

Marc Bell, PE, Lead Electrical Distribution Planning Engineer, DEK

The State of NKY

2021 South Area Meeting, 08/12/2021

Updates in **RED**

PM comments in **BLUE**

Growth: Northern KY continues to experience tremendous growth. New Service Electrical Demand growth is all time high. NKY fastest growing legacy Duke Energy area.

C&I: (Please treat as confidential unless otherwise directed)

- **AMAZON CVG-** \$1.5B, 2700 jobs, 2,900,000 sq-ft bldg. One of the largest building by volume in the world. In-Service 2021 **In Service!!**
- **CVG:** (Hebron) Continues growth in cargo and is recovering from the massive reduction in passenger travel from the Covid19 nationwide shutdown.
- **CVG CONRAC Bldg:** (Hebron) \$150M Rental car facility to replace old terminal 1. *To be completed 2021 In Progress*
- **Turfway Park Apartment:** 320 unit apartment project on Houston Rd.
- **Dollar General** \$65M 630,000 sq-ft facility in Walton
- **Fidelity campus** in Covington/Taylor Mill adding 600 jobs.
- **Zeiss medical device** \$20M expansion in Hebron
- **New Riff Distilling** \$2M expansion in Newport
- **DHL** adding 1,100 jobs and recently expanded adding 2.6 MVA of loading
- **Diversey Holdings Ltd** \$86M investment and new facility in Elsmere develops hygiene and cleaning solutions.
- **Standard Textile** \$40M 585,800 sq-ft distribution Center in Hebron.
- **AERO Pkwy Al Neyer:** \$65M 1M sq-ft dist & 240 apartments Dist Bldg complete **Apartment has begun.**
- **OVATION Music Venue** (Newport) **Nearly complete at last check**
- **OVATION** (Newport): **\$1B 25 ac** Multi-use development. 900 units for residential, hotel, office, restaurants. \$45M hotel & 100,000 sq-ft office building in design for west of music venue
- **Reserves at Meadowood** (Crescent Spring) \$38M dev. 76 homes \$400k+ IP
- **NKU** (Highland Hts) \$112M mixed use develop area at 27 and Nunn. \$113M development, 30,000 sq-ft of retail and restaurant, 225,000 sq-ft of residential, and the above mentioned \$30M St E medical bldg., at US 27 & Nunn drive- IP
- **Hotels** several in planning stages. Hilton Garden, Meijer Dr, Holiday Inn Express 765 Petersburg in Hebron
- **Marydale,** (Erlanger): 270 acres between Turfway and Donaldson. **IP of being annexed by City of Florence for Mixed Use**
- **Richwood/Mt Zion-** (Richwood/Florence) \$68M federal grant for expanded & redeveloped interchanges **IP**
- **Park South Expansion-** new developer Greenfield Develop. 3M sq-ft in 6 buildings **IP**
- **Logistics Park 75** (Walton) 272 ac. 3.5M sq-ft First bldg. at \$43M and 900,000 sq-ft **IP**
- **Sanctuary Village 85 Acre** (Villa Hills): 216 homes, 35 master townhomes, 28 cottages, 15,000 sq-ft commercial/office etc. **In progress**
- **Mainstasse Mixed Use** (Covington) Former John R Green location. \$38M mixed use: 175 apartments, 10,000 sq-ft retail, 92 parking. *Partial completion IP*
- **MANHATTAN HARBOR GATEWAY FLATS+** (Dayton KY) mixed use develop. along the Ohio River adding \$20M 4-story 76 apartment bldgs. 12 transitional housing bldgs. *Under Construction*
- **TURFWAY PARK** purchased by Churchill downs. \$100M redevelopment begin June 2020. Additional 2 MVA expected. **IP, old grandstands removed.**
- **GROVE AT PARK RD,** Fischer Homes 42-unit \$9M Fort Wright condo project
- **PEGASUS DEVELOPMENT** 5.5 ac Newport riverfront mixed use devel west of I-471 (proposed)
- **2960 Riverview, Hebron-** 300,000 sq-ft with 2 future and 1 signed tenant with 400 kW demand. Expected spring 2021
- **Lakeland Commercial Park-** 79 Acre park. 31 acres for 330,000 sq-ft sect warehouse.
- **Redwood Living Sub-** Burlington, 125 residential units. Const begins late 2020 **IP**
- **Signode Corp, Florence-** adding 6 MVA in 2020 and 8 MVA in 2025 **Completed**

Projects:

- **Oakbrook 42 Ln Ext-** short line extension to relieve loading using new Aero feeders. **Emergent. Project Should be completed 3 quarter**
- **Aero to CVG South Line Ext**, 2021, ext Aero feeder UG on Wendell Ford Blvd **Design IP**
- **Aero to Florence 47 Bosch line ext**, 2021, ext Aero to Renegade Way UG **Design IP**
- **Cold Spring TB 1 & TB 9- 2021**, upgrade substation relays and related **TB9 2022, TB 1 being pushed**
- **Covington 44 ext to Aug 42, 2021-** very short reconductor to complete fdr
- **Aero to Florence 47 line ext**, 2020, tie feeders in UG on Ted Buschelman Dr. **In design**
- **Donaldson 43 CVG South move to UG**, 2023 moves old line in middle of CVG to UG **COMPLETED**
- **Thomas More Ln ext**, 2021, SOG feeder tie to Hands 44 & Villa 43 **in Design, Late 2021**
- **Taylor Mill Substation Site-** **New site was purchased next to Decoursey Sub. Const set for 2023-2024**
- **Taylor Mill BK 1**, 2021 Property Purchased! **2024**
- **Constance 41/43 to UG-** Complete Main service to CVG completely UG HW crossing removal to begin soon. **Late 2021**
- **Mt Zion BK 2**, 2020 TB 2 installed. Station Complete. **Line work to be completed next week.**
- **Dixie 45 & 46 2020** **Completed and 2 customers have already snapped up the power capacity**
- **Dry Ridge BK 2 2021** Add 2nd transformer for reliability. **In construction**
- **Longbranch BK 2**, 2021 Designed and beginning construction. **In Service, line extension work to begin in Sept**
- **Aero (Amazon) Substation** **Completed 138 kV line held up in condemnation**
 - **Woodspoint-** a new transmission station in Florence to serve 138 kV to Aero
 - **Oakbrook-** adding 138/69 transformer and line to Aero for trans. Support Complete
- **Wilder 42 Ln Ext:** Delayed. Moves 3800 ft to rd fr ROW on Chesapeake to Taylor 2022
- **Litton Sub Purch Prop 2020** **Completed. We have the property but cost is in courts this quarter.**
- **Litton Substation: 2024**
- **Constance 43 Ln Ext 2020:** Extend on Donaldson Rd to Hebron 45 **Completed**
- **Hebron 45 Reco-** move line in ROW to Loomis Rd and reconductor. **In progress**
- **Hebron 41 Ln Ext:** Delayed, for use with Litton Substation
- **Petersburg BK 1 2025:** Property purchased. Development
- **Petersburg Rd Reconductor, Hebron 42 5 mile reconductor for use with Petersburg Sub. 2022-2023**
- **Richwood BK 4 2023:** In Design
- **Limaburg 43 Ln Ext:** 2021 Line ext at CVG CONRAC to Hebron 45 for tie. **Completed**
- **Villa 43 Ln Ext:** 2021 Line ext at St Eliz Edgwood for Thomas More 41 tie. **in design. 2021**
- **Crittenden 41 Gardnerville Rd ph:** adding additional phase 2021 **IP**
- **Wilder 43 Ln Ext to Ovation:** **2022 Waiting on City of Newport**
- **White Tower BK 2 2023** Replace 10.5 with 22.4.
- **White Tower TB 1 rebuild low side, 2024**
- **Turfway Substation Construct:** Unknown
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Many other projects in development.

