

Relocation Conceptual Study

BUT-N Hamilton Crossing

PID: 115755

Prepared for:
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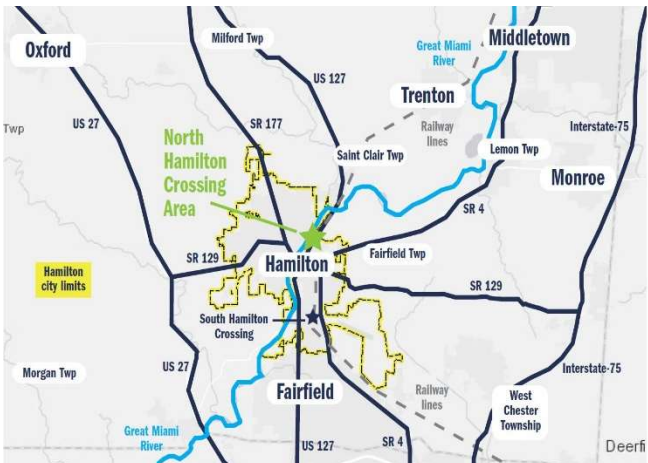
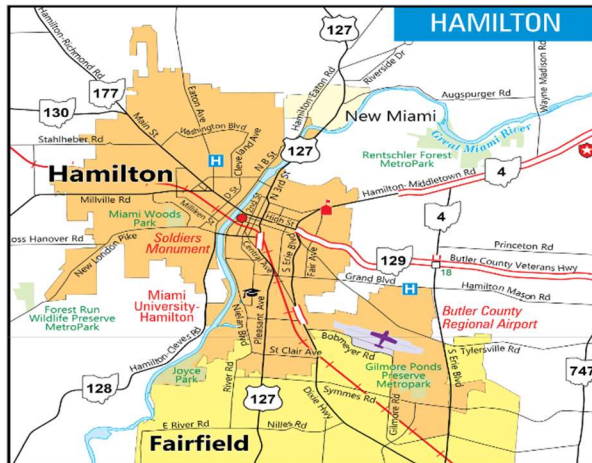


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INTRODUCTION

North Hamilton Crossing Project – Butler County, Ohio

This Relocation Assistance Program (RAP) Study and Report was prepared to identify residential and business properties potentially impacted by the proposed North Hamilton Crossing Project in Butler County, Ohio. The purpose of this report is to assess any special relocation needs, estimate preliminary costs associated with all potential parcels with structures being impacted, and calculate project-related relocation expenses.

The study was conducted in accordance with the Ohio Department of Transportation (ODOT) Real Estate Policy and Procedures Manual, Sections 6100 through 6700. The project team includes:

- **Tracy Jones**, Divisional Director & Relocation
- **Anna Lee Durastanti**, Project Manager & Relocation
- **Natasha King**, Relocation Counselor (in training)
- **Terry Conley** and **Tiffany Grimes**, Document Specialists

These professionals collaborated to develop this conceptual relocation study, which supports early planning and ensures potential impacts are understood and addressed in compliance with state policies.

Discussed in this conceptual report are the following:

- Estimate the amount of time needed to clear the project for construction.
- General description of the project and all alignments with a map of each alignment.
- The number of households displaced, including characteristics and information from local officials.
- Number of businesses displaced, including characteristics
- Number of comparable residential & business replacement sites located.
- Consultation with local officials regarding impacts.
- Discussion regarding divisive or disruptive effects on the community, i.e., churches, schools, and hospitals.
- **Conceptual Study:** During this process, a study of the project area is completed. The purpose of the study is to better understand the businesses and residential sites affected by the project. Further information regarding their complexity was determined by taking a closer look at the impacted sites. This process is not included within the timeline as it is completed during the planning and environmental stages of the project.
- **Post Notice to Proceed**
 - **Pre-Acquisition Site Surveys:** During this process, the agency meets with all the impacted parcels. The purpose of these meetings is to get a full understanding of the uniqueness of each parcel. Additionally, this process helps the agency to create a relocation plan for the impacted sites. This process is anticipated to last approximately two to three months depending on owners' availability. This can be

performed in conjunction with title reports being completed determining ownership of the relocation parcels and prior to appraisal completion.

- **Determining Relocation Eligibility:** At this stage, the agency will have all the information necessary to determine the eligibility for each impacted parcel. During this stage, and after the establishment of FMVE, the agency will determine the relocation offers as well as eligibility. Due to the number of displacees, this will take approximately three months from FMVE being established to present their Relocation Offers.
- **Displacee Relocation Process:** The impacted parcels have now been made aware of their benefits and the time by which they need to vacate the premises. Relocation claims are submitted as well. A displacee can be asked to vacate within 90 days of their relocation offer. However, certain delays are expected when relocated businesses that require more time finding a replacement site and relocating their equipment should be considered. This process could take approximately six to ten months based upon our knowledge of the affected properties in this study.
- **Turn Relocation Files over to Agency:** A displacee has eighteen months to submit a claim for a benefit they are eligible to receive. Before a relocation file can be closed, all claims must be submitted within the 18-month period.

Timing and Purpose of the Conceptual Study

The completion of the Conceptual Study represents a critical step in the planning and development of the North Hamilton Crossing project.

This study is designed to be conducted after the identification of potential project alternatives, but before a final alignment is selected for implementation.

The timing of this study is deliberate and strategic, as it allows for an informed comparison of each proposed alignment while ensuring that all potential impacts—particularly those related to right-of-way acquisition and relocation—are thoroughly evaluated in advance of any final decisions. By addressing the conceptual elements at this stage, the study supports data-driven decision-making and minimizes the risk of unforeseen challenges in later phases of the project.

This Conceptual Study includes a detailed assessment of each of the identified alignment alternatives. These evaluations consider a range of factors, including existing land use, population density, housing and business displacement potential, and estimated costs. Each alignment is analyzed independently to ensure a comprehensive understanding of its unique characteristics, benefits, and potential drawbacks.

The results of this study will inform project stakeholders and decision-makers as they work toward selecting the most appropriate alignment that balances transportation efficiency, community needs, and fiscal responsibility.

Study Area and Alternatives Evaluated

As part of the conceptual planning and evaluation process for the North Hamilton Crossing project, four alignment alternatives were identified within the study area. These alternatives include:

- Vine Street Alignment
- North Ninth Street Alignment
- Miami Street Alignment
- Joe Nuxhall Alignment

Each proposed alignment was subjected to a thorough review and analysis based on a variety of factors, including potential impacts to existing residential and commercial properties, engineering feasibility, environmental considerations, and community accessibility. The goal of this evaluation was to ensure a comprehensive understanding of the opportunities and challenges associated with each alternative.

The findings of these evaluations are presented in detail throughout this report. A comparative summary of the alternatives is provided in the final section of the report, named estimated comparability costing chart for all alignments.

Project Area Overview

The City of Hamilton is in southwestern Ohio, north of Cincinnati, and is part of the Greater Cincinnati Metropolitan Area. It lies in Butler County, near the Indiana border, and is situated along the Great Miami River. Hamilton is accessible via Interstate 75, providing connections to Cincinnati and surrounding communities.

Demographics and Economic Overview

Hamilton has an estimated population of 62,722. The city has experienced a modest population decline, with a -0.22% annual rate of change and a 1.08% decrease since the 2020 Census. The median age in Hamilton is 34.7 years, with males averaging 34.3 years and females 35.3 years. The average household income is approximately \$67,971, and the current poverty rate stands at 18.82%.

Concurrent Surface Transportation Projects and Timing

At this time, the specific schedule for the acquisition of Right-of-Way (ROW) for the North Hamilton Crossing project has not been determined. As a result, it is not currently possible to identify or confirm other surface transportation projects that would be active during the same timeframe.

However, it is important to note that the Hamilton area—and Butler County more broadly—is experiencing continued growth. Given this trend, it is reasonable to anticipate that additional transportation infrastructure improvements and projects will be planned and implemented throughout the county over the next several years. These projects are

likely to support ongoing development and regional mobility, although no definitive overlapping timelines can be established at this stage.

Housing Market Snapshot

As of April 2025, the Butler County housing market remains competitive and is characterized as a seller's market. A total of 303 homes were listed for sale during the month. Nearly half (48.8%) of homes sold below the asking price. The median sale price was \$273,916, with homes spending an average of 30 days on the market — a 2.5% decrease in listing duration compared to the previous year.

Home Sales Relative to Asking Price (April 2025) – Illustrates the percentage of homes sold below versus at or above the asking price in Butler County.



Number of Homes Sold (Month over Month)



METHODOLOGY

The purpose of this Relocation Conceptual Study is to identify residences and businesses impacted by the project and identify any special relocation needs. Relocation planning is an essential part of any project that involves displacement. Through planning, recognizing potential relocation problems and displacee needs in early project stages provides effective solutions to assist the City of Hamilton with identifying obstacles and determining realistic projects' right-of-way clearance schedule.

Within this study, we have identified the potential number of residences, businesses, and personal property relocations located within the project area that appear to be impacted by review of maps and visual field reviews. We understand that while this project is greatly needed and will help to better serve the public, it will result in the relocation of various sites. Based upon the provided alignments, we have determined there may be:

Vine Street Alignment

- Forty (40) owner-occupied residential structures,
- Nineteen (19) residential tenant relocations,
- Twenty (20) businesses, including landlord relocation, and
- Three (3) personal property relocations.

North Ninth Street Alignment

- Forty-one (41) owner-occupied residential structures,
- Seven (7) residential tenant relocations,
- Six (6) businesses, including landlord relocation, and
- Four (4) personal property relocations.

Miami Street Alignment

- Fifty-three (53) owner-occupied residential structures,
- Nine (9) residential tenant relocations,
- Six (6) businesses, including landlord relocation, and
- Three (3) personal property relocations.

Joe Nuxhall Street Alignment

- Forty-four (44) owner-occupied residential structures,
- Ten (10) residential tenant relocations,
- Nine (9) businesses, including landlord relocation, and
- Four (4) personal property relocations.

This report will identify the sites that may require a permanent relocation, and analyze potential properties that are available on the market that could be considered by the displacees. When searching for comparable properties, we have considered properties that are similar to the properties affected and currently available "For Sale," "For Rent," or "For Lease."

IMPACT ON THE COMMUNITY INCLUDING POTENTIAL HARDSHIPS

Preliminary Relocation Impact Analysis

As part of this preliminary study, we conducted a comprehensive review of the potential impacts associated with the proposed project alignments, with particular emphasis on the displacement of residential and non-residential properties. The analysis considered a wide range of factors that influence both residential and business relocations, including availability of replacement properties, market conditions, and the presence of community-sensitive facilities.

