



Southwest Ohio Regional Transit Authority

Application for Financial Assistance

IMPORTANT: Please consult "Transit Infrastructure Fund Applicant Guidelines Rules & Regulations" for guidance in completion of this form.

Applicant

Applicant: Oakley Yards Land, LLC Subdivision Code: _____

District Number: _____ County: Hamilton Date: June 30, 2021

Contact: Chris Ziegelmeier Phone: 740-816-0301
(The individual who will be available during business hours and who can best answer or coordinate the response to questions)

Email: cziegelmeier@neyer1.com FAX: _____

Project

Project Name: _____ Zip Code: _____

Subdivision Type	Project Type	Funding Request Summary
<small>(Select one)</small>	<small>(Select single largest component by \$)</small>	<small>(Automatically populates from page 2)</small>
<input type="checkbox"/> 1. County	<input type="checkbox"/> 1. Road	Total Project Cost: <u>\$8,284,190</u> .00
1. <input checked="" type="checkbox"/> 2. City	<input checked="" type="checkbox"/> 2. Bridge/Culvert/tunnels	Funding Requested: <u>\$2,691,120</u> .00
<input type="checkbox"/> 3. Township	<input type="checkbox"/> 3. Sidewalks	
<input type="checkbox"/> 4. Village	<input type="checkbox"/> 4. Active Transportation	

District Recommendation (To be completed by the District Committee)

(Select one)

This is a Multi-Jurisdiction Project

This is a Single-Jurisdiction Project

(Select one)

This is a Multi-Year Funding Request

For Transit Authority Use Only

STATUS: _____ Grant Amount: _____ .00

Project Number: _____ Total Funding: _____ .00

Local Participation: _____ %

Release Date: _____ Transit Authority Participation: _____ %

Approval: _____ Date Construction End: _____

1.0 Project Financial Information (All Costs Rounded to Nearest Dollar)

1.1 Project Estimated Costs

Engineering Services

Preliminary Design:	<u>\$260,000</u>	.00	
Final Design:	<u>\$60,000</u>	.00	
Construction Administration:	_____	.00	
Total Engineering Services:	a.) <u>\$320,000</u>	<u>0</u>	.00 <u>4% 0</u> %
Right of Way:	b.) <u>\$700,000</u>	.00	
Construction:	c.) <u>\$6,727,800</u>	.00	
Materials Purchased Directly:	d.) _____	.00	
Permits, Advertising, Legal:	e.) <u>\$200,000</u>	.00	
Construction Contingencies:	f.) <u>\$336,390</u>	.00	<u>5% 0</u> %
Total Estimated Costs:	g.) <u>\$8,284,190</u>	<u>0</u>	.00

1.2 Project Financial Resources

Local Resources

Local In-Kind or Force Account:	a.) _____	.00	
Local Revenues: TIF	b.) <u>\$5,593,070</u>	.00	
Other Public Revenues:	c.) _____	.00	
ODOT / FHWA / FTA PID: _____	d.) _____	.00	
USDA Rural Development:	e.) _____	.00	
OEPA / OWDA:	f.) _____	.00	
CDBG:	g.) _____	.00	
<input type="checkbox"/> County Entitlement or Community Dev. "Formula"			
<input type="checkbox"/> Department of Development			
Other: _____	h.) _____	.00	
Subtotal Local Resources:	i.) <u>\$5,593,070</u>	<u>0</u>	.00 <u>67</u> %

Transit Authority Funds (Enter requested Amount)

Grant: <u>23</u> % of Transit Authority Funds	j.) <u>\$2,691,120</u>	.00	
Total Financial Resources:	k.) <u>\$8,284,190</u>	<u>0</u>	.00 <u>100</u> %

1.3 Availability of Local Funds

Attach a statement signed by the Chief Financial Officer listed in section 5.2 certifying all local resources required for the project will be available on or before the earliest date listed in the Project Schedule section. The Transit Authority Agreement will not be released until the local resources are certified. Failure to meet local share may result in termination of the project. Applicant needs to provide written confirmation for funds coming from other funding sources.

2.0 Repair / Replacement or New / Expansion

2.1 Total Portion of Project Repair / Replacement:	_____	.00	_____	0	%		
2.2 Total Portion of Project New / Expansion:	_____	\$8,284,190	.00	_____	100	%	
2.3 Total Project:	_____	\$8,284,190	0	.00	_____	100	%

3.0 Project Schedule

3.1 Engineering / Design / Right of Way	Begin Date:	<u>7/1/2021</u>	End Date:	<u>3/1/2022</u>
3.2 Bid Advertisement and Award	Begin Date:	<u>5/1/2022</u>	End Date:	<u>6/15/2022</u>
3.3 Construction	Begin Date:	<u>6/20/2022</u>	End Date:	<u>5/31/2023</u>

Unless this is a project that has been approved by the Transit Authority in a previous year, as a multi-year project, construction cannot begin prior to release of executed Project Agreement and issuance of Notice to Proceed.

Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by project official of record and approved by the Transit Authority once the Project Agreement has been executed.

4.0 Project Information

If the project is multi-jurisdictional, information must be consolidated in this section.

4.1 Useful Life / Cost Estimate / Age of Infrastructure

Project Useful Life: N/A Years Age: N/A (Year built or year of last major improvement)

Attach Registered Professional Engineer's statement, with seal or stamp and signature confirming the project's useful life indicated above and detailed cost estimate.

4.2 User Information

Road or Bridge: Current ADT N/A Year _____ Projected ADT 30 Year 2023
(estimated)

Transit Ridership: Average Weekday 100 (estimated) Year 2021

Number of Weekday Bus Trips 90

4.3 Project Description

- A: SPECIFIC LOCATION (Supply a written location description that includes the project termini; a map does not replace this requirement.) 500 character limit. Additionally, provide a GIS shapefile (lat/long) of the project location.

