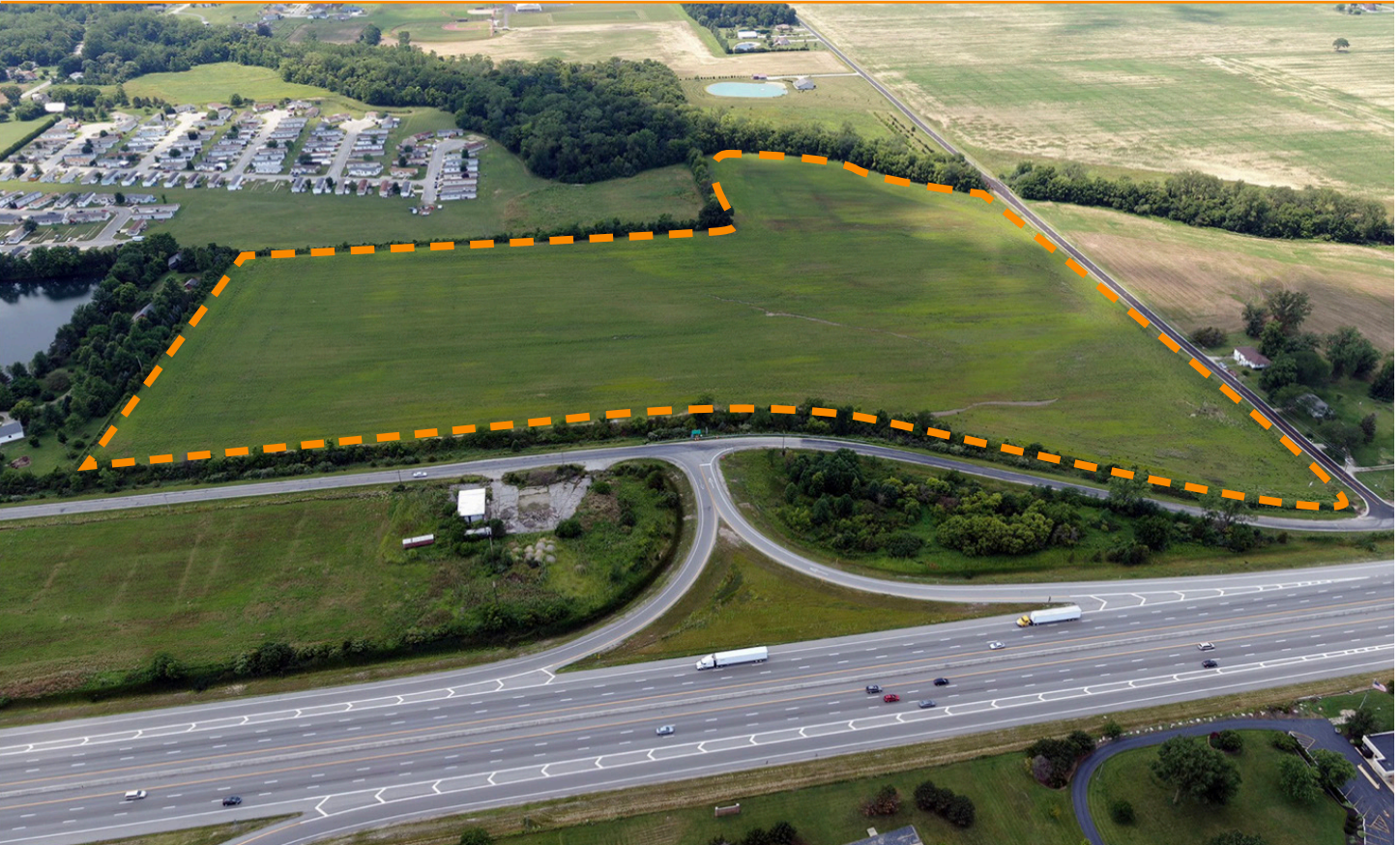


## OHIO'S ELECTRIC COOPERATIVES CURRENT



### Northwest Ohio I-75 Spec Building Preparing for Manufacturing User

Construction is moving forward on a 100,000-square-foot spec manufacturing building in the 39-acre I-75 Industrial Park in northwest Ohio. 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, commercial real estate agent with ComLink Realty. “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.”