Program work, ongoing. SOG teams are ramping up for automated restoration.

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/21/tapestry-turfway-park-starts-construction.html>

320-unit apartment project starts construction next to Turfway Park

Jul 21, 2021, 9:43am EDT



ARLINGTON PROPERTIES

Tapestry Turfway Park will add 320 apartments next to Turfway Park in Florence.

An out-of-town developer that is already active in the Northern Kentucky market has started construction on its third project in the region.

Birmingham, Alabama-based [Arlington Properties](#) Inc. started construction in July on Tapestry [Turfway Park](#), an apartment community on more than 20 acres in Florence just east of the Turfway Park horse racing track. [William Morris](#), vice president of development for Arlington Properties, said his company was attracted to the Florence location because of population growth, existing services and amenities and job growth.

“The city of Florence has always been on our radar for development,” Morris told me in an email.

Tapestry Turfway Park, located at 4787 Houston Road, will provide “the missing residential link to the Houston Donaldson entertainment district,” Morris said. It is expected to be a unique apartment community that provides a suburban amenitized setting in the middle of a high-growth area. Morris declined to provide the total investment for Tapestry Turfway Park.

“The amenities inside and outside of the buildings, the high-end apartment finishes, and the connectivity to the surrounding amenities are unmatched in the Florence area,” Morris said.

Arlington Properties is serving as the developer and Arlington Construction Services is the contractor on the project. Forum Architecture is the architect, with Viox & Viox serving as the civil engineer. Heritage Bank is providing financing on the development.

Of the 320 apartments, about 28% will be one-bedroom units, 58% will be two-bedroom units and 14% will be three-bedroom. The average apartment will be more than 1,000 square feet. Monthly rent for Tapestry Turfway Park is expected to range from \$1,000 to \$1,750.

Tapestry Turfway Park’s amenities will include 18 garages, a sports pub and billiards room, package concierge, a fitness studio, yoga and spin room, an expansive pool deck, outdoor cabanas and fire pit, a large lawn, and a “WeWork” workspace. There will be a total of 587 parking spaces in the development.

In the apartments, residents will find contemporary open floor plans and upgraded appliances.

Tapestry Turfway Park is Arlington Properties' largest development in Northern Kentucky to date. The real estate development, construction and property management company completed [the 263-unit Tapestry on the River in Dayton](#) at the end of 2019. In November 2020, Arlington Properties started construction on Tapestry Ridge in Covington, [a 267-unit luxury apartment community](#) on Northern Kentucky University's former Covington campus. The first units at Tapestry Ridge are expected to be delivered in the first quarter of 2022.

Arlington Properties started its Midwest expansion in 2018 with the development of Tapestry on the River and Tapestry Park Polaris in Columbus.

The first residents of Tapestry Turfway Park are expected to move in next summer.

Tom Demeropolis

Senior Staff Reporter

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/21/dollar-general-walton-opening.html>

Retail giant opens \$65 million NKY facility

Jul 21, 2021, 9:32am EDT



DOLLAR GENERAL NEWSROOM

Dollar General hosted a ribbon cutting ceremony for its massive Walton distribution center Tuesday.

Dollar General hosted a grand opening ceremony for its massive Walton distribution center Tuesday.

The Tennessee-based retail giant [first confirmed plans for the 630,000-square-foot facility](#), located at 12709 Dixie Highway, in August. It represents a \$65 million investment and will bring 300 jobs to Northern Kentucky, according to officials.

The ceremony was attended by Gov. [Andy Beshear](#) and other elected officials.

"Seeing Dollar General's distribution operation rapidly go from concept to functioning facility is a testament to both the company and the support businesses receive here in Northern Kentucky," Boone County Judge/Executive [Gary Moore](#) said in a statement.

A year ago, the Kentucky Economic Development Finance Authority (KEDFA) approved for a 10-year incentive for the company, valued at \$750,000, state documents show. And in July, the city of Walton approved its own 10-year incentive, valued at \$250,000.

Dollar General has a long history with the state of Kentucky, having originally been headquartered in Scottsville before moving to the Nashville area in 1989.

Dollar General's presence in the Bluegrass State now includes two distribution centers, nearly 640 stores and a growing private fleet in Walton that collectively employ 6,000 Kentuckians. The company is also in the final construction phases on a 160,000-square-foot DG Fresh facility in Bowling Green.

Meg Garner

Digital Editor

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/21/fidelity-jobs-announcement.html>

Fidelity announces 600-job hiring spree in Northern Kentucky

Jul 21, 2021, 10:39am EDT Updated: Jul 21, 2021, 12:35pm EDT



CHRIS WETTERICH/COURIER

Kentucky Gov. Andy Beshear speaks to an audience at Fidelity's Covington campus about 600 new jobs the company is adding on Wednesday, July 21, 2021.

Fidelity will hire 600 people at its 250-acre Covington campus in a variety of positions, the company and Gov. [Andy Beshear](#) announced Wednesday.

The jobs will include licensed and unlicensed financial advisors as well as technology and management positions, the company said. The company will offer training to new hires, said [Kevin Canafax](#), vice president of regional public affairs at Fidelity. There's an opportunity to advance in the company and move among roles, he added.

