



Ohio

Job Ready Sites Program

2008-2009 Bi-Annual Report



The State of Perfect Balance

Ted Strickland, Governor

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Overview of the Program

The Ohio Job Ready Sites Program, authorized by Ohio's voters under Issue One 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 Job Ready Site Program are kept ready for future business prospects seeking locations for new or expanded operations. The Ohio Department of Development, through the Strategic Business Investment Division's Office of Grants and Tax Incentives, is responsible for administering the Job Ready Sites Program.

The State will sell \$150 million in bonds during a seven year period to fund the availability of Job Ready Sites grant awards. The State has sold \$30 million bonds to date. Grant funds shall be used to offset costs traditionally incurred in industrial and commercial site development.

The 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
- Promote reinvestment and reuse of property

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

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

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

A pre-application was introduced for the second funding round of the Job Ready Sites Program. Participation in the pre-application was voluntary. The pre-application provided the opportunity for potential applicants to receive feedback on their individual project prior to submitting a competitive application.

Grants are awarded to applicants through both a competitive application process and through a direct application to the Director 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 Committee, internal employees from the Ohio Department of Development, subject matter experts from outside the agency, and site selection/engineering consultants. The Director's discretionary allocation process makes funds available to improve sites for rapid development for identified large-scale end users which intend to occupy the properties.

Competitive application projects and some discretionary projects that are chosen for funding will be certified. Certification is the process by which a third-party site selection and/or engineering consulting firm hired by the Department verifies that improvements at the eligible project site have been completed and that permitting and clearances have been obtained. Eligible 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 Program is marketed 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.

First Funding Round (Fiscal Years 06-07)

During the first funding round of the Job Ready Sites Program, the application review team, comprised of Development staff and professionals from The Austin Company, reviewed a total of 63 qualified applications (52 competitive and 11 discretionary applications). After a comprehensive review and scoring process during the period from September to December 2006, the team identified 20 projects for funding assistance, awarding a total of \$60 million at an average of \$3.2 million per project.

Second Funding Round (Fiscal Years 08-09)

During the second funding round of the Job Ready Sites Program, the Department provided feedback to 88 pre-applicants. A 25-member review committee comprised of Development staff and subject matter experts outside of the agency, as well as The Austin Company, reviewed a total of 54 qualified competitive applications (with no distinction made between competitive and discretionary applications). Application review occurred between May 15, 2008 and September 12, 2008. 13 grant 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.

Summary of Projects in Distressed Areas

During the first funding round, six projects were funded in areas that are defined by Development's Office of Policy Research and Strategic Planning as being distressed. The total of these grants combined is more than \$17 million. These projects are all still active but none are complete or certified.

During the second funding round, three projects were funded in areas of distress. The total of these grants combined is \$9 million. Columbiana County Port Authority's grant (see project description below) has been paid out. 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.

Summary of All Approved Projects

First Funding Round (Fiscal Years 06-07)

1425 Rockwell Avenue –The project will create a 2.97 acre site to accommodate the construction of a 90,000 square foot technical center/research laboratory space in downtown Cleveland. This project received a \$2.5 million grant and has drawn down \$755,920.22 in funds to date.

Amylin Ohio LLC –The project, located in West Chester Township, will create a 151,000 square foot commercial facility for Amylin pharmaceutical products production. This project received a \$3.5 million grant and has not drawn down any funds to date.

BioHio Research Park –The project will assist in the creation of a 57 acre site in the City of Wooster 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 has not drawn down any funds to date.

EastPointe Industrial Park –The project, located on State Route 93 on the northeast side of the City of Zanesville, will create a 354 acre site to accommodate a pad for development and to mitigate most of the strip mining concerns for the manufacturing park. This project received a \$4,082,668 grant and has drawn down \$2,755,739.45 in funds to date.

Eastwood Commerce Center –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. This project received a \$2,617,066 grant and has not drawn down any funds to date.

Eugene Tolloty Technical Center –The project, located within the Tuscarawas Regional Technology Park on the southeast side of the City of New Philadelphia, will construct 12,000 square feet of smart office space. This project received a \$2,291,122 grant and has not drawn down any funds to date.

Fayette County Mega Site –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. 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. This project received a \$4,352,468 grant and has drawn down \$808,417.88 in funds to date.

Lima Synthetic Gas Research Center –The project, located on the northwest corner of Fourth Street and South Main Street on the south side of the City of Lima, will make infrastructure improvements to the site to accommodate 14 acres for technology center/research laboratory space. This project received a \$3,257,400 grant and has drawn down \$1,881,111.38 in funds to date.

Metro Equities Industrial Park –The project consists of creating 277 acres to accommodate the construction of manufacturing space on Scottslawn Road on the southeast side of the City of Marysville. This project received a \$3,568,840 grant and has drawn down \$356,884 in funds to date.

NASA Plum Brook Station Space Power Facility –The project, located at the NASA Plum Brook Station Space Power Facility in Perkins Township, 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. This project is complete and is awaiting final approval for certification.