The future tunnel will be located within the community of Oakley in Cincinnati, OH 45209. It will abridge the IORY Rail yard, which runs east to west, starting from the northern-most end of 34th Avenue and open to the other side of the rail yard at the corner of Disney St. and Vandercar Way. The latitude and longitude are: 39.1575916/-84.4325316

- B: PROJECT COMPONENTS (Describe the specific work to be completed; the engineer's estimate does not replace this requirement) 1,000 character limit.

The Team has combined efforts to initiate the due diligence and design of an approximately 8-foot-wide pedestrian only pathway along 34th Ave as part of the future Three Oaks development with the intention of connecting it to Vandercar Way via a 15-foot diameter tunnel and 12-foot-wide asphalt path under the IORY Railroad. This tunnel will extend underneath the full width of the Railroad, roughly 110 feet from the north end of 34th Ave and opening up into the former CastFab site, now a self-storage facility on Vandercar Way. It is anticipated to be direct bored and structurally supported using steel casings and concrete. The tunnel may have two modes of ramp access at both north and south entries: one should be a direct down slope in/out of the tunnel providing continuity for bike riders and another ADA compatible ramping system. The ramping system on both ends of the tunnel will require structural retaining walls in order to maintain grades. The tunnel entries will also require a shoring method in the form of a retaining wall to hold back the ballast and earth beneath the rail lines as required by the Railroad. In addition to the aforementioned goals, pedestrian safety is of critical importance and so the tunnel will be designed to be well lit at all times and include other safety components as appropriate. The tunnel will also be dry at all times, ventilated (as needed), and aesthetically pleasing and inviting for the use of the overall Community. Some but not all Engineering efforts to complete the feasibility investigation are: field survey, compliance study, soil borings, easement analysis, ESA Ph. I, utility analysis, rail road coordination, and storm water analysis. Concept plans, full 100% construction plans, and specifications will be completed for incentives, approvals, bidding, and construction. The general construction scope would include but not be limited to rough and fine grading, utility relocation/removal, foundations, full site utility work, tunnel boring/structure, retaining walls, foundations, shoring, concrete, MEP, landscaping, and irrigation.

- C: PHYSICAL DIMENSIONS (Describe the physical dimensions of the existing facility and the proposed facility. Include length, width, typical section, quantity and sizes, mgd capacity, etc in detail.) 500character limit.

The proposed tunnel extending 110 feet under the IORY Rail Yard will be 15-foot in diameter and host a 12-foot-wide asphalt path. The ramps into the tunnel at each end will be approximately 500 feet in length. The utilities running to and from the tunnel will be sized appropriately for the anticipated surface runoff and loads expected.

5.0 Project Officials

Changes in Project Officials must be submitted in writing from an officer of record.

5.1 Chief Executive Officer (Person authorized in legislation to sign project agreements)

Name: Dan Neyer
Title: Owner/President
Address: 2135 Dana Ave. Ste. 200

City: Cincinnati State: OH Zip: 45207
Phone: 513-563-7555
FAX:
E-Mail: dneyer@neyer1.com

5.2 Chief Financial Officer (Can not also serve as CEO)

Name: Jeff Chamot
Title: Director of Development
Address: 2135 Dana Ave. Ste. 200

City: Cincinnati State: OH Zip: 45207
Phone: 513-563-7555
FAX:
E-Mail: jchamot@neyer1.com

5.3 Project Manager

Name: Chris Ziegelmeyer
Title: Project Manager
Address: 2135 Dana Ave. Ste. 200

City: Cincinnati State: OH Zip: 45207
Phone: 513-563-7555
FAX:
E-Mail: cziegelmeyer@neyer1.com

6.0 Attachments / Completeness review

Confirm in the boxes below that each item listed is attached (Check each box)

- A certified copy of the legislation by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 7.0, Applicant Certification, below.
- A certification signed by the applicant's chief financial officer stating the amount of all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- A registered professional engineer's detailed cost estimate and useful life statement, as required in 164-1-13, 164-1-14, and 164-1-16 of the Ohio Administrative Code. Estimates shall contain an engineer's seal or stamp and signature.
- A cooperative agreement (if the project involves more than one subdivision or district) which identifies the fiscal and administrative responsibilities of each participant.
- ~~Farmland Preservation Review – The Governor's Executive Order 98-11V, "Ohio Farmland Protection Policy" requires the Commission to establish guidelines on how it will take protection of productive agricultural and grazing land into account in its funding decision-making process. Please include a Farm Land Preservation statement for projects that have an impact on farmland.~~
- Capital Improvements Report. ~~CIR Required by O.R.C. Chapter 164.06 on standard form.~~
- Supporting Documentation: Materials such as additional project description, photographs, economic impact (temporary and/or full time jobs likely to be created as a result of the project), accident reports, impact on school zones, and other information to assist your district committee in ranking your project. Be sure to include supplements which may be required by your local District Public Works Integrating Committee.

7.0 Applicant Certification

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Southwest Ohio Regional Transit Authority; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Unless this is a project that has been approved by the Transit Authority in a previous year, as a multi-year project, the applicant certifies that physical construction on the project as defined in the application has NOT begun, and will not begin until a Project Agreement for this project has been executed with the Southwest Ohio Regional Transit Authority. Action to the contrary will result in termination of the agreement and withdrawal of Southwest Ohio Regional Transit Authority funding from the project.

Chris Zieglmeyer/ Authorized Representative

Certifying Representative (Printed form, Type or Print Name and Title)

Original Signature / Date Signed