"Fidelity is very very supportive. Within six months, we provide all the training for you to get your license and then you're set to go," Canafax said.

The announcement is the largest single jobs announcement in the commonwealth since the coronavirus pandemic began, Beshear said.

"It should give us a shot of hope just like these vaccines do," Beshear said. "These are great new jobs. We're talking about security for 600 families."

There are no state incentives associated with the jobs announcement, Canafax said. The company declined to disclose the average wage of the jobs.

Since 2020, Fidelity has hired 730 at its Covington campus. The company announced a 450-job hiring spree in April; it's unclear how many of those jobs have been filled. Officials said Wednesday their latest announcement does not include any hiring done in the first quarter.

Fidelity has about 5,000 employees at its Covington campus. It is Greater Cincinnati's 15th-largest employer, according to *Business Courier* research.

This story will be updated.

Chris Wetterich

Staff reporter and columnist

Cincinnati Business Courier

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Senior Staff Reporter

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/29/cincinnati-bell-expanding-fiber-network-nky.html>

Cincinnati Bell planning \$181M project in NKY

Jul 29, 2021, 2:36pm EDT

Cincinnati Bell is expanding its fiber network in three Northern Kentucky counties, an \$181 million investment that will bring high-speed broadband Internet access to tens of thousands of residents and businesses, the company said Thursday.

Cincinnati Bell (NYSE: CBB) said partnerships with Campbell County, Kenton County and Boone County will allow it to provide all 207,000 consumer and business addresses in those communities with fiber-based gigabit internet — a move county officials are hailing as transformative and historic.

The fiber build will take about 24-36 months to complete. Once finished, Cincinnati Bell will be able to serve an additional 95,000 addresses in Campbell, Kenton and Boone counties. Cincinnati Bell currently offers fiber-based gigabit Internet to 112,000 addresses in the area.

Internet access, Cincinnati Bell said, is an essential public service, a need accentuated by the Covid-19 pandemic as more people work from home, or partake in virtual learning and/or telemedicine services.

“Access to education, health care and employment opportunities are the great equalizers in our society, and high-speed internet is absolutely essential to level the playing field in Northern Kentucky,” Tom Simpson, Cincinnati Bell's chief operating officer, said in a release. “We are imagining the possibilities of fiber.”

Cincinnati Bell signed respective agreements with Campbell and Kenton County in July, following an inked agreement with Boone County earlier this year:

- Under its agreement with Campbell County, approved July 21, Cincinnati Bell will expand its fiber network and offer fiber-based gigabit Internet to 17,600 addresses currently unserved or underserved. Campbell County is committing up to \$4.5 million to the project.
- Under its agreement with Kenton County, approved July 27, Cincinnati Bell will expand its fiber network and offer fiber-based gigabit Internet to 37,000 addresses currently unserved or underserved. Kenton County is committing up to \$10.8 million to the project.

[Bell, back in March, announced a partnership with Boone County](#) to expand access to more than 40,000 currently unserved and underserved business and consumer addresses. The Boone County Fiscal Court is committing up to \$13.6 million to the project.

In addition to expanding its fiber network, Cincinnati Bell's UniCity organization is also investing \$1.1 million to support Smart City initiatives in each county. A core component of Smart City includes access to high-speed public Wi-Fi.

"One of Kenton County's top priorities is to deliver access to high-speed broadband internet to all of our families. That goal is now becoming a reality," Kenton County Judge/Executive Kris Knochelmann said in a release. "It's an exciting development and as historic as any initiative ever undertaken here in our community."

"This transformative initiative will improve the daily lives of our residents and businesses for years to come," Campbell County Judge/Executive Steve Penderly added.

Cincinnati Bell has invested more than \$1 billion into its fiber network to date, which currently serves approximately 500,000 addresses in Greater Cincinnati.

In 2014, the company became the first internet service provider in the region to offer 1G Internet. [Earlier this year, it announced a pilot program to deliver 2G internet to select consumer addresses](#), among the first in the nation to offer 2G service.

Cincinnati Bell is the region's 11th-largest public company, per *Courier* research, with \$1.56 billion in revenue in 2020.

Liz Engel

Staff reporter

Cincinnati Business Courier

The referenced rooftop solar is actually a regulated Duke Energy asset.

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/08/11/amazon-officially-opens-air-services-hub-at-cvg.html>

Amazon officially opens \$1.5 billion air services hub at CVG

Aug 11, 2021, 9:59am EDT



PROVIDED BY AMAZON

Amazon's new air services hub at Cincinnati/Northern Kentucky International Airport.

Amazon.com Inc. opened its air services hub at Cincinnati/Northern Kentucky International Airport Wednesday for operations after four years of planning and construction.

The \$1.5 billion project will eventually create 2,000 jobs, load planning, management of package sortation, and robotics technology. Hundreds of people are working at the site today, according to an Amazon spokesman.

"Wonderful communities and diverse teams like this are the heart and soul of our operations," said [Sarah Rhoads](#), vice president of Amazon Global Air, in a release. "We're excited to get rolling in Northern Kentucky, and we're thrilled to employ thousands of fantastic people from the area in this next-generation, highly sophisticated facility that will connect our air cargo network for years to come."

All full-time employees will be paid up to \$19.50 per hour and have access to medical, vision, dental and a 401(k) retirement plan on the first day of work.

The facility is about 800,000 square feet and has seven buildings over **882 acres**, with a multi-story parking garage and space for aircraft parking.

The facility has a variety of robotics technology that moves and sorts packages, including units that drive packages across the building and miles of interlinked conveyors.

Amazon plans to install a solar rooftop over the next year, which will feed directly into the electrical grid.

Gov. [Andy Beshear](#) touted the additional jobs that will come to the region because of Amazon, including manufacturers, technology companies and manufacturers.

The hub "will make Kentucky the undisputed national leader in air cargo," Beshear said. "In addition to creating thousands of direct and indirect jobs, this hub puts Kentucky at the center of Amazon's U.S. distribution network."

The CVG hub is one piece of Amazon's global air network. It has expanded to 40 locations and launched a European air hub in 2020 in Germany.

Amazon says it has created more than 18,000 jobs in Kentucky since 2010 and invested more than \$20 billion across the state, both in infrastructure and compensation for local employees. It estimates that it has led to 49,000 other indirect jobs. In Ohio, it has invested \$12 billion since 2010, creating 41,000 jobs.

