



# Ohio

## **Job Ready Sites Program 2010 – 2011 Bi-Annual Report**



**Department of  
Development**

John R. Kasich, Governor

Christiane Schmenk, Director



December 2011

Dear Governor John Kasich and Members of the Ohio General Assembly:

The Ohio Department of Development is pleased to present the Ohio Job Ready Sites Program Bi-Annual Report for 2010 – 2011 as required under the Ohio Revised Code Section 122.0817. This report contains a program overview, summaries of all approved projects, and data analyses of the program.

Authorized by Ohio voters under Issue 1 in 2005, the Ohio Job Ready Sites Program was created to bolster the state's inventory of available facility locations served by utility and transportation infrastructure. Funds are strategically utilized to create future business locations to fill gaps in Ohio's current site inventory, promote reinvestment and reuse of property, foster regional cooperation and economic growth, and encourage sustained development.

The Ohio Job Ready Sites Program is significant due to its ability to create available sites in Ohio and for garnering large infrastructure investment activities. The data analyses contained in this report illustrate the substantial impact of the program in helping Ohio remain competitive through readily available sites for future business relocation and expansion.

Thank you for the opportunity to share the accomplishments of the Ohio Job Ready Sites Program.

Sincerely,

Christiane Schmenk  
Director  
Ohio Department of Development

## Overview of the Program

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The Ohio Job Ready Sites Program, authorized by Ohio's voters under Issue 1 in 2005, was created to bolster the State of Ohio's inventory of available facility locations served by utility and transportation infrastructure. Sites that are improved under the program are kept ready for future business prospects seeking locations for new or expanded operations. The Ohio Department of Development's Office of Redevelopment is responsible for administering the Ohio Job Ready Sites Program.



West Central Ohio Industrial Center, City of Wapakoneta

The state is authorized to sell \$150 million in bonds during a seven-year period to provide funds for Job Ready Sites grant awards. The state has sold \$115 million in bonds to date. Grant funds shall be used to offset costs traditionally incurred in industrial and commercial site development.

The Ohio Job Ready Sites Program has five main program objectives:

- Bolster Ohio's current inventory of sites available for future development and/or reuse by economy-shifting end users;
- Encourage sustainable development;
- Foster regional cooperation and economic growth strategies;
- Leverage the state's and local communities' previous investments in infrastructure; and
- Promote reinvestment and reuse of property.

Eligible applicants under the Ohio Job Ready Sites Program include political subdivisions, nonprofit economic development organizations, and private, for-profit entities that obtain prior written approval from the Director of the Ohio Department of Development.

Grant funds may be used for a variety of costs associated with preparing a site for future development. Such costs may include the following:

- Acquisition of land and buildings;
- Building construction;
- Renovation;
- Remediation of environmentally contaminated property;
- Infrastructure improvement; or
- Professional services (not to exceed 10 percent of the grant amount).



Smart Office at East Pointe Centre, City of Middletown

A pre-application was offered for the second, third, and fourth funding rounds of the program. Participation in the pre-application was voluntary. The pre-application provided the opportunity for potential applicants to receive feedback on their project prior to submitting an application to the competitive process.



Tech Town Smart Building Project, City of Dayton

Grants are awarded to applicants through either a competitive application process or through a process defined by the Director of the Ohio Department of Development for discretionary funds. Under the competitive application process, an applicant submits materials describing site ownership, layout, and the proposed plan for improvements. These projects are scored by the District Public Works Integrating Committees, internal employees from the Ohio Department of Development, subject matter experts from outside the agency, and site selection and engineering consultants. The Director's discretionary allocation process is defined and varies each funding round as determined by the Director of the Ohio Department of Development. All applicants are encouraged to participate in the competitive application process.

Applicants in the competitive process and some discretionary applicants that are selected for Job Ready Sites funding will be certified. Discretionary sites with identified large-scale end users are not required to participate in the certification process, as certification is intended to attract potential end users to speculative development sites.

Certification is the process by which a third-party site selection and/or engineering consulting firm hired by the Ohio Department of Development verifies that improvements at the project site have been completed and that all required governmental permitting and clearances have been obtained. Certification is conducted to ensure future investors that the property meets site selection standards and includes the necessary attributes demanded by today's industries. Site certification categories include the following:

- Existing Industrial Building
- Manufacturing
- Mega-Manufacturing
- Smart Office
- Technical Center/Research Laboratory

Upon receiving certification, the completed Ohio Job Ready Site is marketing through various outlets. Certified sites are kept ready for future business expansion or relocation projects. The sites are required to remain certified for the lesser of seven years after the project completion date or until at least 85 percent of the project site has been purchased or leased.

As of June 30, 2011, eight projects have received Ohio Job Ready Sites certification. The certified projects include the BioHio Research Park, Bluestone Business Park, East Pointe Business Park, Eastwood Commerce Center, Lima Synthetic Gas Research Center, Nextedge Applied Research and Technology Park (ARTP), Smart Offices at East Pointe Centre, and West Central Ohio Industrial Center. These eight projects have developed a total of 1,451.44 acres of readily available commercial and industrial real estate, and have created 120,572 square feet of building space, with an additional 291,144 square feet of capable space on the Job Ready Sites properties. As of December 31, 2010, 190 jobs have been created or retained due to development on these sites.



