



**UNION TOWNSHIP BOARD OF TRUSTEES  
DECEMBER 12<sup>TH</sup>, 2023 MEETING**

**OVERLAY DISTRICT PLAN**

**TURTON HOLDINGS FAMILY LLC, Applicant  
1050 ROUND BOTTOM RD. / Parcel ID # 403108C071**



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***Staff Report: CASE # 11-23-O***

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**NATURE OF REQUEST**

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for Parcel# 403108C071. Specifically, the Applicant is seeking to expand the existing Redi-Rock manufacturing facility (by 4,240 square feet)—on a site that is located within the Little Miami – Lower East Fork Focus Area Overlay – Natural Resource Corridor (FA-NRC).

*\*Please refer to the Applicant's statements, plans, and other application enclosures.*

**LOCATION**

The subject property is located at 1050 Round Bottom Rd., approximately 750 feet north of the Round Bottom Rd. and Barg Salt Run Rd. intersection.

**ZONING**

The subject property is zoned Industrial (M-1), with the adjoining property (within 400 feet) also zoned as Industrial (M-1), for the underlying zoning—except for the property across Round Bottom Road (to the south), which is zoned Estate Residential (ER).

**RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN**

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Little Miami- Lower East Fork Corridor. During the previously adopted comprehensive planning effort, this Corridor was identified as an environmentally sensitive area, with large portions of the area contained within areas prone to irregular flooding from the Lower East Fork of the Little Miami River. The area remains primarily zoned for residential and industrial use, with rural settlement patterns and large lot sizes dominating the landscape. More recently, several industrial pockets have developed along Round Bottom Road.

## **RELATIONSHIP TO THE FOCUS OVERLAY DISTRICT REGULATIONS**

As noted previously, the affected property is located within the Little Miami- Lower East Fork Focus Area Overlay District. Article 13 of the Union Township Zoning Resolution identifies this corridor as a “Natural Resource Corridor,” and makes these statements with respect to these Districts:

### **1305. Focus Areas Overlay-Natural Resource Districts...**

#### **1. Findings and Specific Purpose.**

Natural resources are an important component of quality of life for all residents in the Township. When irreplaceable natural features are threatened, their preservation should be weighed and evaluated in relation to public and private interests.

- a. The existence of a twenty (20%) percent slope, in combination with Miamitown Shale or Kope geologic formation, is evidence of a condition of natural critical stability, and development under conventional regulations may precipitate landslides or excessive soil erosion. Additional regulations are needed to preserve the prominent views from the top or from the slopes of the hillside and the natural contours thereof.
- b. Hillsides, as community separators or boundaries, are historic aids to the identification of residential communities which help citizens to relate to their communities and to relate the social organizations of communities to their physical environments.
- c. The location of natural resources often coincides with prime development sites. Long term benefits of conserving natural resources in a metropolitan area can be achieved through innovative development regulations based on comprehensive plans.

#### **2. Characteristics.**

FA-NR districts shall be limited to geographic areas containing one (1) or more of the following characteristics:

- a. Lakes, rivers, floodplains, wetlands, mineral deposits, aquifers, forests, parks, or hillsides (twenty [20%] percent slope or greater) or other natural features of significant public interest;
- b. Existence of Miamitown Shale or Kope geologic formations or soils classified as having severe constraints for development;
- c. Prominent hillsides and natural resources which are readily viewable from a public thoroughfare;
- d. Scenic areas providing views of a major stream or valley or other natural resource;
- e. Hillsides and other natural features functioning as community separators or community boundaries;
- f. Hillsides which support a substantial natural wooded cover.

## **BACKGROUND**

The property is located approximately 700 feet north of Round Bottom Road and appears to have been zoned Industrial (M-1) since the inception of zoning in Union Township. According to the applicable FIRM panel, no portion of the site lies within the 100-year floodplain or the floodway.

The initial Redi-Rock manufacturing facility was built in 2005, with an addition built between 2017-2018. As noted earlier, the Applicant is seeking to construct a 4,240 square-foot addition on the property—with the aim to add an office building on the adjacent acreage to the southwest in the next couple of years.

## **STAFF REVIEW & ANALYSIS**

A review of the proposal indicates that the proposed use is consistent with the zoning district in which it is located (M-1)—and that it is not in conflict with the adopted land use plan for the Little Miami – Lower East Fork Corridor. The land use plan allows for lower intensity industrial uses throughout the corridor, with some infill uses, provided that natural resources are protected. *To that end, this request does not impact a hillside or area with twenty (20%) percent slope or greater, does not involve a floodplain or flood-prone area, and does not involve an area that has been identified as having significant natural resources.* Additionally, the plan identifies that some industrial uses are already present in the area and should be supported to the extent practicable. Therefore, the requested use is considered reasonable by staff. Additionally, all of the required elements for a site plan have been satisfied thus far; however, in the near future the signage for this property will be modified to acknowledge the new Cincinnati Sands facility, and potentially other uses / businesses. The proposed signage will need to adhere to the standards of the Overlay District.

## **ACTION REQUIRED**

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, in this case consists of an expansion of the existing Redi-Rock manufacturing facility on approximately 5.03 acres—as submitted, along with any further modifications deemed appropriate by the Board.

## **RECOMMENDED MODIFICATIONS**

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant must address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) Any / all future free-standing signage associated with this property should be limited to monument signage, capped at a height of not more than 12' from finished grade, subject to administrative review and approval.

### III. SUPPORTING DOCUMENTS REQUIRED FOR APPLICATION

1. Photocopy of tax map with subject property highlighted.
2. Legal description of property (see deed).
3. Development plans.
4. Application fee as established by the Township Trustees.

### IV. SUPPORTING INFORMATION

A. Existing Zoning District M-1  
Existing Land Use M-1 Commercial  
Proposed Focus Area District and Classification Category M-1

Proposed Land Use Expansion of existing structure with exact like kind materials.

B. Describe the characteristics of the Parcel/Project for consideration by the Board of Trustees (use additional sheet if necessary):

Please see additional sheet.

\_\_\_\_\_  
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Application – Overlay District Plan

Turton Holdings, Family LLC / Redi-Rock Structures of OKI, LLC

Expansion of the existing building to accommodate additional manufacturing space for the precast products of Redi-Rock Structures.

This request is to expand the existing building 80' to the south and closer to Round Bottom Road and lands of TC Properties of OKI, LLC (Tim L. Turton, Managing Member).

The precast facility will have one (1) garage door that will relocate from the existing south end to the proposed new south end of the building with a man door for ingress / egress.

Lighting will be 3 wall pack units installed to provide downward security light on all three sides of the 80' expansion.

The building will be constructed with white metal in like kind to the existing facility.

# Clermont County Auditor



This map is a graphic representation of public data. Clermont County makes no warranty to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user.

