

OHIO'S ELECTRIC COOPERATIVES CURRENT



Powered by Cooperation:

Collaboration Advances Economic Development and Community Infrastructure

What some small communities lack in scale of resources, they more than make up by collaborating with infrastructure partners to level the economic development playing field.

- ✓ Need reliable, abundant electricity for manufacturing? Got it.
- ✓ Dependable, high-speed fiber? No problem.
- ✓ Adequate water resources? Yes.
- ✓ Collaborative local and state leaders that quickly bring all resources to the table to craft economic development solutions that meet the needs and speed of business expansion and relocation? Check!

Here we highlight two industrial parks that local Ohio electric cooperatives played key roles in preparing available sites and spec buildings for manufacturing users.

The cooperative difference: purpose-driven vs. profit-driven benefits local community.

“First and foremost,” says Edward VanHoose, Lorain-Medina Rural Electric Cooperative (LMRE), “our cooperative principles mandate that the decisions and actions of the cooperative must benefit the community we serve.” VanHoose serves as President/CEO of LMRE Cooperative, a not-for-profit electric distribution cooperative serving approximately 16,000 consumers in Lorain, Medina, Ashland, Huron and Wayne counties in northeast Ohio.

“Our community needs additional skilled jobs,” VanHoose says. “A secondary consideration for new users is a load factor that can help spread fixed infrastructure costs over more usage and help maintain attractive electricity rates.”

To help maintain an inventory of available industrial sites in its service territory to attract new jobs, LMRE developed the Spencer Industrial Park on 68 acres of cooperative-owned property.

Spencer Industrial Park provides unique rail opportunity.

“Spencer Industrial Park sits at the intersection of two state highways and has 2,500 feet of frontage on the Wheeling & Lake Erie Railway (WLE) track that runs through Spencer,” says Audrey Flood, manager of key accounts and economic development for LMRE and North Central Electric Cooperative. “Rail is a huge asset for this site.”

WLE is among the largest regional railroads in the country with 840 miles of track in Ohio, Pennsylvania, and West Virginia and six major rail yards.

Two of WLE’s major rail lines converge at Spencer, so the area sees a number of daily freight trains, including manifest freight trains, unit aggregate trains, and unit frac sand trains.



Spencer Industrial Park provides quick, easy access to northeastern Ohio’s major highway corridors—I-480 and the Ohio Turnpike to the north, I-76 to the east, and I-71 to the south. Cleveland, Akron, Medina, Mansfield, Elyria, and Lorain are within one hour of Spencer. The property borders 2,500 feet of the Wheeling & Lake Erie Railway.



“A customer locating at the Spencer Industrial Park requiring rail access would be able to receive at least five-day-per-week rail service from WLE,” says Anthony Casillo, WLE’s director of business development and sales. “Furthermore, WLE can provide customers with competitive rate and routing options through interchanges

with three Class I connections (Canadian National Railway, CSX Transportation, and Norfolk Southern), as well as 14 other shortline and regional railroads. With only a handful of rail sites in Medina County, Ohio, Spencer Industrial Park offers a unique opportunity.”

New LMRE facility fosters community connections.

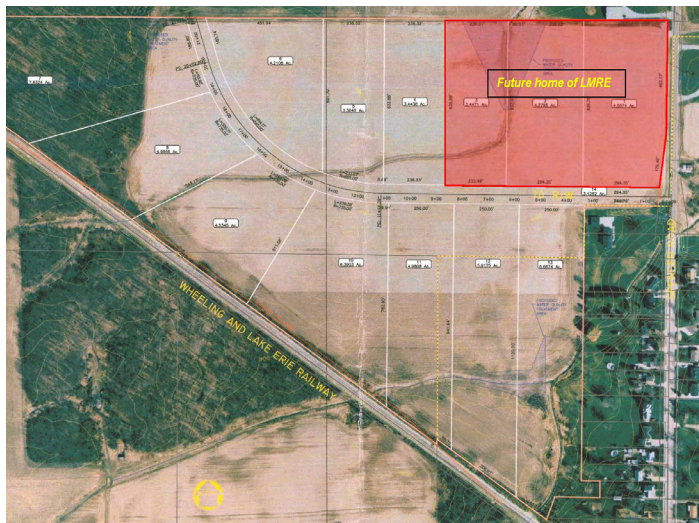
The first project completed in Spencer Industrial Park is the newly opened LMRE cooperative's headquarters.

"This new headquarters is more than just a modern office—it's an investment in the future of our cooperative and the communities we serve," VanHoose says. "One of the most exciting additions is our new community center, which is available for our members to rent—a space designed to bring people together, just like our cooperative has always done. This building will serve as the foundation for the next generation of service, reliability, and connection."



An LMRE substation is under construction on the headquarters site to serve the industrial park and the Village of Spencer. It will provide redundancy and back-feeding capabilities, plus support new growth.

Lorain-Medina Rural Electric Cooperative provides stellar reliability.



The remaining 53 acres in Spencer Industrial Park is zoned Light Industrial and will have access to water, sewer, rail services, and LMRE's electricity service.

"We're very proud of LMRE's reliability statistics," VanHoose says. "We have one of the best-built systems, and our maintenance is second to none. Our board of directors and staff set high expectations for the quality of materials and the service we provide. Our system is engineered to backfeed all our major loads and most of our residential members."

Northwest Ohio I-75 spec building ready for manufacturing user build-out.

The first spec building in the 39-acre **I-75 Industrial Park** in North Baltimore, Ohio, is ready for tenant build-out.

- The 100,000-square-foot building is designed for a single manufacturing user. Outdoor yard storage is permitted. Local water and sewer capacity will fit the bulk of manufacturing uses.
- Twenty acres remain available and can accommodate an additional 350,000 square feet.