Fayette County Mega Site

### **First Funding Round (Fiscal Years 2006-2007)**

During the first funding round of the Ohio Job Ready Sites Program, the application review team reviewed a total of 63 qualified applications (52 competitive and 11 discretionary applications). The team consisted of staff from the Ohio Department of Development and professionals from The Austin Company, a nationally recognize site selection company under a personal servicing contract with the Ohio Department of Development. After a comprehensive review and scoring process during the period from September to December 2006, the team recommended 20 projects for funding assistance. The Director of the Ohio Department of Development accepted the recommendations and a total of \$60 million (at an average of \$3.2 million per project) was awarded. Project funding included eight technical center projects, five manufacturing projects, two discretionary projects, three smart office projects, and two mega manufacturing projects.

### **Second Funding Round (Fiscal Years 2008-2009)**

During the second funding round of the Ohio Job Ready Sites Program, the Ohio Department of Development provided feedback to 88 pre-applicants. A 25-member review committee comprised of staff from the Ohio Department of Development and subject matter experts outside of the agency, as well as The Austin Company, reviewed a total of 54 qualified applications (with no distinction made between competitive and discretionary applications). Application review occurred between May 15, 2008 and September 12, 2008, after which 13 applications received funding totaling more than \$48.5 million (at an average of \$3.7 million per project). Project funding included five manufacturing projects, four smart office projects, one mega-manufacturing project, one technical center project, one existing industrial building project, and one acquisition project.

### Third Funding Round (Fiscal Years 2010-2011)

During the third funding round of the Ohio Job Ready Sites Program, the Ohio Department of Development provided feedback to 60 pre-applicants. The Ohio Department of Development received 44 applications requesting more than \$115 million in grant assistance. After a completeness and compliance review of the applications, three applications withdrew from consideration. A 24-member review committee comprised of staff from the Ohio Department of Development and subject matter experts outside of the agency, as well as The Austin Company, reviewed 41 applications between May 1, 2010 and July 1, 2010. Grant awards were made to 14 projects on July 27, 2010 totaling more than \$29.9 million (at an average of \$2.1 million per project). Project funding included nine manufacturing projects, four technical center projects, and one existing industrial building project.

### Fourth Funding Round (Fiscal Year 2012)

During the fourth funding round of the Job Ready Sites Program, the Ohio Department of Development received 23 pre-application submittals. The competitive application was due on November 1, 2011, and funding decisions will be made in the first quarter of 2012.

### Summary of Projects in Distressed Areas

During the first funding round, six of the 20 selected projects were funded in areas that are defined by the Ohio Department of Development's Office of Policy Research and Strategic Planning as being distressed. The total investment for these projects is more than \$17 million. The EastPointe Industrial Park located in the distressed area of Muskingum County, Lima Synthetic Gas Research Center located in the distressed area of Allen County, Nextedge ARTP located in distressed area of Clark County, and SciTech Campus located within distressed areas of the City of Columbus, are complete and certified by the Department and third-party site selection consultants. The 1425 Rockwell Avenue site located in the City of Cleveland and the White Pond Office Park located in the City of Akron, have been terminated by the Department.



SciTech Campus, City of Columbus

During the second funding round, three of the 13 selected projects were funded in areas defined as distressed. The total investment for these projects is \$9 million. Columbiana County Port Authority's grant funds have been disbursed. However, the funds were used to secure land options and construction on the project has not begun. The other projects are still active, but none are complete or certified.

During the third funding round, seven of the 14 selected projects were funded in areas defined as distressed. The total investment for these projects is more than \$12.8 million. These projects are still active, but none are complete or certified.

## Ohio Job Ready Sites Investment in Distressed Areas

Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Type of Distress
FY 06-07	Zanesville-Muskingum County Port Authority	EastPointe Industrial Park	City of Zanesville, Muskingum County	\$4,082,668	\$3,377,727	Certified	Distressed County
	City of Lima	Lima Synthetic Gas Research Center	City of Lima, Allen County	\$3,257,400	\$1,973,300	Certified	Situation Distressed County
	City of Springfield	Nextedge ARTP-Research/Technical Center	City of Springfield, Clark County	\$3,136,800	\$7,211,183	Certified	Distressed City
	Science and Technology Campus Corporation	Scitech Campus	City of Columbus, Franklin County	\$2,334,992	\$7,394,140	Certified	Distressed Inner City
	City of Akron	White Pond Office Park	City of Akron, Summit County	\$1,752,635	\$22,932,365	Terminated w/o clawback	Distressed Inner City
	Matrix Centennial LLC	1425 Rockwell Avenue	City of Cleveland, Cuyahoga County	\$2,500,000	\$26,889,100	Terminated w/clawback	Distressed City
<b>Totals</b>				<b>\$17,064,495</b>	<b>\$69,777,815</b>		
FY 08-09	Columbiana County Port Authority	Baard Energy Project	Yellow Creek Township, Columbiana and Jefferson Counties	\$500,000	\$0	Complete	Distressed County
	City of Cleveland	Cuyahoga Valley Industrial Center Project	City of Cleveland, Cuyahoga County	\$3,500,000	\$8,395,000	Active	Distressed City
	City of Columbus	TechCenter South Project	City of Columbus, Franklin County	\$5,000,000	\$15,493,295	Active	Distressed Inner City
<b>Totals</b>				<b>\$9,000,000</b>	<b>\$23,888,295</b>		
FY 10-11	Stark County Port Authority	Canton Corrugated Paper Center	City of Canton, Stark County	\$750,000	\$388,200	Active	Distressed City
	CASTLO Community Improvement Corporation	CASTLO Manufacturing Site	City of Struthers, Mahoning County	\$3,491,000	\$1,321,704	Active	Situational Distressed City
	Guernsey County Port Authority	D.O. Hall Business Center	City of Cambridge, Guernsey County	\$750,000	\$500,000	Active	Distressed City
	Belmont County Port Authority	Eastern Ohio Regional Industrial Park	Village of Barnesville, Belmont County	\$750,000	\$250,000	Active	Distressed City
	Village of Leipsic	Iron Highway Industrial Park	Village of Leipsic, Putnam County	\$3,500,000	\$1,501,600	Active	Situational Distressed City
	Pickaway Progress Partnership	Pickaway Progress Park	City of Circleville, Pickaway County	\$3,500,000	\$2,099,158	Active	Distressed City
	Community Improvement Corporation of Springfield	PrimeOhio II Corporate Park	City of Springfield, Clark County	\$150,000	\$250,000	Active	Distressed City
<b>Totals</b>				<b>\$12,891,000</b>	<b>\$6,310,662</b>		
<b>Total Rounds Combined</b>				<b>\$38,955,495</b>	<b>\$99,976,772</b>		