This Conveyance has been examined  
and the Grantor has complied with  
Section 319.202 of the Revised Code.

Purchase Price: \$0.00

Transfer #8358 Transfer Fee: \$0.50

Conveyance Fee: \$0.00

Filed with the office of

Linda L. Fraley

12/03/2021

BY: knahirniak

202100039437  
Filed for Record in Clermont County, Ohio  
Deborah Hall Clepper, Recorder  
12/03/2021 04:00 PM Recording Fees: \$42.00  
DEED OR 2904 / p1237 - p1239

**PARCEL NO. 40-31-08C-071**

This instrument prepared  
by Ziegler & Schneider, P.S.C.  
Attorneys at Law  
541 Buttermilk Pike, Suite 500  
P.O. Box 175710  
Covington, Kentucky 41017-5710  
By Lori Fields-Lee, Attorney.

**DEED**

**KNOW ALL PERSONS BY THIS INSTRUMENT:**

That Turton Properties, Family LLC, an Ohio limited liability company,

the GRANTOR(S), for and in consideration of One (\$1.00) Dollar and other good and valuable consideration paid  
to the GRANTOR(S) by the GRANTEE(S) herein, the receipt of which is hereby acknowledged,  
do(es) bargain, sell and convey to the following named GRANTEE(S),

Turton Holdings, Family LLC,

its successors and assigns forever, the following described real estate, in the Township of Union, County of  
Clermont, State of Ohio, to wit:

Property Address: 1050 Round Bottom Road, Cincinnati Ohio 45150

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF BY REFERENCE.

PRIOR DEED REFERENCE: Official Record Book 2421, page 2073

SUBJECT to conditions, restrictions and easements contained in deeds and instruments of record.

This conveyance has been authorized by Resolution of the Members of the Grantor and the person(s) signing on  
behalf of the Grantor have also been authorized to do so.

Together with all the privileges and appurtenances to the same belonging. To have and to hold forever the same  
to the GRANTEE(S), in the fashion and manner stated above in the conveying clause, with covenants of general  
warranty.

EXECUTED this 23<sup>rd</sup> day of November, 2021.

GRANTOR:

Turton Properties, Family LLC, an Ohio Limited Liability Company

*John Turton*  
By: John Turton  
Its: Managing Member  
By: Debbie Turton  
Its: Managing Member

STATE OF Kentucky, COUNTY OF Kenton (GRANTOR)

The foregoing instrument was sworn to and acknowledged before me this 23 day of Nov, 2021 by  
John Turton, its Managing Member and by Debbie Turton  
its Managing Member of Turton Properties, Family LLC, an Ohio limited liability company, for and on its  
behalf, the Grantor(s), and that the same was its, free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal at  
Kenton, Kentucky

*MS* #615144  
Notary Public  
My commission expires: 1/28/23  
My jurisdiction is: STATE AT LARGE

EXHIBIT "A"

PARCEL 403108C071.

Being a parcel of land situated in Union Township, Clermont County Ohio, Seldon Military Survey Number 676, and being more particularly described as follows:

Commencing at a Magnail found in the centerline of Roundbottom road, said point being the centerline of Roundbottom Road and River Valley Drive; thence on the centerline of Roundbottom Road, south 75° 53' 02" East, 162.52 feet to a Magnail set in the centerline of Roundbottom Road; thence continuing on said centerline South 77° 03' 58" East, 915.68 feet to a Magnail set in the centerline of Roundbottom Road, said point being the Real Point of Beginning of the parcel herein described; thence leaving said centerline and continuing North 32° 34' 05" East, 153.86 feet to an Iron pin set, passing an Iron pin set on the north right of way line of Roundbottom Road at 21.36 feet; thence North 40° 44' 21" East, 747.36 feet to an Iron pin set; thence North 81° 42' 22" East, 300.04' to an Iron pin set; thence South 46° 09' 20" East 282.91 feet to an Iron pin found; thence South 44° 00" West, 403.48 feet to an Iron pin set; thence North 46° 00' 08" West 346.78 feet to an Iron pin set, thence North 80° 18' 04" West, 53.73 feet to an Iron pin set; thence South 40° 44' 21" West, 476.63 feet to an Iron pin set; thence South 12° 56' 02" West, 178.03 feet to a magnail set in the centerline of Round Bottom Road, passing an Iron pin set on the north right of way line of Round Bottom Road at 158.01 feet; thence along the centerline of Round Bottom Road 77° 03' 58" West 141.52 feet to the point of beginning, containing 5.03 Acres more or less.

The above description is a result of a survey prepared by Mark D. Walker of the Professional Engineering Group, LLC, an Ohio Registered Surveyor Number 8282 and dated May 12, 2005.

12/03/2021

Legal Description

APPROVED

Clermont County, OH Engineer  
Jeremy P. Evans, P.E., P.S.  
BY: ALEACH

**CLOSURE ACCEPTABLE**  
**CLERMONT COUNTY**  
**TAX MAP OFFICE**  
PLEASE ATTACH THIS STAMPED LEGAL TO YOUR DEED

403108C071. 5.030 AC TL79-148

# TC PROPERTIES of OKI, LLC

P.O. Box 67  
11966 Taylor Mill Road  
Independence, Kentucky 41051-0067

November 3, 2023

Union Township Board of Trustees  
Mr. Mark McCormack, Development Director  
4350 Aicholtz Road  
Cincinnati, Ohio 45245

Re: Redi-Rock Structures of OKI, LLC / Turton Holdings, Family LLC  
5.0 acres - Land Purchase – PID# 403 108 C 072

Mr. McCormack,  
As discussed on November 2, 2023, when the Application for Approval of the Overlay District Plan was submitted for the expansion of Redi-Rock Structures manufacturing facility; we agreed that it would be proactive to share the forthcoming action plan with Union Township for the sale of the referenced parcel.

The referenced parcel adjoins the land owned by Turton Holdings, Family LLC and in which Redi-Rock Structures of OKI manufactures products.

In January 2024, Turton Holdings, Family LLC plans to purchase the referenced parcel, for Redi Rock Structures to have additional storage for inventory.

If you have any questions about this, please feel free to call.

Sincerely,  
TC Properties of OKI, LLC

  
Tim L. Turton  
Managing Member

403108C072.







#### Q. DOWNSPOUT LOCATIONS

## FRONT SIBEWALL SHEETING & TRIM: FRAME LINE E

PANELS: 26 Ga. KW1 - POLAR WHITE SP (PW)

GENERAL NOTES:

1. USE 1/2" X 1/4" ASBESTOS FLAT FOR ALL GIRT, LAP CONDITIONS AND FOR THE MAJORITY OF GIRT TO FRAME CONNECTIONS. REFER TO ERECTION DETAILS.
2. THE DIAMETER OF THE BRACING IS DENOTED BY THE THIRD AND FOURTH DIGITS OF THE LINE NUMBER. (EX. 1-1/2" DIA. — 2-1/2" DIA. — 3-1/2" DIA.)
3. ADEQUATE TEMPORARY BRACING MUST BE PROVIDED BY THE ERECTOR DURING THE ERECTION OF THE BUILDING.
4. DRAWINGS MAY NOT BE TO SCALE.