Construction infrastructure and the build process began in October on the project in North Baltimore, Ohio, and is scheduled for completion in the second quarter of 2023. Twenty acres will still be available after construction of the spec building.

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.

## Northwest Ohio is well situated for stateside manufacturing.

“With the pandemic and supply chain issues, people are looking to bring manufacturing stateside to better control their flow from suppliers,” said Matt Davis, senior manager of site selection for Regional Growth Partnership (RGP).

The Intel announcement put a lot of eyes on Ohio, Davis said. “The ramp-up in electrification of autos has also increased interest. We think EV batteries will be joint ventures with auto manufacturers. Clearly, Northwest Ohio is in a great location for those facilities, as manufacturers can easily move product via rail and road plus access the power and workforce they need.”



## JobsOhio OSIP grant will support site infrastructure for spec building.

JobsOhio’s Ohio Site Inventory Program (OSIP) helps fill gaps in Ohio’s real estate inventory by providing grants and low-interest loans to advance speculative site and building development projects aligned with JobsOhio’s targeted industry sectors.

Grants typically support costs associated with demolition, environmental remediation, building renovations, site preparation, and infrastructure improvements.

For the I-75 Industrial Park, a \$690,000 OSIP grant is helping bring utilities onto the site.

“The OSIP grant helped push this project forward and kept the leasing rate competitive,” said Davis. He also noted that once an end user is identified, additional incentives may be available for them based on their needs and industry sector.

## “We’re excited to have this new spec building in an ideal Northwest Ohio location,” Davis said.

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 facility is well suited for a manufacturer looking to quickly establish operations.

The local project team includes:

- **Nooter** – equity partner, developer, and fully integrated turnkey construction, multi-craft, construction engineering and maintenance contractor
- **The Delventhal Company** – equity partner, developer, and general contractor
- **Hancock-Wood Electric Cooperative** – equity partner responsible for land acquisition and zoning

## The project team worked closely with RGP and local elected officials.

Regional Growth Partnership (RGP) is the lead economic development organization serving the Toledo region and 17 counties of Northwest Ohio, including Wood County. RGP is one of six economic development partners in the JobsOhio regional network.

## Wood County, Ohio is home to a diverse manufacturing base.

“Wood County is the solar capital of the U.S.,” said Wade Gottschalk, executive director of Wood County Economic Development Commission. “We’re also home to numerous tier one automotive suppliers, glass manufacturing, aerospace, transportation, and agricultural and food processing. Since 2020, we’ve seen a substantial increase in new business inquiries and also an increase in expansion of existing businesses.”

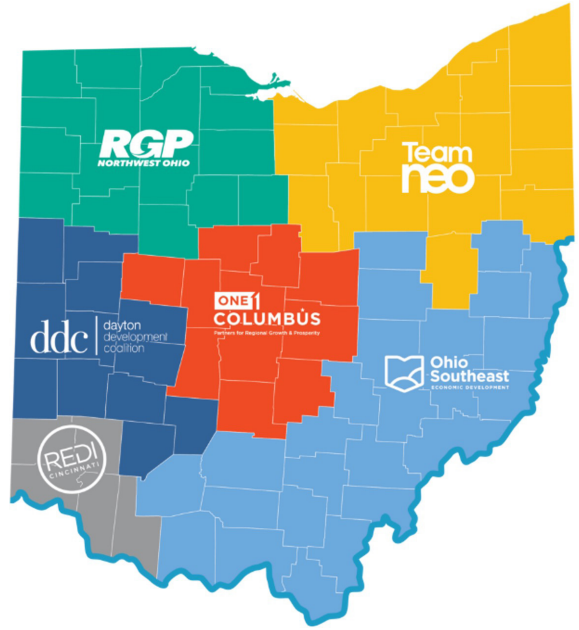
## Manufacturers are welcome in North Baltimore.

“A lot of communities are divided about progress,” said Todd 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.

## The Northwest Ohio region has every available transportation mode to meet the global needs of business.

Manufacturers are attracted to Wood County’s exceptional infrastructure assets that provide for fast and efficient distribution of goods to customers across the country and import of materials from around the world.