## Summary of All Approved Projects\*

### First Funding Round (Fiscal Years 2006–2007)

#### Amylin Ohio LLC (Amylin Ohio LLC)

The project, located in West Chester Township, Butler County, will create a 151,000-square-foot commercial facility for Amylin Pharmaceutical products production. The project has created 245 jobs and retained 52 positions. This project received a \$3.5 million grant and has not drawn down any funds to date. Certification is not required for this project as it has an identified end user in Amylin Ohio LLC.

#### BioHio Research Park (City of Wooster)

The project will assist in the creation of a 57-acre site in the City of Wooster, Wayne County and the renovation of Pouden Hall to serve as an incubator for high technology start-up companies. This project received a \$3,373,600 grant and is complete. The site was certified on December 15, 2010.



BioHio Research Park, City of Wooster

#### EastPointe Industrial Park (Zanesville-Muskingum County Port Authority)

The project, located on State Route 93 on the northeast side of the City of Zanesville, Muskingum County, will create a 354-acre site to accommodate development of a building structure and to mitigate most of the strip mining concerns for the manufacturing park. This project received a \$4,082,668 grant and is complete. The site was certified on October 28, 2010.

#### Eastwood Commerce Center (Northwestern Water and Sewer District)

The project will make infrastructure improvements to create a 446-acre Job-Ready Site to accommodate larger-scale manufacturing south of the intersection of State Route 20/23 and U.S. Route 420 in Troy Township, Wood County. The construction of a 500,000 gallon water tower on the project site is complete. Installation of water and sewer lines and a water booster pump station have all been completed. This project received a \$2,617,066 grant and is complete. The site was certified June 20, 2011.

#### Eugene Tolloty Technical Center (Tuscarawas County Community Improvement Corporation)

The project, located within the Tuscarawas Regional Technology Park on the southeast side of the City of New Philadelphia, Tuscarawas County, will construct 12,000 square feet of smart office space. The project is under consideration for Economic Development Administration (EDA) funding for a 25,000-square-foot business and research incubator. Once EDA funding is determined, construction design will begin. This project received a \$2,291,122 grant and has not drawn down any funds to date.

#### Fayette County Mega Site (Fayette County)

The project will create a 1,505-acre site to accommodate the construction of a mega-manufacturing operation at the northeast corner of State Route 435 and Interstate 71 in Jefferson and Jasper Townships, Fayette County. The site will not be subdivided into a parcel of less than 1,000 acres. The remaining acres may be subdivided as dictated by market conditions. All water improvements have been completed, including 18,000 feet of raw and finished water line. New wells have been drilled, and 2,900 feet of force main for wastewater has been installed. The wastewater treatment plant expansion is also complete. This project received a \$4,352,468 grant and has drawn down \$3,302,747 in funds to date.

**Lima Synthetic Gas Research Center (City of Lima)**

The project, located on the northwest corner of Fourth Street and South Main Street on the south side of the City of Lima, Allen County, will make infrastructure improvements to the site to accommodate 14 acres for technology center/research laboratory space. The 14-acre project site has been acquired and cleared of existing structures. All work at the site has been completed. This project received a \$3,257,400 grant and has drawn down \$3,253,888 in funds to date. The site was certified June 20, 2011.

**Metro Equities Industrial Park (City of Marysville)**

The project consists of creating a 277-acre site to accommodate the construction of manufacturing space on Scottslawn Road on the southeast side of the City of Marysville, Union County. Demolition of existing deteriorated structures on the property, extensions of electric and sanitary sewer services, and upgrades and extensions to natural gas and water line services have been completed. Work that still needs to be completed includes additional environmental studies and completion of site certification activities on the project site, which are slated for completion in May 2012. This project received a \$3,568,840 grant and has drawn down \$3,143,848 in funds to date.

**NASA Plum Brook Station Space Power Facility (Cleveland-Cuyahoga County Port Authority)**

The project, located at the NASA Plum Brook Station Space Power Facility in Perkins Township, Erie County, created a space environment test facility for use by the Lockheed Martin Corporation. The site was readied by accommodating the construction of a vibro-acoustic test capability to accomplish integrated vehicle testing of NASA's next-generation Orion Crew Exploration Vehicle. The project has created 35 jobs and retained 12 positions. This project received a \$5 million grant and is complete. The project does not require certification as the property already has an identified end user in the Lockheed Martin Corporation.