Residential and Community Facilities Impact

The evaluation included a visual inspection and desktop review of the alternative project corridors. Specifically, we assessed the potential impact on the following types of community assets of residential properties:

- **Religious Institutions (Churches)**
- **Educational Facilities (Schools)**
- **Medical Clinics and Hospitals**
- **Recreational Areas and Public Parks**
- **Senior Living Centers**
- **Public Transportation Access Points**

The review indicated that while there are residential properties located within the project alternatives, the number of potentially impacted homes may exceed the ability of the local real estate market to absorb displaced households. Based on current and historic trends in the housing market, it is expected to locate an adequate amount of replacement dwellings, it will be necessary to look outside the local market to find “For Sale” and “For Lease” residential properties. Our concern would be the number of replacement properties available at the time the project begins.

There was no evidence of Americans with Disabilities Act (ADA)-specific infrastructure such as handicap-accessible ramps observed during visual inspections of the proposed corridors. Furthermore, limited indicators of young children living in the affected residences were noted—only a few properties included toys such as trampolines and bicycles.

Community and institutional facilities, such as schools and churches, do not appear to be directly impacted by the preferred alternatives. Likewise, there are no known impacts to senior centers or major recreational areas within the currently proposed alignments.

Business Relocation Considerations

In evaluating potential impacts on businesses, several key factors were considered:

- **Availability of Replacement Properties**
- **Suitability of Sites Based on Business Size and Type**
- **Financial Feasibility for Relocation**
- **Vacancy Rates for Commercial Properties in the Area**

The study identified several vacant commercial structures within the project vicinity that could serve as viable relocation sites for displaced businesses. These structures vary in size and configuration, suggesting potential flexibility to accommodate a range of business types. However, it should be noted that only one commercial property suitable for a small business was actively listed for lease at the time of the review. This emphasizes the importance of ongoing market monitoring as the project progresses toward implementation.

Anticipated Market Conditions

Given that the initiation of right-of-way acquisition and construction is anticipated to occur several years in the future, it is reasonable to expect additional residential and commercial properties will become available over time. Real estate turnover within the City and adjacent areas is projected to continue at a stable pace, which should provide a broader inventory of potential replacement sites by the time relocation activities are scheduled to begin.

Community Impact Assessment

Based on the current project scope and findings from this preliminary assessment, the overall community impact is expected to be minimal. The project has been designed with sensitivity to the existing built environment and community resources. Sufficient planning and lead time will allow for the strategic coordination of relocation services, ensuring that both residents and businesses are supported through the process.

It is not anticipated that this project will result in any long-term negative impacts on the community. Continued coordination with local stakeholders and routine market analyses will help ensure that future needs are adequately met.

Overview of Relocation Benefits

Relocation benefits can be divided into two basic categories Residential and Non-Residential together with any potential Personal Property Relocation. All displacees are eligible for Advisory Services.

Residential

Residential displacees may be eligible for reimbursement of the following:

- 1) Moving allowance payments;
- 2) Supplemental housing benefits for residential owner- occupants and tenants;
- 3) Incidental Expense Reimbursement;
 - a. Eligible Closing Costs for owner-occupant
- 4) Increased Interest Costs for Mortgage in place on subject property and meets timeline.

A person displaced from their dwelling is eligible to receive compensation for the relocation of their personal property. Several methods are utilized:

- a) Commercial Move based on two bids for actual and reasonable costs of relocating personal property utilizing a commercial mover.
- b) Self-Move:
 - a. based on bids (or)
 - b. move cost finding (or)
 - c. fixed residential move cost schedule (or)
 - d. actual move costs (based on documentation)

The schedule method for Ohio is payment based on the number of rooms in a dwelling. Currently, Ohio provides \$1,000 for the first three rooms and \$200 for each additional room containing personal property. Note: Basements, attics, garages, bathrooms and laundry rooms are included within the first pay room of \$600.00.

The Ohio Department of Transportation's (ODOT) Policy & Procedures Manual Sections 6100 through 6700 reflect payment assistance up to \$41,200 to compensate a residential owner-occupant for:

- 1) The additional costs necessary to purchase a comparable replacement dwelling;
- 2) Any increased cost incurred in financing the purchase of a replacement dwelling;
- 3) Incidental or closing costs required for the purchase of a replacement dwelling.

Increased interest is not being included as a part of this estimate as this cannot be determined at this time from a visual field review and should be included in each alignment as a contingency percentage. Interest Costs will follow the ODOT Policy and Procedures Manual, if applicable, for residential homeowners being displaced as a result of the project.

Tenants are considered the other portion for relocation benefits. If a residential tenant must pay a higher rent for a replacement site, policies provide the means to offset the additional rental costs with a maximum basic reimbursement of \$9,570 unless they fall within Last Resort Housing. If a tenant falls within Last Resort Housing, Rent Supplement Payments could be in excess of \$9,570 and this consideration has been noted accordingly.

With the final rule, there is a new allowance to reimburse tenant expenses up to \$1,000 for application fees and credit checks with receipts and proof of payment.

Should finding comparable properties in the market be challenging, that would require the following contingencies:

Less than Three Comps and Last Resort Housing for Owner Occupied Residential Structures:

This market is currently changing and may be a “Sellers” or “Buyers” market depending on the schedule of this project moving forward. Regardless, residential properties “For Sale” are becoming more available which should assist in the search for comparable properties. Less than Three Comps and Last Resort Housing would be utilized should the properties within the Last Resort Housing range of \$41,200 exceed this figure or replacement comparable properties are hard to be found. Many times this is due the fact that many homes in the lower price ranges do not meet DS&S requirements or if the market transforms to an increased purchase demand limiting the number of available properties for sale like the subject properties.

Less than Three Comps and Last Resort Housing for Tenant Occupied Residential Structures:

This market is still reflecting rather high rents rates for properties as landlords have been raising rents based on the upward spiral of the market. Regardless, residential properties “For Lease” are becoming more available which should assist in the search for three comparable properties. Should the availability of comparable properties be limited, we would have to utilize Less than Three Comps. Last Resort Housing would be utilized should the properties within the Last Resort Housing range of \$9,570 exceed this figure. Many times tenants fall into the Last Resort Housing due to existing rents that may be lower than market rent due to the poor or fair condition of the rental structures or the number of years the tenant has rented.

Non-Residential

The Ohio Department of Transportation's (ODOT) Policy & Procedures Manual Sections 6100 through 6700 Business Displacement financial assistance benefits available include:

- 1) Up to \$5,000 in Search Expense (capped);
- 2) Actual, reasonable move cost (up to 50 miles);
- 3) Up to \$33,200 in Reestablishment Expenses (capped);
- 4) Economic Loss, if any;
- 5) Fixed Payments are between \$1,000 and \$53,200 (capped). This payment is “In-Lieu” of items 1, 2, 3, and 4 as listed above;
- 6) Up to \$10,000 payment for Loss of Goodwill;
- 7) Advisory Services.

Landlords and Billboards are eligible for all business displacee's expenses listed above except for the Loss of Goodwill or for Fixed Payment "In-Lieu of".

In addition to eligible expenses for moving personal property, The Ohio Department of Transportation's (ODOT) Policy & Procedures Manual Sections 6100 through 6700 require the consideration for the following expenses which shall be paid if the agency determines that they are actual, reasonable and necessary:

- 1) Connection to Available Nearby Utilities from the Right-of-Way to Improvements at the Replacement Site;
- 2) Professional Services to Determine a Sites' Suitability for the Displaced Person's Business Operation;
- 3) Impact Fees or One Time Assessments for Heavy Utility Usage as Determined Necessary by the Agency.

This payment covers reimbursement of impact fees for anticipated heavy utility usage when the move requires the business to move to a new location where impact fees for anticipated heavy utility usage are being charged.

Personal Property

For personal property moves only, a displaced person is required to move personal property from the real property but is not required to move from a business, farm, or nonprofit organization. The displaced person would only be eligible for moving expenses.

Inspection of the Project Area

A comprehensive field survey of the project area was conducted by Project Manager/Relocation Agent Anna Lee Durastanti and Agent Trainee Natasha King of O.R. Colan Associates. The inspections occurred on March 24, March 26, April 8, April 10, and April 22, 2025. The purpose of these site visits was to assess properties potentially impacted by the proposed project alignments.

Ownership and property information for affected parcels were obtained from the Butler County Auditor's Records. This included the property owner's name, site address, permanent parcel number, and other relevant data.

Market Availability Survey

As part of the April 10, 2025, field inspection, Ms. Durastanti and Ms. King conducted a windshield survey to identify properties listed "For Sale" or "For Rent," either by owner or through real estate agencies. The following streets within the City of Hamilton were surveyed: Dayton, 5th, 6th, 7th, 8th, 9th, 10th, 11th, Buckeye, Miami, Erie, Gilmore, Hudson, Lockwood, Bond, Heaton, Center, High, B Street, C Street, D Street, Park Ave, Wayne Ave, North E Street, Oak, Cleveland, Liberty, Ridgelawn, Jackson, Prytanie, Elvin, Rehea, Sherman, Gray, Gordon, Webster, Cereal, Haldiman, E Street, F Street, Progress, Eaton, Sherman, Ross, Dick, Millville, Franklynn, Elmont, Verlynn, Washington,

Mavern, Edgewood, Hyde Park, Kenworth, Gersam, Donna, Wrenwood, Timberhill, Wasserman, Smalley, Chamberlin, Rockford, Weman, Sunset, Springvale, Waverly, Stafford, Cambridge, Avon, Fairhaven, Brookwood, Hatherly, Glencross, Victory, Main Street, Fair, Neal, Helen, Elaine, Morey, Shirley, Dekexa, Welsh, Hancock, Howell, Edison, Singer, Hensley, Bender, Grand, Kahn, Parrish, Parkamo, Van Boren, and Hampshire.

During this survey, residential properties listed "For Sale" were identified on 8th Street, Sherman Avenue, Ridgelawn Avenue, Wayne Avenue, D Street, Eaton Avenue, and Fair Avenue. Rental listings primarily consisted of apartment complexes, including:

- Dayton Lane Apartments
- Twin Gables
- Leilan Park Apartments
- Park Terrace Apartments
- Residences at Hamilton
- One single-family rental property located at Princeton Square

Evaluation of Residential Housing Availability

To further assess the availability of replacement housing, an online housing market search was conducted on March 31, 2025, using Zillow.com. The objective was to identify active listings in and around the City of Hamilton that could serve as replacement housing for residential owners and tenants potentially displaced by the project.

