For sixty years, the Madisonville neighborhood in Cincinnati housed the Nutone Corporation production complex that made bath fans and other ventilation products. When the facility closed in 2007, over 400 jobs were lost and the 29-acre property with its ten structures became vacant. Given its prominent location along the Madison Road and Red Bank Expressway commercial corridors, redevelopment of the site became a high priority for the City of Cincinnati. The city’s strategic plan identified life sciences as a major growth industry. With the help of a $3 million Clean Ohio grant, the property was redeveloped into a campus for Medpace, a life sciences contract research organization that has long-term plans to employ approximately 1,900 individuals at the Madisonville location.

PUBLIC-PRIVATE PARTNERSHIP AT WORK

Environmental testing at the site revealed widespread contamination in soil and groundwater. Without effective cleanup, chemicals could have leaked into indoor air and pose unacceptable hazards. The property was owned by a private developer that had already paid $6 million for acquisition, and cleanup would cost millions more, including the demolition of the original 10 buildings.

The Clean Ohio Program

Between 2002 and 2013, the Clean Ohio Revitalization Fund (CORF) program invested $400 million in catalytic funds to assist communities in the environmental testing and cleanup of brownfields across the state. Local investments were oftentimes made to complement state investment. The program contributed to the redevelopment of more than 7,600 acres of contaminated land around the state, and placed Ohio as a national leader in brownfields redevelopment. Local communities were given the flexibility to define the best possible reuse of these sites. Other Hamilton County projects included the redevelopment of the former Cincinnati Milacron site into the mixed use Oakley Station and the transformation of a former Ford plant into retail and office buildings at Red Bank Village.
State investment was necessary for redevelopment to proceed. The City of Cincinnati received a $3 million CORF grant in 2009. With quick progress, the first new building opened in 2010, while cleanup continued on other sections of the site. In 2015, the Ohio EPA decided that the property met acceptable environmental standards and issued a Covenant Not to Sue under the Voluntary Action Program.

**MADISONVILLE LOCATION PROVIDES ROOM FOR MEDPACE TO GROW**

Medpace needed a new site after outgrowing its original headquarters at another location in Hamilton County. In its initial Madisonville expansion, the company created over 400 new jobs and invested over $23 million. By 2017, Medpace had three buildings at the site totaling 332,000 ft\(^2\) of research lab and office space. The company promised to retain 1,150 existing jobs, create an additional 650 jobs, and invest another $7 million over the next 15 years. The Medpace investment led to significant follow-on investments by other companies at the site. Medpace buildings are the anchors for a multi-use Madison Center commercial complex that includes a 217-room conference hotel, and other buildings that provide 160,000 ft\(^2\) of office space and 75,000 ft\(^2\) of commercial space.