**Nextedge Applied Research and Technology Park (City of Springfield)**

The project, receiving Ohio Job Ready Site certification in March 2010, is a strategically placed 14.66-acre Class "A" office campus located in the City of Springfield, Clark County. The first building constructed on the Job Ready Site, Nextedge 1, is a 55,572-square-foot Technical Center and Research Laboratory building that provides all the necessary amenities needed to conduct intensive research and development. Future development is available within the research and technology park to construct two additional buildings that can accommodate up to a combined 111,144 square feet. The project has created 65 jobs to date. This project received a \$3,316,800 grant and is complete. The site was certified on March 18, 2010.



Nextedge Applied Research and Technology Park, City of Springfield

**Pataskala Corporate Park (Licking County)**

The project will prepare a 305-acre former farmland site to accommodate the construction of manufacturing space located southeast of Mink Street and Broad Street in the City of Pataskala, Licking County. All preparation activities, including land transfer, land use, and price restrictions are in place for the project site. Additionally, all off-site water and sewer utilities are complete. Historical and archeological surveys are complete, and the site is set to be completed by December 2011. This project received a \$3,439,978 grant and has drawn down \$3,217,412 of funds to date.

**Reading Life Science Complex Expansion (City of Reading)**

The project will demolish and remediate a former glass and box manufacturing plant to create a 13-acre site. The site will be capable of accommodating the construction of 154,500 square feet of technical center/research laboratory space located in the City of Reading, Hamilton County. Land and building acquisition has been completed, as well as the demolition of the manufacturing plant. All on-site and off-site utility construction has been completed. Additional work that needs to be completed includes bidding and construction of a secondary roadway to the site as well as responses to Ohio EPA comments (where applicable). This project received a \$2,339,177 grant and has drawn down \$1,439,347 of funds to date.

**Scitech Campus (Science and Technology Campus Corporation)**

The project will renovate a former mattress factory to create a 150,000-square-foot technical center/research laboratory space located on Kinnear Road in the City of Columbus, Franklin County. The project has created 45 jobs. This project received a \$2,334,992 grant and is complete. The site was certified February 15, 2011.

**Smart Office at East Pointe Centre (City of Middletown)**

The project, receiving Ohio Job Ready Site certification in March 2010, is a 9.71-acre Class "A" office campus located in City of Middletown, Warren County. The property contains a 50,000-square-foot smart office that has achieved a Leadership in Energy and Environmental Design (LEED) certification of silver. Additionally, the business campus has future development pads available that can accommodate two additional buildings up to 90,000 square feet each. The project has created and retained 113 jobs to date. This project received \$2,165,500 grant and is complete. The site was certified on March 18, 2010.

**Techsolve Business Park (City of Cincinnati)**

The project, located on Paddock Road in the Bond Hill neighborhood of the City of Cincinnati, Hamilton County, will create a job-ready 20-acre site to accommodate the construction of 300,000 square feet of technical center/research laboratory space. A 4-acre area of the site has been designated for the expansion of the Graeter's Ice Cream manufacturing facility. All existing buildings have been demolished and the construction debris removed from the project site and all grading, water retention systems, and seeding have been completed. Additionally, the road upgrades have been completed, including new curbs, sidewalks, and pavement. Site certification is currently in process. This project received a \$2,130,020 grant and has drawn down \$1,663,429 of funds to date.

**West Central Ohio Industrial Center (City of Wapakoneta)**

The project, located on the southwest corner of Interstate 75 and U.S. Route 33 in the City of Wapakoneta, Auglaize County, creates a 471-acre site to accommodate the construction of manufacturing space. This project received a \$1,909,833 grant and has been completed. The site was certified October 28, 2010.

**US 33/State Route 161/Post Road Project (City of Dublin)**

The project will make extensive upgrades to the rural interchange located at US 33/SR 161/Post Road, in order to create a 192-acre site to accommodate the construction of a 1 million-square-foot technical center/research space located in the City of Dublin, Franklin and Union Counties. Roadway improvements to the interchange, construction of a water tank and waterlines, and relocation/extension of gas lines to the project site have been completed. The project is currently in the site certification process and has the goal of being completed by late 2011. This project received a \$2,726,400 grant and has drawn down \$1,906,380 of funds to date.

**Van Wert Mega Site (City of Van Wert)**

The project was cancelled September 4, 2007, due to irresolvable issues surrounding land option agreements.

**White Pond Office Park (City of Akron)**

The project was cancelled on February 28, 2011, for failing to make substantial progress towards completing and obtaining site certification by the project completion date.

**1425 Rockwell Avenue (Matrix Centennial LLC)**

The project was cancelled December 20, 2010, for failing to make substantial progress towards completing and obtaining site certification by the project completion date.

**Second Funding Round (Fiscal Years 2008–2009)**

**Baard Energy Project (Columbiana County Port Authority)**

The project assisted with the payment option on 590 acres of land in Yellow Creek Township, Columbiana and Jefferson Counties, to accommodate the location for Beard Energy to construct a coal-to-liquids processing facility. The payment options on the land acquisition are complete. This project received a \$500,000 grant and has drawn down all funds. Certification is not required for this project as it has an end user in the Beard Energy project.

