



Ohio

**and The West Central Ohio
Industrial Center**

**Certified Ohio Job Ready Site
Wapakoneta, Ohio**



**Job Ready Site
Certified**



**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 West Central Ohio Industrial Center 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 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 West Central Ohio Industrial Center has joined the prestigious group of sites that meets the rigorous standards created by the Department. This project is an exemplary success for the City of Wapakoneta, Auglaize County, and the State of Ohio as a whole. 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 include the necessary attributes demanded by today's leading corporations.

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



Wapakoneta is located along Interstate 75 and U.S. 33, approximately 90 minutes northwest of Columbus. With its excellent transportation access, an estimated 5.4 million commercial vehicles travel through Wapakoneta annually. The City also possesses a significant rail service advantage with its direct access to CSX Transportation, which operates the largest railroad system in the eastern United States and is located 60 miles from the Northwest Ohio Terminal Intermodal Facility. Wapakoneta's population is more than 9,500, and its location and transportation access allows its employers to draw from a broad laborshed, stretching north and south along Interstate 75 and into eastern Indiana.

A challenge for this site, prior to the Job Ready Site award, was its lack of available infrastructure and utilities. A \$1.9 million Job Ready Site grant allowed Wapakoneta to make significant improvements to the West Central Ohio Industrial Center and its 471-acre Job Ready Site, which is optimal for a large manufacturing operation. The site is controlled, zoned, and priced at \$15,000 per acre. Improvements were made to extend sanitary and storm sewer and electric lines to the site. Rail spur construction into the Job Ready Site is complete. The improvements ensure end-users that Wapakoneta can accommodate a rapid start-up timeline.

These improvements opened two additional parcels of land to the north for industrial development, including a 110-acre parcel and a 135-acre parcel. These sites could also be serviced by the CSX rail spur. Between these two sites and the 471-acre Job Ready Site, a connector road is under construction, which will provide all current and future tenants two access points to County Road 25A.

The West Central Ohio Industrial Center Job Ready Site

The West Central Ohio Industrial Center's Job Ready Site is 471 acres of flat farmland. The site is controlled by the Wapakoneta Community Improvement Corporation and is free of encumbrances. The site has Interstate 75 visibility on its east perimeter and direct access to the CSX mainline rail on the west. A new lead track from the mainline to the Job Ready Site was recently constructed.

The due diligence on the site is complete, including: sample soil borings, wetland delineation, environmental assessments, archaeological review, and endangered species study.

All utilities are in place and provide the necessary capacity to meet the needs of a large manufacturing operation (see below). The site has an excess capacity of 6 megawatts of electricity. Two 4-inch, high pressure gas lines adjacent to the property provide a capacity of 150,000 CFH. If a potential customer requires a greater capacity of gas, upgrades could be made at no cost to the customer. Wapakoneta provides excess capacity for water and sanitary sewer services. It also sits atop the underground Teays River Valley aquifer, one of North America's largest fresh water resources.

Utilities at the West Central Ohio Industrial Center Job Ready Site

Utility	Server	Location	Size	Capacity
Electric	Wapakoneta Municipal Electric Department	On site	69 kV and 12.47 kV	6 MW
Gas	Dominion	On site	Two 4-inch lines	150,000 CFH
Water	City of Wapakoneta	On site	16 inch line	3.6 MGD
Sewer	City of Wapakoneta	On site	10 inch line and 12 inch line	1.35 MGD
Telecom	TSC	On site	Fiber Optics	



Wapakoneta offers businesses a convenient location in West Central Ohio at an affordable cost of living.



- Wapakoneta has a population of 9,531 and is located in Auglaize County. Auglaize County's population is 46,938. Wapakoneta is at the center of the 13 county West Central Ohio region with a total population in excess of 650,000.
- With a median home price of \$79,300 and numerous community recreation options, Wapakoneta offers residents an affordable and comfortable lifestyle.
- Wapakoneta is at the intersection of two major U.S. highways – Interstate 75 and U.S. 33, offering direct access to Interstates 69, 70, and 80/90 (Ohio Turnpike).
- The West Central Ohio Industrial Center provides a significant transportation advantage with a CSX mainline rail adjacent to the site. A new lead track was recently constructed onto the site.
- The West Central Ohio Industrial Center is located 50 miles from the Dayton International Airport and 95 miles from the Columbus International Airport.

Drive times to Wapakoneta

Location	Drive Time
Dayton, Ohio	25 minutes
Ft. Wayne, Indiana	75 minutes
Toledo, Ohio	85 minutes
Columbus, Ohio	90 minutes
Cincinnati, Ohio	1 hour, 45 minutes
Chicago, Illinois	4 hours



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

- Manufacturing, agriculture, and health care technology are just a few of the key industries located within Wapakoneta.
- Due to its strategic location, efficient infrastructure, and highly skilled workforce, the City has seen clusters of economy-shifting end-users migrate to the area. Such businesses include:



American Trim, LLC offers a wide array of metal products, including solar panel mounts and heavy truck parts, as well as metal forming and finishing services.