CERTIFICATION EXTENDS ONLY FOR THE LOADS SPECIFIED ON KIRKET'S PURCHASE ORDER, AS APPLIED TO THE STRUCTURAL COMPONENTS OF THE AIR TRUCKS ORDERED AND SHIPPED.

THESE DRAWINGS ACCURATELY DEPICT THE FINAL DESIGN OF THIS PROJECT AND MAY BE USED TO VERIFY THE FRAMERS NUMBER SIZES. PRIOR TO THE DELIVERY OF THIS PROJECT, A SET OF DRAWINGS WILL BE ISSUED WITH THE PIECES AND ADDITIONAL DETAIL NECESSARY FOR THE CONSTRUCTION OF THIS ITEM. BUILDING SYSTEM. NOTE: THESE DRAWINGS ARE NOT TO BE USED AS APPROVAL DRAWINGS, AND ANY CHANGES MADE MAY VOID THE DELIVERY OF THIS PROJECT.



**BECKER'S**  
ELECTRICAL SUPPLIES  
ENERGY SOLUTIONS

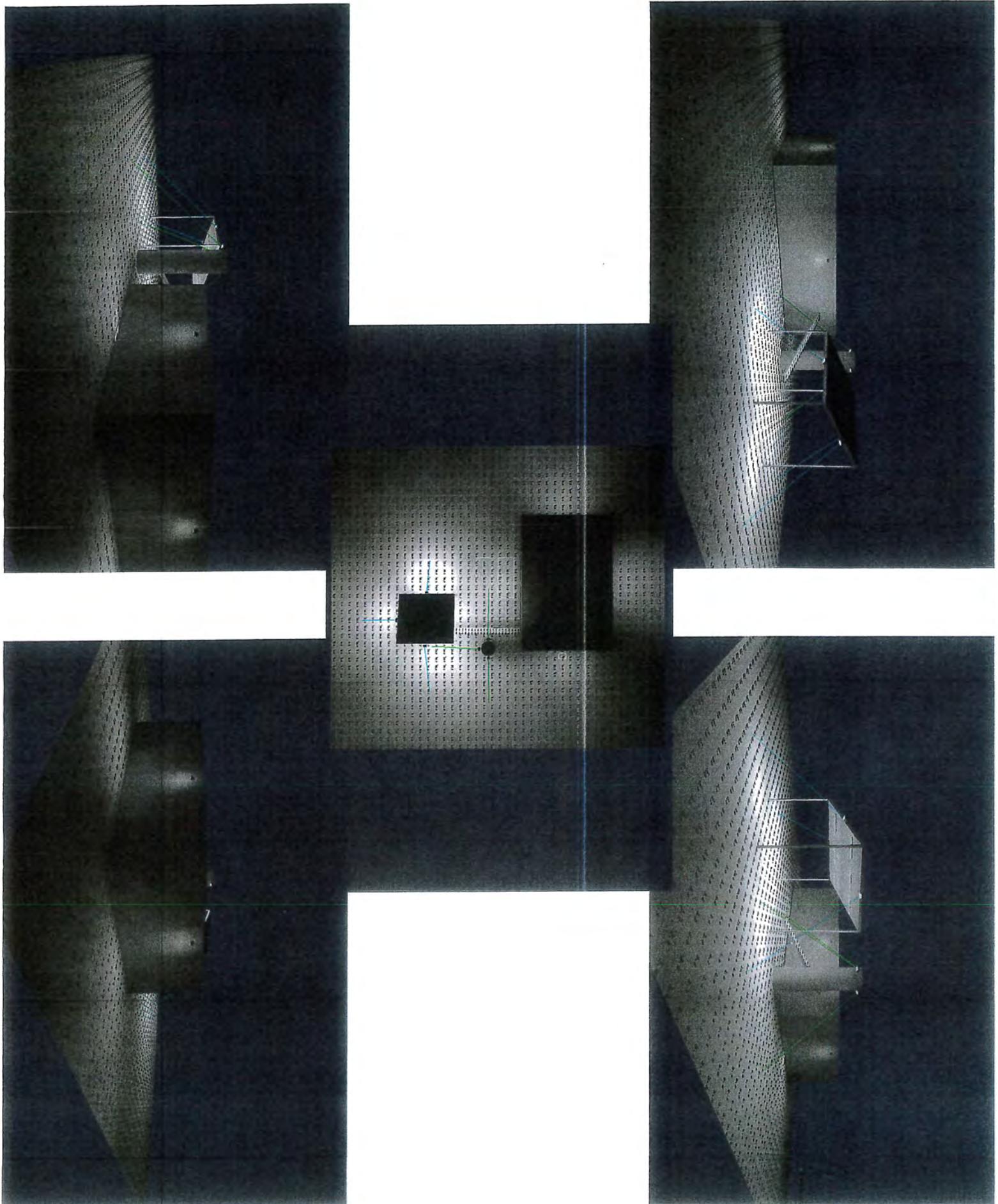
**BECKER'S**  
Since 1920  
ELECTRICAL SUPPLIES

**BECKER'S**  
Since 1920  
AUTOMATION

**REDI-ROCK**  
STRUCTURES OF OKI

REDI-ROCK STRUCTURES  
MILFORD, OHIO





Drawn By: KENN GRANT

Date: 9/12/2017

## REDI-ROCK STRUCTURES

MILFORD, OHIO

BECKER ELECTRIC SUPPLY  
11310 Mastville Road  
Cincinnati, Ohio 45231  
513-771-2550  
[www.beckerelectric.com](http://www.beckerelectric.com)

**BECKER'S**  
Since 1920



### VICINITY MAP

NOT TO SCALE



### SITE ADDRESS

1050 ROUND BOTTOM ROAD  
MILFORD, OH 45150  
UNION TOWNSHIP, CLERMONT COUNTY

ZONING: M-1 (INDUSTRIAL)  
LITTLE MIAMI CORRIDOR OVERLAY

FLOOD ZONE: X

OWNER  
TURTON HOLDINGS FAMILY, LLC  
3750 FULTON GROVE ROAD  
CINCINNATI, OH 45245  
PHONE: (513) 965-9221

CIVIL ENGINEER  
CIVIL SOLUTIONS ASSOCIATES, INC.  
3760 FULTON GROVE ROAD  
CINCINNATI, OH 45245  
PHONE: (419) 752-9500

