

Enterprise Zone Businesses

GE Aviation – West Chester Township



GE Aviation located in West Chester Township purchased this property in 2009 with a selling price of \$66 million to utilize for office spaces on this 22-acre property and more than 403,000 square feet of office space at 6440 Aviation Way. GE Aviation has now built it up to house 1,400 employees with an annual payroll of \$140,000,000 at the site, with 9,000 employees in the State of Ohio. The purchase of this property is a 15-year agreement with JEDD (Joint Economic Development District). The amount paid into the JEDD from payroll for this project between 2009 to 2023 is over \$21 million in which all goes to West Chester Township. The cost for the improvements and construction of this site was at a minimum of \$40,000,000. Relocating personal property was at approximately \$15,000,000 with completion of this project in December 2010. The percentage of the real property exemptions is at 100% for 15 years.



John Planes Company – West Chester Township



Planes Moving and Storage in West Chester, OH is an agent for United Van Lines. The business provides full service and do it yourself moving products and services for local, long distance or international moves. This company is located at 9823 Cincinnati Dayton Rd., West Chester. What started with a single truck in 1921 in Cincinnati, Ohio has become a third-generation, family-owned business.

In 2016, the company expanded with a build out of 6,000 square feet of office space and 65,000 square feet of additional warehouse space. This expansion and addition permitted the company to retain 194 full time employees with annual payroll of \$13,500,000 and hire 30 in a 3-year period with an additional payroll amount of \$1,225,000. The company is granted a 55% tax exemption for eligible real property improvements made to the project site for 7 years beginning in 2016. The minimum investment for real property improvements is \$2,400,000.



Jeff Couch Campers/RV Nation – Trenton



Jeff Couch Campers/RV Nation located at 5555 Kennel Road in Trenton, Ohio worked with the City of Trenton to purchase 38 acres at Trenton Industrial Park, east of the U.S. Army Reserve Center and Miller Coors Trenton Brewery. The company was granted a 60% exemption for eligible real property improvements made to the project site for 7 years beginning in 2019. The tax break is based on creation of 24 new full time permanent job opportunities (ramping up 8 each year after opening) with an annual payroll of \$1,500,000. The company will also retain 35 full time permanent jobs at the project site with an annual payroll of \$2,350,000. Also, construction of a 42,000 square foot facility in Trenton with approximately 10,000 square feet of finished office space, parts and service with the remainder of the facility dedicated to inventory preparation and warranty work. A minimum of new project investments for this facility is \$5,550,000 with a maximum investment of \$6,050,000.



Kemba Credit Union – West Chester Township



Kemba Credit Union at 8763 Union Centre Boulevard, West Chester constructed a new multi-story Class A office space adjacent to its existing West Chester location in Chappell Crossing. The facility is 138,000 square feet in size with a total investment at a minimum of \$32,426,184 million dollars. Kemba purchased nearly 6.9 acres of land for more than \$1.7 million and invested approximately \$28 million for its new building with completion estimated December 2023. The company will create 40 full time permanent job opportunities, ramping up with 10 during year 1, 15 during year 2 and 3. The amount of payroll created for the new jobs will be \$1,600,000. The company will also be retaining 108 full time permanent jobs with an existing payroll of \$6,800,000. The company is granted a 75% tax exemption for eligible real property improvements made to the project site for 7 years beginning in the year 2021.

KEMBA is the second largest credit union in the region serving more than 98,000 members and more than 840 companies.



Carvana - Trenton



Carvana, LLC located at 5506 Kennel Road in the City of Trenton, Ohio. The 200,000 square foot facility was built on approximately 116 acres with mostly paved asphalt. The building is located across the street from Miller Coors Brewery, and the cost of this project was \$29 million. The minimum project investment was \$35 million and was completed by December 2021. The company will create 400 full time permanent job opportunities during the job creation period of; 200 during year 1, 100 during year 2 and 3. The total estimated dollar amount of payroll attributed to all the new full time permanent employees to be created is \$13,312,000 annually. This company was granted a 65% exemption for eligible real property improvements made to the project site for 7 years beginning in 2021. The Edgewood School District will also see new tax dollars from this project. The large number of employees at the facility will spin-off other economic activity as those workers purchase items from local businesses.

At the Trenton facility the vehicles go through a 150-point inspection, cosmetic and mechanical improvements, complete detailing, then are photographed and listed on-line. The vehicles are staged on the lot, then transported to the potential owner.



