

# City of North College Hill, Ohio

## Development Information Packet

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North College Hill Municipal Building  
1704 W. Galbraith Road  
North College Hill, Ohio 45239  
(513) 521-7413  
[www.northcollegehill.org](http://www.northcollegehill.org)

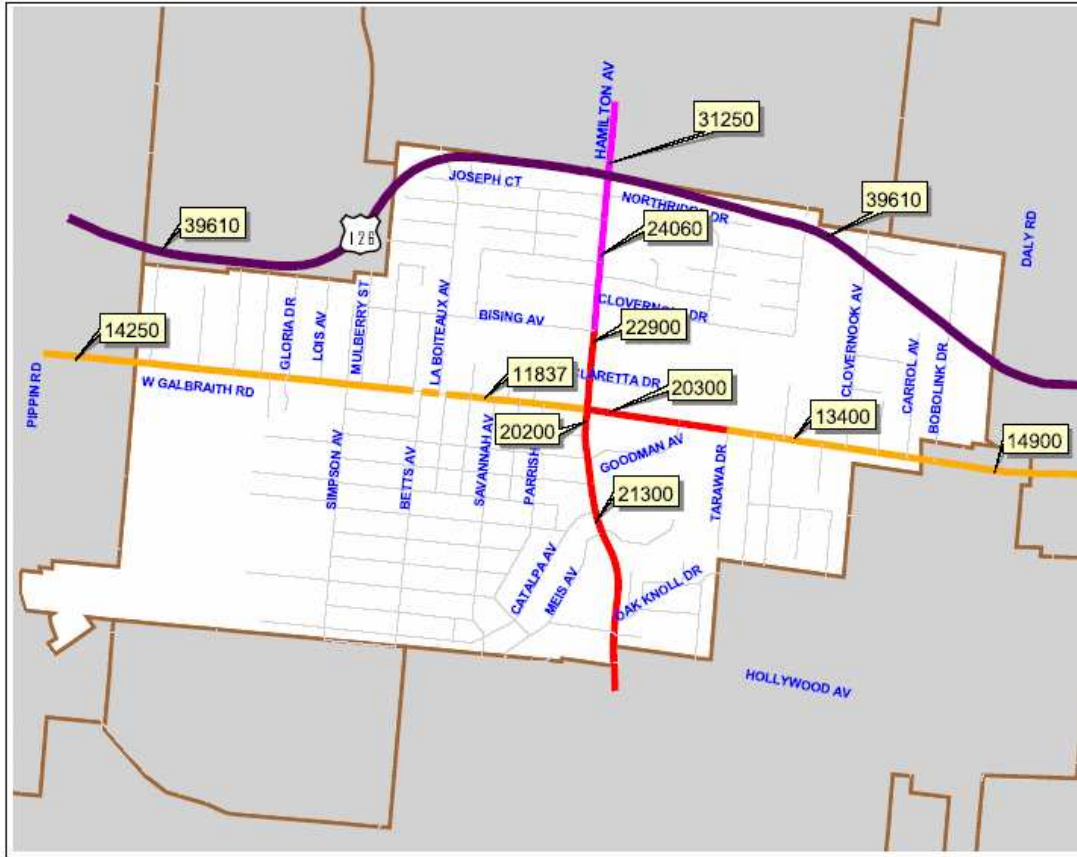


April 2006

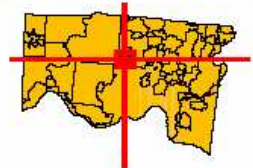




### Average Daily Traffic (ADT) North College Hill



Average Daily Traffic  
Traffic Not Recorded  
1 - 7,922  
7,923 - 15,844  
15,845 - 23,766  
23,767 - 31,688  
31,689 - 39,610  
Streets