BUILDING CONTRACTOR  
FEDDERS CONSTRUCTION COMPANY  
1102 BRIGHTON STREET  
NEWPORT, KY 41071  
PHONE: (513) 898-9593

CONSTRUCTION SCHEDULE  
DECEMBER 2023 TO MAY 2024

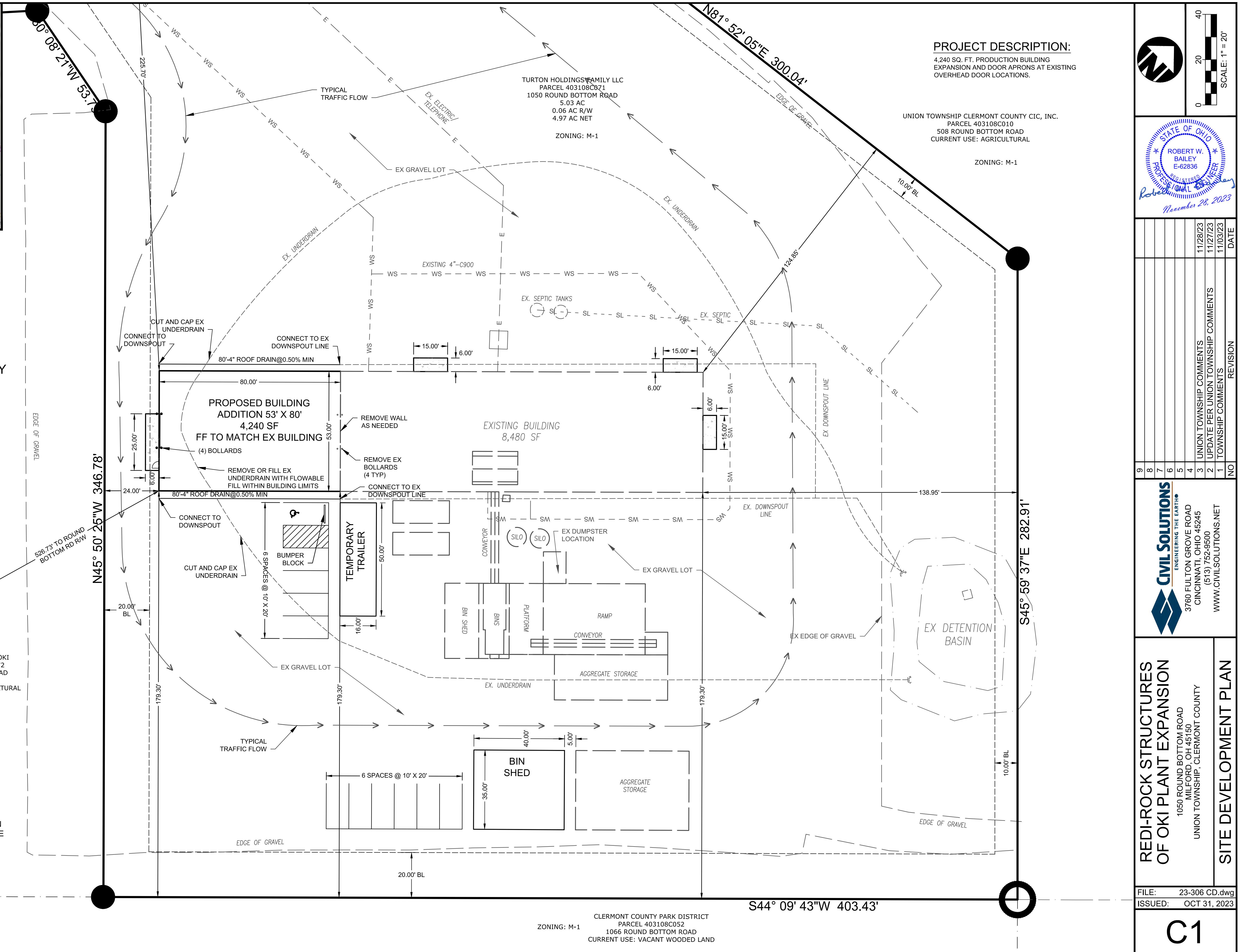
TC PROPERTIES OF OKI  
PARCEL 403108C072  
ROUND BOTTOM ROAD  
5.00 Acres  
CURRENT USE: AGRICULTURAL

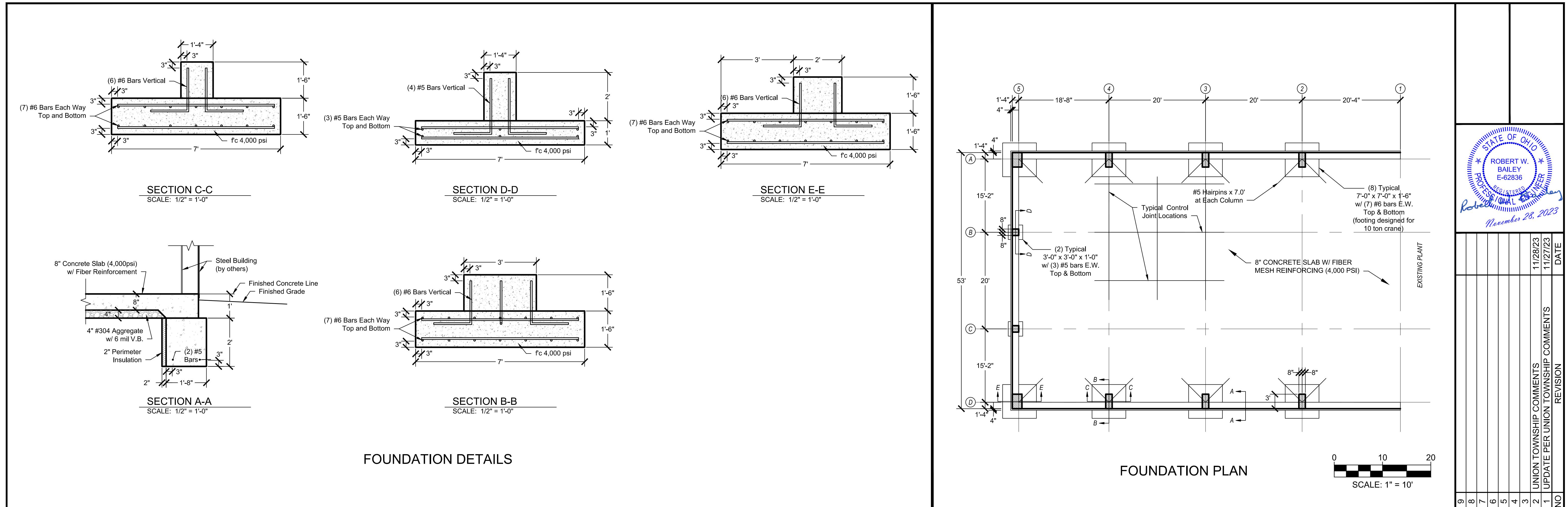
ZONING: M-1

### PAVEMENT LEGEND

8" 4,000 PSI CONCRETE WITH  
FIBER MESH REINFORCING

TEMPORARY TRAILER  
TEMPORARY OFFICE TRAILER NOTED ON THE PLAN  
WILL REMAIN IN PLACE FOR 18± MONTHS AFTER THE  
SANITARY SEWER LATERAL IS INSTALLED AT THE  
FRONT 5 ACRES (PARCEL 403108C072).