**Bluestone Business Park (Former – PMX Euclid Project) (Ray Fogg Building Methods, Inc.)**

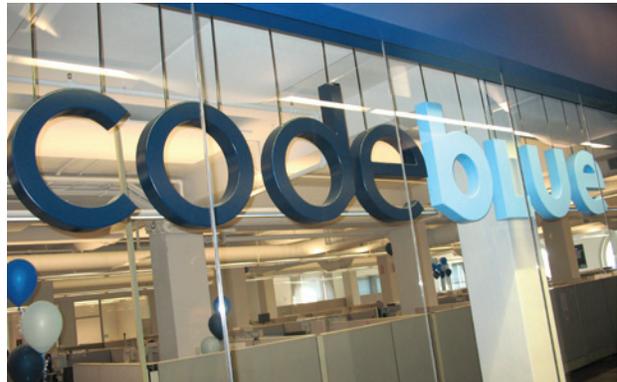
The project, located along Interstate 90 in the City of Euclid, Cuyahoga County, will redevelop the former Chase Brass & Copper Company facility to create 85 acres of job-ready manufacturing space. This project received a \$3,521,501 grant and is complete. The site was certified October 28, 2010.



Bluestone Business Park, City of Euclid

**Center City Core Redevelopment Area Project (City of Springfield)**

The project will renovate the historic downtown Bushnell Building in the City of Springfield, Clark County, creating 75,000 square feet of LEED-certified smart office space. The project includes installation of the HVAC system, fire system, plumbing and electrical systems, skywalk from the building to the existing parking garage, utility installation including fiber and wireless, and road construction including streetscape and signal upgrades. This project received a \$5 million grant and has drawn down \$3,853,316 in funds to date.



Center City Core – Bushnell Project, City of Springfield

**Cooper Tire Consolidation Project (Cooper Tire & Rubber Company)**

The project will assist in the consolidation of a facility from Albany, Georgia, to an existing facility in the City of Findlay, Hancock County. Renovations are needed at the facility to accommodate the increased production transfer. This project received a \$2 million grant and is now complete. The project has created 40 jobs and retained 1,192 positions. Certification is not required for this project as it has an identified end user in Cooper Tire & Rubber Company.

**Cuyahoga Valley Industrial Center (City of Cleveland)**

The project will remediate environmentally contaminated land along the Cuyahoga River to create 64 acres of job-ready manufacturing space which will be the single largest available industrial site in the City of Cleveland, Cuyahoga County. Completed project aspects include: geotechnical studies and delivery of 130,000 cubic yards of slag material for fill operations to increase site

elevation. Work to be completed on the project includes engineering and design work for the infrastructure, construction bidding, gas and electric utility extension to the site, rail spur design, and repair of the rail bridge and on-site rail. This project received a \$3.5 million grant and has drawn down \$1,932,287 of funds to date.

**Goodyear Headquarters Development (Summit County Port Authority)**

The project involves construction of a new headquarters building and a research and development facility in the City of Akron, Summit County. The project will allow Ohio to retain 2,900 employees within the state. This project received a \$2 million grant. Certification is not required for this project as it has an identified end user in Goodyear Tire & Rubber Company.

**Keystone Parke Project (City of Cincinnati)**

The project will create a 467,000-square-foot LEED Silver-certified smart office campus development at the Dana Avenue interchange on Interstate 71 in the City of Cincinnati, Hamilton County. Improvements to the Dana Avenue interchange have been completed. Traffic impact studies, interchange modification studies, and all environmental clearances have been completed. The project has created 180 jobs and retained 50 positions. This project received \$1,442,000 from the Roadwork Development (629) grant and has drawn down \$770,928 of funds to date.

**Lake Erie Port Manufacturing and Industrial Center Project (Lucas County)**

The project will involve dredging for a deep sea port along the Maumee River and infrastructure improvements on the 181-acre site, making the City of Toledo, Lucas County, port facilities the largest on the Great Lakes. Rail materials are currently at the site. Work that needs to be completed includes rail bed preparation, rail line and switch installation, channel dredging, pavement laydown, and dock face improvements. This project received a \$5 million grant and has drawn \$872,603 in funds to date.

**NASA Plum Brook Research and Development Site (Erie County)**

The project, in the City of Sandusky, Erie County, will prepare 1,274 acres of land adjacent to the NASA Plum Brook Station to accommodate research and development space. Improvements to the building and on-site infrastructure improvements are mainly completed. The off-site sanitary sewer construction is 85 percent complete and is anticipated to be finished by December 2012. This project received a \$2,750,000 grant and has drawn \$1,500,467 in funds to date.

**North Canton Hoover Campus Redevelopment Project (City of North Canton)**

The project will redevelop the former Hoover headquarters and manufacturing center to create a mixed-use development site in the City of North Canton, Stark County. The redevelopment includes 150,000 square feet of LEED-certified smart office space, 300,000 square feet of manufacturing space, 250,000 square feet of distribution space, and 40,000 square feet of retail and live-work space. All building renovation work has been completed, as has most infrastructure engineering, design work, and soil sampling. It is anticipated that the construction will be completed by summer 2012. The project now has nine tenants that occupy 22.5 percent of the leasable space, and 589 jobs have been created on this site to date. This project received a \$5 million grant and has drawn down \$2,874,616 to date.

**Salt Springs Road Expansion Project (City of Youngstown)**

The project, in support of Exal Corporation's proposed expansion in the City of Youngstown, Mahoning County, consists of the acquisition of the current 68-acre LaFarge site along the Mahoning River. The Exal Corporation will construct 600,000 square feet LEED Silver-certified manufacturing facility. Land acquisition, preliminary design work, Phase 1 and 2 environmental assessments, remediation, wetland mitigation/permitting and site grading have been completed. Storm water management measures are in place. Total project completion is anticipated for December 2011. This project received a \$4,250,000 grant and has drawn down \$2,599,081 of funds to date.