Nextedge ARTP –The project created a 14 acre site to accommodate the construction of 166,716 square feet of technical center/research laboratory space located in the 205 acre Nextedge Applied Research and Technology Park on the east side of the City of Springfield. This project received a \$3,136,800 grant and has drawn down \$3,007,946.54 in funds to date. This project is close to completion and is preparing to submit for certification.

Pataskala Corporate Park –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. This project received a \$3,439,978 grant and has not drawn down any funds to date.

Reading Life Science Complex Expansion –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. This project received a \$2,339,177 grant and has drawn down \$1,153,927.42 of funds to date.

Scitech Campus –The project will renovate a former mattress factory to create 150,000 square feet technical center/research laboratory space located on Kinnear Road in the City of Columbus. This project received a \$2,334,992 grant and has drawn down \$1,483,176.75 of funds to date.

Smart Office at EastPointe –The project consists of readying 15 acres of former farmland to accommodate the construction of 228,000 square feet of smart office space. The site features a 40,000 square foot Leadership in Energy and Environmental Design (LEED)-certified office building. This project received a \$2,165,500 grant and has drawn down \$2,145,602.64 of funds to date. This project is close to completion and is submitting for certification.

Techsolve Business Park –The project, located on Paddock Road in the Bond Hill neighborhood of the City of Cincinnati, will create a job-ready 20 acre site to accommodate the construction of 300,000 square feet of technical center/research laboratory space. Four acres of the site has been designated for the expansion of the Graeter's Ice Cream manufacturing facility. This project received a \$2,130,020 and has drawn down \$715,961.14 of funds to date.

West Central Ohio Industrial Center –The project, located on the southwest corner of Interstate 75 and U.S. Route 33 in the City of Wapakoneta, creates a 471 acre site to accommodate the construction of manufacturing space. This project received a \$1,909,833 grant and has drawn down \$1,544,168.05 of funds to date. This project is close to completion and is preparing to submit for certification.

US 33/State Route 161/Post Road Project –The project will create a 192 acre site to accommodate the construction of a one million square foot technical center/research space located in the City of Dublin. This project received a \$2,726,400 grant and has not drawn down any funds to date.

Van Wert Mega Site –The project was cancelled September 4, 2007, due to irresolvable issues surrounding land option agreements.

White Pond Office Park –The project, located east of the intersection of Interstate 77 and Frank Boulevard in the City of Akron, will ready 76 acres to accommodate the construction of 100,000 square feet of smart office space. This project received a \$1,752,635 grant and has drawn down \$145,505.44 of funds to date.

Second Funding Round (Fiscal Years 08-09)

Baard Energy Project –The project assisted with the payment option on 590 acres of land in Yellow Creek Township to accommodate the location for Beard Energy to construct a coal-to-liquids processing facility. This project received a \$500,000 grant and has drawn down all funds. The payment options on the land acquisition are complete.

Center City Core Redevelopment Area Project –The project will renovate the historic Bushnell Building in downtown Springfield to create 75,000 square feet of LEED-certified smart office space. This project received a \$5 million grant and has not drawn down any funds to date.

Cooper Tire Consolidation Project –The project will assist in the consolidation of a facility from Albany, Georgia to an existing facility in Findlay, Ohio. Renovations are needed at the facility in Findlay to accommodate the increased production transfer. This project received a \$2 million grant and has drawn down \$659,740 of funds to date.

Cuyahoga Valley Industrial Center –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 Cleveland. This project received a \$3.5 million grant and has drawn down \$350,000 of funds to date.

Goodyear Headquarters Development –The project involves construction of a new headquarters building and a research and development facility in the City of Akron. This project received a \$2 million grant and has drawn down \$200,000 of funds to date.

Keystone Parke Project –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 Cincinnati. This project received a \$1,442,000 grant and has drawn down \$144,200 of funds to date.

Lake Erie Port Manufacturing and Industrial Center Project –The project will involve dredging for a deep sea port along the Maumee River and infrastructure improvements on the 181-acre site, making the Toledo Port the largest of the Great Lakes. This project received a \$5 million grant and has not drawn down any funds to date.

NASA Plum Brook Research and Development Site –The project, in the City of Sandusky, will prepare 1,274 acres of land adjacent to the NASA Plum Brook Station to accommodate research and development space. Improvements at the site include facility upgrades, construction of water and sewer lines and upgrade of existing gas and electric infrastructure. This project received a \$2,750,000 grant and has not drawn down any funds to date.

North Canton Hoover Campus Redevelopment Project –The project will redevelop the former Hoover headquarters and manufacturing center to create a mixed-use development site in the City of North Canton. 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. This project received a \$5 million grant and has not drawn down any funds to date.

PMX Euclid Project –The project, located along Interstate 90 in the City of Euclid, 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 has drawn down \$1,129,187.24 of funds to date.

