurants. We are also home to Bengals Quality Fish and Meats, E-Star Asian Food Market and Tsaocha Tea, which are located in Crystal View Plaza.



EXPLORATION

Tucked off the corner of an industrial park is a hidden gem called Trammel Fossil Park, home to one of the

largest and most accessible collections of million-year-old fossils. It's also home to one of the best views of Cincinnati to the south.



NATURE

There is no lack of trees, running water, and wide-open spaces with our popular 730-acre Sharon Woods, Twin Creek

Preserve, and Mill Creek. Sharon Woods features a visitor center with exhibits, a gift shop, the Adventure Station, an accessible two-story indoor play area for children ages 2-12, a boathouse, museum, and 18-hole golf course. The park is a popular spot to exercise outdoor with three different trails totaling 4.3 miles altogether.



ART

In addition to the several murals you see around town, located in the Downtown Loop, is the Sharonville Cultural Arts

Center, home to the Westheimer Art Gallery, a 150-seat theater room, and a large multi-purpose room upstairs. It's a home for theatre, film, photography, painting, sculpture, and more, as the space can be rented out for private use.



HISTORY

Having been settled in 1788, there is so much history here, we have two historical places to

visit! One is located in our Downtown Loop, open on Saturdays – the Sharonville Historical Society and the other is located in Sharon Woods – the Heritage Village Museum, open on W-F 10-4, with extended summer hours. Sharonville is also home to the Historic Hauck Mansion on Mosteller and Old Runyan Schoolhouse on Hauck, where both can be viewed from the road.



FUN

In addition to the Sharonville Community Center, the city is also home to 8 parks with numerous amenities

including playgrounds, splash pads, sports recreation areas, dog parks, etc...These include Berke Soccer Complex, Gorman Park, Gower Park, Kemper Sports Park, Orchard Park, Patriot Pointe, Trammel Fossil Park, Twin Creek Preserve, and Upper Grove Knoll. The Community Center houses three pools, a fitness center, gym, track, nursery and several community rooms.



TEAM SHARONVILLE

Economic Development is a team sport and it couldn't be done without Team Sharonville. Below are some of the other business-facing City of Sharonville staff members.

- Safety/Service Director – Jim Lukas
- Mayor's Assistant – Anna Ehlerding
- Fire Chief – Dan Sunderman
- Fire Marshall – Keith Becker
- Police Chief – Jim Nesbit
- Hotel Liaison – Mike Mathis
- Economic Development Intern – Caleb Heideman
- Public Works Director – Stephen Busam

The Economic Development Office is housed within the Community Development wing of the building to make doing business as efficient as possible for our Sharonville businesses.

Community Development Staff

- Community Development Director – John Creech
- City Planner – Gabe Rhodes
- Building Inspector – Randy Campion
- Code Enforcement – Donna Hollingsworth
- Permit Specialist – Kim Price



ELECTED OFFICIALS

The city has a strong-mayor form of government. Below you'll find the elected officials of Sharonville and the positions they serve.

MAYOR
Kevin M. Hardman

PRESIDENT
Vicki Hoppe

LAW DIRECTOR
Charles Lippert

TREASURER
Kurt Irey

AUDITOR
Ed Cunningham

WARD 1
Glen Lovitt

WARD 2
David Koch

WARD 3
Paul Schmidt

WARD 4
Rob Tankersley

COUNCIL AT LARGE
Paul Culter
Sue Knight
Mike Wilson



PUBLIC SAFETY

POLICE

The Sharonville Police Department is comprised of 40 sworn officers, with 27 assigned to provide patrol services and emergency response. Five officers are assigned to investigations, three serve as School Resources Officers, and one as Community Resource Officer. 9 full time civilians and one part time hotel



liaison rounds out the department's staffing for a total of 50 employees. The Mayors Court also operates within their facility and is comprised of two full time employees.

FIRE/EMS

With 3 stations staffed 24-7, and daily staffing levels of 12, the Sharonville Fire Department, with a current ISO rating of 2, proudly serves all city residents, businesses and visitors. They constantly strive to meet the needs of local businesses through emergency response and community risk reduction.

The fire inspection office grew into the Community Risk Reduction Division in mid-2022 through the promotion of Keith Becker to Fire Marshal and Wendy Walters to EMS Coordinator.