- Tables 1–11 present the number of residential properties currently listed for sale within the study area.
- Tables 12–22 present current listings of residential properties available for rent.

The study also included a broader geographic scan of nearby communities to evaluate the availability of housing within a reasonable relocation distance from the project area. The following nearby municipalities were included in the analysis, along with approximate distances from the project center:

- Millville – 2 miles
- Overpeck – 3.6 miles
- Fairfield – 3.8 miles
- New Miami – 4 miles
- Williamsdale – 4 miles
- Seven Mile – 6 miles
- Trenton – 8.4 miles
- Darrtown – 9 miles
- Monroe – 11.7 miles
- Middletown – 14 miles

All property documentation, including listings and photographs, are maintained on file for reference and verification purposes.

TABLE 1		
AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – HAMILTON, OH		
Number of Available Properties	Type	Asking Price
21	Single Family	\$0 - \$100,000
11	2 Condos, 9 Single Family	\$100,000 - \$150,000
27	3 Condos, 1 Multi-Family, 23 Single Family	\$150,001 - \$250,000
19	2 Condos, 17 Single Family	\$250,001 - \$350,000
72	Single Family	\$350,001 - \$450,000

TABLE 2		
AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – FAIRFIELD, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
7	Apartments	\$100,000 - \$150,000
10	4 Condos, 3 Houses, 3 Townhouses	\$150,001 - \$250,000
4	Single Family	\$250,001 - \$350,000
4	Single Family	\$350,001 - \$450,000

TABLE 3		
AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – TRENTON, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
1	Single Family	\$100,000 - \$150,000
3	Single Family	\$150,001 - \$250,000
6	Single Family	\$250,001 - \$350,000
21	Single Family	\$350,001 - \$450,000

TABLE 4		
AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – MIDDLETOWN, OH		
Number of Available Properties	Type	Asking Price
9	Single Family	\$0 - \$100,000
12	Single Family	\$100,000 - \$150,000
29	25 Single Family, 4 Multi-Family	\$150,001 - \$250,000
32	Single Family	\$250,001 - \$350,000
57	Single Family	\$350,001 - \$450,000

TABLE 5 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – MONROE, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
0	N/A	\$150,001 - \$250,000
6	1 Condo, 5 Single Family	\$250,001 - \$350,000
0	N/A	\$350,001 - \$450,000

TABLE 6 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – MILLVILLE, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
0	N/A	\$150,001 - \$250,000
0	N/A	\$250,001 - \$350,000
0	N/A	\$350,001 - \$450,000

TABLE 7 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – SEVEN MILE, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
1	Single Family	\$150,001 - \$250,000
0	N/A	\$250,001 - \$350,000
0	N/A	\$350,001 - \$450,000

TABLE 8 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – NEW MIAMI, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
1	Single Family	\$150,001 - \$250,000
0	N/A	\$250,001 - \$350,000
0	N/A	\$350,001 - \$450,000

TABLE 9 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – OVERPECK, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
0	N/A	\$150,001 - \$250,000
0	N/A	\$250,001 - \$350,000
0	N/A	\$350,001 - \$450,000

TABLE 10 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – WILLIAMSDALE, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
0	N/A	\$150,001 - \$250,000
0	N/A	\$250,001 - \$350,000
0	N/A	\$350,001 - \$450,000

TABLE 11 AVAILABLE RESIDENTIAL PROPERTIES FOR SALE – DARRTOWN, OH		
Number of Available Properties	Type	Asking Price
0	N/A	\$0 - \$100,000
0	N/A	\$100,000 - \$150,000
0	N/A	\$150,001 - \$250,000
0	N/A	\$250,001 - \$350,000
1	Single Family	\$350,001 - \$450,000

TABLE 12 AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – HAMILTON, OH		
Number of Available Properties	Type	Monthly Price
6	Apartments	\$0 - \$600
38	3 Single Family, 35 Apartments	\$601 - \$1,200
33	9 Single Family, 3 Townhouses, 21 Apartments	\$1,201 - \$2,000
24	11 Single Family, 13 Townhouses	\$2,001 - \$2,600
4	Single Family	\$2,601 - \$3,000

TABLE 13		
AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – DARRTOWN, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
2	Apartments	\$601 - \$1,200
10	Apartments	\$1,201 - \$2,000
1	Single Family	\$2,001 - \$2,600
0	N/A	\$2,601 - \$3,000

TABLE 14		
AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – MIDDLETOWN, OH		
Number of Available Properties	Type	Monthly Price
1	Apartment	\$0 - \$600
55	Apartments	\$601 - \$1,200
40	Apartments, Townhouses, Single Family	\$1,201 - \$2,000
9	2 Townhouses, 7 Single Family	\$2,001 - \$2,600
2	Single Family	\$2,601 - \$3,000

TABLE 15		
AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – TRENTON, OH		
Number of Available Properties	Type	Monthly Price
1	Apartment	\$0 - \$600
2	Apartments	\$601 - \$1,200
2	Single Family	\$1,201 - \$2,000
4	Single Family	\$2,001 - \$2,600
1	Single Family	\$2,601 - \$3,000

TABLE 16		
AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – MONROE, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
2	Apartments	\$601 - \$1,200
0	N/A	\$1,201 - \$2,000
2	Single Family	\$2,001 - \$2,600
31	Apartments, Townhouses, Single Family	\$2,601 - \$3,000

TABLE 17 AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – FAIRFIELD, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
54	Apartments	\$601 - \$1,200
104	Apartments, Condos, Single Family	\$1,201 - \$2,000
5	Apartments, Single Family	\$2,001 - \$2,600
2	Single Family	\$2,601 - \$3,000

TABLE 18 AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – MILLVILLE, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
2	Apartments	\$601 - \$1,200
0	N/A	\$1,201 - \$2,000
0	N/A	\$2,001 - \$2,600
0	N/A	\$2,601 - \$3,000

TABLE 19 AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – SEVEN MILE, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
0	N/A	\$601 - \$1,200
0	N/A	\$1,201 - \$2,000
0	N/A	\$2,001 - \$2,600
0	N/A	\$2,601 - \$3,000

TABLE 20 AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – NEW MIAMI, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
0	N/A	\$601 - \$1,200
0	N/A	\$1,201 - \$2,000
0	N/A	\$2,001 - \$2,600
0	N/A	\$2,601 - \$3,000

TABLE 21		
AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – OVERPECK, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
1	Single Family	\$601 - \$1,200
0	N/A	\$1,201 - \$2,000
5	Single Family	\$2,001 - \$2,600
1	Single Family	\$2,601 - \$3,000

TABLE 22		
AVAILABLE RESIDENTIAL PROPERTIES FOR RENT – WILLIAMSDALE, OH		
Number of Available Properties	Type	Monthly Price
0	N/A	\$0 - \$600
1	Single Family	\$601 - \$1,200
0	N/A	\$1,201 - \$2,000
0	N/A	\$2,001 - \$2,600
0	N/A	\$2,601 - \$3,000

Reports on Impacted Structures, Address/Relocations/Auditor Values and Estimate of Relocation Costs for Each Alignment.

An estimate of value has been determined for each structure based on a visual survey of the project affected area as detailed in the property cards for each of the affected relocation properties as shown from the County Auditors website for Butler County, Ohio. In addition, sales data in the neighborhood was obtained but due to the fluctuating market and the lack of available arm's length transactions, we are going to utilize a valuation increase of 50% as shown from the auditor cards. It should be noted that ORC did not include increased interest in the expense and would add a contingency of 10% of the estimated expenses.

VINE STREET ALTERNATIVE

Exhibit Below shows the map for the Vine Street proposed project alternative identifying Parcels with potential relocation impacts:

The Vine Street Alignment begins at N Fair Ave and goes through Gilmore Ave to an intersection at N Erie Blvd. It continues to Elm St and connecting to Heaton St. The alternative continues through N 7th St, and N 6th St to Vine St. Continuing through N 5th St, through the railroad tracks and ending at the Industrial Solutions Authority building.

Green Lines	Construction limits
Purple Lines	Shared Use Path
Pink Lines	5' Sidewalk
White Lines	Roadway
Yellow Lines	Pavement Markings and Medians



