



GE jobs go to Butler Co.

By Amber Ellis • aellis@enquirer.com •
August 15, 2008

WEST CHESTER TWP. - GE Aviation made it official Thursday - it's moving more than 1,100 jobs from Springdale to West Chester. "We are excited. We're ecstatic. This is a huge win for West Chester," said township Trustee George Lang. "This is going to be a catalyst. The growth is going to continue. "West Chester is proving to be what I'd call the economic epicenter, an incubator for business, in the Cincinnati-Dayton corridor."

Along with the obvious lure of bringing a big-name employer to town, GE Aviation has a reputation that could help attract other Fortune 500 companies to the township, local leaders say. That, in turn, would boost development of remaining open land near the Union Centre Boulevard exit off Interstate 75. GE expects to start moving its 1,130 employees from Springdale to its new campus in October 2009.

Combined with 270 workers from the current West Chester office, GE Aviation would become the township's second-largest employer, behind the Lakota school district, and one of the 10 largest in all of Butler County. "This is a landmark project for Butler County. GE Aviation is a \$13.2 billion company," said Brian Coughlin, director of Butler County's Economic Development Department. "We hope this will set the table for future corporate and regional headquarters in the county." GE chose West Chester because of the plans for the new campus, plus the financial incentives offered by the township and the county.

Company officials say the new site will help attract more talent. "GE's selection of West Chester is an outstanding example of local, county and state governments working together to help a company in our community be more globally competitive," David Joyce, GE Aviation president and CEO, said in a statement.

The proposed site will occupy more than 403,000 square feet on the old Queen City Sports Complex site, east of Interstate 75 and Union Centre Boulevard. Eventually the development will grow to a four-building office complex totaling more than 800,000 square feet. The extra space leaves room for expansion.

As part of the deal, GE Aviation will get 00 percent property-tax abatement for up to 15 years. This means a loss of \$200,000 per year for West Chester. Township officials say they expect to make up that money with revenue from a new joint economic-development district.

The special tax district, which would involve a partnership with a nearby city, could bring in about \$1 million per year with a 1 percent income tax, according to early estimates. The new tax, less than the 1.5 percent paid by Springdale employees, will help ease the burden for homeowners in a township that relies heavily on property-tax revenue, said West Chester Trustee Catherine Stoker.

Staff writer Mike Boyer contributed. [Source: Cincinnati.com](http://Cincinnati.com)

GE to invest \$55 million in township

Consolidated engineering division would have 1,400 employees.

By Matt Cunningham Staff Writer

Wednesday, August 13, 2008

By the numbers: GE Aviation's move to West Chester Twp. Investment: \$55 million - Number of employees: 1,400 total (1,000 from Cincinnati offices, remainder from West Chester Twp. office) - Average employees' annual salary: \$100,000 - Proposed tax abatement: 100 percent for the duration of the lease (10-15 years), equivalent to about \$200,000 a year in property taxes to West Chester Twp. Potential tax revenue from JEDD: Up to \$1 million per year.

WEST CHESTER TWP. — GE Aviation will move its engineering division to the township as part of a plan to bring 1,000 workers to Butler County, officials said. West Chester Twp. and GE officials announced the plan Tuesday, Aug. 12, to move the jet manufacturer's \$55 million facility to the township. In a waiver application submitted May 22 by Butler County Economic Development Director Brian Coughlin, GE indicated it was seeking a location to consolidate engineers from two facilities in Cincinnati and one in West Chester Twp.

The company selected the site of the former Queen City Sports Complex, 9267 Cincinnati-Dayton Road, for the two-building, 400,000-square-foot facility, which will house 1,400 employees with average annual salaries of \$100,000. To encourage the move, the township offered GE a 100 percent tax abatement — roughly equivalent to \$200,000 a year — for the length of its lease, expected to range from 10 to 15 years, according to officials. However, the abatement will not outlive the length of the lease, officials said.



OPTION 2

SITE PLAN



The agreement also stipulated the creation of a joint economic development district, which township officials said could generate up to \$1 million a year in income tax revenue for the township and a to-be-determined partner municipality. Final details of the abatement, JEDD and reimbursement to the Lakota Local School District are still being finalized. The agreement is scheduled to go before Butler County Commissioners Thursday.

The draft agreement submitted to the state lists the new facility's proposed opening date as Jan. 1, 2010. The 43-acre site also has room for a possible two-building expansion, which would nearly double the facility's size and could be built as early as 2011.

SOURCE: middletownjournal.com



OPTION 2

AERIAL



GE pact puts township in new territory

By Matt Cunningham Staff Writer

Tuesday, August 12, 2008

WEST CHESTER TWP. — Before West Chester Twp. trustees unanimously approved an incentive package likely to bring GE Aviation's engineering division here, township Administrator Judi Boyko said the community is entering new territory.

The township has never before granted a 100 percent tax abatement, she said, explaining that the move occurred only because of the proposed joint economic development district, or JEDD, planned for the GE site on Cincinnati-Dayton Road. "It will reduce the burden on property taxes, hopefully, and will provide a new resource to fund our services," she said.

Boyko said the JEDD would involve finding a partner municipality in Butler, Warren or Hamilton counties to manage taxation of earnings and employee income at the 43-acre site. The taxes could amount to \$1 million a year in revenue, to be split between the township and its partner municipality, she said. Duke Realty Cincinnati Vice President John Berger said the incentive package played a key role in attracting GE.

