



River District 2025-2026 Work Plan West Carrollton City Council

City Council Work Session

March 11, 2025





River District 2025-2026 Work Plan

Phase IA Spine Road Construction

1. Construction contract award to Milcon Concrete Inc. – January 14, 2025
2. Milcon Concrete mobilize and begin construction - March 2025
3. Spine Road section complete for Culver's opening – June 1, 2025
4. Spine Road construction complete for access to entire 10-acre site – August 2025

New Community Authority - NCA

1. Organizational meeting of the NCA board – February 18, 2025
2. By-laws and operational procedures adopted
3. Develop initial cooperative agreement between the City and NCA – Q2 2025
4. Provide notice to Culver's and subsequent businesses that open
5. Set up NCA bank account and adopt 2025 NCA budget – Q2 2025
6. First collection of NCA charges to begin in the second half of 2025 when Culver's opens



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Culver's

1. Construction continues for first new business in River District
2. Construction completion and grand opening – Summer 2025
3. City Staff to coordinate with Woodard and Culver's for grand opening celebration

Sheetz

1. Seller contingencies to be completed by May 28, 2025
 - a. Sheetz sign-off NCA documents, TIF service agreement and storm water easement
 - b. Complete quiet title process for the abandoned ODOT right-of-way
 - c. Vacate right-of-way to combine with Sheetz parcel
 - d. Survey and plat combined development parcel including ODOT right-of-way
2. Sheetz/Skilken Gold begins buyer due diligence – June 1, 2025
3. Property sale closing date dependent upon length of due diligence.
 - a. Earliest – Fall 2025
 - b. Latest – Fall 2026
4. Construction *anticipated* to begin Q2 2026



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Phase 2 Infrastructure

1. Design completed by Mannik Smith – City conducting final construction plan review
2. Mannik Smith has completed a revised cost estimate
3. Four major components to Phase 2
 - a. Roadway, bikeway relocation, demo and general conditions (water and gas relocations, if necessary, will be done at the time of the vertical development)
 - b. Signal Equipment and Installation
 - c. Sanitary sewer lift station upgrade and relocation
 - d. Electric utility relocation
4. City staff are working with the Montgomery County TID to explore grant funding and construction management options
5. City staff exploring OPWC 50/50 grant/interest free loan for sanitary lift station upgrade
6. Vacate un-needed right-of-way along Marina Drive



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POTENTIAL Development—In Line Retail



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POTENTIAL Development—Townhomes





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Marketing Activities	
Brokerage Market E-mail Social Media Blasts	Our emails and social media blasts cover approximately 1500 users and brokers.
Brokerage Network Calls	Our team touches virtually every commercial real estate brokerage firm in southwest and central Ohio with direct calls. We make approximately 100 calls per month which touches virtually every brokerage firm several times per month.
User Direct Calls	Our team touches every direct user lead we receive or uncover. We make approximately 25 calls every month directly to end users. Note virtually all end users are represented by commercial brokerage firms so it is much more effective to focus on the brokerage community.
User and Brokerage Tours	Our team tours the site with any brokerage firm or user that is willing to come into town and visit the site. We do approximately 2-5 tours per month.
ICSC Conference	The annual ICSC event represents by far the single largest and best opportunity to market to the brokerage community and end users. We attend every year. At the annual ICSC event, we schedule approximately 25-30 direct meetings with brokers and users looking to expand their businesses presence.





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Phase 2 Infrastructure Cost Estimate	
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• Roadway, bikeway relocation, utilities and general conditions	\$448,000
• Signal Equipment and Installation	\$300,000
• Sanitary Sewer Lift Station	\$400,000
• Electric Relocation - AES	\$405,000
• Sub-total	\$1,523,000
• 10% contingency	\$152,000
• 4% inflation factor	\$61,000
• TOTAL Infrastructure Investment Phase I River District	\$1,736,000





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Phase 2 Infrastructure financing and construction is the next investment commitment that will open up the riverfront portion of the River District development. The Phase 2 development will include the townhomes and three premium retail and food/beverage sites.

Phase 2 Infrastructure Funding Options	
• Montgomery County TID – ODOD annual grant solicitation	\$250,000
• OPWC 50% Grant – Sanitary Lift Station	\$200,000
• Unused Balance of Phase IA SIB Loan – May require new application	\$550,000
• Balance of Project Financing Needed LESS contingency	\$523,000
• Option 1 – OTSCIF Grant 500,000	
• Option 2 – Additional SIB Loan (3% interest – 24-month P/I deferred)	
• Option 3 – Defer Phase 2 Infrastructure to 2026	

