



Ohio

and The EastPointe Business Park

Certified Ohio Job Ready Site
Zanesville, Ohio



Job Ready Site
Certified



THE AUSTIN COMPANY



The State of Perfect Balance®

Ted Strickland, Governor
Lee Fisher, Lt. Governor
Lisa Patt-McDaniel, Director
Ohio Department of Development



Department of Development

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October 28, 2010

Dear Interested Stakeholder:

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

The Ohio Job Ready Sites Program bolsters 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 investments. 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 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 EastPointe Business Park has joined a prestigious group of sites that meet rigorous standards created by the Department. This project is an exemplary success for the City of Zanesville, Muskingum County, and the State of Ohio. We hope to perpetuate this success and continue sustained economic growth throughout Ohio.

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

Sincerely,

Lisa Patt-McDaniel
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 certified Job Ready Site ensures that properties meet site selection standards and includes the necessary attributes demanded by today's leading corporations.

The Austin Company is a Cleveland-based design-build construction firm founded in 1878. Austin serves commercial and industrial clients worldwide in locating, designing, and implementing manufacturing plants, distribution centers, research and development facilities, and office operations.

Zanesville is located 55 miles east of downtown Columbus along Interstate 70. Positioned along the Muskingum River at its confluence with the Licking River, Zanesville has long been the commercial and geographic center for Mideast Ohio. Zanesville's population is more than 25,000, but its location and transportation access allows its employers to draw from a broad laborshed.

The 1,200-acre EastPointe Business Park is located three miles northeast of downtown Zanesville, adjacent to the rail line with quick access to Interstate 70 via State Route 93. Companies such as Avon Products, Inc., The Bilco Company, The Dollar General Corporation, and the New Bakery Company of Ohio, Inc. developed facilities in the EastPointe Business Park, taking advantage of the area's superior location and workforce.

A challenge throughout this region is the undulating topography. As the EastPointe Business Park continued to expand, the remaining large tracts of land required significant earthwork to create a site suitable for industrial operations. Moreover, the park's access was becoming bottlenecked, and limited wastewater capacity restricted the park to distribution and light industrial operations.

A \$4,082,668 Job Ready Site grant allowed the Zanesville-Muskingum County Port Authority to make significant improvements to the EastPointe Business Park and its 295-acre Job Ready Site, which now includes a fully-graded 100-acre building pad, optimal for a large manufacturing operation. The site's access road was looped, providing better traffic circulation throughout the park. The park's southern access road was improved, providing a second entrance to State Route 93. A pump station and large sewer main were installed from the park to a trunk line near the river, coinciding with an expansion at the City of Zanesville's wastewater treatment facility.



Joe Clark Photography

The EastPointe Job Ready Site

The EastPointe Job Ready Site is 295 acres, which includes a 100-acre building pad of more than 1,000 feet by 4,000 feet. The site is owned by the Zanesville-Muskingum County Port Authority and is free of encumbrances. The site is located inside of the 1,200-acre EastPointe Business Park, which offers quick access to Interstate 70. A rail transfer station already exists in the EastPointe Business Park, but a rail spur to the site has been engineered and permitted to extend rail through Port Authority owned property to the site.

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

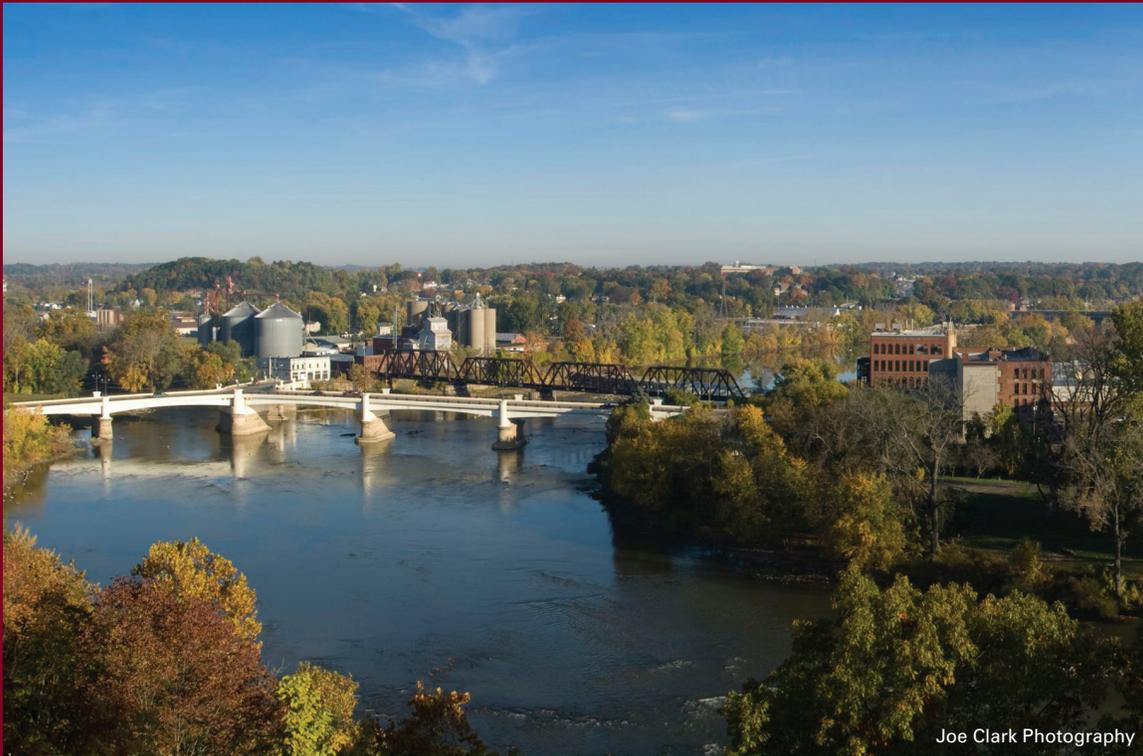
All utilities are in place and provide the necessary capacity to meet the needs of a large manufacturing operation (see below). The electric substation in the park is fed from the north and south by a 138 KV transmission line. A 6-inch high-pressure gas line in the area runs adjacent to the site. Broadband is available via AT&T telephone and Time Warner.