The community risk reduction division consists of a Fire Marshal, two fire inspectors, and an EMS coordinator. They are a code enforcement division of the SFD, focusing on working cooperatively with the business community to prevent emergencies before they happen.

With three stations staffed 24/7, the fire department stands ready to respond. Additionally, county-wide mutual aid agreements are in place to ensure services and assets are always available when the need arrives.



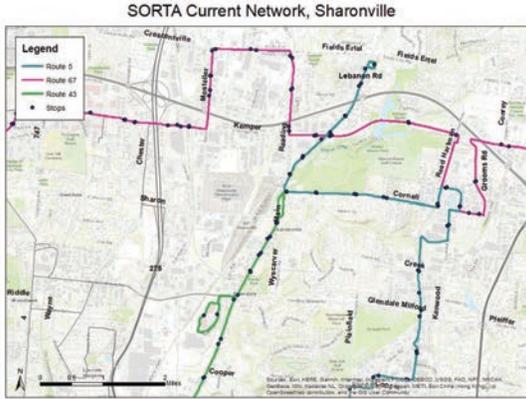
PUBLIC WORKS

The Sharonville Public Works department manages brush and limb chipping, non-conforming material collection, the truck loan program, roadway cleaning and maintenance, storm drainage and culvert cleaning, grass complaints, park maintenance, snow removal, and managing our senior living facility, Golden View Acres.

The truck loan program is available April through October for the overnight use of a Public Works truck at a nominal fee for Sharonville residents, churches, and businesses. Reservations are taken April 1st of each year.



TRANSPORTATION



PUBLIC

Cincinnati Metro/SORTA, Cincinnati’s public transit provider, provided new service to Sharonville in 2022. Route 5 will run between Oakley Transit Center and Sharonville Plaza seven days a week. Route 67, which already existed, was overhauled to be a new crosstown route that will run between Forest Park to the west and Loveland to the east, along Kemper Road. In addition, route 43, coming from Reading, was extended to serve Sharonville Plaza to the north.



RAIL



Intermodal

Home to IEX, the Intermodal Equipment Exchange, located at 1985 E Crescentville Road, IEX is your one stop shop for: transloading, warehousing, equipment storage & parking, intermodal chassis and container drop, truck/trailer/chassis/ container M&R, and drayage & last mile delivery.

Norfolk-Southern

NS operates two lines that run through Sharonville, the NS Dayton District, and the NS New Castle District and they also operate the Sharonville Rail Yard located off of E Sharon Road.

FISCAL REPORT

Real estate owners in Sharonville will find a 0% tax burden for real estate property taxes to the city or an approximately 8% reduction in total real estate taxes paid due in part to our large business base which contributes income taxes that equate to 90% of the city’s operating funds.

2022 proved to be the comeback year from the pandemic. All commercial permits, income tax, and hotel tax levels were up from pre-pandemic levels.

	Commercial Permit Values	Hotel Tax Collections	Income Tax Collections
2022	\$46.5M	\$1.138K	\$33.5M
2021	\$22.3M	\$941K	\$31.4M
2020	\$18.7M	\$782K	\$28.0M
2019	\$31.4M	\$1.122K	\$29.4M
2018	\$25.6M	\$1.117K	\$27.8M
% Increase from 2021	108.52%	21.06%	6.71%

NEW BUSINESSES IN 2022



CHARCUTERIE CREATIONS



DUKE'S GOURMET



KING'S TREASURE



MECHANICAL SERVICES & DESIGN



MISS MARY'S PREMIUM ICE CREAM



POPEYES LOUISIANA CHICKEN



TRUCARE PROVIDER SERVICES



THE BOOK BUS DEPOT

Advanced Transportation Systems, Inc.

Anointed Kutz Barbershop

Arcade Legacy

The Book Bus Depot

Casual Chinese Plus

Charcuterie Creations

Duke's Gourmet

Finspiration Aquatics

King's Treasure

Mechanical Services & Design

Morsco AEC, LLC

Miss Mary's Premium Ice Cream

National Tire Wholesale

New Life Furniture Thrift Store

Popeyes Louisiana Chicken

TruCare Provider Services

Workhorse Group

PUBLIC INVESTMENT

After millions of dollars of public investment into infrastructure, buildings and facilities, Sharonville businesses and residents will begin to notice these new improvements in the City as they near completion.