#### **TechSouth Project (City of Columbus)**

The project, located on the south side of the City of Columbus, will renovate the former Techneglas and Owens-Illinois facilities to create 1.1 million square feet of multi-use office and industrial flex space. The project has completed demolition of the buildings' interior walls to allow for unobstructed flex space, installation of new interior sanitary sewer line for all tenants, installation of 27 depressed dock stations with power dock levelers, and installation of new storm, sewer, and interior sanitary sewer lines. The development of a concrete pavement truck access yard and construction of a new entrance road from Frebis Avenue to Markinson Avenue still need to be completed. This project received a \$5 million grant and has drawn down \$2,158,863 of funds to date.

#### **Tech Town Smart Building Project (City of Dayton)**

The project, located on the former GM/Delco Thermo Projects facility and adjacent to the City of Dayton's downtown, Montgomery County, will construct 60,000 square feet of LEED Silver-certified smart office space. The first part of on-site infrastructure and site acquisition is complete and 37 percent of the construction work is also complete. Work that needs to be completed includes building core and shell construction and parking lot infrastructure, which are estimate to be completed by December 2011. This project received a \$5 million grant and has drawn \$4,850,000 in funds to date.

#### **Van Wert Mega Site (City of Van Wert)**

The project will undertake infrastructure improvements to create a 1,600-acre mega-manufacturing job-ready site northeast of the City of Van Wert, Van Wert County. This project received a \$5 million grant and has not drawn down any funds to date.

### **Third Funding Round (Fiscal Years 2010–2011)**

#### **Beck Industrial Commerce Park (City of Louisville)**

The project, located in the City of Louisville, Stark County, will develop a 230-acre industrial site. Work that needs to be completed at the project site includes construction of an access road and bridge, and extension of water, sewer, flood, and drainage systems to open up development at the site. This project received a \$3.5 million grant and has not drawn down any funds to date.

#### **Canton Corrugated Paper Center (Stark County Port Authority)**

The project, located in the City of Canton, Stark County, will create a pilot corrugating plant. The project involves building demolition to accommodate a 20,000-square-foot building to support manufacturing, testing, and demonstration of the corrugated paper industry. This project received a \$750,000 grant and has not drawn down any funds to date. Certification is not required for this project as it was selected as a low-intensity project.

#### **CASTLO Manufacturing Site (CASTLO Community Improvement Corporation)**

The project, located in the City of Struthers, Mahoning County, will demolish a 312,000-square-foot building to redevelop 66 acres within the CASTLO Industrial Park. Agreements for professional engineering services were entered into in December 2010. Work that needs to be completed at the site includes demolition of Building I, environmental remediation, and extension of roadway and utilities into the site. This project received a \$3,491,000 grant and has drawn \$16,691 in funds to date.

#### **D.O. Hall Business Center (Guernsey County Port Authority)**

The project, located in the City of Cambridge, Guernsey County, will construct a road that will open 121 acres of land for development, and extend water and sewer lines to the industrial site. This project received a \$750,000 grant and has not drawn down any funds to date. Certification is not required for this project as it was selected as a low-intensity project.

**Eastern Ohio Regional Industrial Park (Belmont County Port Authority)**

The project, located in the Village of Barnesville, Belmont County, will extend water lines to the 200-acre industrial park. This project received a \$750,000 grant and has not drawn down any funds to date. Certification is not required for this project as it was selected as a low-intensity project.

**MidTown Tech Park (Midtown Cleveland, Inc.)**

The project, located on Euclid Avenue in the City of Cleveland, Cuyahoga County, will construct a technical research center. Work to be completed at the site includes land acquisition, site remediation, and construction of a 122,000-square-foot building to attract biomedical related industries. This project received a \$3.5 million grant and has not drawn down any funds to date. Certification is not required for this project as it was awarded discretionary funds.

**Ingenuity Center (Southeastern Ohio Port Authority)**

The project, located in Marietta Township, Washington County, will construct a building to assist in attracting companies in the temperature controlled cabinet industry specific to the research and medical fields. Work to be completed at the site includes acquiring 5 acres of land within the Seven North Commerce Park and constructing a pre-engineered 35,000-square-foot building. This project received a \$750,000 grant and has not drawn down any funds to date. Certification is not required for this project as it was selected as a low-intensity project.

**Iron Highway Industrial Park (Village of Leipsic)**

The project, located in the Village of Leipsic, Putnam County, will create a 244-acre industrial site served by three rail providers. Work to be completed at the site includes land acquisition, extension of water and gas lines, and installation of a rail switch. This project received a \$3.5 million grant and has not drawn down any funds to date.

**Mound Advanced Technology Center Heritage Technology Park (Miamisburg Mound Community Improvement Corporation)**

The project, located in the City of Miamisburg, Montgomery County, will construct a roadway for enhanced access to the 64-acre technical research park. Work to be completed at the Superfund site includes road and utility extension, site remediation, improvements to the PerkinElmer building, and demolition of buildings for parking lot construction. This project received a \$1.2 million grant and has not drawn down any funds to date.

**Miami Heritage Technology Park (Oxford Community Improvement Corporation)**

The project, located in the City of Oxford, Butler County, will construct a LEED-Platinum certified technical research center. Work to be completed at the site includes land acquisition, construction of a data center facility, road construction, and utility extensions. This project received a \$3.5 million grant and has not drawn down any funds to date.

**Pickaway Progress Park (Pickaway Progress Partnership)**

The project, located along U.S. 23 in the City of Circleville, Pickaway County, will redevelop a 226-acre site to accommodate 2.5 million square feet of industrial and manufacturing facilities and 400,000 square feet of mixed-use facilities. Work to be completed at the former Thomson Consumer Electronics site includes constructing an access road and extending utilities through the park. This project received a \$3.5 million grant and has not drawn down any funds to date.