The JobsOhio Regional network is comprised of six economic development partners. RGP serves 17 counties in Northwest Ohio.



- **Interstate highways:** I-75 bisects Wood County and the I-80/I-90 Ohio Turnpike is less than 30 minutes to the north.
- **Intermodal:** The massive CSX Northwest Ohio Intermodal Terminal is located in North Baltimore, just a few minutes from the new spec building.
- **Rail:** Four major freight railroads move through the region.



- **Air:** Detroit Metropolitan Wayne County Airport (DTW), one of the largest and busiest international airports in the U.S., is an hour away.
- **Cargo port:** Port of Toledo, the largest cargo port on the Great Lakes, is 30 miles north of Wood County.

## Manufacturers find a skilled ready-to-work workforce in Northwest Ohio.

Northwest Ohio is fortunate to have a workforce that's been building, assembling, fabricating, and machining parts and products for a long time.

### Important attributes to know:

- **Employers draw workers from a much larger area** due to the region's robust transportation systems and uncongested highways that make for easy commutes of longer distances.
- Owens Community College in Wood County offers **programs designed by the companies** using the college's training center.
- All 17 RGP counties have **up-skilling and job training programs** to make sure local companies have the talent they need to thrive.
- RGP's **Talent Acquisition Services** provides direct support to companies over an 18-to-24 month period of time to fill the company talent pipeline.
- RGP's **Talent Manager** is the direct connection between a team of workforce professionals at JobsOhio and a group of local educational, community-based, and private partners designed to best match job seekers with career opportunities. The services, including marketing, pre-screening and training, are customized for each company and match the project's specific goals.



## RGP business attraction efforts focus on five industry clusters.

The Regional Growth Partnership's business development efforts are focused on five primary industry clusters that provide new and existing businesses opportunities to expand, grow, prosper and flourish in Northwest Ohio:

1. **Advanced Manufacturing** – The Toledo/Northwest Ohio region has been at the heart of industrial activity since it was founded and now has taken its place at the forefront of high-tech, advanced technologies.

2. **Automotive** research, innovation, development and production
3. **Energy** – the Northwest Ohio region produces nuclear, petroleum, natural gas, biofuels, solar and wind
4. **Food Processing**, including manufacturing food, equipment, and agricultural products
5. **Logistics & Distribution** – Northwest Ohio offers the most efficient and cost-effective means to transport products to customers.

## Hancock-Wood Electric Cooperative is ready to serve.

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.

## Find your next manufacturing location in Northwest Ohio.

Manufacturing sites with reliable and affordable energy 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](mailto:dmingyar@ohioec.org).

---

### Contacts:

#### Wade Gottschalk

Executive Director  
Wood County Economic Development  
Commission  
419.352.7469  
[wade@woodcounty.com](mailto:wade@woodcounty.com)

#### Matt Davis

Senior Manager, Site Selection  
Regional Growth Partnership  
419.799.0675  
[davis@rgp.org](mailto:davis@rgp.org)

#### Todd Dickerson

Commercial Real Estate Agent  
ComLink Realty  
419.309.7708  
[todd@blackswampcre.com](mailto:todd@blackswampcre.com)

#### Curt Croy

Chief Operating Officer  
Hancock-Wood Electric Cooperative  
419.615.5987  
[curt@hwe.coop](mailto:curt@hwe.coop)

#### Dennis Mingyar

Director, Economic Development  
Ohio’s Electric Cooperatives  
614.430.7876  
[dmingyar@ohioec.org](mailto:dmingyar@ohioec.org)

## Look for Us:

---

**IAMC (Industrial Asset Management Council)  
Fall 2022 Professional Forum**  
October 22-26, 2022  
Detroit, Michigan

**NREDA (National Rural Economic Developers  
Association) Annual Conference**  
November 2-4, 2022  
Albuquerque, New Mexico

### **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](http://www.ohioec.org/ed) | 614-430-7876

Contact Us:  
**Dennis Mingyar**  
[dmingyar@ohioec.org](mailto:dmingyar@ohioec.org)