REDI-ROCK STRUCTURES  
MILFORD, OHIO

## REDI-ROCK STRUCTURES

MILFORD, OHIO

Drawn By: KENN GRANT

Date: 9/12/2017

Scale: 1" = 8'



FL1



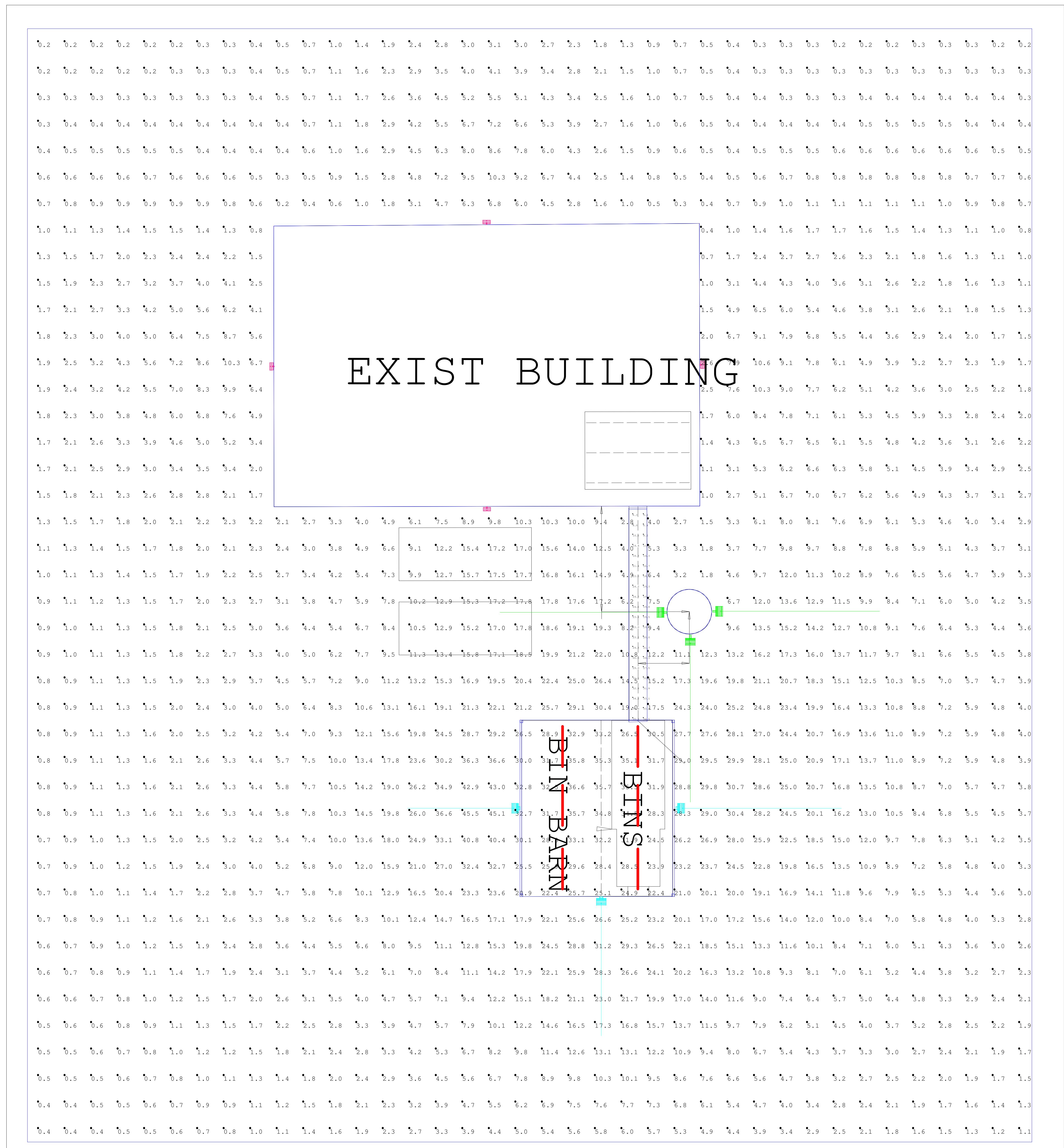
FL2



VT8



W



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	7.14	45.5	0.2	35.70	227.50
conveyer_Top	Illuminance	Fc	22.11	35.3	5.2	4.25	6.79

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Total Watts	Lum. Lumens
	3	FL1	SINGLE	1.000	FXLED200SF	614.7	27168
	3	FL2	SINGLE	1.000	FXLED300T	944.4	38523
	6	VT8	SINGLE	1.000	SHARK8-100W_D10	577.2	13429
	4	W	SINGLE	1.000	WPLED104_ALED104 (15-DEGREE UPTILT)	424.4	13129

Design Control Document Only - (Not for Construction)  
Recommended location and positioning is based on  
information provided. Illumination levels are calculated  
by laboratory data in accordance with IES approved methods.  
Performance may vary due to job specific variables.  
Calculations do not account for the influence of obstructions  
unless otherwise noted. An engineer and/or architect must  
approve the applicability of the layout for final construction documents.

