

**City of Middletown Chooses Al. Neyer, Inc. to Plan and Develop
450+ Acres East of Interstate 75 at S.R. 122**

MIDDLETOWN, May 1, 2006 -- City of Middletown today announced it has hired **Al. Neyer, Inc.** as preferred real estate developer for the area east of Interstate 75 at the S.R. 122 interchange. Bill Murphy, Economic Development Director for Middletown, said Al. Neyer will lead all development activities, such as zoning, financing, design, marketing, pre-leasing and land acquisition for the City. Al. Neyer will work with Woolpert Inc. to provide master planning services for several hundred adjacent acres, comprising an area the City refers to as its Renaissance District.

Al. Neyer was chosen from a field of eight other development teams who were solicited for proposals through a Request for Qualifications process, Murphy said. Developers who responded to the City's request were interviewed by a group of local business and civic leaders earlier this Spring. In the end, Al. Neyer was able to present a comprehensive plan that best captures the opportunity and momentum the City and other stakeholders have put in place, Murphy said. "This I-75 exchange is key to the City's overall redevelopment goals, because it is our most visible entry." Middletown's Renaissance district gets its name from one of the city's newest residential areas aptly named Renaissance.

Led by Great Midwest Development and Clayton Building Company, the development promises hundreds of upscale homes to compliment the expected increase in new businesses at the SR 122 Interchange. The area will also soon be home to the Middletown Regional Hospital's new 190-acre health and technology campus. Construction of the 750,000-square-foot hospital and attached medical office building north of S.R. 122 began in fall 2005, and will be complete next year. It represents a \$195 million investment.

"Middletown Regional is creating a clear impetus for corporate and medical office development nearby, as well as related retail and hospitality businesses," according to James T. Neyer, vice president, Al. Neyer, Inc. The City of Middletown has chosen to partner with private-sector developers to address the opportunities in this area, which is the most market-savvy way to approach a project of this magnitude."

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Neyer says the development team will concentrate on 30 acres already owned by the City, but continue to help the City explore other key parcels, potentially more than 450 acres. "It's important to look at the area as one market and to plan it that way, with amenities, landscaping and retailers appropriate to attracting new economy jobs. "We're only limited by our expectations." Neyer estimates development of the first 30 acres could represent a \$33 million investment.

Murphy says in the next few weeks, the City and Al. Neyer team will work out a development agreement that defines the scope and timeline for significant project milestones of early phases. "We expect to get more direction from additional market studies. The plans will no doubt evolve as we go along but we are ready to see construction to begin on the first office buildings early next year. Middletown is ready to step up with a great new community near our Gateway entrance, establishing our rightful place linking the Cincinnati and Dayton regions."



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