Chris Wetterich

Staff reporter and columnist

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/14/zeiss-vision-care-20m-expansion-hebron.html>

‘Part Star Trek, part Apple store’: German firm debuts \$20M expansion in Hebron: PHOTOS

Jul 14, 2021, 9:18am EDT Updated: Jul 14, 2021, 10:00am EDT



AMY ELISABETH SPASOFF FOR ACBJ

Zeiss has replicated its vision center concept at its Hebron location, part of a more than \$20 million expansion. The Germany-based company has more than 200 vision center locations around the world, but currently, none in the U.S.

A medical device manufacturer with a 20-year history in Northern Kentucky is debuting a multiyear, \$20 million-plus expansion at its facility in Hebron.

Zeiss, a 175-year-old Germany-based company and manufacturer of eyeglass lenses, coatings and more, said the project will allow it to double production on site. With its completion and grand opening Wednesday, Zeiss will also tap the Hebron facility, located on Worldwide Boulevard, just north of Cincinnati/Northern Kentucky International Airport, as its new U.S. headquarters for vision care, formally based in San Diego.

The Courier got a sneak peek of the new HQ ahead of its official grand opening Wednesday. Click in the gallery above for a look inside.

The project modernizes and expands the 150,000-square-foot facility, utilizing some of its former warehouse space, Andrew Hyncik, vice president of marketing, told me. Highlights include a completely revamped 75,000-square-foot lens manufacturing laboratory and separate showroom, or customer experience center. It's a combo, he said, that won't be found anywhere else.

"It's unique to the world," Hyncik said.

A large part of the \$20 million investment was dedicated to the lab, now largely automated and completely paperless. The production lines allow for "mass customization," the company said, meaning each eyeglass

lens is manufactured for one individual. The expansion will allow for increased capacity, with double the production space and the ability to add more equipment.

“It’s the most advanced lens manufacturing lab in the world,” Hyncik said

The Hebron facility will ship to clients mostly on the east coast, Hyncik said. Given its location and proximity to CVG, Zeiss can reach about 60% of the U.S. population within a one-day drive.

The showroom/customer experience center, meanwhile, is “part Star Trek and part Apple store,” he said. The design includes modern, clean white lines, with natural greenery and Kentucky walnut used throughout the space to add warm.

Off the entry, Zeiss has replicated a typical Zeiss vision center. There are more than 200 Zeiss vision centers in the world – each is operated independently – but there are none in the U.S. Hyncik said the goal is to grow the concept rapidly nationwide. A Zeiss vision center includes several high-tech, digital-forward patient experiences.

“What we’ve learned, over the course of 200 stores, is the importance of creating that ‘wow’ factor,” Hyncik said. “Imagine your first reaction when you went into an Apple store, or if you shopped for a Tesla. That’s what we wanted to create, to show people what can be done, to give opticians a way to compete with online rivals, with big-box retail and to differentiate themselves.”

The showroom/customer experience center also includes a conference center and mini museum, dedicated to various artifacts highlighting the company’s past. It’s Zeiss’s third such museum, Hyncik said, and includes nods to the company’s other focus areas. The Zeiss Group also develops movie and camera lenses, microscopes, binoculars, planetarium technology and semiconductor manufacturing equipment. The museum includes a replica of [Neil Armstrong](#), who captured the first moon landing using a Zeiss lens.

“It’s about connecting all the dots,” Hyncik said.

Hyncik said the project took roughly 18 months to complete. Pepper Construction served as the contractor. ATA Beilharz Architects of Cincinnati served as the architect of record.

Zeiss is looking to grow its employment to 450 at the site, up from about 100 employees four years ago. The company is currently looking to fill more than 75 positions, including lab techs, customer service agents and warehouse clerks.

Liz Engel

Staff reporter

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/14/new-riff-distilling-breaks-ground-on-2m-expansion.html>

New Riff Distilling breaks ground on \$2M expansion

Jul 14, 2021, 6:27am EDT



CORRIE SCHAFFELD | COURIER

New Riff Distilling, at 24 Distillery Way in Newport, on July 13 announced it had broken ground on a \$2 million expansion that will allow it to increase production by 50%.

The Cincinnati region's largest craft distillery just broke ground on an expansion that will allow it to beef up its capacity in anticipation of the continued bourbon boom.

New Riff Distilling, at 24 Distillery Way in Newport, on July 13 announced it had broken ground on the \$2 million expansion that will allow it to increase production by 50%.

The construction of the 800-square-foot expansion will facilitate the installation of three additional fermenters, allowing distilling to occur 24 hours a day, four days a week, boosting capacity from 8,000 barrels per year to 12,000 barrels.

Schumacher Dugan is serving as general contractor on the expansion, with Angela Sansalone of Platte Design as architect and THP Limited providing engineering services.

The expansion will allow New Riff to produce older whiskies and keep up with booming demand for bourbon. New Riff is currently distributed to 16 states, but seeks to expand its footprint domestically and internationally.

The bourbon industry requires patient people. To be labeled "Kentucky Straight Bourbon Whiskey," the liquid must be made from at least 51% corn mash and aged in new charred oak barrels that had not been used for anything else – unlike other whiskies, which are often aged in old wine, or even bourbon, barrels – and aged for a minimum of two years, at least one of those in the Bluegrass State.

But two years is the minimum. "Bottled in Bond," a growing movement in bourbon and the bare minimum standard to which New Riff distills its bourbon, requires at least four years in a federally bonded warehouse and must be produced in one distillation season – which lasts six months, beginning either in January or July – and bottled at 100 proof, or 50% alcohol by volume.

Because it must spend so much time in the barrel, distillers need to forecast demand sometimes five or 10 years in advance. New Riff currently is at capacity, and owner Ken Lewis said previously that [he wants to expand to big bourbon states like Texas, California and Florida.](#)

Andy Brownfield

Staff Reporter

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/07/12/dhl-adding-to-cvg-workforce.html>

Rapidly growing DHL set to increase its CVG workforce by 25%

Jul 12, 2021, 2:39pm EDT



COURTESY DHL

In this file photo, a DHL Express Boeing 777 freighter takes off from CVG.

DHL Express is **adding 1,100 jobs** to its North American superhub at Cincinnati/Northern Kentucky International Airport, increasing its workforce by one-quarter as it makes \$360 million in capital investments throughout its Americas region.

The jobs include sort package handlers and ramp/tug agents. The jobs will be filled between now and the end of the year, according to DHL spokesman Robert Mintz. Starting pay for hub operations agents can be up to \$21 per hour.