ROAD CONSTRUCTION

Kemper Road resurfacing was completed in 2022 and Hauck Road widening from two to three lanes will be completed in 2023.

DOWNTOWN LOOP STREETScape

Depot Square, Creek Road and Walnut Street will be under construction starting fall 2022 to summer 2023 for the first of three phases of planned construction.



FLOOD MITIGATION

A \$3.5M FEMA flood mitigation project kicked-off in 2022 that will decrease the flood zone in the downtown area.

CONVENTION CENTER



Jim Downton
Executive Director

The Sharonville Convention Center began construction in 2022 on the Todd Portune Exhibit Hall, a 40,000 SF expansion, which now brings the total SF of the facility to 90,000. It can hold events up to 2,000 people and brings in 300,000 visitors annually.

Once completed in the summer of 2023, the expansion will increase direct and indirect spending from \$15M to \$27.6M annually and will increase hotel room night production from 35,000 to 56,000 annual hotel room nights.

We have several referral programs, so please think of us for your association meetings and conferences, large business town hall meetings, and more. We have the flexibility to host small and large meetings and events with our various-sized rooms.

Visit sharonvilleconventioncenter.com for more information.

PRIVATE INVESTMENT

At the end of October, the city saw a **109%** increase in commercial development from last year at **\$46.5M**, up from \$22.3M in 2021. This number is likely higher as this data is based upon estimated construction value and the US realized a substantial increase in construction costs and inflation in 2022.

We thank these companies that made a significant investment of **\$500,000+** into our community in the past year:

The Book Bus Depot

Chip's Auto Glass

Dayton Freight

El Rancho Grande

The Habegger Corporation

Hamilton Parker

National Tire Wholesale

Park 42

Patel Brothers

Pines Apartments

Prologis

Scarlet / Great Oaks Career Campus

Silverfern

True Pill

Workhorse Group



PARK 42



THE BOOK BUS DEPOT

INCENTIVES GRANTED

The city has several programs available for large businesses, depending on the type of need, whether it be a real estate expansion or job growth.

The Job Creation Incentive Grant (JCIG)

The JCIG is a refund of income taxes for a fixed percentage and term if projected job growth is realized. This program is intended for job growth of 15 or more employees and ranges from 30-60% for 3-6 years depending on the amount of jobs, payroll and investment.

The city granted the following businesses a Job Creation Incentive Grant (JCIG) for their job growth in 2022:



Advanced Transportation Systems

A new company to Sharonville –
jobs - 121
\$ payroll - \$6.7M
\$ investment - \$170K



Brighton Tru-Edge

Expansion of manufacturing operations for an existing Sharonville company –
jobs – 21 created / 80 retained
\$ payroll - \$1.24M new jobs / \$6M retained
\$ investment - \$2.3M



The Workhorse Group

A new company to Sharonville –
jobs – 228
\$ payroll - \$26M
\$ investment - \$3M

Community Reinvestment Area (CRA)

Sharonville is home to four pre-1994 Community Reinvestment Area's that allow for a 100% real estate tax abatement on any increase in value for a period of 1-15 years, depending on the type of project, jobs, payroll and investment.

These businesses received a real estate tax abatement for their real estate expansion projects in 2022:



Phelan Development

A 112,320 SF speculative warehouse to be built on Chesterdale Road with interstate visibility, currently being marketed for pre-lease by SF Commercial –
\$ investment - \$14M



United Dairy Farmers

7,400 SF new construction on a former UDF site at 12191 Mosteller Road –
\$ investment - \$9.8M

The Small Business Façade Improvement Grant Program

The small business façade improvement grant program continued into 2022. Since its inception in 2017, the program has assisted **57 businesses with \$449,082** towards façade improvements of **\$2.9M**. Including the interior improvements, these small businesses have invested **multiple millions** into our community.

The 2022 recipients include:

Arcade Legacy

The Book Bus Depot

DogWatch Hidden Fences of Greater Cincinnati

Fraternal Order of Police

Hamilton Parker

Housley Institute

LaRosa's Pizzeria

OJS Properties

Porta Nera

Ryan Carpentry/
Old Runyan Schoolhouse

Sew Ezy Quilt Shop

Sharon Villa Motel

Sharonville Cultural Arts Center

Sharonville Executive Center

Sinclair Lawn & Landscaping

The Root Beer Stand

Third Eye Brewing Co.