Exit and entrance ramps for I-75 are immediately adjacent to this site.

“I don’t think you can overstate the importance of the benefit of being that close to I-75,” said Todd Dickerson, director of economic development for West Erie Realty Solutions. “For any kind of B2B, transportation is a significant part of the ‘total landed cost.’ Removing the transportation and logistics costs of getting from the interstate to your facility creates substantial savings.”



Northwest Ohio is well situated for stateside manufacturing with every available transportation mode to meet the global needs of business.

With current global trade and supply chain issues, manufacturers looking to bring more production stateside can access multiple logistics options to better control their flow of parts and materials.

Manufacturers in Wood County, Ohio, have access to exceptional infrastructure assets, including:



- **Interstate highway I-75** bisects Wood County, and the I-80/I-90 Ohio Turnpike is less than 30 minutes to the north.
- **The massive CSX Northwest Ohio Intermodal Terminal** is located in North Baltimore.
- **Four major freight railroads** move through the region.
- **Detroit Metropolitan Wayne County Airport (DTW)**, one of the largest and busiest international airports in the U.S., is an hour away.
- **Port of Toledo, the largest cargo port on the Great Lakes**, is 30 miles north of Wood County.

Manufacturers are welcome in North Baltimore.

“A lot of communities are divided about progress,” said Dickerson, listing agent for the I-75 Industrial Park which is located within the Village of North Baltimore. “But it’s important for manufacturers to know they’ll really be welcomed by this community. North Baltimore’s elected officials proactively pursue growth—they’re all about creating jobs and bringing manufacturing to the community.”

Development in the I-75 Industrial Park is eligible for the Village of North Baltimore CRA Tax Abatement.

Collaborative electric cooperative advances economic development projects.

Development of the site and construction of the 100,000-square-foot spec building is the result of collaboration with local, regional, and state partners.

The I-75 Industrial Park team includes:

- **Hancock-Wood Electric Cooperative** is an equity partner responsible for land acquisition and zoning.
- **Nooter** is an equity partner, developer, and fully integrated turnkey construction, multi-craft, construction engineering and maintenance contractor.
- **The Delventhal Company** is an equity partner, developer, and general contractor of the first spec building.
- **Regional Growth Partnership (RGP)** is the economic development organization serving the Toledo region and 17 counties of Northwest Ohio, including Wood County.
- **Wood County Economic Development Commission** leads business attraction and retention initiatives for Wood County, Ohio.
- **JobsOhio's** Ohio Site Inventory Program (OSIP) provided a \$690,000 grant to help bring utilities onto the I-75 Industrial Park site. The OSIP grant helps keep the leasing rate competitive.

Hancock-Wood Electric Cooperative is ready to serve new manufacturing loads.

Hancock-Wood Electric Cooperative, a non-profit member-owned electric utility, serves more than 13,000 accounts spanning more than 1,800 miles of line throughout 10 northwest Ohio counties.

The cooperative serves the new I-75 Industrial Park spec building, the CSX Northwest Ohio Intermodal Terminal, and numerous manufacturers.



"A significant portion of our load is industrial and commercial," said Curt Croy, chief operating officer for Hancock-Wood Electric Cooperative, "and we understand how important reliable, high-quality service is for the members we serve."

"Redundancy is built into our system, and multiple substations can be back-fed," said Croy. "For new end-users, we'll design and plan for their specific needs."

Wood County has abundant power with 138 and 345 kV high tension lines running through the county.

Cooperatives' commitment to community is bringing faster access to high-speed fiber.

Two northern Ohio electric cooperatives are collaborating with local telecom providers to increase access to high-speed internet for businesses and residents.

Both cooperatives have implemented pole sharing agreements that allow fiber providers to use the electric cooperative's existing easements and utility poles to install fiber cable.



- **North Central Electric Cooperative (NCEC)** collaborates with Bascom Communications, a telecom cooperative based in Seneca County, which is extending high-speed internet service throughout the electric cooperative's territory. "We began the work on this collaboration several years ago, and each week more fiber is getting built for the middle mile and new consumers," says Justis Clifford, Chief Strategy Officer of LMRE and NCEC cooperatives. "Having access to reliable, high-speed fiber opens up more economic development opportunities."

- **Hancock-Wood Electric Cooperative** is collaborating with AMPLEX, which is installing fiber in areas of Hancock-Wood's service territory that are not currently served by other internet service providers. Hancock-Wood COO Curt Croy, says, "Fiber is not a service provided by Hancock-Wood, but by partnering with AMPLEX for joint use on the cooperative's poles and easements, it reduces cost and will allow high-speed internet access to reach all our members sooner."

Find your next manufacturing site in Ohio's electric cooperative-served territory and experience the benefits of a purpose-driven, member-focused power provider.

Manufacturing sites with reliable and affordable energy, high-speed fiber, and easy access to transportation corridors and customers are available throughout the territories served by Ohio's 24 electric cooperatives. If your organization is searching for sites, contact Ohio's Electric Cooperatives' Dennis Mingyar at 614-430-7876 or dmingyar@ohioec.org.

Buckeye Power and Ohio's Electric Cooperatives can help with:

- Comprehensive site and building portfolios
- Preliminary site studies
- Site search tours
- Assistance in identifying financial incentives
- Electric rate analyses
- Community profiles
- State and local government contacts
- Contractor introductions

OHIO'S ELECTRIC COOPERATIVES

Your Touchstone Energy® Cooperatives 

Ohio's Electric Cooperatives
6677 Busch Blvd
Columbus, OH 43229
www.ohioec.org/ed

Contact Us:
Dennis Mingyar
dmingyar@ohioec.org
614-430-7876