Potentially Impacted Structures Vine Street Alternative



301 N. Fair Avenue
P6431052000053
Residential



302 Lockwood Avenue
P6431052000039
Residential



303 Lockwood Avenue
P6431052000025
Residential



1241 Gilmore Avenue
P6431055000075
Residential
Residential Garage Law
may apply



1234 Gilmore Avenue
P6431052000024
Residential



302 Hudson Avenue
P6431052000012
Residential



301 Hudson Avenue
P6431050000078
Residential



264 Hudson Avenue
P6431055000055
Residential



261 Hudson Avenue
P6431055000035
Residential



257 Hudson Avenue
P6431055000034
Residential Garage Law
may apply



1101 Gilmore Avenue
P6431055000018
Residential



249 Bond Avenue
P6431054000006
Residential



400 N. Erie Blvd
(Educational Service)
P6431050000081
Business – Personal Property
Shed



323 N. Erie Blvd
(Advance Auto Parts)
P6431035000055
Business Relocation



317 N. Erie
(AMD Auto Sales)
P6431036000055
Business – Parking



1127 Elm Street
P6431035000057
Residential



354 N. 11th Street
P6431035000039
Residential



346 N. 11th Street
P6431035000042
Residential Garage Law
may apply



1101 Heaton Street
P6431035000025
Residential – Multi-Family



1039 Heaton Street
P6431035000014
Residential



1035 Heaton Street
P6431035000011/13a/?
Residential



1029 Heaton Street
P6431035000010
Residential – Two-Family



956 Heaton Street
P6431025000076
Business



417 Miami Street
P6431025000077
Residential



846 Heaton Street
P6431024000023
Residential – Two-Family



812 Heaton Street
P6431024000030
Residential – Two-Family



810 Heaton Street
P6431024000031
Business (Minnicks)
Circuitry issues



802 Heaton Street
P6431024000032
Business
(Wine Cellar)



701 Greenwood Avenue
P6431017000063
Business & Residential
(Stone Tavern)



664 Heaton Street
P6431017000051
Park City of Hamilton
Personal Property Gazebo



656 Heaton Street
P6431017000050
Residential



652 Heaton Street
P6431017000045
Residential



644 Heaton Street
P6431017000044
Residential



640 Heaton Street
P6431017000043
Residential – Possibly Multi-
Family



636 Heaton Street
P6431017000042
Residential – Two-Family



630 Heaton Street
P6431017000041
Residential



626 Heaton Street
P6431017000024
Business
(Butler Glass)



426 N. Sixth Street
P6431017000064
Residential



438 N. Sixth Street
P6431017000006
Residential



433 N. Sixth Street
P6431016000025
Residential – Three-Family



439 N. Sixth Street
P6431016000024
Residential



443 N. Sixth Street
P6431016000023
Residential



511 Vine Street
P6431016000017
Residential



509 Vine Street
P6431016000016
Residential



518 Vine Street
P6431014000057
Residential



512 Vine Street
P6431014000030
Residential (Right Side)



510 Vine Street
P6431014000029
Residential (Left Side)



506 Vine Street
P6431014000028
Residential



502 Vine Street
P6431014000027
Business



514 N. Fifth Street
P6431014000026
Residential



501 N. Fifth Street
P6431014000016
Business



509 N. Fifth Street
P6431014000015
Residential



513 N. Fifth Street
P6431014000013
Residential



515 N. Fifth Street
P6431014000011
Residential



519 N. Fifth Street
P6431014000010
Residential



523 N. Fifth Street
P6431014000009
Residential



527 N. Fifth Street
P6431014000007
Residential



531 N. Fifth Street
P6431014000004
Residential



440 Vine Street
P6431014000001
Business



400 Vine Street
P6431013000001
Personal Property - Garage



530 N. Third Street
P6431006000038
Business

VINE STREET ALIGNMENT ADDRESSES/RELOCATIONS/AUDITOR VALUES				
ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
301 N. Fair Avenue P6431052000053	RESIDENTIAL	1	\$59,890	\$89,835
302 Lockwood Avenue P6431052000039	RESIDENTIAL	1	\$78,210	\$117,315
303 Lockwood Avenue P6431052000025	RESIDENTIAL	1	\$70,360	\$105,540
1241 Gilmore Avenue P6431055000075	RESIDENTIAL (Garage Law)	1	\$84,480	\$126,720
1234 Gilmore Avenue P6431052000024/22	RESIDENTIAL	1	\$64,100	\$96,150
302 Hudson Avenue P6431052000012	RESIDENTIAL	1	\$69,350	\$104,025
301 Hudson Avenue P6431050000078	RESIDENTIAL	1	\$75,410	\$113,115
264 Hudson Avenue P6431055000055	RESIDENTIAL	1	\$73,070	\$109,605
261 Hudson Avenue P6431055000035	RESIDENTIAL	1	\$90,740	\$136,110
257 Hudson Avenue P6431055000034	RESIDENTIAL (Garage Law)	1	\$70,620	\$105,930
1101 Gilmore Avenue P6431055000018	RESIDENTIAL	1	\$67,990	\$101,985
249 Bond Avenue P6431054000006	RESIDENTIAL	1	\$58,270	\$87,405
400 N. Erie Blvd P6431050000081	PERSONAL PROPERTY (Shed)	1	N/A	N/A
323 N. Erie Blvd P6431035000055	BUSINESS	1	\$429,880	\$644,820
317 N. Erie P6431036000055	BUSINESS	1	\$137,710	\$206,565
1127 Elm Street P6431035000057	RESIDENTIAL	1	\$56,690	\$85,035
354 N. 11th Street P6431035000039	RESIDENTIAL	1	\$73,960	\$110,940
346 N. 11th Street P6431035000042	RESIDENTIAL (Garage Law)	1	\$98,010	\$147,015

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
1101 Heaton Street P6431035000025	Business (Landlord)	1	\$92,560	\$135,765
1101 Heaton Street P6431035000025	RESIDENTIAL (Multi-family)	3	N/A	N/A
1039 Heaton Street P6431035000014	RESIDENTIAL	1	\$90,510	\$135,765
1035 Heaton Street P6431035000013/11	RESIDENTIAL	1	\$84,720	\$127,080
1029 Heaton Street P6431035000010	BUSINESS (Landlord)	1	\$98,300	\$147,450
1029 Heaton Street P6431035000010	RESIDENTIAL (2-Family)	2	N/A	N/A
956 Heaton Street P6431025000076	BUSINESS	1	\$66,880	\$100,320
417 Miami Street P6431025000077	RESIDENTIAL	1	\$45,220	\$67,830
846 Heaton Street P6431024000023	BUSINESS (Landlord)	1	\$74,620	\$111,930
846 Heaton Street P6431024000023	RESIDENTIAL (2-Family)	2	N/A	N/A
812 Heaton Street P6431024000030	BUSINESS (Landlord)	1	\$47,300	\$70,950
812 Heaton Street P6431024000030	RESIDENTIAL (2-Family)	2	N/A	N/A
810 Heaton Street P6431024000031	BUSINESS	1	\$119,120	\$178,680
802 Heaton Street P6431024000032	BUSINESS	1	\$54,840	\$82,260
701 Greenwood Avenue P6431017000063	BUSINESS	1	N/A	N/A
701 Greenwood Avenue P6431017000063	BUSINESS (Landlord)	1	\$105,990	\$158,985
701 Greenwood Avenue P6431017000063	RESIDENTIAL (Multi-family)	3	N/A	N/A
664 Heaton Street P6431017000051	PERSONAL PROPERTY (Gazebo)	1	N/A	N/A
656 Heaton Street P6431017000050	RESIDENTIAL	1	\$33,020	\$49,530
652 Heaton Street P6431017000045	RESIDENTIAL	1	\$28,790	\$43,185

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
644 Heaton Street P6431017000044	RESIDENTIAL	1	\$38,570	\$57,855
640 Heaton Street P6431017000043	BUSINESS (Landlord)	1	\$29,190	\$43,785
640 Heaton Street P6431017000043	RESIDENTIAL (2-Family)	2	N/A	N/A
636 Heaton Street P6431017000042	BUSINESS (Landlord)	1	\$47,710	\$71,565
636 Heaton Street P6431017000042	RESIDENTIAL (2-Family)	2	N/A	N/A
630 Heaton Street P6431017000041	RESIDENTIAL	1	\$38,120	\$57,180
626 Heaton Street P6431017000024	BUSINESS	1	\$34,320	\$51,480
426 N. Sixth Street P6431017000064	RESIDENTIAL	1	\$33,390	\$50,085
438 N. Sixth Street P6431017000006	RESIDENTIAL	1	\$26,920	\$40,380
433 N. Sixth Street P6431016000025	BUSINESS (Landlord)	1	\$39,050	\$58,575
433 N. Sixth Street P6431016000025	RESIDENTIAL (Multi-family)	3	N/A	N/A
439 N. Sixth Street P6431016000024	RESIDENTIAL	1	\$32,200	\$48,300
443 N. Sixth Street P6431016000023	RESIDENTIAL	1	\$38,360	\$57,540
511 Vine Street P6431016000017	RESIDENTIAL	1	\$23,910	\$35,865
509 Vine Street P6431016000016	RESIDENTIAL	1	\$23,900	\$35,850
518 Vine Street P6431014000057	RESIDENTIAL	1	\$28,900	\$43,350
510 & 512 Vine Street P6431014000029 & P6431014000030	BUSINESS (Landlord)	1	\$44,290	\$66,435
512 Vine Street P6431014000030	RESIDENTIAL	1	N/A	N/A
510 Vine Street P6431014000029	RESIDENTIAL	1	N/A	N/A
506 Vine Street P6431014000028	RESIDENTIAL	1	\$25,760	\$38,640

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
502 Vine Street P6431014000027	BUSINESS	1	\$33,480	\$50,220
514 N. Fifth Street P6431014000026	RESIDENTIAL	1	\$23,520	\$35,280
501 N. Fifth Street P6431014000016	BUSINESS	1	\$68,890	\$103,035
509 N. Fifth Street P6431014000015	RESIDENTIAL	1	\$15,190	\$22,785
513 N. Fifth Street P6431014000013	RESIDENTIAL	1	\$29,620	\$44,430
515 N. Fifth Street P6431014000011	RESIDENTIAL	1	\$32,100	\$48,150
519 N. Fifth Street P6431014000010	RESIDENTIAL	1	\$29,370	\$44,055
523 N. Fifth Street P6431014000009	RESIDENTIAL	1	\$28,580	\$42,870
527 N. Fifth Street P6431014000007	RESIDENTIAL	1	\$12,320	\$18,480
531 N. Fifth Street P6431014000004	RESIDENTIAL	1	\$32,340	\$48,510
440 Vine Street P6431014000001	BUSINESS	1	\$125,570	\$188,355
400 Vine Street P6431013000001	PERSONAL PROPERTY (Garage)	1	N/A	N/A
530 N. Third Street P6431006000038	BUSINESS	1	\$891,500	\$1,343,250
*The last column reflects the estimated value amount for acquisition costs. The amount was calculated by adding 50% to the auditor's 100% value. This calculation was only applied to relocation parcels with structures. *				
	TOTALS	82 Units		*\$6,465,465

ESTIMATE OF RELOCATION COST

For Vine Street Alignment

I. PAYMENTS TO FAMILIES AND INDIVIDUALS

			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
1. Replacement Housing Payment including incidental expenses	40	\$65,000.00		\$2,600,000.00
2. Residential Commercial Move	59	\$8,000.00		\$472,000.00
3. Residential Fixed Moving Expense – (including basements & garages)	0	\$0.00		\$0.00
4. Rental Assistance	19	\$25,000.00		\$475,000.00
5. Additional Rental Move Expenses (application fees & credit checks)	19	\$1,000.00		\$19,000.00
6. TOTAL				\$3,566,000.00

II. PAYMENTS TO BUSINESSES

TYPE OF PAYMENT	Business		Total	
	No.	Amount		No.
7. Uncomplicated Moving Expense	6	\$200,000.00		\$1,200,000.00
8. Complicated Moving Expense	4	\$500,000.00		\$2,000,000.00
9. Landlord Moving Expense	9	\$1,000.00		\$9,000.00
10. Search (Maximum)	19	\$5,000.00		\$95,000.00
11. Re-establishment (Maximum)	19	\$33,200.00		\$630,800.00
12. Payment in Lieu of Moving (Maximum)	1	\$53,200.00		\$53,200.00
13. Loss of Goodwill	11	\$10,000.00		\$110,000.00
14. Economic Loss	19	\$20,000.00		\$380,000.00
15. TOTAL				\$4,478,000.00

III. PAYMENTS FOR PERSONAL PROPERTY MOVES				
			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
16. Fixed Schedule	0	\$0.00		\$0.00
17. Move Cost Finding	2	\$3,000.00		\$6,000.00
18. Based on Bids	1	\$15,000.00		\$15,000.00
19. Contract Move	0	\$0.00		\$0.00
20. TOTAL				\$21,000.00
Estimated cost of Relocation Payments for families and individuals			Block I, Line 6	\$3,566,000.00
Estimated cost of Relocation Payments for businesses, nonprofits, and farms			Block II, Line 15	\$4,478,000.00
Estimated cost of Personal Property Move Payments			Block III, Line 20	\$21,000.00
Total Estimated				\$8,065,000.00

NORTH 9TH ALTERNATIVE

Exhibit below shows the map for the North 9th proposed project alternative identifying Parcels with potential relocation impacts:

The North 9th St Alignment begins at N 3rd St and goes through vacant land and into the Joe Nuxhall Baseball Fields to Joe Nuxhall Blvd. It continues to N 9th St to Heaton St and through Elm St. The alternative continues through to N Erie Blvd. Finally, this alternative follows Gilmore Ave before ending at N Fair Ave.