Twelve Mile House



HOTEL HIGHLIGHT

Sharonville is home to 23 hotels with 2,695 beds. In 2020 the city created a Hotel Liaison position to work directly



Mike Mathis
Hotel Liaison

with the hotels to keep them safe and profitable. Mike Mathis, former police chief of Springdale, holds the position. Mike meets regularly with the hotel managers and

operators to keep them informed of hotel best practices to reduce criminal activity.

Flag Change



The Woodspring Suites at 4020 Hauck Road changed flags to become an Extended Stay America – Select Suites.

Hotel Conversion



The Former Clarion Hotel at 3855 Hauck Road is undergoing major renovations to become an age-restricted senior-living facility called SilverFern, offering 52 studios and 117 1-bedroom units, for a total of 169 units.



NON-PROFIT SPOTLIGHT



12037 Lebanon Road | Sharonville, OH 45241

The New Life Furniture Bank opened a thrift store in Sharonville Plaza on Lebanon Road / US 42 as a means to self-sustain their mission of furnishing homes for people coming out of homelessness and domestic abuse situations. In 2022, they furnished 1,948 homes with 27,274 pieces of donated furniture, which put them at furnishing over 10,000 homes total since their inception in 2010.

They have several options for you to get involved, from corporate giving, team workshop builds, household supply donation gathering, etc.

Please visit nlfurniture.org for more information.



CED EXPANSION

The Downtown Loop received a boost in liquor license availability due in part to a Community Entertainment District (CED) expansion. The Northern Lights District CED, which is located on parts of Chester, Dowlin, Crowne Pointe and Sharon Roads was expanded to include the Downtown Loop, north to 11279 Lebanon Road and south to the city building, which also happens to be the city limits.

Only four licenses were being utilized and immediately upon the certification from the Ohio Department of Liquor Control, four downtown businesses showed interest in obtaining one of the now available D5J licenses.

As of printing, there are 6 available properties that could utilize these licenses with updates.



DORA

DESIGNATED • OUTDOOR • REFRESHMENT • AREA



DORA

The Downtown Loop is also home to a Designated Outdoor Refreshment Area (DORA) which boundaries are indicated on the map to the left.

The DORA allows patrons to walk freely from restaurants to bars to theaters in our downtown area without having to throw away their drink before each trek.

Current establishments participating are:

Al's Bar

Alreddy Café

LaRosa's

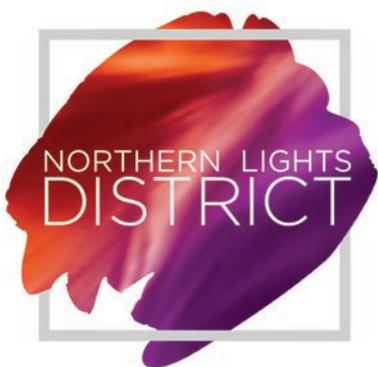
Current DORA friendly establishments that allow a purchased drink to be brought into their non-liquor serving establishment are:

Sharonville Cultural Arts Center

Contact us if you'd like to become part of the DORA!

NORTHERN LIGHTS DISTRICT

The Northern Lights District (NLD) continues to be a focus for development. The NLD master plan calls for mixed-use development with an urban feel. Currently, there's one privately-owned lot and one publicly-owned lot for sale on Chester Road. Home to Princeton Schools, the Sharonville Convention Center, Delta Marriott, Hyatt Regency, and several other hotels, restaurants, and nightclub, it makes the area a prime spot for development.



NLD BUSINESS ALLIANCE

Owners and managers of businesses located in the NLD are encouraged to join the NLD Business Alliance. The members of the Alliance meet regularly to progress the efforts of the Master Plan and bring development and an increase in profitability to their bottom line.

2023 meetings will be held quarterly at Third Eye Brewing Co. on Chester Road on the second Tuesday of the month from 3:00 pm – 4:00 pm.

March 14

June 13

September 12

December 12

SHARONVILLE SMALL BUSINESS ALLIANCE

The Sharonville Small Business Alliance (SSBA) is made up of Sharonville businesses with 35 or less employees. Don't worry, if you teeter on the line, they are a welcoming group! They meet quarterly to network, collaborate, and enjoy each other's company.