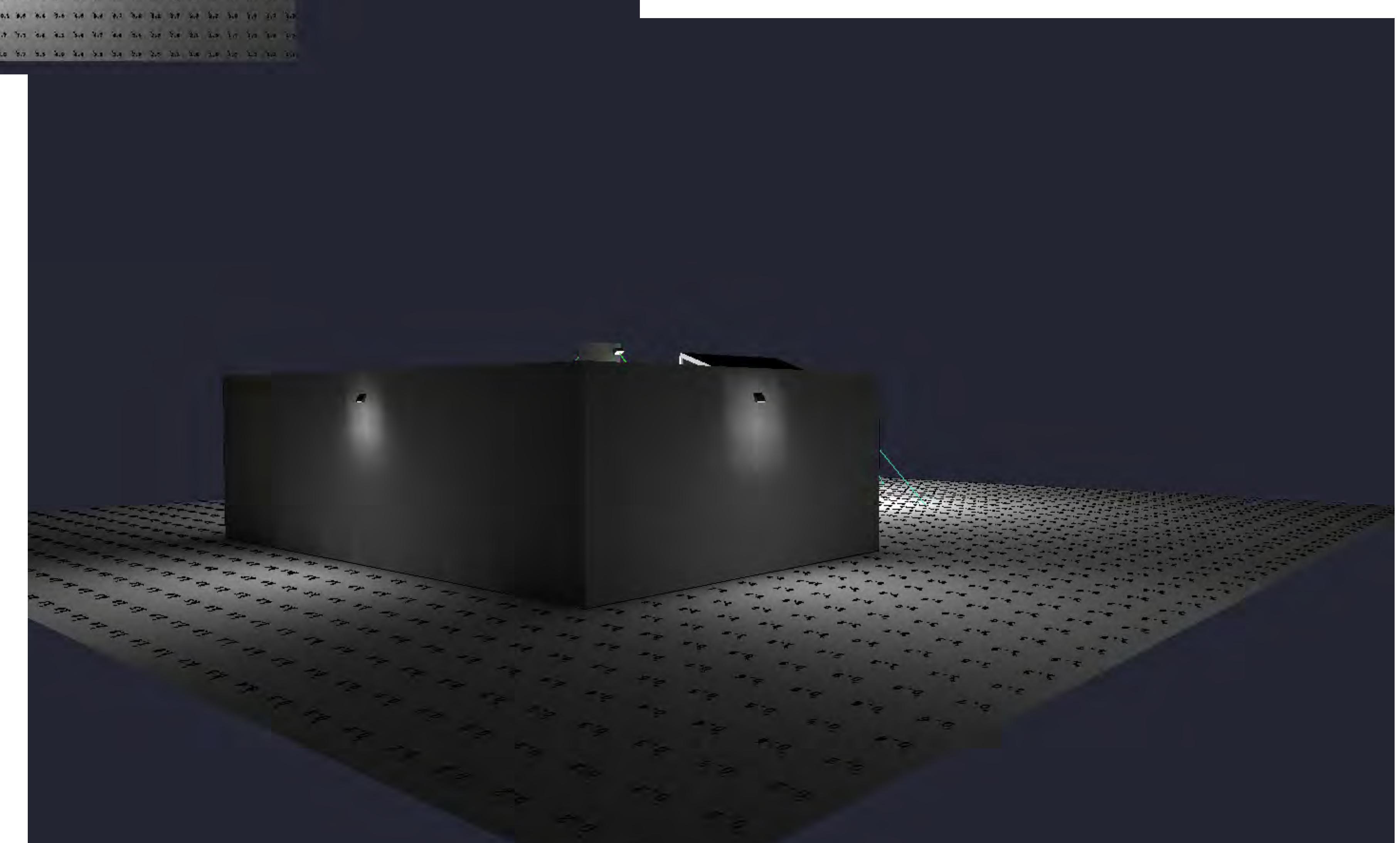
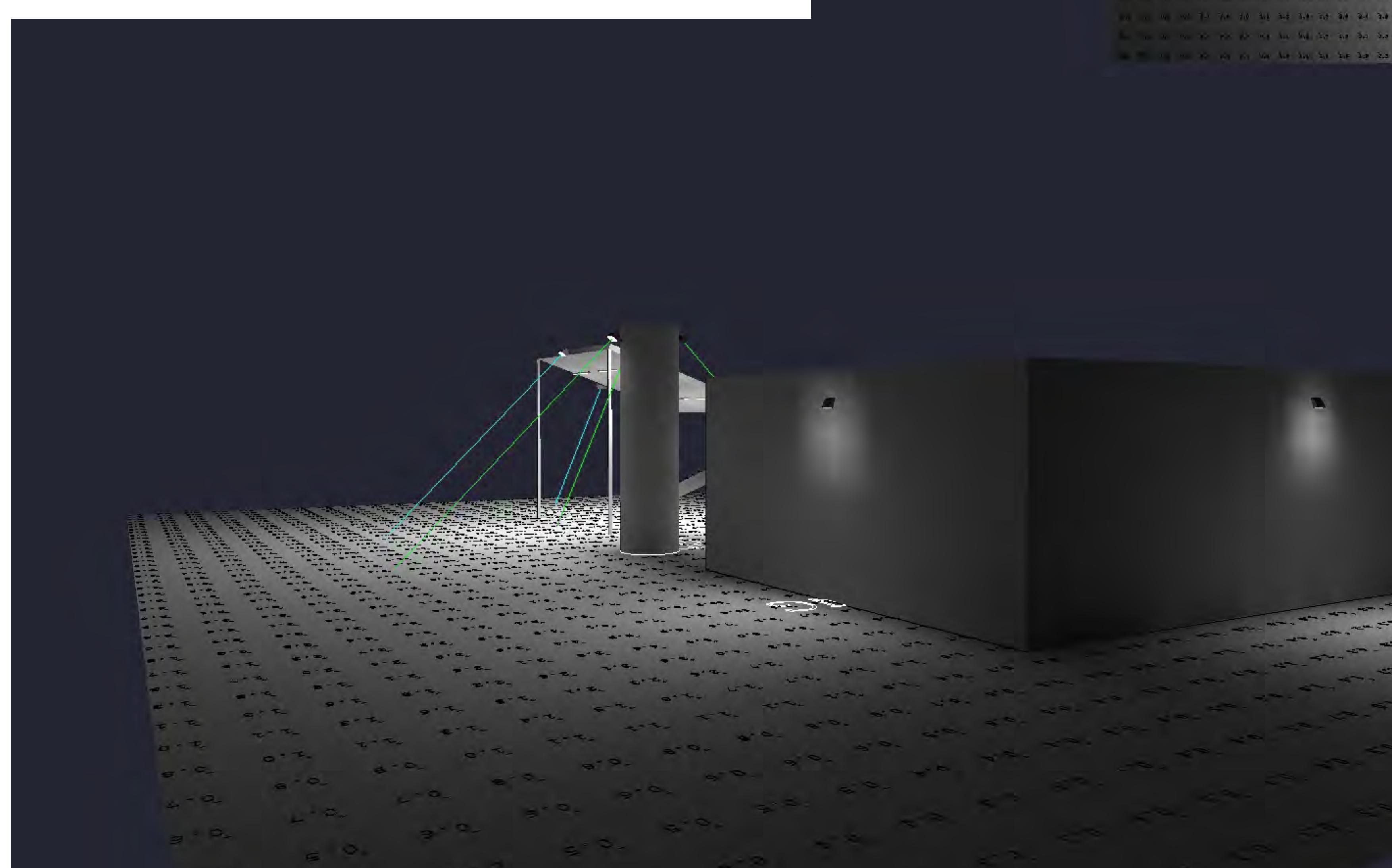
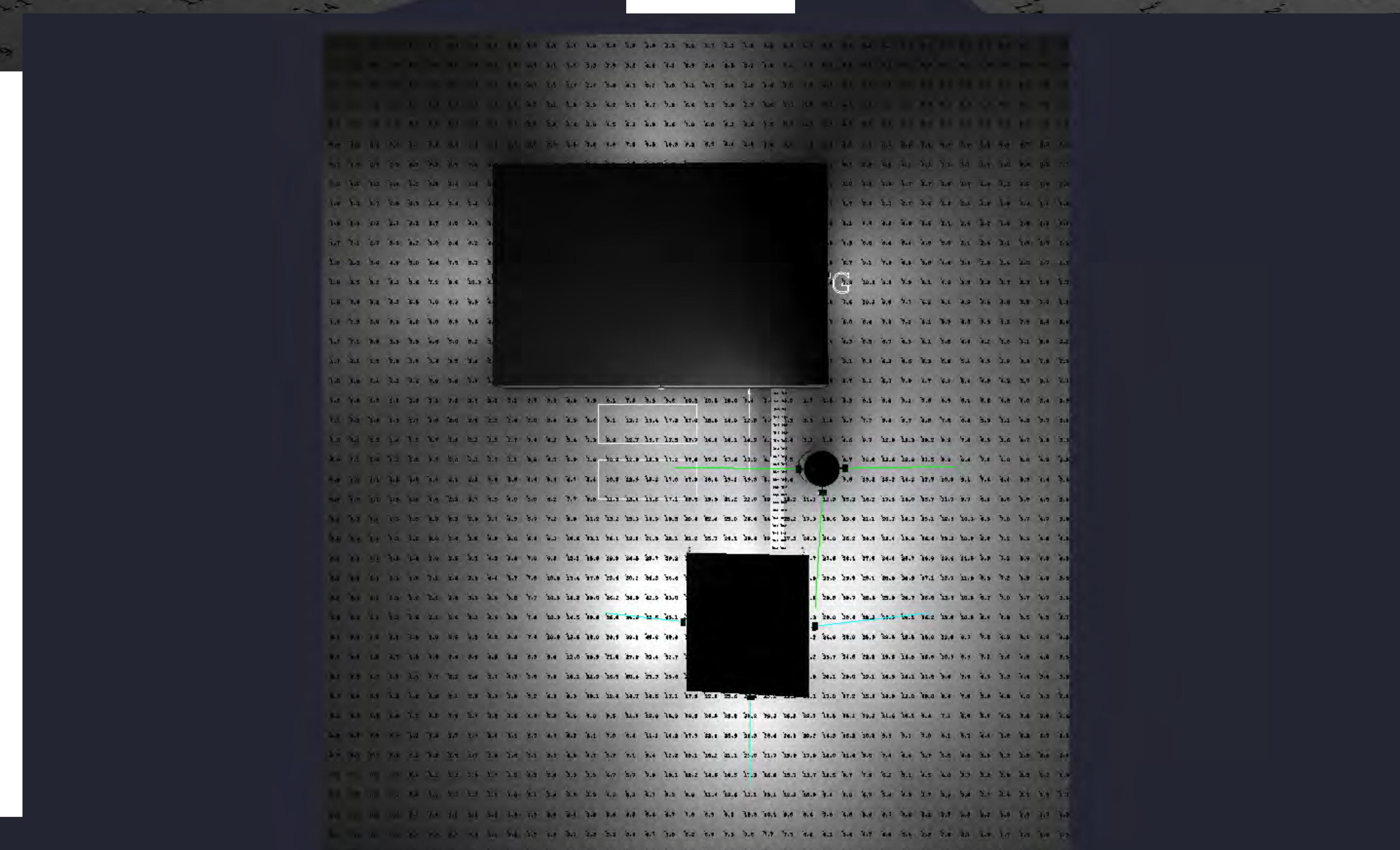
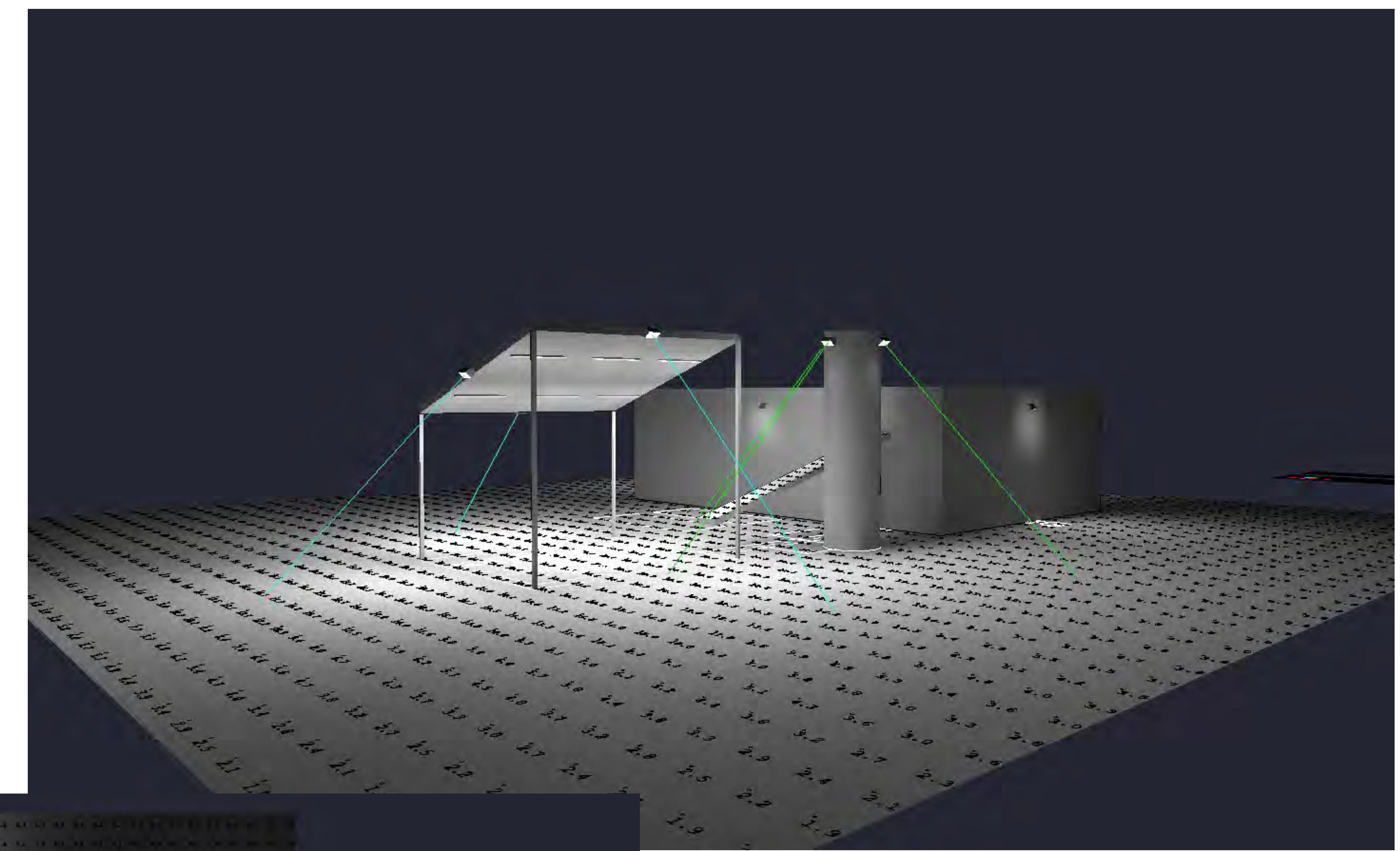