Green Lines	Construction limits
Purple Lines	Shared Use Path
Pink Lines	5' Sidewalk
White Lines	Roadway
Yellow Lines	Pavement Markings and Medians



Potentially Impacted Structures North Ninth Street Alternative



301 N. Fair Avenue
P6431052000053
Residential



302 Lockwood Avenue
P6431052000039
Residential



303 Lockwood Avenue
P6431052000025
Residential



1241 Gilmore Avenue
P6431055000075
Residential Garage Law
may apply



1234 Gilmore Avenue
P6431052000024
Residential



302 Hudson Avenue
P6431052000012
Residential



301 Hudson Avenue
P6431050000078
Residential



264 Hudson Avenue
P6431055000055
Residential



261 Hudson Avenue
P6431055000035
Residential



257 Hudson Avenue
P6431055000034
Residential Garage Law
may apply



1101 Gilmore Avenue
P6431055000018
Residential



249 Bond Avenue
P6431054000006
Residential



400 N. Erie Blvd
P6431050000081
Business
Personal Property - Shed



323 N. Erie Blvd
(Advance Auto Parts)
P6431035000055
Business Relocation



1127 Elm Street
P6431035000057
Residential



354 N. 11th Street
P6431035000039
Residential



346 N. 11th Street
P6431035000042
Residential Garage Law
may apply



1101 Heaton Street
P6431035000025
Residential – Multi-Family



1039 Heaton Street
P6431035000014
Residential



1035 Heaton Street
P6431035000013
Residential



1029 Heaton Street
P6431035000010
Residential – Two-Family



956 Heaton Street
P6431025000076
Business



946 Heaton Street
P6431025000072
Residential



938 Heaton Street
P6431025000071
Residential



936 Heaton Street
P6431025000070
Residential



934 Heaton Street
P6431025000069
Residential



932 Heaton Street
P6431025000068
Residential



920 Heaton Street
P6431025000066
Residential



916 Heaton Street
P6431025000064
Residential



912 Heaton Street
P6431025000063
Residential



906 Heaton Street
P6431025000060
Residential



902 Heaton Street
P6431025000059
Residential



420 N. Ninth Street
P6431025000058
Business



435 N. Ninth Street
P6431024000017
Residential



439 N. Ninth Street
P6431024000016
Residential



445 N. Ninth Street
P6431024000015
Residential



853 Greenwood Avenue
P6431024000014
Residential



851 Greenwood Avenue
P6431024000013
Residential



847/849 Greenwood Avenue
P6431024000011/12
Personal Property – Shed



856 Greenwood Avenue
P6431022000070
Residential – Three-Family



527 N. Ninth Street
P6431022000052
Residential



855 Vine Street
P6431022000051
Residential



528 N. Ninth Street
P6431023000059
Residential



903 Vine Street
P6431023000058
Residential



856 Vine Street
P6431022000030
Residential



854 Vine Street
P6431022000031
Residential



855 Reservoir Street
P6431022000029
Residential



905 Joe Nuxhall Blvd.
P6431023000010
Residential



809/811 Joe Nuxhall Blvd.
P6431022000001
Residential – Two-Family



700/1150 Joe Nuxhall Blvd.
P6431013000013
Personal Property –
Concession Stand



700/1150 Joe Nuxhall Blvd.
P6431013000013
Personal Property –
Inside Building



N. Third Street
P6431001000013
Personal Property –
Inside Building

NORTH NINTH STREET ALIGNMENT ADDRESSES/RELOCATIONS/AUDITOR VALUES				
ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
301 N. Fair Avenue P6431052000053	RESIDENTIAL	1	\$59,890	\$89,835
302 Lockwood Avenue P6431052000039	RESIDENTIAL	1	\$78,210	\$117,315
303 Lockwood Avenue P6431052000025	RESIDENTIAL	1	\$70,360	\$105,540
1241 Gilmore Avenue P6431055000075	RESIDENTIAL (Garage Law)	1	\$84,480	\$126,720
1234 Gilmore Avenue P6431052000024/22	RESIDENTIAL	1	\$64,100	\$96,150
302 Hudson Avenue P6431052000012	RESIDENTIAL	1	\$69,350	\$104,025
301 Hudson Avenue P6431050000078	RESIDENTIAL	1	\$75,410	\$113,115
264 Hudson Avenue P6431055000055	RESIDENTIAL	1	\$73,070	\$109,605
261 Hudson Avenue P6431055000035	RESIDENTIAL	1	\$90,740	\$136,110
257 Hudson Avenue P6431055000034	RESIDENTIAL (Garage Law)	1	\$70,620	\$105,930
1101 Gilmore Avenue P6431055000018	RESIDENTIAL	1	\$67,990	\$101,985
249 Bond Avenue P6431054000006	RESIDENTIAL	1	\$58,270	\$87,405
400 N. Erie Blvd P6431050000081	PERSONAL PROPERTY (Shed)	1	N/A	N/A
323 N. Erie Blvd P6431035000055	BUSINESS	1	\$429,880	\$644,820
1127 Elm Street P6431035000057	RESIDENTIAL	1	\$56,690	\$85,035
354 N. 11th Street P6431035000039	RESIDENTIAL	1	\$73,960	\$110,940
346 N. 11th Street P6431035000042	RESIDENTIAL (Garage Law)	1	\$98,010	\$147,015
1101 Heaton Street P6431035000025	Business (Landlord)	1	\$92,560	\$135,765
1101 Heaton Street P6431035000025	RESIDENTIAL (Multi-family)	3	N/A	N/A
1039 Heaton Street P6431035000014	RESIDENTIAL	1	\$90,510	\$135,765
1035 Heaton Street P6431035000013/11	RESIDENTIAL	1	\$84,720	\$127,080
1029 Heaton Street P6431035000010	BUSINESS (Landlord)	1	\$98,300	\$147,450
1029 Heaton Street P6431035000010	RESIDENTIAL (2-Family)	2	N/A	N/A
956 Heaton Street P6431025000076	BUSINESS	1	\$66,880	\$100,320

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
946 Heaton Street P6431025000072	RESIDENTIAL	1	\$96,550	\$144,825
938 Heaton Street P6431025000071	RESIDENTIAL	1	\$97,120	\$145,680
936 Heaton Street P6431025000070	RESIDENTIAL	1	\$63,070	\$94,605
934 Heaton Street P6431025000069	RESIDENTIAL	1	\$66,500	\$99,750
932 Heaton Street P6431025000068	RESIDENTIAL	1	\$105,240	\$157,860
920 Heaton Street P6431025000066	RESIDENTIAL	1	\$88,880	\$133,320
916 Heaton Street P6431025000064	RESIDENTIAL	1	\$112,640	\$168,960
912 Heaton Street P6431025000063	RESIDENTIAL	1	\$101,860	\$152,790
906 Heaton Street P6431025000060	RESIDENTIAL	1	\$62,420	\$93,630
902 Heaton Street P6431025000059	RESIDENTIAL	1	\$110,600	\$165,900
420 N. Ninth Street P6431025000058	BUSINESS	1	\$31,100	\$46,650
435 N. Ninth Street P6431024000017	RESIDENTIAL	1	\$55,160	\$82,740
439 N. Ninth Street P6431024000016	RESIDENTIAL	1	\$58,090	\$86,135
445 N. Ninth Street P6431024000015	RESIDENTIAL	1	\$80,250	\$120,375
853 Greenwood Avenue P6431024000014	RESIDENTIAL	1	\$63,930	\$95,895
851 Greenwood Avenue P6431024000013	RESIDENTIAL	1	\$46,470	\$69,705
847/849 Greenwood Ave P6431024000014	PERSONAL PROPERTY (Shed)	1	N/A	N/A
856 Greenwood Avenue P6431022000070	RESIDENTIAL	1	\$68,000	\$102,000
527 N. Ninth Street P6431022000052	RESIDENTIAL	1	\$58,290	\$87,435
855 Vine Street P6431022000051	RESIDENTIAL	1	\$51,920	\$77,880
528 N. Ninth Street P6431023000059	RESIDENTIAL	1	\$65,580	\$98,370
903 Vine Street P6431023000058	RESIDENTIAL	1	\$71,020	\$106,530
856 Vine Street P6431022000030	RESIDENTIAL	1	\$33,370	\$50,055
854 Vine Street P6431022000031	RESIDENTIAL	1	\$75,290	\$112,935
855 Reservoir Street P6431022000029	RESIDENTIAL	1	\$33,310	\$49,965

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
905 Joe Nuxhall Blvd. P6431023000010	RESIDENTIAL	1	\$60,150	\$90,225
809/811 Joe Nuxhall Blvd. P6431022000001	BUSINESS (Landlord)	1	\$109,760	\$164,640
809/811 Joe Nuxhall Blvd. P6431022000001	RESIDENTIAL (2-Family)	2	N/A	N/A
700/1150 Joe Nuxhall Blvd. P6431013000013	PERSONAL PROPERTY (Concession Stand & Building)	1	N/A	N/A
N. Third Street P6431001000013	PERSONAL PROPERTY (Building)	1	N/A	N/A
*The last column reflects the estimated value amount for acquisition costs. The amount was calculated by adding 50% to the auditor's 100% value. This calculation was only applied to relocation parcels with structures. *				
	TOTALS	58 Units		*\$5,726,780

ESTIMATE OF RELOCATION COST

For North Ninth Street Alignment

I. PAYMENTS TO FAMILIES AND INDIVIDUALS

			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
1. Replacement Housing Payment including incidental expenses	41	\$65,000.00		\$2,665,000.00
2. Residential Commercial Move	48	\$8,000.00		\$384,000.00
3. Residential Fixed Moving Expense – (including basements & garages)	0	\$0.00		\$0.00
4. Rental Assistance	7	\$25,000.00		\$175,000.00
5. Additional Rental Move Expenses (application fees & credit checks)	7	\$1,000.00		\$7,000.00
6. TOTAL				\$3,231,000.00