DHL also plans some new capital investment at CVG, but has not yet released a dollar value of those improvements. The international shipping giant plans to improve its office areas, increase parking, additional heating, ventilation and cooling systems to make work environments more comfortable, enhancements to informational technology and material handling equipment infrastructure and refurbishment of ground support, pilot and customs offices.

DHL has experienced rapid growth at CVG during the pandemic. It announced the hiring of 250 employees back in May because of the demand for shipped goods across the world. Each night, about 300,000 packages are processed.

“Coming off of record growth at CVG in 2020, we’re seeing similar trends in 2021 as the dramatic rise in international e-commerce continues drive increased shipment volumes,” said Colin Beynon, vice president of human resources for DHL Network Operations and Aviation. “We need to ensure we have the resources in place to meet our customers’ growing demands. We welcome applicants to look at the positions that are available at all levels – from sort worker and maintenance roles to leadership opportunities. We also offer unique employee benefits and extensive training and development programs that encourage employee growth and position them for a successful DHL career.”

DHL Express is one of two major cargo tenants at CVG, with the other being Amazon.com Inc. Locally, the company employs 4,400 people.

DHL is the No. 1 package carrier in the world. It returned to CVG in 2009 from Wilmington and has done three expansions since, opening its North American super-hub in 2013, one of only three globally.

When people in the U.S. ship, they’re more likely to use UPS and Federal Express. But DHL is No. 1 in the rest of the world. To attain that ranking, it needs a robust presence here. By using CVG, DHL can meet optimal flight time targets to North America, Asia, Africa, Europe and the Middle East.

DHL's benefits for CVG workers include tuition reimbursement, paid vacation and holidays, two raises per year, health care and flexible work schedules. Applicants must be able to list 50 pounds on a consistent basis and 70 pounds at times.

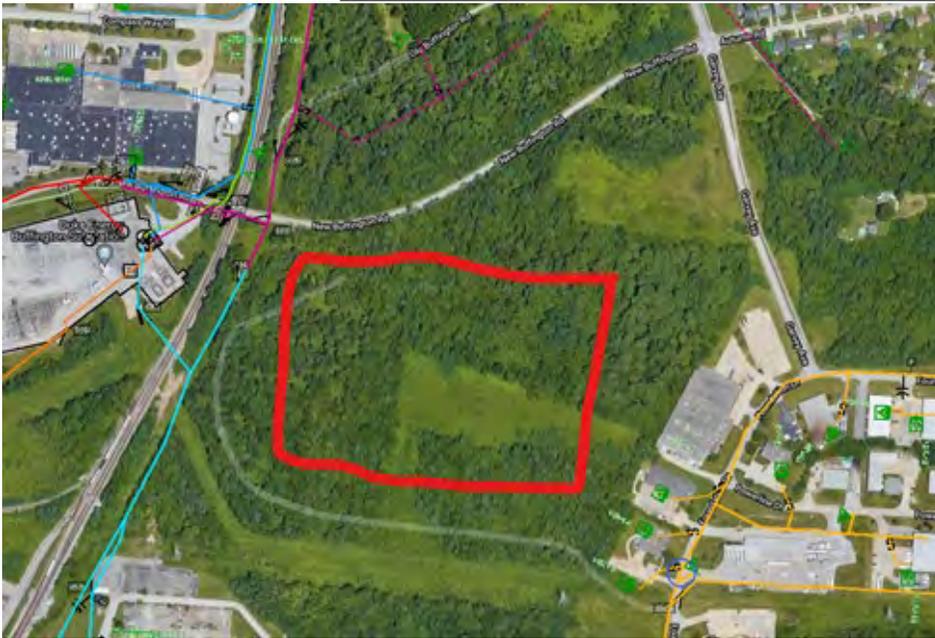
Chris Wetterich

Staff reporter and columnist

Cincinnati Business Courier

Manufacturer plans \$86 million investment, 150 jobs in NKY





By [Tom Demeropolis](#)

– Senior Staff Reporter, Cincinnati Business Courier

Jun 25, 2021

A South Carolina-based provider of cleaning and hygiene products is evaluating plans to open a massive facility in Northern Kentucky, creating 150 jobs.

Diversey Holdings Ltd., a Fort Mill, S.C. company that develops and provides hygiene, infection prevention and cleaning solutions, is looking to open a facility in Elsmere to produce its products. The Kentucky Economic Development Finance Authority (KEDFA) preliminarily approved \$2.8 million in incentives to help bring Diversey to the region.

In a statement provided to the *Business Courier*, Diversey said it feels Kenton County is “an excellent location” for its new production facility.

“This facility will help us better serve our institutional customers, strengthen our business and market position, and better manage our inventory and supply chain,” the company said in a provided statement. “The project is in the early stages, but we look forward to sharing additional details and progress in the months ahead.”

According to KEDFA documents, Diversey would lease a building in Elsmere for its facility. The total investment for the proposed project is more than \$86.1 million.

KEDFA on June 24 gave preliminary approval to a 10-year incentive agreement with Diversey under the Kentucky Business Investment program. The performance-based agreement can provide up to \$2.5 million in tax incentives based on the company’s investment of \$86.1 million and annual targets of creating and maintaining 150 full-time jobs across 10 years and paying an average hourly wage, including benefits, of \$24.75.

In addition, KEDFA approved Diversey for up to \$300,000 in tax incentives through the Kentucky Enterprise Initiative Act. This allows approved companies to recoup Kentucky sales and use tax on construction costs, building fixtures, equipment used in research and development, and electronic processing.

[Marty Lenhof](#), mayor of Elsmere, said Diversey is interested in locating in Core5's C5 75/71 Northern KY Logistics Center, [a 772,000-square-foot state-of-the-art logistics facility at 7900 Foundation Drive](#) that was being built speculatively.

"We welcome the jobs and investment the company plans to make here," Lenhof said.

[Kris Knochelmann](#), Kenton County judge/executive, said Diversey is globally known for its product, services and innovation.

"Their decision to bring a new manufacturing facility and logistics hub to Northern Kentucky showcases our region's advantages in the global supply chain," Knochelmann said.

Diversey plans to invest more than \$43.3 million on rent, \$12 million on building/improvements, \$30 million on equipment and \$800,000 on other start-up costs.

Diversey's cleaning solutions include patented chemicals, dosing and dispensing equipment, cleaning machines, services and digital analysis. The company serves more than 85,000 customers in over 80 countries and it employs about 8,500 globally.

Diversey recently became one of the largest public companies in the Charlotte area, according to *Business Courier* sister publication *Charlotte Business Journal*. The company ranked as that region's 18th-largest public company with 2020 revenue of more than \$2.6 billion.



