



# Ohio

## and The Bluestone Business Park

Certified Ohio Job Ready Site  
Euclid, Ohio



Job Ready Site  
Certified



The State of Perfect Balance®

John R. Kasich, Governor  
Mark D. Kvasme, Director  
Ohio Department of Development



**Department of  
Development**

John R. Kasich, Governor

Mark D. Kvamme, Director

February 7, 2011

Dear Interested Stakeholder:

We are honored and excited to share with you the many advantages of the Bluestone Business 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 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 Bluestone Business Park has joined the prestigious group of sites that meets the rigorous standards created by the Department. This project is an exemplary success for Ray Fogg Building Methods, Inc., the City of Euclid, Cuyahoga 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,

Mark D. Kvamme  
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.

Bluestone Business Park is owned by Ray Fogg Building Methods, Inc., a premier design-build contractor with headquarters in Northeast Ohio. Ray Fogg Building Methods, Inc. has been in business for more than 50 years, designing and building commercial and industrial buildings such as manufacturing plants, distribution warehouses and offices. With Ray Fogg as your developer, prospective clients have the option to build to own or build to lease within Bluestone Business Park.



The City of Euclid is located approximately 15 minutes northeast of downtown Cleveland along Interstate 90 and State Route 2. Euclid is also located near the northern end of Interstate 271, which provides easy access to all of Cleveland's eastern suburbs and to central and southern Ohio via Interstates 71 and 77. Euclid's population is more than 52,000, and its location and transportation access allows its employers to draw a workforce from across Northeast Ohio. Euclid's newly redeveloped Bluestone Business Park also possesses a significant advantage in rail service by being adjacent to and served by both CSX and Norfolk Southern, two of the largest railroad system operators in the eastern United States.

Prior to the Job Ready Site award, redevelopment challenges included remediating environmental contamination and removing the 650,000-square-foot foundation that remained from the original 1940s manufacturing facility. A \$3.5 million Job Ready Site grant and an \$800,000 Roadwork Development grant allowed Ray Fogg Building Methods, Inc. and Euclid to make significant improvements to the 80-acre Bluestone Business Park Job Ready Site, which is now optimal for manufacturing operations.

Improvements were made to remediate the site's environmental contamination issues, which resulted in the Ohio Environmental Protection Agency issuing a Covenant Not to Sue in December 2009. Additional work completed on the site includes the creation of an access road into the site, extension of utilities, and excavation and crushing of embedded concrete for reuse. The improvements made to the site ensure businesses that the City of Euclid and the Bluestone Business Park are ready to accommodate their next expansion.

## The Bluestone Business Park Job Ready Site

The Bluestone Business Park Job Ready Site provides 80 acres of rail-served industrial land. This development allows potential end-users a wide degree of flexibility in the size of a potential site, ranging anywhere from three acres to the entire 80-acre site. The site is owned by Ray Fogg Building Methods, Inc. The Park will feature “green design,” and in order to preserve this priority throughout the Park’s development period, all buildings that will be built are required to obtain a minimum of Leadership in Energy and Environmental Design (LEED) Silver Certification.

The site has Interstate 90 visibility on its north and east perimeters, and CSX and Norfolk-Southern rail lines run adjacent along the site’s north and south sides. The Bluestone Business Park is located in Euclid’s Community Reinvestment Area (CRA), which will provide 100 percent real estate tax abatement on improvements for 15 years.

The due diligence on the site is complete, including: soil borings, wetland delineation, and environmental assessments and remediation. The site is zoned for industrial and office uses and is available at \$85,000 per acre.

All utilities are in place and provide the necessary capacity to meet the needs of a large manufacturing operation (see below). The site is surrounded by electric infrastructure. An end-user can be serviced with six megawatts of electricity via distribution lines or considerably more via sub-transmission or transmission service. A dual fed six-inch intermediate pressure natural gas line provides 300,000 CFH. The Cleveland Water Department provides water service, and the City of Euclid provides sanitary sewer services. AT&T’s central office is located one block from the site.

### Utilities at the Bluestone Business Park Job Ready Site

Utility	Server	Location	Size	Capacity
Electric	The Illuminating Company (First Energy)	On site	13.2 kV (distribution) 36 kV (sub-transmission) 138 kV (transmission)	6 MW (distribution)
Gas	Dominion East Ohio	On site	6 inch lines (2x)	300,000 CFH
Water	Cleveland Water Department	On site	12 inch line	0.5 MGD
Sewer	City of Euclid	On site	10 inch line	0.7 MGD
Telecom	AT&T	On site	4 inch conduits for fiber, copper or fiber hybrid (6x)	

**Euclid offers businesses a convenient location to key infrastructure in Northeast Ohio while maintaining a strong sense of community.**



- Euclid has a population of 52,717 and is located in Cuyahoga County. Cuyahoga County's population is 1,283,925.
- The City of Euclid developed along Lake Erie's shoreline, providing a wide array of both commercial and recreational activities. The Cleveland-Cuyahoga County Port Authority is only 12 miles from Euclid and sees approximately 12.5 million tons of cargo pass through its docks per year.
- Parlaying upon its unique rail advantage, Euclid is five miles from the CSX East Cleveland Intermodal Container Facility.
- The Bluestone Business Park is located within approximately 24 miles of the Cleveland-Hopkins International Airport and 2.5 miles from the Cuyahoga County Airport.