Utilities at the EastPointe Job Ready Site

Utility	Server	Location	Size	Capacity
Electric	Guernsey-Muskingum Electric Cooperative	On-site	12 kv	11 MW
Gas	The Energy Cooperative - NGO	On-site	6 inch line	300,000 CFH (55 PSI)
Water	Muskingum County Water	On-site	18 inch line	0.9 MGD (120 PSI)
Sewer	Muskingum County Sewer / City of Zanesville	On-site	6 inch force main	2.2 MGD
Telecom	AT&T / Time Warner	On-site	Fiber Optics	



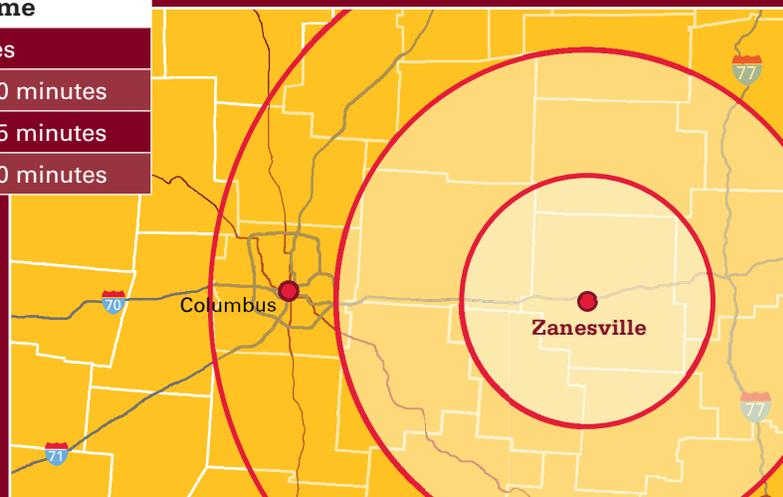
Zanesville offers businesses a convenient location in East-Central Ohio with an affordable cost of living.



- Zanesville has a population of 25,361 and is located in Muskingum County.
- Zanesville is located within one day's truck drive of approximately 60 percent of the U.S. population.
- U.S. Route 40 and Interstate 70, a major freight corridor, run through the middle of Muskingum County. Every day, more than 40,000 vehicles move along Interstate 70 through Zanesville.
- The EastPointe Business Park is located within approximately 55 miles of the Port Columbus International Airport and 6 miles from the Zanesville Municipal Airport.

Drive times to Zanesville

Location	Drive Time
Columbus, Ohio	55 minutes
Cincinnati, Ohio	2 hours 20 minutes
Cleveland, Ohio	2 hours 15 minutes
Washington, DC	5 hours 30 minutes



A highly skilled workforce and strategic transportation access have made Zanesville, Ohio an ideal location for many companies.



- Advanced manufacturing, logistics and distribution, and health care technology are just a few of the key industries located within Zanesville.
- Due to its strategic location, efficient infrastructure, and highly skilled workforce, Zanesville has seen clusters of economy shifting end-users migrate to the Zanesville area. Such business include:



Avon Products, Inc. is the world's largest direct seller of beauty supplies, fashion, and home products. Located in the EastPointe Business Park, Avon has constructed a more than 600,000-square-foot advanced order fulfillment center.



The Bilco Company, a worldwide source for specialty access products for commercial and industrial application, set up its plastics manufacturing operations in Zanesville.



The Dollar General Corporation, the largest discount retailer in the United States, developed a 1.2 million-square-foot distribution center in the EastPointe Business Park.



New Bakery Co. of Ohio, Inc., is a wholly owned subsidiary of Wendy's International, Inc. The bakery supplies sandwich buns to Wendy's restaurants throughout the world.



East-Central Ohio provides employers with an educated and motivated workforce.

- Zanesville and its surrounding communities are committed to providing a skilled workforce to assist businesses in quickly obtaining ready 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 labor force in the area:
“Operating a business in Muskingum County, where Midwestern values are common, has been a great asset for our company. Our staff of 80 people is professional, very customer-oriented, hard working, and extremely loyal. The local colleges and universities have been a great source of talent. Our rapid growth is solely due to the quality of our people.”

– **Larry Triplett**, President of Resource Systems
A provider of software and services to the health care industry

“In the 20 plus years I have lived and worked in the Muskingum County community, I have found the workforce to have an exceptional work ethic and trainability as well as a skill level that is second to none. Reliability and low turnover rate is the norm rather than the exception.”

– **Darren R. Burrow**, Plant Manager, Anchor Glass Container Corp. – Zanesville Mould Division Designer and Manufacturer of Glass Moulds



Zanesville proudly offers 20 universities and colleges located within a one-hour drive, including:

- Central Ohio Technical College, which provides four regional campuses in the East-Central Ohio region. The college enrolls more than 3,000 students and offers associate degrees and certificate programs in business, health, engineering, and public service technologies.
- Muskingum University, in the Village of New Concord, has 1,700 undergraduate and 150 graduate students and provides more than 41 majors.
- Ohio University-Zanesville is a regional campus of Ohio University that offers 13 complete degree programs and has a student population of 1,375.
- Zane State College is a two-year technical college, which offers students an opportunity to earn an associate degree in 27 technology programs as well as Associate of Arts and Associate of Science transfer degrees.

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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