Magnode/Shape Corp – Trenton



Magnode/Shape Corp. is located at 5601 Kennel Road in Trenton, Ohio. The company currently has 196 employees at its existing facility. Starting date of this project began on July 1, 2021, with completion approximately one year later. The project will create 171 new full-time positions with a ramp up of; 61 employees during year 1, 46 during year 2, and 64 during year 3, beginning January 1, 2023. The new payroll creation for all the new full time permanent employees will be \$11,633,172. The construction of this new 344,000 sq/ft facility will have a minimum investment of \$64,400,00 with \$35,000,000 on the building alone. This company was granted a 75% tax exemption for eligible real property improvements made to the project site for 8 years beginning in 2022. The company will purchase public water from the City of Trenton and will utilize Butler County public sewer service.

Magnode was founded in 1947 and has annual sales of \$75 million. Magnode operates as a division of Shape Corporation. Shape is a global full-service, tier-one automotive supplier focused on lightweight solutions in metallics, composites, plastics and hybrid solutions. Shape Corp. has centered on Trenton, Ohio to be the center of their aluminum global expertise. As the company begins to market globally, they are expecting growth in the Trenton, Ohio facility.



Queen City Harley Davidson – West Chester Township



Queen City Harley's new building is a 46,975 square foot building structure at 4860 Premier Way, West Chester. The company received a 50% abatement for five years with ZEBBRAS Cage, LLC & Brants Vision, LLC, dba Queen City Harley Davidson. Total new project investment of \$6,100,000. Project began January 2021 and was completed by September 2021. Job creation is 5 full time permanent job opportunities during the job creation ramp up period. Creation of jobs for new full-time employees is \$175,000. The company will receive a 50% tax exemption for eligible real property improvements made to the project site for 5 years. During the exemption period, West Chester will collect about \$60,775 annually in property taxes, and after the grace period expires taxes jump to \$121,550.



Midwest Filtration – West Chester Township

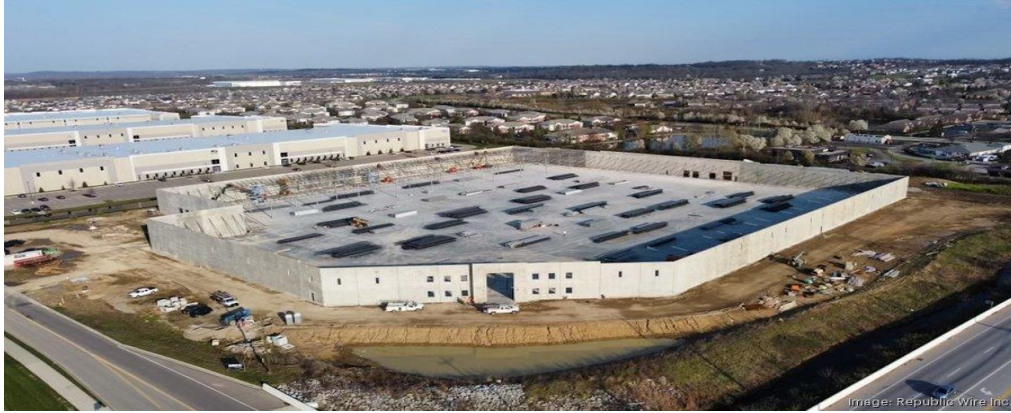


Midwest Filtration located 9775 International Blvd., West Chester Township entered into an Enterprise agreement with Butler County and West Chester Township on their new 48,160 square foot addition. The minimum investment values for the project is \$3,095,000 in new improvements to the existing building beginning in 2022. The company will create 6 new full time permanent job opportunities during the job creation period; 3 during year 1, 2 during year 2, and 1 during year 3. The total estimated annual dollar amount of payroll attributed to all the new full time permanent employee positions is \$249,600. The company will also retain 71 full time permanent employees at the site with \$4,580,000 in annual payroll. The company was granted a 50% tax exemption for eligible real property improvements made to the project site for a 5-year period beginning in 2022.

The Midwest Filtration team draws on more than 50 years of technical and manufacturing expertise to provide cost-effective filtration and media solutions that meet tough filtration requirements.



Republic Wire – West Chester Township



Republic Wire located at 8341 Princeton-Glendale Road, West Chester Township entered into an Enterprise Zone agreement with Butler County and West Chester Township for their \$25 million expansion that is approaching completion. The construction of this new 320,00 square foot facility will have a minimum investment value of \$46 million with \$16 million going into new construction. The project began in July of 2023 and was completed in July 2024. The company will create 40 new full time permanent job opportunities during the job creation period; 20 during year 1, 0 during year 2, and 20 during year 3. The total estimated annual dollar amount of payroll attributed to the new full-time employees is \$2 million. The company will also retain 160 full time permanent jobs with an annual payroll of \$13 million. Butler County and West Chester Township granted the company a 60% tax exemption for eligible real property improvements made to the project site for 7 years beginning in 2024 tax year.

Republic Wire is one of the largest producers of copper wiring in the country.