"For a project of this size and scope there was stiff competition," he said. "For us, this is an important piece for us to be able to put our best foot forward for GE." Though GE manager of facilities Gary Acton said the company's final decision to move would be made after the incentive package moved forward, he said enthusiasm at the company is high.

"I know everyone's worked very hard on this, and we're very excited about this," he said.

Trustee George Lang said the agreement still has several steps to take before it is complete. Along with approval of the by the county and state, it hinges on finding a partner to implement the JEDD.

"We will negotiate just as aggressively with our municipal partners to realize the greatest benefit for our residents," he said.

Contact this reporter at (513) 755-5127 or mcunningham@coxohio.com.

SOURCE:middletownjournal.com

West Chester gets GE office

Aircraft-engine maker to combine 1,400 jobs in \$55M project

By Amber Ellis - aellis@enquirer.com

August 13, 2008

WEST CHESTER TWP. - GE Aviation has chosen West Chester over rivals Springdale, Evendale and Erlanger for its \$55 million consolidation project, bringing 1,100 high-paying engineering jobs - and 1,400 jobs total - to the area.

Township officials said Tuesday that they plan to create a special taxing district that could boost the township's annual revenues by \$1 million.

Trustees said GE will become one of the suburb's largest employers and help ease the township's reliance on residents' tax dollars.

The consolidation will involve 1,130 employees from two existing Springdale operations and 270 from the West Chester office into one campus. Two buildings will occupy more than 403,000 square feet on the old Queen City Sports Complex site, east of Interstate 75 and Union Centre Boulevard.

Eventually, the development will grow to a four-building office complex in more than 800,000 square feet.

Employees at the complex, who will make an average of \$100,000 and have a combined payroll of \$140 million, are expected to dramatically boost township funds when a taxing district is implemented.

Several communities, including Springdale, Evendale and Erlanger, had been courting the project.

But it appears that West Chester offered the sweetest deal. The announcement, made at Tuesday's township trustees meeting, came after the public was given the first glimpse of how the township secured the agreement with GE, which produces jet engines.

GE will receive a 100 percent property tax abatement for up to 15 years - or until the land lease ends with developer Duke Realty. The abatement will save the company about \$200,000 a year, the township estimates.

In return, the township will establish a joint economic development district that will impose a 1 percent income tax on employees.

Source: cincinnati.com

GE chooses Butler County

West Chester Twp. site picked for consolidation of some operations.

By Dave Greber Staff Writer

Friday, August 15, 2008

WEST CHESTER TWP. — A loss for two Ohio cities has become this community's gain.

GE Aviation announced Thursday, Aug. 14, that it chose West Chester to house a portion of its \$13.2 billion operation over competing cities Evandale and Springdale.

Earlier Thursday, county commissioners gave their approval on a 100 percent, 15-year property tax abatement for the company, the same deal offered by the Hamilton County cities. "It's mixed emotions," said West Chester Twp. Administrator Judy Boyko about the announcement. "I'm extremely excited for West Chester to have GE as one of the anchors of our community, but of course I empathize with Springdale. "At least GE is staying in the region, and that's paramount to maintain the success of the Greater Cincinnati economy," she added.

GE spokesman Rick Kennedy said the company chose West Chester Twp. because it offered a location for a new facility, room to expand, interstate access, among other reasons. The company has selected the site of the former Queen City Sports Complex, 9267 Cincinnati-Dayton Road, for a two-building, 400,000-square-foot facility, which is expected to house 1,400 employees with average annual salaries of \$100,000.

GE Aviation will now consolidate three of its facilities, two of which are in Springdale and the other in West Chester. The total investment is approximately \$55 million, including \$40 million on two "mid-rise office buildings," according to plans submitted to the county Thursday. Construction is expected to be complete late next year.

The tax abatement — roughly equivalent to \$200,000 a year — will run for the length of its lease, expected to be 10, according to a company news release. The company could bring \$140 million a year in payroll to the area, said Brian Coughlin, the county's economic development director.

GE expects to begin moving employees in October, and continue through early 2010, the news release stated.

Contact this reporter at (513) 820-2112 or dgreber@coxohio.com.

Source: middletownjournal.com

GE chooses West Chester

By Dave Greber Staff Writer
Thursday, August 14, 2008

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But West Chester has added amenities, according to GE spokesman Rick Kennedy: A new facility, room to expand, interstate access, among other reasons. The company has selected the site of the former Queen City Sports Complex, 9267 Cincinnati-Dayton Road, for a two-building, 400,000-square-foot facility, which is expected to house 1,400 employees with average annual salaries of \$100,000.

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Another important part of the deal is the creation of a joint economic development district, a partnership with nearby communities that allows townships to generate income tax. The partnership joins townships with municipalities, who collect the income tax. Commissioner Gregory Jolivet said he hopes West Chester Twp. officials "would give added weight to communities in Butler County" when they make their decision on a partner. West Chester could go with another city outside the county to administer the JEDD.

"We're eager to work with a community in Butler County, but in order to maximize the benefit for residents of West Chester, we're going to look at all possible partners," Boyko said. West Chester officials said a decision about the JEDD isn't expected until later this month.

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Source: journal-news.com