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St E \$25M expansion of Heart & Vascular:

<https://www.bizjournals.com/cincinnati/news/2021/06/04/st-elizabeth-heart-vascular-expansion.html>

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2020/02/03/one-of-cincinnati-s-largest-private-companies-to.html>

One of Cincinnati's largest private companies to build massive distribution center in NKY

Feb 3, 2020, 2:48pm EST



COURTESY AL NEYER

A rendering of a nearly 585,800-square-foot distribution center Al Neyer will build for Standard Textile, which has a long-term lease for the majority of the building.

One of the largest private companies in Greater Cincinnati plans to build a massive distribution center in Northern Kentucky.

Standard Textile Co. Inc. has entered into an agreement with [Al Neyer](#) to begin construction of a nearly 585,800-square-foot distribution center at the corner of Riverview Drive and Petersburg Road in Hebron. Standard Textile has signed a long-term lease for 438,638 square feet of the new building with the remaining 147,154 square feet available for lease. The total investment for the new facility is just under \$40 million.

The distribution center will serve Standard Textile's institutional customers located in the Midwest and Northeast regions as well as service its growing online retail business in North America. An outlet store also is included in the design and will be open to the public.

[Gary Heiman](#), president and CEO of Standard Textile, said the new distribution center supports the company's long-term growth.

"We expect this new facility will enhance our supply chain efficiencies and provide convenient access to our new outlet store," Heiman said in a news release.

Currently, Standard Textile operates out of a portion of a 453,320-square-foot distribution center at 2250 Progress Drive in Hebron. It has been in that building since 2000. The company plans to move all operations, which includes 47 employees, to the new facility.

[Judy Sroufe](#), vice president of brand marketing and communications with Standard Textile, said the new space will handle the company's growth on both the business-to-business side and the direct-to-consumer side. The new building will have a more efficient layout and the ceilings will be 36 feet high, versus 32 feet in the current building.

Standard Textile has been piloting an outlet store at its current location and has experienced increasing demand for its premium bedding, bath and home textile products. The new building is being designed with the outlet store space in mind as this requires a different design than distribution center space.

[Ryan Reardon](#), vice president of real estate development with Al Neyer, said the commercial real estate developer and design-builder is "excited to deliver another first-class industrial building to help meet the strong demand in the airport submarket."

Reading-based Standard Textile, founded in 1940, makes and distributes textiles for the health care, hospitality, interiors and consumer markets. The company has more than 80 patents and locations in 12 countries. It ranked as the 13th-largest private company in the region with 2018 revenue of nearly \$907 million, according to *Business Courier* research.

Construction of the new distribution center is expected to begin in February 2020, with the facility expected to be operational by February 2021.

Tom Demeropolis

Senior Staff Reporter

Cincinnati Business Courier

I added the Duke map next to the one in the article as half of the territory is in DEK.

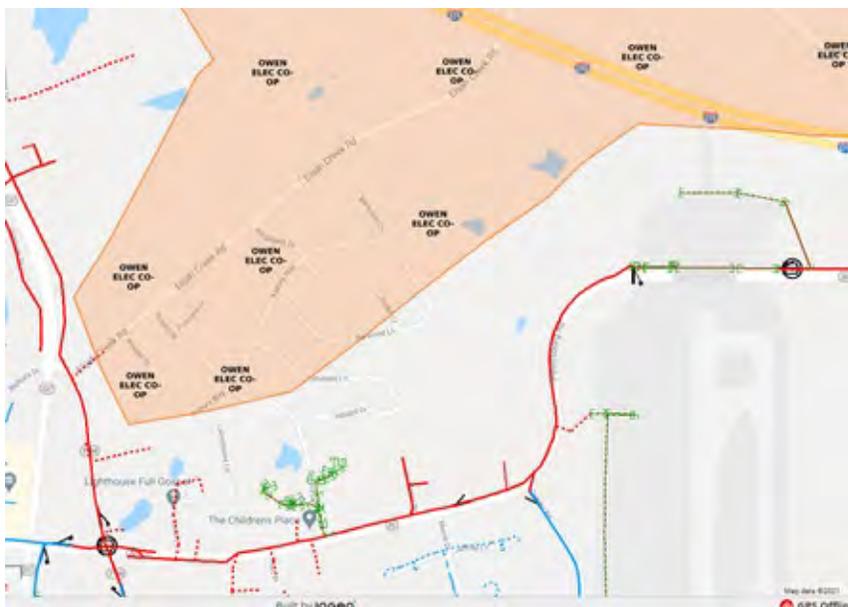
Marc

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2020/10/28/al-neyer-to-build-65-million-spec-industrial.html>

Al Neyer to build \$65 million spec industrial development near CVG

Oct 28, 2020, 1:51pm EDT Updated: Oct 28, 2020, 1:54pm EDT



AL NEYER

Al Neyer plans to build two industrial buildings on about 71 acres in Hebron, just northwest of Cincinnati/Northern Kentucky International Airport.

Al Neyer plans to develop two speculative industrial buildings next to Cincinnati/Northern Kentucky International Airport.

The downtown-based commercial real estate developer has about 71 acres of land under contract just northwest of CVG between Elijah Creek Road and Petersburg Road in Hebron. There, it plans to develop, design and build a 600,000-square-foot class A bulk distribution center and a 325,000-square-foot industrial building. The total investment for the project would be between \$65 million and \$75 million.

[Ryan Reardon](#), vice president of real estate development at Al Neyer, said the developer plans to construct both buildings on a speculative basis, meaning they do not have a tenant to take space in them at this point.

“It’s the market demand that we’re seeing, particularly in the airport submarket for this type of product,” Reardon told me. “The demand just continues to be there and be strong.”

The smaller of the two buildings will be a rear-loaded building with 36-foot clear height ceilings. It will have 33 docks on the one side, with the ability to add 14 more. The smaller building also will have room for 200 vehicle parking spaces and 55 trailers.

The larger building will have 40-foot clear height ceilings and be cross-docked. It will have 60 docks, with space to add 54 more dock doors, and 314 vehicle parking spaces.

The as-of-yet unnamed development is the latest in a string of distribution center projects Al Neyer has developed and built in Northern Kentucky. Within the past five years, Al Neyer has developed close to 6 million square feet of industrial space in Northern Kentucky, including a nearly 585,800-square-foot distribution center at the corner of Riverview Drive and Petersburg Road in Hebron that Standard Textile Co. Inc. [is leasing the majority of](#), Aero Commerce Center, [a more than 1-million-square-foot distribution center](#) near Amazon.com Inc.'s \$1.5 billion Air hub, and Erlanger Commerce Center, which [just added Amazon as a tenant](#).