**HCDC**  
Hamilton County Economic Development Office

11/2005

2 0 2 4 6 8 Miles



## Demographic Information

	City of North College Hill		3 Mile Blockgroup	
2005 Population	9,466		110,872	
2005 Population Density (per Sq. Mile)	5,156		3,183	
2005 Households	4,010		45,327	
2005 Household Density (per Sq. Mile)	2,184		1,301	
2005 Housing Units	4,298		47,659	
2005 Housing Unit Density (per Sq. Mile)	2,341		1,368	
2005 Median Age	37.60		37.90	
Land Area in Square Miles	1.84		34.83	
2005 Median Value, Owner-Occupied Housing Units	\$98,016		\$108,240	
2005 Average Household Size	2.28		2.41	
2005 Marital Status				
Never Married	2,272	30.17%	24,900	28.82%
Married	3,390	45.01%	41,678	48.24%
Seperated	363	4.82%	3,665	4.24%
Widowed	728	9.67%	7,331	8.49%
Divorced	778	10.33%	8,820	10.21%
2005 Housing Status				
Owner Occupied	2,759	68.80%	29,660	65.44%
Renter Occupied	1,251	31.20%	15,667	34.56%
2005 Per Capita Income	\$20,922		\$23,537	
2005 Median Household Income	\$41,187		\$46,446	
2005 Average Household Income	\$48,610		\$57,108	
Aggregate Household Effective Buying Income	\$156,407,500		\$2,041,162,500	
Aggrgte. Hshld. Effective Buying Income Density (per Sq. Mile)	\$85,189,270		\$58,605,257	
Median Household Effective Buying Income	\$34,574		\$38,323	
Average Household Effective Buying Income	\$39,004		\$45,032	

Source: Claritas, 2005



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## Retail Business Establishments

	North College Hill		3-Mile Blockgroup	
Number of Retail Establishments by Type				
Building Materials & Garden Supplies	1	1.79%	29	4.28%
General Merchandise Stores	1	1.79%	28	4.13%
Food Stores	8	14.29%	67	9.88%
Auto Dealers & Service Stations	4	7.14%	88	12.98%
Apparel & Accessory	3	5.36%	67	9.88%
Home Furniture	7	12.50%	54	7.96%
Eating & Drinking Places	18	32.14%	164	24.19%
Miscellaneous Retail	14	25.00%	181	26.70%
All Retail	56	100.00%	678	100.00%
Estimated Sales by Industry Type (in Millions)				
Building Materials & Garden Supplies	\$0.50	1.13%	\$59.60	4.67%
General Merchandise Stores	\$0.10	0.23%	\$90.50	7.09%
Food Stores	\$6.90	15.58%	\$214.10	16.78%
Auto Dealers & Service Stations	\$3.70	8.35%	\$496.60	38.69%
Apparel & Accessory	\$0.40	0.90%	\$45.40	3.56%
Home Furniture	\$4.20	9.48%	\$96.10	7.53%
Eating & Drinking Places	\$15.50	34.99%	\$141.50	11.09%
Miscellaneous Retail	\$13.00	29.35%	\$134.90	10.57%
All Retail	\$44.30	100.00%	\$1,275.70	100.00%

Source: Claritas, 2005



## Tax Rates

### Earnings Tax Rate

Municipal Wage and Business Income Tax: 1.5%

### Property Tax Rates

Commercial and Industrial Effective Rates (2005 Tax Year)  
North College Hill School District  
89.21 mills – Personal Property  
56.74 mills – Real Property

In Ohio, real property (building and land) is assessed at 35% of its actual value and tangible personal property (machinery, equipment, furniture, etc.) is assessed at 25% of its actual value. Tangible personal property is assessed on at 23% of its actual value for inventory. Ohio tax law changed in 2005, however, and the tangible personal property tax is being phased out and will be eliminated by 2010.

General Personal Property Tax Phase Out:

Tax Year	Machinery, Equipment, Furniture & Fixtures	Inventory
2005	25%	23%
2006	18.75%	18.75%
2007	12.5%	12.5%
2008	6.25%	6.25%
2009	0%	0%

Sample Real Property Tax Calculation:

- A building valued at \$100,000 in the City of North College Hill
- 2005 real property tax rate is 56.74

Building Value	\$100,000
X Rollback (10%)	<u>x.90</u>
= Taxable Value	\$90,000
X Assessment	<u>x.35</u>
=Assessed Value	\$31,500
X Rate	<u>x .05674</u>
= Taxes owed	\$1,787.31

