



**Ohio**

**Pouden Hall  
and The BioHio  
Research Park**

**Certified Ohio Job Ready Site  
Wooster, Ohio**

**Ohio**

**Job Ready Site  
Certified**

**AM**

THE AUSTIN COMPANY

**Ohio**

The State of Perfect Balance®

**John R. Kasich, Governor  
James A. Leftwich, Director  
Ohio Department of Development**



April 4, 2011

Dear Interested Stakeholder:

We are honored and excited to share with you the many advantages of the BioHio Research Park certified Ohio Job Ready Site.

The Ohio Job Ready Sites Program was created to bolster the State of Ohio's portfolio of commercial and industrial developable sites. Properties in this program are strategically chosen for their ability to provide optimal infrastructure capabilities and attract economy shifting investment. Funds from the Ohio Job Ready Sites Program are targeted to offset costs traditionally incurred in speculative commercial and industrial development to accelerate investment decisions and to maximize the development potential of each property.

Projects that receive funding from the Ohio Job Ready Sites Program must satisfy stringent industry standards in order to receive Certification. These standards were developed by the Ohio Department of Development and third party engineering and site selection firms with numerous years of experience in commercial and industrial development. An Ohio Job Ready Site Certification ensures future investors that the property meets site selection standards and includes the necessary attributes demanded by today's leading corporations.

The BioHio Research Park has joined the prestigious group of sites that meet the rigorous standards created by the Department. This project is an exemplary success for the City of Wooster, Wayne County, and the State of Ohio as a whole. We hope to perpetuate this success and continue sustained economic growth throughout Ohio.

Thank you for your interest, and we look forward to working with you during this exciting time in Ohio.

Sincerely,

James A. Leftwich  
Director

## Executive Summary

The Ohio Job Ready Sites Program, authorized by Ohio voters in 2005, develops sites that are added to the State's inventory of available facility locations served by utility and transportation infrastructure. Properties created under the Ohio Job Ready Sites Program receive certification from the Ohio Department of Development and The Austin Company: a Cleveland-based design-build construction and site selection consulting firm. A certified Job Ready Site ensures that properties meet site selection standards and include the necessary attributes demanded by today's leading corporations.

The BioHio Research Park is located just south of U.S. 30 and U.S. 250 in the City of Wooster on The Ohio State University-Wooster Campus, which is home to the Ohio Agricultural Research and Development Center. The Ohio Agricultural Research and Development Center is the largest university agbioscience research center in the nation. The vision for the BioHio Research Park is to facilitate collaboration between the Ohio Agricultural Research and Development Center and the private sector, speeding the application of scientific research.



With its close association to the Ohio Agricultural Research and Development Center and The Ohio State University-Wooster Campus, the BioHio Research Park offers advantageous access to amenities vital to research and development. Furthermore, the BioHio Research Park provides a vehicle to transfer technology and commercialization discoveries into agricultural sciences. The BioHio Research Park has been primed for the development of technical center and research laboratory facilities.

Prior to the Job Ready Site award, a primary obstacle to leveraging agbioscience technology transfer was the lack of incubator and accelerator space for start-ups and young companies. These firms desired to harness the intellectual capital and technological resources of the Ohio Agricultural Resource and Development Center but had few options for expansion on campus, as most of the vacant land lacked access to adequate infrastructure and utilities.

An approximately \$3.4 million Job Ready Site grant allowed the City of Wooster and the Ohio Agricultural Research and Development Center to make significant infrastructure improvements for the research park and Secret Road. These improvements created various sites for future development, including the Job Ready Site at the BioHio Research Park, 28-developable acres able to accommodate 360,000 square feet of technical center and research laboratory operations. Additionally, the 15,000-square-foot Pounden Hall (located southwest of the site) was renovated to serve as a technology start-up incubator. This building's renovation and improvements ensure end-users that the BioHio Research Park can accommodate their short and long-term expansion needs.

## The BioHio Research Park

The BioHio Research Park's Job Ready Site is the initial phase of development at the Park and consists of 57 acres, including 28 acres of developable land that can accommodate 360,000 square feet of technical center and research laboratory space. This Job Ready Site is owned and will be developed by the Ohio Agricultural Research and Development Center. The City of Wooster zoned the site as a Campus-Professional-Research-Office.