“The industrial market continues to be pretty hot,” Reardon said. “It’s a trend that’s being accelerated by the current Covid pandemic.”

The bulk of the acreage will be purchased from an assemblage of private sellers. A small portion of the land will be purchased from the Kenton County Airport Board. The industrial buildings would be accessed from Petersburg Road.

At this point, Al Neyer has not selected a commercial real estate firm to act as the leasing team for the new buildings.

Al Neyer is scheduled to go before Boone County Planning Commission for final zoning approval on Nov. 10. The developer is planning to close on its purchase of the land and start construction around the end of 2020. Reardon said he is looking at delivery for both buildings in the first quarter of 2022.

Tom Demeropolis

Senior Staff Reporter

Cincinnati Business Courier

WHAT'S GOING ON IN NKY



Cincinnati-based developers will transform 303 Court St. in Covington into The Hayden, an apartment complex with commercial space on the first floor. PROVIDED

New apartment tower coming to Covington

Julia Fair Cincinnati Enquirer
USA TODAY NETWORK

This is an installment of reporter Julia Fair's series "By the way, NKY." Here, you'll find what's going on in Northern Kentucky.

If there's something you think should be included, email reporter Julia Fair at jfair@enquirer.com

Ok, I'll address it. No, I did not change my last name for this job. And yes, people have asked me this before.

I used to hate my last name. I cringed when kids on the bus mockingly called me "Jeff" instead of "Julia" because I had my initials — JEF — embroidered on my purple catalog-ordered backpack.

Now I know it's the perfect name. My job is to be fair, just like my last name, I tell readers. My dad even used the phrase "Fair's Fair" for his (failed) city council campaign back in the day. But the phrase is still true.

If you think I missed something I should've covered, please reach out.

By the way, here's what's going on in NKY.

Covington building will get taller, new use and look

Before the pandemic, I sipped coffee and savored a pastry every Friday morning at Roebling Point Books & Coffee. Sometimes I had eye-opening discussions with community members. Other days, I rewrote specific paragraphs more times than I could count to get the phrasing just right for a piece my editor expected to see later that day.

Across the street from the coffee and book shop is 303 Court St., which used to be the Kenton County government building. When it closed and the government offices moved to 1840 Simon Kenton Way, I wondered what would happen to the building.

Now we know Cincinnati-based developers Al. Neyer and Urban Sites have a plan to transform it into The Hayden.

The \$31.4 million project will add two stories to the 10-story building, create 133 apartments and 6,000 square feet of ground-level commercial space, according to a press release from the city of Covington.

The \$31.4 million project will add two stories to the 10-story Kenton County government building, create 133 apartments and 6,000 square feet of ground-level commercial space.

Construction will begin on July 15 and is estimated to be completed in two years. The release did not include how much rent would be for the studio, one-bedroom and two-bedroom apartments.

The city of Covington helped the project come to fruition by agreeing to:

- Spend up to \$500,000 from its TIF fund for reimbursement of public infrastructure improvements to the surrounding sidewalks, site utilities, and streetscape.

- Gain legal ownership of the building in order to issue industrial revenue bonds. The developers will pay that back with a payment in lieu of taxes, which is a payment made to compensate a government for some or all of the property tax revenue lost due to tax-exempt ownership or use of the property. When the bonds expire, the city will no longer own the building.

Covington Economic Development Director Tom West said in the release the project will "eventually" net the city about \$83,000 more a year, even with the sacrificed property tax revenue.

"With the help of the city of Covington, Kenton County, and the school board over several years, we're very excited to see that this project will become a reality," said executive vice president of Al. Neyer, Dan Ruh, in the release.

NKY State Medical Examiner's Office to reopen

Remember when lawmakers used part of their final days in the 2021 session to allocate \$3.3 million for the Northern Kentucky regional Medical Examiner's Office?

I do. I was intrigued and wondered what prompted lawmakers to make that decision. I wrote it down in my notes and planned to call around about it.

On April 6, Gov. Andy Beshear answered most of my questions about it in a press release. It announced the funds would help reopen the office which closed in 2018. It's unclear why it closed.

"So many of our vital services are many times unnoticed, but the loss of the medical examiner's office in Northern Kentucky was becoming a large problem," said Sen. Chris McDaniel, of Taylor Mill, in the press release. "I appreciate working with Gov. Beshear and the state medical examiner's office to return this important service to Northern Kentucky."

Northern Kentucky cases have been sent

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/03/15/cvg-starts-its-next-big-infrastructure-project.html>

CVG kickstarts next phase of \$69M project

Mar 15, 2021, 12:43pm EDT Updated: Mar 15, 2021, 1:22pm EDT



CINCINNATI/NORTHERN KENTUCKY INTERNATIONAL AIRPORT

Cincinnati/Northern Kentucky's 9/27 runway, which is being rehabilitated in 2021.

Cincinnati/Northern Kentucky's most-used runway is getting rehabilitated starting Monday, a six-month project that will move air traffic to other runways.

CVG's 9/27 runway is the airport's longest runway and runs east/west. The runway is often used at night, when global shipping giant DHL is at the height of its operations. CVG has four runways.

The project will bring new asphalt, concrete and lighting updates. CVG started the project in the fall of 2020 but the runway's closure did not start until Monday. It is expected to reopen in October.

Air traffic to the east and west of the airport will probably decrease as a result, with north-south traffic increasing. Communities north and south of CVG may notice an increase of aviation noise as a result, particularly between 10 p.m. and 7 a.m.

Normally, the \$69 million project would take two years, but the Federal Aviation Administration, CVG's cargo partners and the airport have compressed the timetable to one year, with a six-month closure. The FAA will pay for about 75% of the costs.

Hebron-based Harper Company is the general contractor, while C&S Companies is the design engineer.

The existing concrete will be removed, crushed and recycled as a subbase on the project.

The amount of asphalt used is equal to 70 lane miles of highway resurfacing at a four-inch depth. The runway's pavement is 18 inches of concrete, with 8 inches of asphalt on top. About 75 miles of power cables are being replaced, with 2,400 airfield lights and 190-plus illuminated signs are being replaced with LED fixtures, which are more energy efficient and sustainable. The new lighting will reduce carbon dioxide emissions by 350 metric tons or the equivalent of 60 homes' electricity use.

Low-grow grass will be planted to reduce maintenance costs and emissions.

