



# DELHI TOWNSHIP

## THE FLORAL PARADISE OF OHIO

### COMMUNITY DEVELOPMENT

Gregory J. DeLong, Director

Michael D. Davis, Trustee  
Cheryl A. Sieve, Trustee  
Rose K. Stertz, Trustee

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James J. Luebbe, Fiscal Officer

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Jack Cameron, Administrator

### DEPARTMENT OF COMMUNITY DEVELOPMENT MONTHLY UPDATE 10/01/2020 – 10/31/2020

#### New Businesses:

- 425 Greenwell Avenue – Electric Worxx

#### Business Closures:

- None.

#### Property Transfers:

- September: 43 properties with an average price at \$176,392.

#### Zoning:

- Filed complaints: 996 – year to date
- Filed Zoning Certificates: 230 – year to date
- Valuation of Zoning Certificates: \$7,704,012
  - (Valuation is only for permits issued by the Township. Does not include County permits)

#### Board of Zoning Appeals

- No upcoming meeting scheduled at this time.

#### Zoning Commission

- Next meeting scheduled for 11/18/2020. For more information, please visit:  
<https://delhi.oh.us/community-development-planning-zoning-boards-and-commissions/>

#### Grants:

- CDBG-CV Grant: Submitted a grant application and the township has been awarded \$100,000 to put towards a future new playground in Delhi Park (*grant was competitive*). Plans are to great ground on the playground in early 2021.
- CDBG-CEDAP 2020 Grant: Submitted a grant application for \$200,000 to assist with the construction of a future new playground in Delhi Park. Request for funding was denied (*grant was competitive*).
- CDBG-CEDAP 2019 Grant: Received \$125,000 in funding to put towards the demolition of the former Remke building as part of the Delhi Mixed Use project (*grant was competitive*).
- CDBG 2018-2020 Grant: Submitted a request to the County to transfer \$35,000 in funding to the Delhi Mixed Use demolition project. This will put a total of \$160,000 towards the \$234,000 demolition cost.
- CDBG 2021-2023 Grant: Application deadline is 11/23/2020. Township working on finalizing identifying eligible projects (*grant is not competitive*).

#### Projects:

- Census 2020: Project complete.
- Zoning Resolution Rewrite: Draft is complete and is under review. Goal is to have the rewrite approved in early 2021. McBride Dale Clarion is assisting with the project.
- Continue to be in discussions with various developers and property owners on possible development/redevelopment projects throughout the township.

**Developments:**

889 Anderson Ferry Road (Allison)

- No updates to report at this time. Property remains on the market for \$629,000.

6105-6117 Cleves Warsaw Pike (Concord Plaza)

- No updates to report at this time.
- Colliers International continues to market the property (only one vacancy remains).

6236 Cleves-Warsaw Pike (residential development)

- New 19-lot single family development.
- Zoning approved by the township in August 2020.
- Preliminary Plat in review process at Hamilton County Regional Planning Commission.
- Robert C. Rhein Interests is the property developer.

4820 Delhi Pike (former Bank building)

- No updates to report at this time.

4835 Delhi Pike (former Pharmacy building)

- No updates to report at this time.
- Building is back on the market at \$250,000.
- Jenny Adamson, ERA Real Solutions Realty; 513-207-3010; is marketing the property.

4866 Delhi Pike (The Loaded Gyro)

- Open for business.

4875 Delhi Pike (Sunnyside Grill)

- Open for business.

4938 Delhi Pike (former Central Hardware)

- Plans have been approved for a new indoor car wash. Project cost is \$1.6-million. Estimated project timeframe is 6-months.
- Demolition plans for the former Central Hardware have also been submitted to Hamilton County Building.

4960-4990 Delhi Pike (Delhi Plaza)

- No updates to report at this time.
- Paran Property Management continues to market the property (only one vacancy remains).

5025 Delhi Pike (Remke Property)

- Staging for demolition is complete. Township working with utility companies to get all utilities disconnected.
- Township continues working with its partners and design teams.
- For more information, please visit: <https://delhi.oh.us/delhi-mixed-use-project/>

5026 Delhi Pike (The Shoppes of Delhi)

- No updates to report at this time.
- Colliers International continues to market the property (only one vacancy remains).

5040-5132 Delhi Pike (Kroger Plaza)

- No updates to report at this time.
- Brixmor continues to market the property (seven vacancies remain out of twenty-seven spaces in the plaza).

5170-5192 Delhi Pike (Delhi Station)

- No updates to report at this time.
- Property owner continues to market the property (four vacancies remain out of six spaces).

5193 Delhi Pike (Delhi Liquor)

- Staff is working with the property owner on the installation of required landscaping as part of the completed building addition.

5255 Delhi Pike (Delhi Town Center)

- Work on Bearcat expansion, Krondilous relocation and Verve Fit relocation is underway.
- Republic Commercial Real Estate continues to market the upstairs office space as the lower level is completely occupied.

5297 Delhi Pike (Chase Bank)

- Open for business.

5311 Delhi Pike (former Pool Hut)

- No updates to report at this time.

5701 Delhi Pike (Mount Saint Joseph University)

- Work on the new Recreation Center continues. Expected completion by early December.

1028 Ebenezer Road (former Nature's Corner)

- No updates to report at this time.

1085 Ebenzer Road (James J. Luebbe Inc. CPA)

- Township Zoning Certificate for a new office building has been issued.
- Plans are now under review with the Hamilton County Building Department.

1270-1288 Ebenezer Road (West View Plaza)

- No updates to report at this time.

5317-5331 Foley Road (Premier Canine)

- Open for business.

415 Greenwell Avenue (former TCI Building)

- No updates to report at this time.
- Colliers International continues to market the property.

5655-5679 Rapid Run Road (Rapid Run Plaza)

- No updates to report at this time (only one space remains vacant).

Greenside Estates

- Ten (10) Zoning Certificates have been issues for new homes.
- Drees Homes is the home builder.

If you have any questions about the information in this memo or about any other projects occurring in Delhi Township, please contact Community Development Director; Greg DeLong at 513-922-2705 or via email at [gdelong@delhi.oh.us](mailto:gdelong@delhi.oh.us)