**Drive times to Euclid**

Location	Drive Time
Cleveland, Ohio	15 minutes
Toledo, Ohio	2 hours
Pittsburgh, Pennsylvania	2 hours, 10 minutes
Columbus, Ohio	2 hours, 20 minutes
Cincinnati, Ohio	4 hours



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

- Manufacturing, healthcare, and advanced materials are just a few key industries located within Euclid.
- Euclid is home to more than 850 businesses employing more than 15,000 people and was recognized as a Business Friendly Community in 2004 by the Greater Cleveland Partnership.
- Due to its strategic location, efficient infrastructure, and highly skilled workforce, Euclid has seen clusters of economy shifting end-users migrate to the area. Such businesses include:



**The Lincoln Electric Company**, the world's leading manufacturer of welding solutions, has its World Headquarters located in Euclid, Ohio. Lincoln has 38 manufacturing locations, including operations and joint ventures in 18 countries, and a worldwide network of distributors and sales offices covering more than 160 countries.



**H.C. Stark, Inc.** is a specialty metal manufacturer that manufactures components for furnaces, state-of-the-art medical equipment, and other electronic devices.



**Powdermet Inc.** develops and manufactures metal and ceramic structures, which have been engineered for performance at the nano, micro, and meso scales.



**Eaton Corporation** has located its Eaton Aerospace Fuel Systems Division in Euclid. Eaton is a global technology leader in electrical components, aerospace fuel, and automotive drivetrain and powertrain systems for performance.



## Northeast Ohio provides employers with an educated and motivated workforce.

- Euclid and its surrounding communities are committed to providing a skilled workforce to assist businesses and improve productivity, quality, and profitability. With the ability to draw from a 14-county area, the regional labor force includes approximately 2 million experienced and motivated workers.
- Local businesses provide positive feedback on the labor force in the area:

- “The State of Ohio along with our local governments provide the Company with a cooperative business environment which supports our expansion opportunities. The area also provides access to a highly motivated and skilled work force which helps us to compete globally.”
  - John M. Stropki Chairman & Chief Executive Officer, **The Lincoln Electric Company**
- “My company has been in Euclid since we started 28 years ago. Euclid is very business-friendly, and has been a good location for finding capable and motivated employees. Our success has come from providing the highest quality products and services in the industry. In Euclid, we have found people with the skills and values necessary to help us achieve these goals.”
  - Anthony Foti, Executive Vice President and Manager, **Hose Master**  
*A provider of metal hose and expansion joints*
- “I moved Powdermet Inc. from California to Ohio in 1996, and then started a second company in Ohio called MesoCoat Inc. The primary reason is because of the resources available in Ohio help businesses to compete and thrive in today’s global economy. The strong networks of educational institutes coupled with entities that foster and promote entrepreneurship have been vital in helping us find the best people from within the region. Powdermet and MesoCoat have both raised significant equity investment and have doubled in size over the past year mainly because of our quality workforce and community network.”
  - Andrew Sherman, CEO, **Powdermet Inc.** and **MesoCoat Inc.**  
*Develops and manufactures metal and ceramic structures which have been engineered for performance at the nano, micro, and meso-scales*

- Euclid proudly offers access to 15 universities, three community colleges, and four career centers. Some of these include:



- **Case Western Reserve University** offers undergraduate, graduate, and doctorate degrees in a variety of disciplines from eight different schools of focus and is consistently ranked as one of the leading universities in the United States.
- **Cleveland State University** offers 117 courses of undergraduate and graduate study. Cleveland State has an enrollment of approximately 16,000 students.
- **Cuyahoga Community College**, the largest community college in Ohio, is a two-year college with a student population of 31,024. The College offers more than 1,000 associate degree programs in areas ranging from industrial technology to business management.
- **The University of Akron**, best known for its College of Polymer Science and Polymer Engineering, offers 300 undergraduate and graduate degree programs. The campus has an enrollment of 23,000 students and continues to expand.

## 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

77 South High Street, Columbus, Ohio 43215 U.S.A.

Phone: (614) 466-4551 or (800) 848-1300

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

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

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



**Ohio**

The State of Perfect Balance<sup>®</sup>

**John R. Kasich**, Governor

**Mark D. Kvamme**, Director

Ohio Department of Development