**PrimeOhio II Corporate Park (Community Improvement Corporation of Springfield)**

The project, located along Interstate 70 in the City of Springfield, Clark County, will extend road access and improve gas line capacity to the project site. This project received a \$150,000 grant and has not drawn down any funds to date. Certification is not required for this project as it was selected as a low-intensity project.

**Prospect Industrial Park (Perry-Navarre JEDD)**

The project, located in the Village of Navarre and Perry Township, Stark County, will develop a 340-acre industrial site. The project site sits adjacent to the 26-acre intermodal Wheeling and Lake Erie rail yard. Work to be completed at the site includes road and utility extension, construction of a bridge, site grading, and construction of a water tower. This project received a \$1.1 million grant and has not drawn down any funds to date.

**University of Dayton Research Institute and Innovation Center (City of Dayton)**

The project, located in the City of Dayton, Montgomery County, will renovate 60,000 square feet of the Former NCR World Headquarters building. Within the facility, 16,000 square feet will be collaborative innovation space and 44,000 square feet will be undesignated research space. This project received a \$3.5 million grant and has not drawn down any funds to date. Certification is not required for this project as it was awarded discretionary funds.



University of Dayton Research Institute and Innovation Center, City of Dayton

## Ohio Job Ready Sites Investment Summary Approved Projects

Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Certification Category	Certification Complete
FY 06-07	Amylin Ohio LLC	Amylin Ohio LLC	West Chester Township, Butler County	\$3,500,000	\$406,500,000	Active	Discretionary	N/A
	City of Wooster	BioHio Research Park	City of Wooster, Wayne County	\$3,373,600	\$3,231,190	Certified	Technical Center/ Research Laboratories	Yes
	Zanesville-Muskingum County Port Authority	EastPointe Industrial Park	City of Zanesville, Muskingum County	\$4,082,668	\$3,377,727	Certified	Manufacturing	Yes
	Northwestern Water and Sewer District	Eastwood Commerce Center	Troy Township, Wood County	\$2,617,066	\$4,397,942	Certified	Manufacturing	Yes
	Tuscarawas County Community Improvement Corporation	Eugene Tolloty Technical Center	City of New Philadelphia, Tuscarawas County	\$2,291,122	\$1,202,000	Active	Smart Office	No
	Fayette County	Fayette County Mega Site	Jefferson/ Jasper Townships, Fayette County	\$4,352,468	\$5,055,207	Active	Mega-Manufacturing	No
	City of Lima	Lima Synthetic Gas Research Center	City of Lima, Allen County	\$3,257,400	\$1,973,300	Certified	Technical Center/ Research Laboratories	Yes
	City of Marysville	Metro Equities Industrial Park	City of Marysville, Union County	\$3,568,840	\$5,767,890	Active	Manufacturing	No
	Cleveland-Cuyahoga County Port Authority	NASA Plum Brook Station Space Power Facility	Perkins Township, Erie County	\$5,000,000	\$5,000,000	Complete	Discretionary	N/A
	City of Springfield	Nextedge ARTP-Research/ Technical Center	City of Springfield, Clark County	\$3,136,800	\$7,211,183	Certified	Technical Center/ Research Laboratories	Yes
	Licking County	Pataskala Corporate Park	City of Pataskala, Licking County	\$3,439,978	\$12,606,329	Active	Manufacturing	No
	City of Reading	Reading Life Science Complex Expansion	City of Reading, Hamilton County	\$2,339,177	\$1,174,962	Active	Technical Center/ Research Laboratories	No
	Science and Technology Campus Corporation	Scitech Campus	City of Columbus, Franklin County	\$2,334,992	\$7,394,140	Certified	Technical Center/ Research Laboratories	Yes
	City of Middletown	Smart Office @ EastPointe Centre	City of Middletown, Warren County	\$2,165,500	\$6,856,310	Certified	Smart Office	Yes
	City of Cincinnati	Techsolve Business Park	City of Cincinnati, Hamilton County	\$2,130,020	\$2,201,000	Active	Technical Center/ Research Laboratories	No