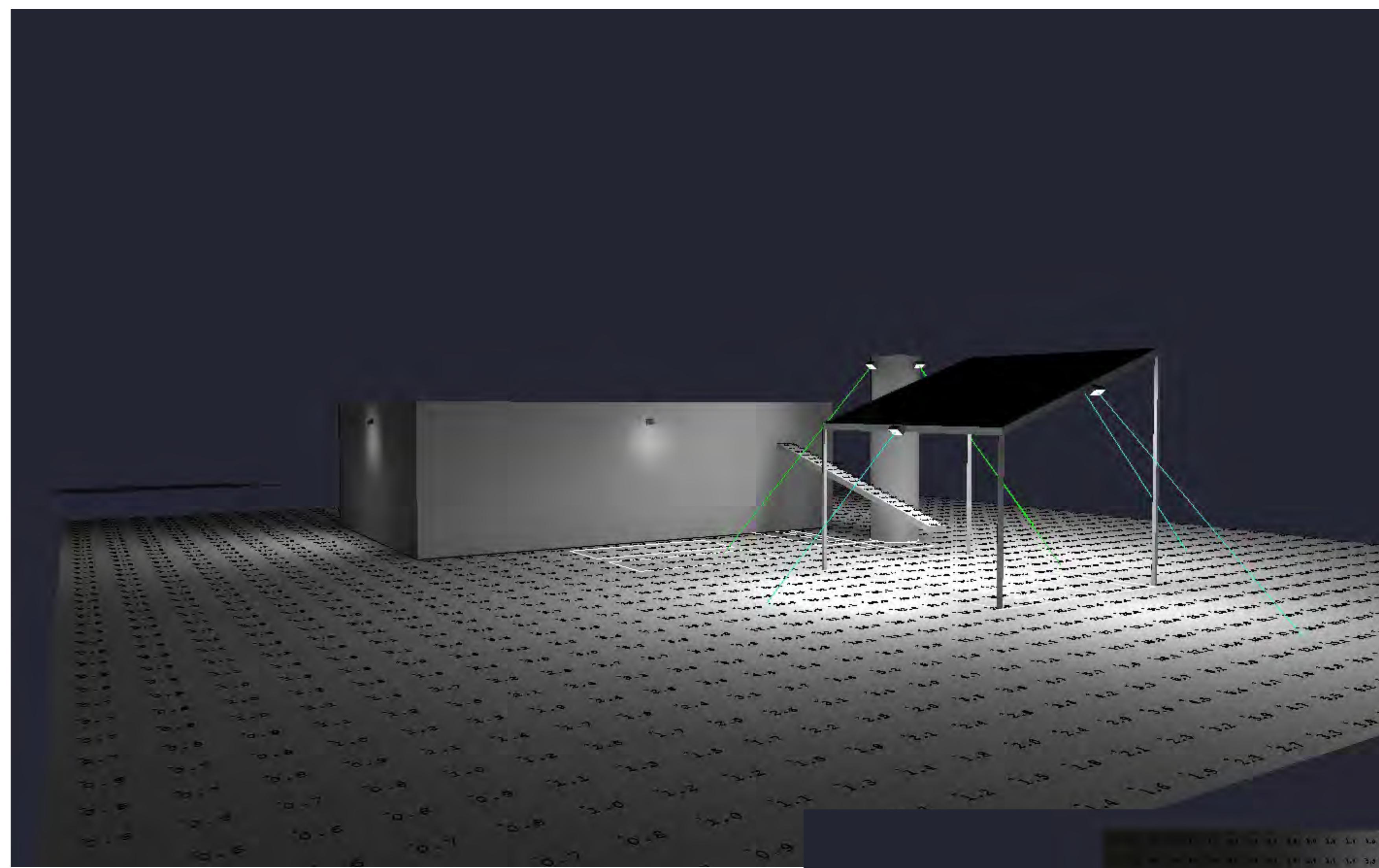
BECKER ELECTRIC SUPPLIERS  
11310 Mosteller Road  
Cincinnati, Ohio 45241  
513-771-2550  
[www.beckerelectric.com](http://www.beckerelectric.com)