II. PAYMENTS TO BUSINESSES

TYPE OF PAYMENT	Business		Total	
	No.	Amount		No.
7. Uncomplicated Moving Expense	1	\$200,000.00		\$200,000.00
8. Complicated Moving Expense	1	\$500,000.00		\$500,000.00
9. Landlord Moving Expense	4	\$1,000.00		\$4,000.00
10. Search (Maximum)	6	\$5,000.00		\$30,000.00
11. Re-establishment (Maximum)	6	\$33,200.00		\$199,200.00
12. Payment in Lieu of Moving (Maximum)	0	\$53,200.00		\$0.00
13. Loss of Goodwill	2	\$10,000.00		\$20,000.00
14. Economic Loss	6	\$20,000.00		\$120,000.00
15. TOTAL				\$1,073,200.00

III. PAYMENTS FOR PERSONAL PROPERTY MOVES				
			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
16. Fixed Schedule	0	\$0.00		\$0.00
17. Move Cost Finding	4	\$3,000.00		\$12,000.00
18. Based on Bids	0	\$15,000.00		\$0.00
19. Contract Move	0	\$0.00		\$0.00
20. TOTAL				\$12,000.00
Estimated cost of Relocation Payments for families and individuals			Block I, Line 6	\$3,231,000.00
Estimated cost of Relocation Payments for businesses, nonprofits, and farms			Block II, Line 15	\$1,073,100.00
Estimated cost of Personal Property Move Payments			Block III, Line 20	\$12,000.00
Total Estimated				\$4,316,200.00

MIAMI STREET ALTERNATIVE

Exhibit Below shows the map for the Miami Street proposed project alternative identifying Parcels with potential relocation impacts:

The Miami Alignment begins at N 3rd St through vacant land and winds through the Joe Nuxhall Baseball Fields to Joe Nuxhall Blvd. Continuing onto Miami St and following beside the Greenwood Cemetery to Heaton St then Elm to N Erie Blvd. From N Erie Blvd this alignment continues to Gilmore Ave, ending on N Fair Ave.

Green Lines	Construction limits
Purple Lines	Shared Use Path
Pink Lines	5' Sidewalk
White Lines	Roadway
Yellow Lines	Pavement Markings and Medians



Potentially Impacted Structures Miami Street Alternative



301 N. Fair Avenue
P6431052000053
Residential



302 Lockwood Avenue
P6431052000039
Residential



303 Lockwood Avenue
P6431052000025
Residential



1241 Gilmore Avenue
P6431055000075
Residential Garage Law
may apply



1234 Gilmore Avenue
P6431052000024/22
Residential



302 Hudson Avenue
P6431052000012
Residential



301 Hudson Avenue
P6431050000078
Residential



264 Hudson Avenue
P6431055000055
Residential



261 Hudson Avenue
P6431055000035
Residential



257 Hudson Avenue
P6431055000034
Residential Garage Law
may apply



1101 Gilmore Avenue
P6431055000018
Residential



249 Bond Avenue
P6431054000006
Residential



247 Bond Avenue
P6431054000007
Residential



400 N. Erie Blvd
P6431050000081
Personal Property - Shed



322/324 N. 11th Street
P6431035000052
Residential – Two-Family



334 N. 11th Street
P6431035000051
Residential



336 N. 11th Street
P6431035000049/50
Residential – Multi-Unit



339 N. 11th Street
P6431035000020
Residential



342 N. 11th Street
P6431035000047
Residential



344 N. 11th Street
P6431035000046
Residential



343 N. 11th Street
P6431035000012/15
Residential



1039 Heaton Street
P6431035000046
Residential Garage Law
may apply



1035 Heaton Street
P6431035000013/11
Residential Garage Law
may apply



1029 Heaton Street
P6431035000010
Residential – Two-Family



1025 Heaton Street
P6431035000009
Residential



1017 Heaton Street
P6431035000007/08
Residential



1015 Heaton Street
P6431035000006
Residential



1013 Heaton Street
P6431035000004
Residential



1011 Heaton Street
P6431035000003
Residential



956 Heaton Street
P6431025000076
Business



417 Miami Street
P6431025000077
Residential



421 Miami Street
P6431025000081/84
Residential



423 Miami Street
P6431025000085
Residential



437 Miami Street
P6431025000089/90/91
Residential



439 Miami Street
P6431025000092/93
Residential



443 Miami Street
P6431025000094
Residential



449 Miami Street
P6431025000095
Residential



451 Miami Street
P6431025000096
Residential



455 Miami Street
P6431025000097
Residential



457 Miami Street
P6431025000098
Residential



459 Miami Street
P6431025000099
Residential



463 Miami Street
P6431025000100
Residential



465 Miami Street
P6431025000101
Residential



469 Miami Street
P6431025000103
Residential



473 Miami Street
P6431025000004
Residential



475 Miami Street
P6431025000003
Residential



953 Greenwood Avenue
P6431025000001/02/02
Residential (left)



478 Miami Street
P6431033000007
Residential



480 Miami Street
P6431033000006
Residential (right)



1001 Greenwood Avenue
P6431033000008
Residential



952 Greenwood Avenue
P6431023000060
Residential



950 Greenwood Avenue
P6431023000061
Residential



520 Miami Street
Auditor shows info for
1003 Vine
Residential



521 Miami Street
P6431023000041
Residential



949 Vine Street
P6431023000040
Residential



952 Vine Street
P6431023000013
Residential



954 Vine Street
P6431023000012
Residential



614 Miami Street
P6431030000001
Residential – Two-Family



934 Reservoir Street
P6431023000001
Residential



700/1150 Joe Nuxhall Blvd.
P6431013000013
Personal Property –
Concession Stand



700/1150 Joe Nuxhall Blvd.
P6431013000013
Personal Property -
Inside Building



N. Third Street
P6431001000013
Personal Property –
Inside Building



323 N. Erie Blvd
(Advance Auto Parts)
P6431035000055
Business

MIAMI STREET ALIGNMENT ADDRESSES/RELOCATIONS/AUDITOR VALUES				
ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
301 N. Fair Avenue P6431052000053	RESIDENTIAL	1	\$59,890	\$89,835
302 Lockwood Avenue P6431052000039	RESIDENTIAL	1	\$78,210	\$117,315
303 Lockwood Avenue P6431052000025	RESIDENTIAL	1	\$70,360	\$105,540
1241 Gilmore Avenue P6431055000075	RESIDENTIAL (Garage Law)	1	\$84,480	\$126,720
1234 Gilmore Avenue P6431052000024/22	RESIDENTIAL	1	\$64,100	\$96,150
302 Hudson Avenue P6431052000012	RESIDENTIAL	1	\$69,350	\$104,025
301 Hudson Avenue P6431050000078	RESIDENTIAL	1	\$75,410	\$113,115
264 Hudson Avenue P6431055000055	RESIDENTIAL	1	\$73,070	\$109,605
261 Hudson Avenue P6431055000035	RESIDENTIAL	1	\$90,740	\$136,110
257 Hudson Avenue P6431055000034	RESIDENTIAL (Garage Law)	1	\$70,620	\$105,930
1101 Gilmore Avenue P6431055000018	RESIDENTIAL	1	\$67,990	\$101,985
249 Bond Avenue P6431054000006	RESIDENTIAL	1	\$58,270	\$87,405
247 Bond Avenue P6431054000007	RESIDENTIAL	1	\$63,250	\$94,875
400 N. Erie Blvd P6431050000081	PERSONAL PROPERTY (Shed)	1	N/A	N/A
322/324 N. 11 TH Street P6431035000052	BUSINESS (Landlord)	1	\$110,830	\$166,245
322/324 N. 11 TH Street P6431035000052	RESIDENTIAL	2	N/A	N/A
334 N. 11th Street P6431035000051	RESIDENTIAL	1	\$96,030	\$144,045
336 N. 11th Street P6431035000049/50	BUSINESS (Landlord)	1	\$101,290	\$151,935

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
336 N. 11th Street P6431035000049/50	RESIDENTIAL (Multi-family)	3	N/A	N/A
339 N. 11th Street P6431035000020	RESIDENTIAL	1	\$91,260	\$136,890
342 N. 11th Street P6431035000047	RESIDENTIAL	1	\$104,280	\$156,420
344 N. 11th Street P6431035000046	RESIDENTIAL	1	\$60,030	\$90,045
343 N. 11th Street P6431035000012/15	RESIDENTIAL	1	\$105,430	\$158,145
1039 Heaton Street P6431035000014	RESIDENTIAL	1	\$90,510	\$135,765
1035 Heaton Street P6431035000013/11	RESIDENTIAL	1	\$84,720	\$127,080
1029 Heaton Street P6431035000010	BUSINESS (Landlord)	1	\$98,300	\$147,450
1029 Heaton Street P6431035000010	RESIDENTIAL (2-Family)	2	N/A	N/A
1025 Heaton Street P6431035000009	RESIDENTIAL	1	\$85,970	\$128,955
1017 Heaton Street P6431035000007/08	RESIDENTIAL	1	\$88,520	\$132,780
1015 Heaton Street P6431035000006	RESIDENTIAL	1	\$88,370	\$132,555
1013 Heaton Street P6431035000004/05	RESIDENTIAL	1	\$127,520	\$191,280
1011 Heaton Street P6431035000003	RESIDENTIAL	1	\$50,780	\$76,170
956 Heaton Street P6431025000076	BUSINESS	1	\$66,880	\$100,320
417 Miami Street P6431025000077	RESIDENTIAL	1	\$45,220	\$67,830
421 Miami Street P6431025000081/84	RESIDENTIAL	1	\$72,370	\$108,555
423 Miami Street P6431025000085	RESIDENTIAL	1	\$93,680	\$140,520
437 Miami Street P6431025000089/90/91	RESIDENTIAL	1	\$97,750	\$146,625
439 Miami Street P6431025000092/93	RESIDENTIAL	1	\$59,330	\$88,995