"This project among others will position CVG well for pandemic recovery and future growth," said CVG CEO [Candace McGraw](#).

Chris Wetterich

Staff reporter and columnist

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/03/03/22-million-mixed-use-project-coming-to-nky.html>

\$22 million mixed-use project, with microbrewery, coming to NKY

Mar 3, 2021, 2:00pm EST



PROVIDED BY ONE HOLLAND

Gary Holland is the owner of the One Holland Group of restaurants.

A Northern Kentucky restaurateur and developer plans to break ground this summer on a mixed-use project in southern Kenton County.

[Gary Holland](#), CEO of Taylor Mill-based One Holland, plans to purchase and develop about 30 acres of land at the northeast corner of state Routes 16 and 17 in Independence. The land will be developed into the Downs of Nicholson, which will include two restaurants, a microbrewery and taproom, and 85 rental patio homes. The project is expected to be a total investment of \$22 million.

Holland, who grew up in Independence, has driven by the site for years. He has thought about what he could bring to the site that would be special for the community.

After [buying the Greyhound Tavern](#), Holland thought it would be great to have a similar restaurant in southern Kenton County.

"I know that I am blessed because it just sat there for so long," Holland told me. "I'm getting to buy this and make it something where the whole city can appreciate it."

Holland is calling the project the Downs of Nicholson because this area of Kenton County is known as Nicholson. And the development will look like a Lexington horse farm, complete with four-board white fences. The microbrewery will be designed to look like a barn. The sit-down restaurant will be designed to resemble a nice home that would be found on a horse farm.

“You’re going to drive by it and say, ‘Wow, this is beautiful,’” Holland said.

The Downs of Nicholson will include 85 patio homes with a mix of two-bedroom and three-bedroom units. The patio homes will have attached two-car garages and separate access.

The patio homes will be rental units, with One Holland planning to own and manage them. Holland said pricing for the patio homes has not been finalized yet.

Holland has not selected a general contractor for the patio homes, but said a number of builders have expressed interest in this portion of the project. He said Independence has a lack of single-floor living product available and many residents want to stay in the city.

“My phone has been ringing off the hook from builders who want to build these patio homes,” he said.

The patio homes at the Downs of Nicholson will have a clubhouse with fitness center, swimming pool, event rental room and leasing office.

The commercial portion of the development will include a quick-service restaurant with a drive-thru, a 5,000-square-foot convenience store market with gas pumps, the brewery, and a sit-down restaurant.

The convenience store would be like a mini-super market, Holland said. It would be a place for people to grab a few items instead of making a full grocery shopping trip.

The restaurant, which will be called Limestone, will have some similarities to the Greyhound Tavern, but it will have its own feel, Holland said. It will have a bourbon bar and large outdoor dining patio area.

The microbrewery will be owned by a group of people Holland went to high school with from Independence. It is planned to be called the Sons of Independence. Some members of the group are brewers and are already brewing batches to determine their lineup.

The brewery will be about 7,000 square feet, with 4,000 square feet for the tap room and 3,000 square feet for brewing operations, plus a basement. Both the brewery and Limestone will have a lake as their backyard. Holland plans to have live music and extensive patio seating for both.

[Amanda Williams](#), [Drew Holland](#) and [Dave Meenach](#) are all part of the One Holland team working on the project. [Bayer Becker](#) is the civil engineer for the Downs at Nicholson. Covington-based AGI is the architect for the development. Holland has number of banks interested in financing the development.

Holland has the land under contract and is scheduled to close on March 5. If all goes as planned with planning and zoning, Holland expects to break ground this summer and be wrapped up by the summer or fall of 2023.

Tom Demeropolis

Senior Staff Reporter

Cincinnati Business Courier

From the Cincinnati Business Courier:

<https://www.bizjournals.com/cincinnati/news/2021/01/11/packaging-supply-company-sold-moves-operations-fro.html>

Packaging supply company sold, moves operations from Cincinnati to NKY

Jan 11, 2021, 2:40pm EST



3D CORRUGATED

Matt Mauser, left, and Marty Boyer are the new owners of 3D Corrugated, which recently moved its operations from the West End to Covington.

A Cincinnati packaging supply company has moved its operations across the river after being acquired in December.

3D Corrugated has moved from 1901 Dalton Ave. in the West End to 400 W. Third St. in Covington.

Brothers Terry and [Dan Davis](#), who founded the company in 2012, sold to [Marty Boyer](#) and [Matt Mauser](#), who also own [Theatre House](#), an e-commerce and retail theatrical supply company, and were customers of 3D Corrugated before the acquisition. The two companies will operate out of the same location in Covington, allowing 3D Corrugated to utilize Theatre House's large warehouse and e-commerce expertise.

3D Corrugated specializes in packaging – boxes, packing supplies such as peanuts, void fill, tape and custom-sized pads – used for shipping needs. 3D Corrugated's services also include customized box sizing, print and storage services are also available.

in 2017 (and before that too),”
and Terry have personally
in the best way possible.”

s in the food service,
as small- to mid-sized retail

[e-development](#)

d-Use



ade up the area known as Marydale

25 acres of the property part of the
d, southwest of Donaldson Road,

as a way of implementing a tax

ern Southern Financing Group,
ilities, educational institutions, and

imilar plans were reported by local

No building plans have been officially filed for consideration, but is expected to include high-end office buildings and upscale housing for urban development, allowing residents to walk to work.

Other hopes include a hotel and senior housing.

"There is nothing like this project, on this scale, in this entire area," said Florence Economic Director Josh Hunt. "Their next step is that they have four years to establish the TIF district, and then this is a 30-year development project, so it is definitely a legacy project, worth about \$400 million when it is finished."

Mayor Diane Whalen was praised for the effort, in which she has been persistently striving to make it happen, beginning with a letter to Eagle Realty Group back in 2006 when the company acquired the land, but she said it was a group effort.

"It was a 15-year overnight success," Whalen stated. "We welcome Marydale into the city of Florence."

"This project has been several years in coming," said Florence Councilman Mel Carroll. "This is the biggest economic project we have entered into; 272 acres which will be a mixed use development that will provide jobs, and housing, and many opportunities, training, shopping for the people of Northern Kentucky. It should be one of the hallmarks of Northern Kentucky as far as development goes. It is hard to find this much acreage so close to the expressway and that makes it a very valuable asset to the city."

Council also authorized an infrastructure agreement with the development related to a sanitary sewer line. The annexed area will be part of the city's water and sewer systems.

-Patricia A. Scheyer, RCN contributor