## Ohio Job Ready Sites Investment Summary Approved Projects

Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Certification Category	Certification Complete
FY 06-07	City of Wapakoneta	West Central Ohio Industrial Center	City of Wapakoneta, Auglaize County	\$1,909,833	\$1,813,960	Certified	Manufacturing	Yes
	City of Dublin	US 33/SR 161/ Post Road Project	City of Dublin, Franklin and Union Counties	\$2,726,400	\$25,673,600	Active	Technical Center/ Research Laboratories	No
	City of Van Wert	Van Wert Mega Site	City of Van Wert, Van Wert County	\$3,521,501	\$3,601,834	Cancelled	Mega-Manufacturing	Cancelled
	City of Akron	White Pond Office Park	City of Akron, Summit County	\$1,752,635	\$22,932,365	Terminated w/o clawback	Smart Office	Terminated
	Matrix Centennial LLC	1425 Rockwell Avenue	City of Cleveland, Cuyahoga County	\$2,500,000	\$26,889,100	Terminated w/clawback	Technical Center/ Research Laboratories	Terminated
<b>Totals</b>				<b>\$60,000,000</b>	<b>\$554,860,039</b>			
FY 08-09	Columbiana County Port Authority	Baard Energy Project	Yellow Creek Township, Columbiana and Jefferson Counties	\$500,000	\$0	Complete	Discretionary	N/A
	City of Springfield	Center City Core Redevelopment Area Project	City of Springfield, Clark County	\$5,000,000	\$18,054,750	Active	Smart Office	No
	Cooper Tire & Rubber Company	Cooper Tire's Consolidation Project	City of Findlay, Hancock County	\$2,000,000	\$35,514,450	Complete	Discretionary	N/A
	City of Cleveland	Cuyahoga Valley Industrial Center Project	City of Cleveland, Cuyahoga County	\$3,500,000	\$8,395,000	Active	Manufacturing	No
	Summit County Port Authority	Goodyear Headquarters Development	City of Akron, Summit County	\$2,000,000	\$134,800,000	Active	Discretionary	N/A
	Lucas County	Lake Erie Port Manufacturing and Industrial Center Project	City of Toledo, Lucas County	\$5,000,000	\$2,400,000	Active	Manufacturing	No
	Erie County	NASA Plum Brook Research and Development Site	Milan and Huron Townships, Erie County	\$2,750,000	\$8,639,844	Active	Technical Center/ Research Laboratories	No
	City of North Canton	North Canton Hoover Campus Redevelopment Project	City of North Canton, Stark County	\$5,000,000	\$1,670,000	Active	Smart Office	No
	Ray Fogg Building Methods, Inc.	Blue Stone Business Park (Formerly PMX Euclid)	City of Euclid, Cuyahoga County	\$3,521,501	\$3,175,718	Certified	Manufacturing	Yes

## Ohio Job Ready Sites Investment Summary Approved Projects

Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Certification Category	Certification Complete
FY 08-09	City of Youngstown	Salt Springs Road Expansion Project	City of Youngstown, Mahoning County	\$4,250,000	\$39,000,000	Active	Discretionary	N/A
	City of Columbus	TechCenter South Project	City of Columbus, Franklin County	\$5,000,000	\$15,493,295	Active	Existing Industrial Building	No
	City of Dayton	TechTown Smart Building Project	City of Dayton, Montgomery County	\$5,000,000	\$6,268,000	Active	Smart Office	No
	City of Van Wert	Van Wert Mega Site	City of Van Wert, Van Wert County	\$5,000,000	\$4,992,432	Active	Mega-Manufacturing	No
			<b>Totals</b>	<b>\$48,521,501</b>	<b>\$278,403,489</b>			
FY 10-11	City of Louisville	Beck Industrial Commerce Park	City of Louisville, Stark County	\$3,500,000	\$1,503,560	Active	Manufacturing	No
	Stark County Port Authority	Canton Corrugated Paper Center	City of Canton, Stark County	\$750,000	\$388,200	Active	Existing Industrial Building	N/A
	CASTLO Community Improvement Corporation	CASTLO Manufacturing Site	City of Struthers, Mahoning County	\$3,491,000	\$1,321,704	Active	Manufacturing	No
	Guernsey County Port Authority	D.O. Hall Business Center	City of Cambridge, Guernsey County	\$750,000	\$500,000	Active	Manufacturing	N/A
	Belmont County Port Authority	Eastern Ohio Regional Industrial Park	Village of Barnesville, Belmont County	\$750,000	\$250,000	Active	Manufacturing	N/A
	MidTown Cleveland, Inc.	MidTown Tech Park	City of Cleveland, Cuyahoga County	\$3,500,000	\$13,839,832	Active	Discretionary	N/A
	Southeastern Ohio Port Authority	Ingenuity Center	Marietta Township, Washington Township	\$750,000	\$1,639,970	Active	Manufacturing	N/A
	Village of Leipsic	Iron Highway Industrial Park	Village of Leipsic, Putnam County	\$3,500,000	\$1,501,600	Active	Manufacturing	No
	Miamisburg Mound Community Improvement Corporation	MATC Technical and Research Complex	City of Miamisburg, Montgomery County	\$1,217,000	\$17,551,924	Active	Technical Center/ Research Laboratories	No
	Oxford Community Improvement Corporation	Miami Heritage Technology Park	City of Oxford, Butler County	\$3,500,000	\$3,382,670	Active	Technical Center/ Research Laboratories	No
	Pickaway Progress Partnership	Pickaway Progress Park	City of Circleville, Pickaway County	\$3,500,000	\$2,099,158	Active	Manufacturing	No

## Ohio Job Ready Sites Investment Summary Approved Projects

Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Certification Category	Certification Complete
FY 10-11	Community Improvement Corporation of Springfield	PrimeOhio II Corporate Park	City of Springfield, Clark County	\$150,000	\$250,000	Active	Manufacturing	N/A
	Perry-Navarre JEDD	Prospect Industrial Park	Village of Navarre and Perry Township, Stark County	\$1,100,000	\$3,267,913	Active	Manufacturing	No
	City of Dayton	University of Dayton Research Inst. and Innovation Center	City of Dayton, Montgomery County	\$3,500,000	\$6,838,238	Active	Discretionary	N/A
			<b>Totals</b>	<b>\$29,958,000</b>	<b>\$54,334,769</b>			
			<b>Total Rounds Combined</b>	<b>\$138,479,501</b>	<b>\$887,598,297</b>			

## Ohio Job Ready Sites Project (Fully Funded with Roadwork Development (629)

Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Certification Category	Certification Complete
FY 08-09	City of Cincinnati	Keystone Parke Project	City of Cincinnati, Hamilton County	\$1,442,000	\$97,065,000	Active	Smart Office	N/A
			<b>Totals</b>	<b>\$1,442,000</b>	<b>\$97,065,000</b>			