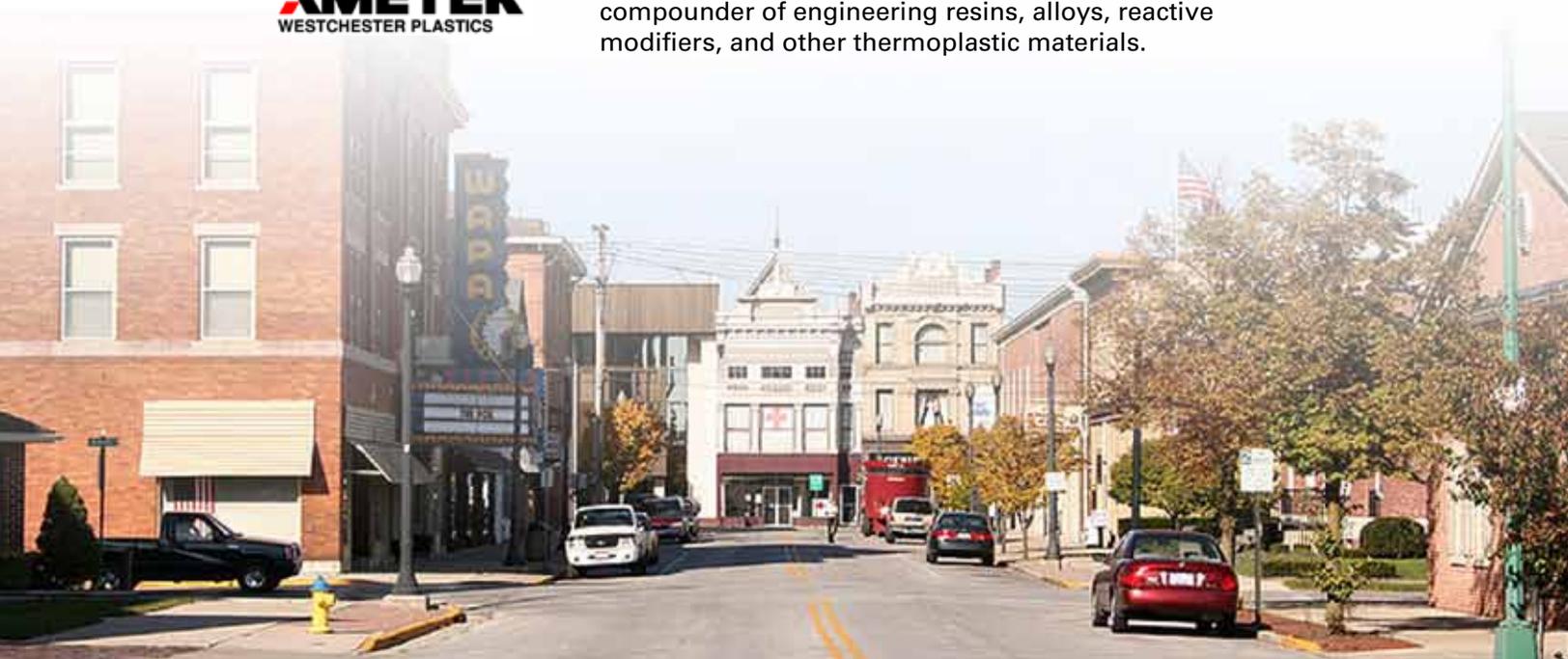
Koneta Rubber Company is a world-class, vertically integrated manufacturer of engineered rubber and plastic products that supply the agriculture, automotive, construction, and industrial industries.



General Aluminum Company develops and implements new casting and metallurgical processes for product and tool design.



Ametek Westchester Plastics is a leading global toll compounder of engineering resins, alloys, reactive modifiers, and other thermoplastic materials.



West Central Ohio provides employers with an educated and motivated workforce.

- Wapakoneta and its surrounding communities are committed to providing a skilled workforce to assist companies to improve productivity, quality, and profitability. With the ability to draw from a 13-county area, the regional labor force includes approximately 350,000 experienced and motivated workers within 30 minutes of Wapakoneta.
- Local businesses provide positive feedback on the labor force in the area:

- “Coming to the Wapakoneta AMETEK plant from the east coast, I was pleased to discover the work ethic in West Central Ohio. Our people enjoy what they do and take pride in their work. Our plant’s productivity proves it, and customer feedback confirms it.”
 - Ron Gasior, Plant Manager, **AMETEK West Chester Plastics**
Toll compounder of engineering resins, alloys, reactive modifiers, and other thermoplastic materials
- “We depend upon a skilled workforce able to learn our operations and ready to be trained as our technologies change. For 30 years, we have found workers in the Wapakoneta area to be ready to work and ready to learn new skills.”
 - Ron Clark, President, **Midwest Elastomers, Inc.**
Processor of high quality, finely ground plastics and rubber materials
- “Our company has been in Wapakoneta since 1848. We have grown with the community and know the quality of West Central Ohio workers. The region’s roots are in agriculture. Workers here believe in giving a full day’s work. We have been able to employ several generations of the same family. Employee retention is one of our company’s strengths.”
 - Carl Wintzer, Vice President, **G.A. Wintzer & Son Co.**
Manufacturer of quality feed ingredients, soils, and grease

- Wapakoneta has 30 minute access to eight universities, six two-year community colleges, and six career centers. Some of these include:
 - With a student population of 1,127, **Bluffton University** offers academic study in 36 majors and more than 20 minors.



Rhodes State College

- **Ohio Northern University**, with a student population of 3,666, offers undergraduate and graduate programs in its five colleges, including Arts and Sciences, Business Administration, Engineering, Law, and Pharmacy.
- **The Ohio State University at Lima** is a regional campus of The Ohio State University that offers associate, bachelor, and graduate degree programs.
- **Rhodes State College** is a two-year technical college that offers degree programs, non-credit workforce development, and consulting for business and industry.
- **Wright State University’s Lake Campus** offers associate, bachelor’s and master’s degrees, as well as a variety of general education courses and certificate programs.

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 businesses need 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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