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
443 Miami Street P6431025000094	RESIDENTIAL	1	\$73,710	\$110,565
449 Miami Street P6431025000095	RESIDENTIAL	1	\$88,820	\$133,230
451 Miami Street P6431025000096	RESIDENTIAL	1	\$55,450	\$83,175
455 Miami Street P6431025000097	RESIDENTIAL	1	\$49,510	\$74,265
457 Miami Street P6431025000098	RESIDENTIAL	1	\$58,240	\$87,360
459 Miami Street P6431025000099	RESIDENTIAL	1	\$82,180	\$123,270
463 Miami Street P6431025000100	RESIDENTIAL	1	\$64,560	\$96,840
465 Miami Street P6431025000101	RESIDENTIAL	1	\$77,750	\$116,625
469 Miami Street P6431025000103	RESIDENTIAL	1	\$56,640	\$84,960
473 Miami Street P6431025000004	RESIDENTIAL	1	\$53,050	\$79,575
475 Miami Street P6431025000003	RESIDENTIAL	1	\$88,430	\$132,645
953 Greenwood Avenue P64310245000001/02	RESIDENTIAL	1	\$111,920	\$167,880
478 Miami Street P6431033000007	RESIDENTIAL	1	\$52,850	\$79,275
480 Miami Street P6431033000006	RESIDENTIAL	1	\$57,010	\$85,515
1001 Greenwood Avenue P6431033000008	RESIDENTIAL	1	\$59,100	\$88,650
952 Greenwood Avenue P6431023000060	RESIDENTIAL	1	\$85,720	\$128,580
950 Greenwood Avenue P6431023000061	RESIDENTIAL	1	\$59,690	\$89,535
520 Miami Street P6431030000019 Auditor reflects 1003 Vine Street	RESIDENTIAL	1	\$99,630	\$149,445
521 Miami Street P6431023000041	RESIDENTIAL	1	\$47,810	\$71,715

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
949 Vine Street P6431023000040	RESIDENTIAL	1	\$49,810	\$74,715
952 Vine Street P6431023000013	RESIDENTIAL	1	\$67,100	\$100,650
954 Vine Street P6431023000012	RESIDENTIAL	1	\$59,950	\$89,925
614 Miami Street P64310330000001	RESIDENTIAL (2-Family)	1	\$77,530	\$116,295
614 Miami Street P64310330000001	RESIDENTIAL	2	N/A	N/A
934 Reservoir Street P6431023000001	RESIDENTIAL	1	\$90,060	\$135,090
700/1150 Joe Nuxhall Blvd. P6431013000013	PERSONAL PROPERTY (Concession Stand & Building)	1	N/A	N/A
N. Third Street P6431001000013	PERSONAL PROPERTY (Building)	1	N/A	N/A
323 N. Erie Blvd P6431035000055	BUSINESS	1	\$429,880	\$644,820
*The last column reflects the estimated value amount for acquisition costs. The amount was calculated by adding 50% to the auditor's 100% value. This calculation was only applied to relocation parcels with structures. *				
	TOTALS	71 Units		*\$7,261,815

ESTIMATE OF RELOCATION COST

For Miami Street Alignment

I. PAYMENTS TO FAMILIES AND INDIVIDUALS

			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
1. Replacement Housing Payment including incidental expenses	53	\$65,000.00		\$3,445,000.00
2. Residential Commercial Move	62	\$8,000.00		\$496,000.00
3. Residential Fixed Moving Expense – (including basements & garages)	0	\$0.00		\$0.00
4. Rental Assistance	9	\$25,000.00		\$225,000.00
5. Additional Rental Move Expenses (application fees & credit checks)	9	\$1,000.00		\$9,000.00
6. TOTAL				\$4,175,000.00

II. PAYMENTS TO BUSINESSES

TYPE OF PAYMENT	Business		Total	
	No.	Amount		No.
7. Uncomplicated Moving Expense	1	\$200,000.00		\$200,000.00
8. Complicated Moving Expense	1	\$500,000.00		\$500,000.00
9. Landlord Moving Expense	4	\$1,000.00		\$4,000.00
10. Search (Maximum)	6	\$5,000.00		\$30,000.00
11. Re-establishment (Maximum)	6	\$33,200.00		\$199,200.00
12. Payment in Lieu of Moving (Maximum)	0	\$53,200.00		\$0.00
13. Loss of Goodwill	2	\$10,000.00		\$20,000.00
14. Economic Loss	6	\$20,000.00		\$120,000.00
15. TOTAL				\$1,073,200.00

III. PAYMENTS FOR PERSONAL PROPERTY MOVES				
			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
16. Fixed Schedule	0	\$0.00		\$0.00
17. Move Cost Finding	3	\$3,000.00		\$9,000.00
18. Based on Bids	0	\$15,000.00		\$0.00
19. Contract Move	0	\$0.00		\$0.00
20. TOTAL				\$9,000.00
Estimated cost of Relocation Payments for families and individuals			Block I, Line 6	\$4,175,000.00
Estimated cost of Relocation Payments for businesses, nonprofits, and farms			Block II, Line 15	\$1,073,200.00
Estimated cost of Personal Property Move Payments			Block III, Line 20	\$9,000.00
Total Estimated				\$5,257,200.00

JOE NUXHALL ALTERNATIVE

Exhibit Below shows the map for the Joe Nuxhall proposed project alternative identifying Parcels with potential relocation impacts:

The Joe Nuxhall Alignment starts at N 3rd St, going through the Industrial Solutions Authority Building to Joe Nuxhall Blvd. Continuing onto N 9th Ave to Heaton St. This alignment then goes from N Erie Blvd to Gilmore Ave and ends at N Fair Ave.

Green Lines	Construction limits
Purple Lines	Shared Use Path
Pink Lines	5' Sidewalk
White Lines	Roadway
Yellow Lines	Pavement Markings and Mediums



Potentially Impacted Structures Joe Nuxhall Alternative



301 N. Fair Avenue
P6431052000053
Residential



302 Lockwood Avenue
P6431052000039
Residential



303 Lockwood Avenue
P6431052000025
Residential



1241 Gilmore Avenue
P6431055000075
Residential Garage Law
may apply



1234 Gilmore Avenue
P6431052000024/22
Residential



302 Hudson Avenue
P6431052000012
Residential



301 Hudson Avenue
P6431050000078
Residential



264 Hudson Avenue
P6431055000055
Residential



261 Hudson Avenue
P6431055000035
Residential



257 Hudson Avenue
P6431055000034
Residential Garage Law
may apply



1101 Gilmore Avenue
P6431055000018
Residential



249 Bond Avenue
P6431054000006
Residential



323 N. Erie Blvd
(Advance Auto Parts)
P6431035000055
Business



400 N. Erie Blvd
P6431050000081
Personal Property - Shed



1127 Elm Street
P6431035000057
Residential



354 N. 11th Street
P6431035000039
Residential



346 N. 11th Street
P6431035000042
Residential Garage Law
may apply



1101 Heaton Street
P6431035000025
Residential – Multi-Family



1039 Heaton Street
P6431035000014
Residential



1035 Heaton Street
P6431035000013
Residential



1029 Heaton Street
P6431035000010
Residential – Two-Family



956 Heaton Street
P6431025000076
Business



946 Heaton Street
P6431025000072
Residential



938 Heaton Street
P6431025000071
Residential



936 Heaton Street
P6431025000070
Residential



934 Heaton Street
P6431025000069
Residential



932 Heaton Street
P6431025000068
Residential



920 Heaton Street
P6431025000066
Residential



916 Heaton Street
P6431025000064
Residential



912 Heaton Street
P6431025000063
Residential



906 Heaton Street
P6431025000060
Residential



902 Heaton Street
P6431025000059
Residential



420 N. Ninth Street
P6431025000058
Business



848/850 Heaton Street
P6431024000022
Residential – Three-Family
including Garage



435 N. Ninth Street
P6431024000017
Residential



439 N. Ninth Street
P6431024000016
Residential



445 N. Ninth Street
P6431024000015
Residential



853 Greenwood Avenue
P6431024000014
Residential



851 Greenwood Avenue
P6431024000013
Residential



847/849 Greenwood Avenue
P6431024000011/12
Personal Property– Shed



856 Greenwood Avenue
P6431022000070
Residential – Three-Family



527 N. Ninth Street
P6431022000052
Residential



528 N. Ninth Street
P6431023000059
Residential



903 Vine Street
P6431023000058
Residential



855 Vine Street
P6431022000051
Residential



853 Vine Street
P6431022000053
Residential



856 Vine Street
P6431022000030
Residential



854 Vine Street
P6431022000031
Residential



855 Reservoir Street
P6431022000029
Residential



905 Joe Nuxhall Blvd.
P6431023000010
Residential



809/811 Joe Nuxhall Blvd.
P6431022000001
Residential – Two-Family



700/1150 Joe Nuxhall Blvd.
P6431013000013
Personal Property –
Concession Stand



546 N. Fifth Street
P6431014000017
Residential



547 N. Fifth Street
P6431013000004
Residential



565 N. Fifth Street
P6431013000002
Business



400 Vine Street
P6431013000001
Personal Property - Garage



530 N. Third Street
P6431006000038
Business



551 N. Sixth Street
P6431014000018
Now Vacant Land
(Not Shown in Cost)

JOE NUXHALL ALTERNATIVE ALIGNMENT				
ADDRESSES/RELOCATIONS/AUDITOR VALUES				
ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
301 N. Fair Avenue P6431052000053	RESIDENTIAL	1	\$59,890	\$89,835
302 Lockwood Avenue P6431052000039	RESIDENTIAL	1	\$78,210	\$117,315
303 Lockwood Avenue P6431052000025	RESIDENTIAL	1	\$70,360	\$105,540
1241 Gilmore Avenue P6431055000075	RESIDENTIAL (Garage Law)	1	\$84,480	\$126,720
1234 Gilmore Avenue P6431052000024/22	RESIDENTIAL	1	\$64,100	\$96,150
302 Hudson Avenue P6431052000012	RESIDENTIAL	1	\$69,350	\$104,025
301 Hudson Avenue P6431050000078	RESIDENTIAL	1	\$75,410	\$113,115
264 Hudson Avenue P6431055000055	RESIDENTIAL	1	\$73,070	\$109,605
261 Hudson Avenue P6431055000035	RESIDENTIAL	1	\$90,740	\$136,110
257 Hudson Avenue P6431055000034	RESIDENTIAL (Garage Law)	1	\$70,620	\$105,930
1101 Gilmore Avenue P6431055000018	RESIDENTIAL	1	\$67,990	\$101,985
249 Bond Avenue P6431054000006	RESIDENTIAL	1	\$58,270	\$87,405
400 N. Erie Blvd P6431050000081	PERSONAL PROPERTY (Shed)	1	N/A	N/A
323 N. Erie Blvd P6431035000055	BUSINESS	1	\$429,880	\$644,820
1127 Elm Street P6431035000057	RESIDENTIAL	1	\$56,690	\$85,035
354 N. 11th Street P6431035000039	RESIDENTIAL	1	\$73,960	\$110,940
346 N. 11th Street P6431035000042	RESIDENTIAL (Garage Law)	1	\$98,010	\$147,015
1101 Heaton Street P6431035000025	Business (Landlord)	1	\$92,560	\$135,765