2023 meetings will be held on the 3rd Thursday of the month from 8:30 – 9:30 am:

February 16 – Alreddy Café

May 18 – Angilo's Pizza

August 17 – Miss Mary's Premium Ice Cream

November 16 – Police Community Room

Email business@cityofsharonville.com to request to be added to the list for our alliance groups. We will email you reminders and updates, should we need to change the date or venue.



CHRISTMAS ON THE LOOP

Christmas on the Loop continued in 2022. The Economic Development department organizes a business open house and these 18 businesses participated in 2022:

Alreddy Café, Angilo's Pizza, Anything Airbrushed, The Book Bus Depot, CDS Signs, Charlotte Nicole Studio of Dance, Cliff Hardware, DogWatch of Greater Cincinnati, Firecracker Bakery, The Housley Institute, Lunatic Fringe Salon, Music Plays On, Roc-a-Fellas Pizza, Sharonville Cultural Arts Center, Sharonville Historical Society Museum, St. Michael School, That Dog Café, and Vern's Florist

Patrons were supplied a map and listings of the businesses in which they were instructed to find an elf and received a sticker for that location. Once they received 12 of 18 stickers, they returned to the event area for an annual Sharonville Christmas ornament.



SHARONVILLE FOOD TRAIN

The Food Train has run its course. After 4 years and dwindling participation, it was decided to put efforts elsewhere into helping our businesses prosper. A goal in 2023 will be to find more ways to keep Sharonville's hotel visitors eating and shopping at Sharonville businesses with cross-promotion and other efforts as well as promoting the same with our Sharonville Convention Center attendees.



REGIONAL PARTNERSHIPS

The city appreciates our partnership with the regional organizations Northern Cincinnati Chamber of Commerce, Alloy Development, and REDI Cincinnati.



The Sharonville Chamber of Commerce rebranded to the Northern Cincinnati Chamber of Commerce in 2022 to widen their membership reach. The city is a Platinum Corporate Sponsor and holds a seat on the board.



Formerly HCDC, the Hamilton County Development Corporation merged with Access Business Finance and rebranded to Alloy Development Company in 2022.



REDI Cincinnati is our network liaison to JobsOhio and represents a 16-county, 3-state region in Greater Cincinnati. The city is a Director-level investor and we hold a seat on the board.

The city consistently invites Alloy Development and REDI Cincinnati with them on Business Retention & Expansion visits. **We would like to meet with your company in 2023!** We commonly tell companies that you might not have a reason to meet with us today, but let's establish the relationship now and share our contact information, so that you can easily get in touch with us should something arise in the future.

EDUCATIONAL & CHILDCARE PROVIDERS

HIGH SCHOOL, CAREER TECH AND HIGHER EDUCATIONAL PROVIDERS IN SHARONVILLE



HIGH SCHOOL, CAREER TECH AND HIGHER EDUCATIONAL PROVIDERS NEAR SHARONVILLE



CHILDCARE PROVIDER IN SHARONVILLE



learning grove

Learning Grove, located on the Scarlet Oaks campus, provides both childcare and education for children. Their Learning Grove at Work program, will partner with businesses for on-site child care, provide priority access by reserving slots for your employees, and/or designing an employer-subsidized child care tuition assistance benefit program.

WORKFORCE PARTNER



OHIO MEANS JOBS

OhioMeansJobs Cincinnati-Hamilton County offers the following employer services to businesses in the area to provide workforce and training solutions:

- On-Site Consultation
- Job Postings
- Recruiting
- Rapid Response Activities
- Business Workshops
- Hiring Events
- On-the-Job Training



UTILITY PROVIDERS IN SHARONVILLE

ELECTRIC Duke Energy

GAS Duke Energy

WATER Greater Cincinnati Water Works

WASTEWATER Metropolitan Sewer District of Greater Cincinnati



Stay Connected

Sign up for our newsletters by emailing business@cityofsharonville.com or call (513) 588-3918.

SHARONVILLE MAJOR EMPLOYERS

Diversified businesses! Sharonville has everything from highly-skilled office professionals to food and flavor producers, window manufacturers, adhesives, rubber, metal, chemicals, education and medical companies. We are not highly dependent on any one type of industry.