Source: Hamilton County Auditor, 2005



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## Incentive Programs

### **Tax Incentives**

#### **Enterprise Zone Program**

North College Hill is a designated Enterprise Zone. Businesses that expand or locate in North College Hill may be eligible for tax abatement through the program for up to 75% of the increase in real property taxes for up to 10 years. Retail and service businesses are not eligible for the program. For additional information, please contact:

Hamilton County Development Company  
(513)631-8292  
[www.hcdc.com](http://www.hcdc.com)

### **Financing Programs**

Small business financing options are available through the Horizon Certified Development Company, a sister company of Hamilton County Development Company, for financing fixed assets such as land, buildings, and equipment. For additional information, please contact:

Horizon Certified Development Company  
(513) 631-8292  
[www.hcdc.com](http://www.hcdc.com)



## Largest City Employers

<u>Company</u>	<u>Employees*</u>
Kroger	350
North College Hill Board of Education	290
Frisch's	229
Clovernook Center for the Blind	222
Clovernook Healthcare Pavilion	211
Cedar Medical Group	201
Regency Village	180
Clovernook Country Club	133
Skally's Old World Bakery and Restaurant	132
City of North College Hill	121

Source: City of North College Hill Tax Department

\*Includes full- and part-time employees



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## City Services and Amenities

The City of North College Hill has its own Police and Fire Departments. The Police Department has a long history of service and protection, with 14 full-time officers, 9 part-time officers, and 1 police clerk. Officers conduct their patrols by car, bicycle and on foot with an emphasis on Community Oriented Policing. The Fire Department has 19 firefighters and provides the following services: firefighting, Emergency Medical Service, Vehicle Rescue, and Search & Rescue.

North College Hill also has its own Building Department with a goal of protecting the safety of its citizens by ensuring quality of the housing stock and promoting economic development by maintaining the quality of commercial construction. Because the city has its own Building Department, the permit review and issuance process is greatly expedited. In addition, the city has its own Public Works Department, responsible for effective street and traffic maintenance systems.

North College Hill also offers a wide variety of recreational activities. The city has a municipal pool and swim team, and are affiliated with basketball, baseball, softball and soccer programs in the area. The taxpayers in North College Hill also support the North College Hill Senior Center.



## North College Hill Schools

North College Hill School District maintains its own public school system with 1,570 students enrolled in its four schools and students reflect the diversity of the community. The District is committed to promoting the highest levels of learning for all students and offers opportunities to participate in academic, career, technical, athletic, fine arts, and civic activities.

District programs include:

- Strong phonics-based reading program
- All day kindergarten
- Uniform dress code
- Preschool services
- Credit recovery program
- Advanced placement classes
- Technology education
- Teaching professions program
- Access to 39 career programs during the junior and senior years through the Great Oaks Institute and Career Development Center
- Gifted program

There are three public elementary schools. Becker Elementary School is for grades Preschool thru 6<sup>th</sup> Grade. Clovernook Elementary School is for grades Kindergarten thru 6<sup>th</sup> Grade. Goodman School has Preschool thru 3<sup>rd</sup> Grade. The middle school and high school students attend North College Hill Junior/Senior High School.

St. Margaret Mary School is a private catholic school offering Grade K through 8.



## North College Hill Contact Information

### Administrative Office

1704 W. Galbraith Road (513) 521-7413  
North College Hill, Ohio 45239  
[www.northcollegehill.org](http://www.northcollegehill.org)

### Administration

Safety Service Director – Jerry Thamann (513) 521-7413

### Mayor

Daniel R. Brooks, Mayor (513) 521-7413

### Council Members

Roger R. Krummen, President  
Vicky Dunn  
Teresa H. Eilermann  
Marcia Weaver  
Thomas Graves  
Maureen Mason  
Stephen O. Moore  
George Snyder, Jr.

### Auditor

Nicholas A. Link (513) 521-7413

### Law Director

Mark Basil (513) 521-7413

### Treasurer

Donna Vondeylen (513) 521-7413

### Public Works Department

John Knuf, Director (513) 521-7413

### Building Department

Dan Bly, Commissioner (513) 521-7413

### Police Department

Chief Paul Toth (513) 521-7171

### Fire Department

Chief Mike Lotz (513) 521-3950

### Tax Department

Jane Pirman (513) 931-1159

### Clerk of Courts

Virginia Wagner (513) 521-1594