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
1101 Heaton Street P6431035000025	RESIDENTIAL (Multi-family)	3	N/A	N/A
1039 Heaton Street P6431035000014	RESIDENTIAL	1	\$90,510	\$135,765
1035 Heaton Street P6431035000013/11	RESIDENTIAL	1	\$84,720	\$127,080
1029 Heaton Street P6431035000010	BUSINESS (Landlord)	1	\$98,300	\$147,450
1029 Heaton Street P6431035000010	RESIDENTIAL (2-Family)	2	N/A	N/A
956 Heaton Street P6431025000076	BUSINESS	1	\$66,880	\$100,320
946 Heaton Street P6431025000072	RESIDENTIAL	1	\$96,550	\$144,825
938 Heaton Street P6431025000071	RESIDENTIAL	1	\$97,120	\$145,680
936 Heaton Street P6431025000070	RESIDENTIAL	1	\$63,070	\$94,605
934 Heaton Street P6431025000069	RESIDENTIAL	1	\$66,500	\$99,750
932 Heaton Street P6431025000068	RESIDENTIAL	1	\$105,240	\$157,860
920 Heaton Street P6431025000066	RESIDENTIAL	1	\$88,880	\$133,320
916 Heaton Street P6431025000064	RESIDENTIAL	1	\$112,640	\$168,960
912 Heaton Street P6431025000063	RESIDENTIAL	1	\$101,860	\$152,790
906 Heaton Street P6431025000060	RESIDENTIAL	1	\$62,420	\$93,630
902 Heaton Street P6431025000059	RESIDENTIAL	1	\$110,600	\$165,900
420 N. Ninth Street P6431025000058	BUSINESS	1	\$31,100	\$46,650
848/850 Heaton Street P6431024000022	BUSINESS (Landlord)	1	\$154,380	\$231,570
848/850 Heaton Street P6431024000022	RESIDENTIAL	3	N/A	N/A
435 N. Ninth Street P6431024000017	RESIDENTIAL	1	\$55,160	\$82,740

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
439 N. Ninth Street P6431024000016	RESIDENTIAL	1	\$58,090	\$86,135
445 N. Ninth Street P6431024000015	RESIDENTIAL	1	\$80,250	\$120,375
853 Greenwood Avenue P6431024000014	RESIDENTIAL	1	\$63,930	\$95,895
851 Greenwood Avenue P6431024000013	RESIDENTIAL	1	\$46,470	\$69,705
847/849 Greenwood Ave P6431024000014	PERSONAL PROPERTY (Shed)	1	N/A	N/A
856 Greenwood Avenue P6431022000070	RESIDENTIAL	1	\$68,000	\$102,000
527 N. Ninth Street P6431022000052	RESIDENTIAL	1	\$58,290	\$87,435
528 N. Ninth Street P6431023000059	RESIDENTIAL	1	\$65,580	\$98,370
903 Vine Street P6431023000058	RESIDENTIAL	1	\$71,020	\$106,530
855 Vine Street P6431022000051	RESIDENTIAL	1	\$51,920	\$77,880
853 Vine Street P6431022000053	RESIDENTIAL	1	\$77,240	\$115,860
856 Vine Street P6431022000030	RESIDENTIAL	1	\$33,370	\$50,055
854 Vine Street P6431022000031	RESIDENTIAL	1	\$75,290	\$112,935
855 Reservoir Street P6431022000029	RESIDENTIAL	1	\$33,310	\$49,965
905 Joe Nuxhall Blvd. P6431023000010	RESIDENTIAL	1	\$60,150	\$90,225
809/811 Joe Nuxhall Blvd. P6431022000001	BUSINESS (Landlord)	1	\$109,760	\$164,640
809/811 Joe Nuxhall Blvd. P6431022000001	RESIDENTIAL (2-Family)	2	N/A	N/A
700/1150 Joe Nuxhall Blvd. P6431013000013	PERSONAL PROPERTY (Concession Stand)	1	N/A	N/A
546 N. Fifth Street P6431014000017	RESIDENTIAL	1	\$22,410	\$33,615

ADDRESS & APN	TYPE OF RELO	NUMBER OF RELO'S	100% AUDITOR VALUE	VALUE X 50%
547 N. Fifth Street P6431013000004	RESIDENTIAL	1	\$31,370	\$47,055
565 N. Fifth Street P6431013000002	BUSINESS	1	\$172,680	\$259,020
400 Vine Street P6431013000001	PERSONAL PROPERTY (Garage)	1	N/A	N/A
530 N. Third Street P6431006000038	BUSINESS	1	\$891,500	\$1,343,250
*The last column reflects the estimated value amount for acquisition costs. The amount was calculated by adding 50% to the auditor's 100% value. This calculation was only applied to relocation parcels with structures. *				
	TOTALS	67 Units		*\$7,757,150

ESTIMATE OF RELOCATION COST

For Joe Nuxhall Alternative Alignment

I. PAYMENTS TO FAMILIES AND INDIVIDUALS

			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
1. Replacement Housing Payment including incidental expenses	44	\$65,000.00		\$2,860,000.00
2. Residential Commercial Move	54	\$8,000.00		\$432,000.00
3. Residential Fixed Moving Expense – (including basements & garages)	0	\$0.00		\$0.00
4. Rental Assistance	10	\$25,000.00		\$250,000.00
5. Additional Rental Move Expenses (application fees & credit checks)	10	\$1,000.00		\$10,000.00
6. TOTAL				\$3,552,000.00

II. PAYMENTS TO BUSINESSES

TYPE OF PAYMENT	Business		Total	
	No.	Amount		No.
7. Uncomplicated Moving Expense	2	\$200,000.00		\$400,000.00
8. Complicated Moving Expense	3	\$500,000.00		\$1,500,000.00
9. Landlord Moving Expense	4	\$1,000.00		\$4,000.00
10. Search (Maximum)	9	\$5,000.00		\$45,000.00
11. Re-establishment (Maximum)	9	\$33,200.00		\$298,800.00
12. Payment in Lieu of Moving (Maximum)	0	\$53,200.00		\$0.00
13. Loss of Goodwill	5	\$10,000.00		\$50,000.00
14. Economic Loss	9	\$20,000.00		\$180,000.00
15. TOTAL				\$2,477,800.00

III. PAYMENTS FOR PERSONAL PROPERTY MOVES				
			TOTAL	
TYPE OF PAYMENT	No.	Amount		Amount
16. Fixed Schedule	0	\$0.00		\$0.00
17. Move Cost Finding	3	\$3,000.00		\$9,000.00
18. Based on Bids	1	\$15,000.00		\$15,000.00
19. Contract Move	0	\$0.00		\$0.00
20. TOTAL				\$24,000.00
Estimated cost of Relocation Payments for families and individuals			Block I, Line 6	\$3,552,000.00
Estimated cost of Relocation Payments for businesses, nonprofits, and farms			Block II, Line 15	\$2,477,800.00
Estimated cost of Personal Property Move Payments			Block III, Line 20	\$24,000.00
Total Estimated				\$6,053,800.00

SUMMARY

ESTIMATED COMPARABILITY COSTING CHART FOR ALL ALIGNMENTS					
Alignment	Auditor Value + 50%	Estimated Relocation Costs	Total	10% Contingency	Grand Total
Vine Street	\$6,465,465	\$8,065,000	\$14,530,465	\$1,453,047	\$15,983,512
North Ninth Street	\$5,726,780	\$4,316,200	\$10,042,980	\$1,004,298	\$11,047,278
Miami Street	\$7,261,815	\$5,257,200	\$12,519,015	\$1,251,902	\$13,770,917
Joe Nuxhall Alternative	\$7,757,150	\$6,053,800	\$13,810,950	\$1,381,095	\$15,192,045
*The first column reflects the estimated value amount for acquisition costs. The amount was calculated by adding 50% to the auditor's 100% value. This calculation was only applied to relocation parcels with structures. *					

TABLE 22
AVAILABLE COMMERCIAL/INDUSTRIAL PROPERTIES FOR LEASE

Address	Type	Sub Type	Space	Rental Rate	Space
1474 Main St., Hamilton, OH 45013	Retail	Supermarket	67,216 SF	\$13.00 /SF/YR	1
3190 Profit Dr., Fairfield, OH 45014	Industrial	Auto	3,840 SF	\$19.00 /SF/YR	1
3024 Symmes Rd., Hamilton, OH 45015	Industrial	Industrial	8,640 SF	\$12.50 /SF/YR	1
3040 Dixie Hwy., Hamilton, OH 45015	Retail	Freestanding	1,500 SF	\$15.00 /SF/YR	1
3024 Symmes Rd., Hamilton, OH 45015	Industrial	Industrial	97,880 SF	\$4.95 /SF/YR	1
1500-1534 Plaza Dr., Hamilton, OH 45013	Retail	Retailer	2,280-3,100 SF	\$14.50 /SF/YR	2
316 Main St., Hamilton, OH 45013	Retail	Shell Space	1,500 SF	\$25.00 /SF/YR	1
Rentschler Building 6 S 2nd St., Hamilton, OH 45011	Office	Office Space	90-1,859 SF Multiple Combinations	Negotiable 2 nd – 8 th Floors	31
3095 McBride Ct., Hamilton, OH 45011	Industrial	Industrial	28,354 SF	\$6.00 /SF/YR	1
2889 Joseph Dr., Hamilton, OH 45011	Retail	Storefront	1,781 SF	Negotiable	1

TABLE 23
AVAILABLE COMMERCIAL/INDUSTRIAL PROPERTIES FOR SALE

Address	Type	Sub Type	Space	Price	Space
611 Maple Ave., Hamilton, OH 45011	Retail	Storefront	8,200 SF	\$738,000	1
3015 Dixie Hwy., Hamilton, OH 45015	Retail	Fast Food	2,312 SF	\$425,000	1
1474 Main St., Hamilton, OH 45013	Retail	Supermarket	67,216 SF	\$5,500,000	1
2456 Millville Oxford Rd., Hamilton, OH 45013	Retail	Garden Center	14,500 SF	\$3,000,000	1
3035 Symmes Rd., Hamilton, OH 45015	Industrial	Warehouse	7,296 SF	\$2,000,000	1

TABLE 24
AVAILABLE VACANT COMMERCIAL/INDUSTRIAL LAND FOR RENT/LEASE

Address	Type	Proposed Use	Space	Price	Space Count
86 N Brookwood Ave, Hamilton, OH 45013	Land	Apartment Units	10.64 AC	\$0.80 /SF/YR	3