## REDI-ROCK STRUCTURES

MILFORD, OHIO

Drawn By: KENN GRANT

Date: 9/12/2017





# Lighting Group

## PROJECT MANAGERS/QUOTATIONS SPECIALISTS

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Joined the Industry in: 2006  
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BECKER ELECTRIC SUPPLY  
www.beckerelectric.com

## Why Becker Electric Supply?

Founded in 1920 by John Adam Becker, we are a family owned wholesale distributor of electrical products, automation controls and commercial lighting headquartered in Dayton, Ohio. In our third generation as a family-owned business, we have over 150 employees with a strong commitment to providing quality services and project support to commercial, industrial, residential contractors, industrial plants, and power utilities.

With eight warehouse locations in Ohio, Indiana, and Georgia, we serve the industrial OEM and MRO markets, commercial construction contractors, and property management companies. Through our Energy Solutions division, we provide energy saving solutions for existing facilities, such as retrofit lighting upgrades.

Our goal as a distributor is to not only provide local support and delivery of quality electrical products, but to also assist you in reducing your overall operating costs. To help you increase your productivity, we offer inventory management services, including bin stocking, kitting, bar coded packing lists, EDI, and on-line order entry. We have an electrical panel building program for custom panel design. For OEM and MRO customers we offer the ability to service national accounts through supplyFORCE, the largest commodity management program in North America.

## The Becker's Mission

We are... Dedicated to profitably increase our market share by strengthening our customer and supplier relationships.

We are... Committed to provide growth opportunities for all associates.

We are... Responsible for continuing this business forever.

## PROJECT SUPPORT TEAM

**Allison Cornell**

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**Nicole Skinner**

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## ENERGY SOLUTIONS TEAM

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Dayton, OH

Cincinnati, OH

Columbus, OH

Sidney, OH

Tallapoosa, GA

Indianapolis, IN

Greensburg, IN

Columbus, IN

## Affiliations



Where market leaders grow



Associated Builders  
and Contractors, Inc.



Dayton Building Owners  
and Managers Association