The due diligence on the site is complete, including: geotechnical studies, environmental assessments, and endangered species studies.

The BioHio Research Park offers resident firms access to the physical and technical resources of the Ohio Agricultural Research and Development Center and The Ohio State University. The site also has the necessary utilities to meet the needs of scientific research firms (see below). AEP Ohio offers electricity services from two circuits along Secrest Road from separate substations. A 6-inch, high-pressure gas line was recently upgraded adjacent to the site. The City of Wooster recently installed a new water line and sanitary sewer lift station to meet the Park's long-term growth needs. CenturyLink offers access to fiber optics.

### Utilities at the BioHio Research Park

| Utility  | Server             | Location | Size         | Capacity |
|----------|--------------------|----------|--------------|----------|
| Electric | AEP Ohio           | On-site  | 12.47 kv     |          |
| Gas      | Dominion East Ohio | On-site  | 6-inch line  | 80 PSI   |
| Water    | City of Wooster    | On-site  | 12-inch line | 2.7 MGD  |
| Sewer    | City of Wooster    | On-site  | 8-inch line  | 1.05 MGD |
| Telecom  | CenturyLink        | On-site  | Fiber Optics |          |





**Wooster offers businesses a convenient location in North Central Ohio with first-rate transportation access and community amenities.**

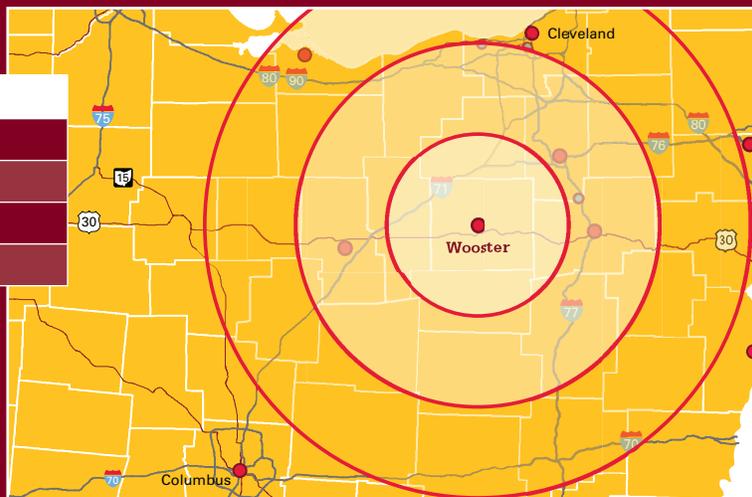
- Wooster has a population of more than 26,000 people and is the county seat of Wayne County. Wayne County's population is more than 111,000 people.
- Wooster offers a vibrant historic downtown and numerous community recreation options, including the Ohio Light Opera, Freelander Park, and the Wayne Center for the Arts, which allows its residents to have an affordable, active lifestyle.
- The BioHio Research Park is located less than one mile from U.S. Route 30 and U.S. Route 250, and two miles from downtown Wooster.

Wooster has convenient access to several local airports and two international airports.

- The Cleveland Hopkins International Airport (CLE), which serves as a hub for Continental Airlines, is located 55 minutes from the BioHio Research Park.
- The Akron-Canton Regional Airport (CAK) is located less than 45 minutes from the site and is served by five airlines offering non-stop service to 13 cities. The Akron-Canton Regional Airport is in the early stages of a 10-year, \$110 million Capital Improvement Plan to accommodate its explosive growth.
- The Wayne County Airport is a public airport located six miles northeast of the central business district in the City of Wooster.

**Drive times to Wooster**

| Location         | Drive Time |
|------------------|------------|
| Akron, Ohio      | 50 minutes |
| Cleveland, Ohio  | 65 minutes |
| Columbus, Ohio   | 90 minutes |
| Cincinnati, Ohio | 3 hours    |



**Agriculture and research technology have made Wooster, Ohio an ideal location for many companies.**



- Agriculture, research and development, science technologies, and manufacturing are just a few of the key industries located within Wooster.
- Due to its strategic location, efficient infrastructure, and highly skilled workforce, Wooster has seen several economy-shifting companies move to the Wayne County area:



ABSMaterials, Inc., founded in 2008, is revolutionizing water treatment and environmental remediation by providing solutions to remove many solvents, pesticides, and other persistent organic pollutants from water, soil, and air.