Salt Springs Road Expansion Project –The project, in support of Exal Corporation’s proposed expansion in the City of Youngstown, 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. This project received a \$4,250,000 grant and has drawn down \$1,398,759.93 of funds to date.

TechSouth Project –The project, located on the south side 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. This project received a \$5 million grant and has drawn down \$500,000 of funds to date.

Tech Town Smart Building Project –The project, located on the former GM/Delco Thermo Projects Facility and adjacent to downtown Dayton, will construct 60,000 square feet of LEED Silver-certified smart office space. This project received a \$5 million grant and has not drawn down any funds to date.

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

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Ohio Job Ready Sites Investment Summary Approved Projects								
Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Certification Category	Certification Complete
2007	Matrix Centennial LLC	1425 Rockwell Avenue	City of Cleveland, Cuyahoga County	\$2,500,000	\$26,889,100	Active	Technical Center/Research Laboratories	No
	Amylin Ohio LLC	Amylin Ohio LLC	West Chester Township, Butler County	\$3,500,000	\$406,500,000	Active	Technical Center/Research Laboratories	No
	City of Wooster	BioHio Research Park	City of Wooster, Wayne County	\$3,373,600	\$3,231,190	Active	Technical Center/Research Laboratories	No
	Zanesville-Muskingum County Port Authority	EastPointe Industrial Park	City of Zanesville, Muskingum County	\$4,082,668	\$3,377,727	Active	Manufacturing	No
	Northwestern Water and Sewer District	Eastwood Commerce Center	Troy Township, Wood County	\$2,617,066	\$4,397,942	Active	Manufacturing	No
	Tuscarawas County CIC	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	Active	Technical Center/Research Laboratories	No
	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	Technical Center/Research Laboratories	No
	City of Springfield	Nextedge ARTP-Research/Technical Center	City of Springfield, Clark County	\$3,136,800	\$7,211,183	Active	Technical Center/Research Laboratories	No
	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	Active	Technical Center/Research Laboratories	No
	City of Middletown	Smart Office @ EastPointe Centre	City of Middletown, Warren County	\$2,165,500	\$6,856,310	Active	Smart Office	No
	City of Cincinnati	Techsolve Business Park	City of Cincinnati, Hamilton County	\$2,130,020	\$2,201,000	Active	Technical Center/Research Laboratories	No
	City of Wapakoneta	West Central Ohio Industrial Center	City of Wapakoneta, Auglaize County	\$1,909,833	\$1,813,960	Active	Manufacturing	No
	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	Active	Smart Office	No	
Totals				\$60,000,000	\$554,860,039			

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2009	Columbiana County Port Authority	Baard Energy Project	Yellow Creek Township, Columbian and Jefferson Counties	\$500,000	\$5,054,600,000	Active	Discretionary	No
	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	Active	Discretionary	No
	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	No
	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.	PMX Euclid Project	City of Euclid, Cuyahoga County	\$3,521,501	\$3,175,718	Active	Manufacturing	No
	City of Youngstown	Salt Springs Road Expansion Project	City of Youngstown, Mahoning County	\$4,250,000	\$39,000,000	Active	Manufacturing	No
	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	Tech Town 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
Totals				\$48,521,501	\$5,333,003,489			
Total Rounds Combined				\$108,521,501	\$5,887,863,528			

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
	City of Cincinnati	Keystone Parke Project	City of Cincinnati, Hamilton County	\$1,442,000	\$97,065,000	Active	Smart Office	No
Totals				\$2,500,000	\$26,889,100			

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Ohio Job Ready Sites Investment in Distressed Areas								
Fiscal Year	Grantee	Project Name	Location	Grant Amount	Investment	Status	Type of Distress	
2007	Matrix Centennial LLC	1425 Rockwell Avenue	City of Cleveland, Cuyahoga County	\$2,500,000	\$26,889,100	Active	Distressed City	
	Zanesville-Muskingum County Port Authority	EastPointe Industrial Park	City of Zanesville, Muskingum County	\$4,082,668	\$3,377,727	Active	Distressed County	
	City of Lima	Lima Synthetic Gas Research Center	City of Lima, Allen County	\$3,257,400	\$1,973,300	Active	Situation Distressed County	
	City of Springfield	Nextedge ARTP-Research / Technical Center	City of Springfield, Clark County	\$3,136,800	\$7,211,183	Active	Distressed City	
	Science and Technology Campus Corporation	Scitech Campus	City of Columbus, Frankling County	\$2,334,992	\$7,394,140	Active	Inner City Distress	
	City of Akron	White Pond Office Park	City of Akron, Summit County	\$1,752,635	\$22,932,365	Active	Inner City Distress	
Totals				\$17,064,495	\$69,777,815			
2009	Columbiana County Port Authority	Baard Energy Project	Yellow Creek Township, Colum-biana and Jefferson Counties	\$500,000	\$5,054,600,000	Active	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	Inner City Distress	
Totals				\$9,000,000	\$5,078,488,295			
Total Rounds Combined				\$26,064,495	\$5,148,266,110			