

201901469

THE BENEFITS/BURDENS OF THE MILL CREEK PARCELS

WEST MILL CREEK SITE – 2.3 ACRES ABOVE WATER

Benefits/Burdens of Hilltop's Contract to Acquire West Mill Creek Site

- Corps of Engineers off-loading permit in effect currently
- Existing access easements from CSX and Indiana Railroad to allow crossing for transportation to Hilltop's Plant Operations
- Existing access road directly to Hilltop's new Plant Operations Campus in Queensgate
- No obstructions on site
- Property Value in excess of ±\$1.1 Million**

Benefits to the City and its West Side and LPH Communities of the West Mill Creek Site

- LPH and West Side residents gain a valuable parcel of property that will provide the only pedestrian and vehicular access to the future Price Landing Park;
- Acquisition of the West Mill Creek Site eliminates \$5M-\$7M of future public infrastructure improvements that would have been necessary to gain the only access/connectivity to the Price Landing Park;**
- Hilltop's conveyance of the West Mill Creek Site to the City eliminates, for the first time in a century, industrial/commercial off-loading.
- The West Mill Creek Site, once redeveloped, will provide a natural overlook to the Ohio River.



EAST MILL CREEK SITE – 2.1 ACRES ABOVE WATER

Benefits/Burdens of the City-owned East Mill Creek Site:

- a) No Corps of Engineers off-loading permits
- b) No access easements by CSX Railroad or Indiana Railroad
- c) The East Mill Creek Site, once conveyed, will be landlocked, the Site will have no direct access to City streets; substantially decreasing its market value
- d) Limited transportation access to new Hilltop Plant Operations Campus; **no** existing access road to Hilltop Campus
- e) Multiple concrete columns & structures from the 1890's need to be removed
- f) Blighted site
- g) Property Value Based on City Lease \$136,587 – Value Decreases Once Landlocked



HILLTOP QUEENSGATE CAMPUS - OPTION 4
AS PRESENTED TO CITY JUNE 6, 2019 & JULY 29, 2019



- Hilltop purchases West Mill Creek Site (2.3 acres above water) and conveys to City for Price Landing Park purposes
- City conveys East Mill Creek Site (2.1 acres above water) to Hilltop; Hilltop off-loads materials only; no manufacturing
- Hilltop Concrete Plant Operations Located on 9 acre Queensgate Parcel – “Sixth Street Yard” Purchased by Hilltop