Natural Fiber Composites Corporation is leading technology advancement for pre-processed, commercially available base fibers for manufacturing advanced natural fiber composites materials. These materials can be compounded into thermoplastic pellets for various injection molding, compression molding, and extrusion product applications in important market areas including building and construction, automotive, packaging, and industrial goods.



NuVention Solutions, Inc., specializes in the creation of market opportunities for new technologies. It is currently committed to the commercialization of a new platform technology that converts livestock solid waste into a Bio Oil that can be used in a number of value-added asphalt and fertilizer coating products.



Quasar, through a partnership with the Ohio Agricultural Research and Development Center, built the first F550 system in the BioHio Research Park. The system processes regional food and crop waste to produce clean, renewable energy, and valuable by products.

## North Central Ohio provides employers with an educated and motivated workforce.

- Wooster and its surrounding communities are committed to providing a skilled workforce to assist businesses in quickly obtaining employees. With the ability to draw from a multiple county area, the regional labor force includes approximately 190,000 experienced and motivated workers.
- Local businesses provide positive feedback on the education and labor force in the area:

“Wayne County has a diversified, progressive economic base and high quality of life. The Ohio Agricultural Research and Development Center of The Ohio State University is pleased to be part of that diversity and to add to the strong educational influence that helps support the area communities. The Wayne Economic Development Council is an “advantage plus,” which not only keeps the economic drivers of the area connected but also has the needed information at hand to share why Wayne County is a great business destination.”

– **Steve Slack**, Director

Ohio Agricultural Research and Development Center and The Ohio State University

“Wayne County has a good labor force and is a location with excellent logistic support. Most important though, I treasure the quality of life offered by this unique community.

The agricultural community, supported by The Ohio State University’s Ohio Agriculture Research and Development Center, the light industrial base, and the College of Wooster, offer a stimulating living environment for a rural county. At the same time, Wooster has excellent access to the culture of the larger cities of Cleveland and Akron.

Wooster also has a strong philanthropic culture, providing not only financial but also leadership resources for a variety of community programs and services. Wayne County truly is a special place to live, work, and raise a family.”

– **Richard Seaman**, President and CEO

Seaman Corporation

## Wooster proudly offers access to nine universities and colleges located within a one-hour drive, including:

- **The College of Wooster**, which is a private liberal arts college located in the City of Wooster with approximately 2,000 students.
- **The Ohio State University-Wooster Campus** offers the Agricultural Technical Institute, which is the premier choice for students seeking technical education in agriculture, horticulture, environmental sciences, business, and engineering technology.



## Build Your Business, Love Your Life

A diverse state with varied regional economies and assets, Ohio offers a perfect balance between the ideal business climate for the 21st century and a more affordable, quality life experience. Ohio stands for an uncompromising balance in life, where both a rewarding career and a satisfying lifestyle are equally and readily attainable.

Ohio offers everything business needs to thrive and grow – a central location supported by a world-class logistics infrastructure, easy access to markets and supply chains, a large and productive labor pool, public/private sector leadership committed to business and policy innovation across Ohio's diverse economic sectors, and a unique tax structure that encourages business growth.

Just as importantly, business success is built within the broader context of life fulfillment. The diverse regions anchored by these cities offer a tapestry of cultural, recreational, and educational opportunities that promote a life full of balance.

Ohioans enjoy one of the most diverse living environments in the country to live, work, and play. Hundreds of miles of winding trails through lush forests, sandstone cliffs, and along our 12 scenic rivers showcase Ohio's natural beauty and provide opportunities for hiking, bicycling, horseback riding, and zipline canopy tours. We have 16 major metropolitan areas and 29 micropolitan areas that give our residents a mix of unparalleled beauty, big-city life, major league sports, and world-class arts and culture.

With so much to see and do, Ohio is a place where balance without compromise allows you to achieve at a higher level and realize your individual aspirations – at home, work, and in the community. With our diverse labor pool, world-class logistics infrastructure, and incredible access to opportunities that enhance your life, Ohio is the State of Perfect Balance.

### Ohio Department of Development

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[www.ohio.gov](http://www.ohio.gov)

[www.OhioMeansBusiness.com](http://www.OhioMeansBusiness.com)

[www.development.ohio.gov](http://www.development.ohio.gov)



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