

# shelby County SIZZLES

— A Publication of the Sidney–Shelby Economic Partnership —

ISSUE 47— WINTER 2024

INSIDE THIS ISSUE

*Wagner Demolition 2*  
*Top Projects for 2023 2*  
*Housing Revitalization 3*  
*EV Charging Station Opens 3*  
*Ninja Challenge Begins 4*

## Cargill Completes Major Expansion

Cargill has completed an expansion and modernization project at its integrated soybean crush and refined oils facility in Sidney, Ohio. The upgraded facility, which came online in September, will help Cargill better serve farmers and meet the growing demand for soy products across food, feed and renewable fuel markets.

The project nearly doubles the previous crush capacity at the facility, providing greater market opportunities for area farmers and feed customers through creating demand for soybeans and offering greater access to soybean meal and hulls. Additionally, customers will have an improved on-site experience, as they will be able to more quickly and efficiently receive soybeans and load out products.

"We're proud to make this investment at our Sidney facility. We've been in business for 45 years here, and we appreciate the long-standing relationships with local farmers, food and feed customers, and the local community," said Justin Rismiller, U.S. Crush Soy Commercial Leader for Cargill. "This has been a complex project, as we continued to run the existing plant during construction. Thanks to our dedicated team, we are able to provide a state-of-the-art facility to better serve our customers and the community for generations to come."



*Cargill's newly expanded soybean processing plant in Sidney, Ohio benefits farmers by nearly doubling the unload capacity.*

"Congratulations to Cargill on completing this project in Sidney which will help Ohio farmers get their products to market faster and meet the increased demand for soy products in many market sectors," said Ohio Governor Mike DeWine.

The Cargill crush facility originally opened in 1978, with the refinery added a decade later.

Today it serves as a vital link between soybean farmers in the region and customers both nearby and around the globe. The upgraded facility is among several of Cargill's efforts to modernize and increase capacity across its North American oilseeds network.

"The City of Sidney is proud and honored to have Cargill as a valued community partner since 1978. Their recent investment will modernize their

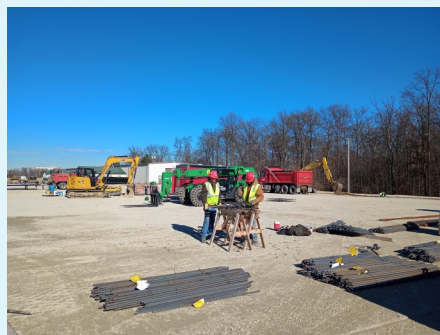
operations and expand their processing plant, producing products that are enjoyed across the globe," said Sidney Mayor Mardie Milligan. "We are fortunate to have them, and we look forward to the future. On behalf of the City of Sidney, I would like to thank Cargill for their investment and congratulate them on their expansion and the restart of their plant."

**(See additional photo on page 3)**

## SEMCORP Breaks Ground on Coating Facility

SEMCORP Manufacturing secured a 75% CRA tax abatement over 15 years for a 90,000 square foot facility in Sidney, producing lithium-ion battery separator film. Construction is underway at Millcreek and Kuther roads, aiming for completion by Dec. 31, 2026, with a \$100 million investment—\$15 million in construction and \$85 million in machinery.

Post-completion, the project targets 300 full-time jobs in the first year, yielding an \$18 million annual payroll. The estimated abatement, based on construction costs,



*Site and foundation work are proceeding at the SEMCORP site in Sidney*

amounts to \$3 million over 15 years.

This facility is separate from the 850,000-square-foot Sidney project, addressing immediate orders and projects. The initial larger facility won't meet deadlines, prompting a smaller facility's construction to boost production until the larger one is ready.

SEMCORP's announcement of a \$916 million investment marked its first North American manufacturing facility in Sidney, now exceeding \$1 billion with the proposed 90,000 square foot facility.

## Wagner Demolition

The Wagner demolition was another significant achievement in 2023. After securing more than \$4 million in grant funding, the City of Sidney and the Shelby County Landbank contracted with Complete Demolition Services of Louisville, KY for hazardous materials abatement and demolition of the former Wagner Manufacturing facility.



*Demolition proceeds at the former Wagner Manufacturing site.*

The SSEP Board designated the Wagner clean-up as a strategic priority in 2021 and led the community-wide effort to secure funding.

A ceremony celebrating the demolition of the former Wagner Manufacturing complex was held at the site on June 26th. The site demolition is progressing and should be completed by the end of January 2024.

Additional environmental testing and remediation will continue in 2024 and we anticipate the site to be ready for redevelopment in late 2024.



One redevelopment concept is a business incubator. SSEP recently completed an incubator feasibility study. "The City and Landbank are open to a variety of site redevelopment options. The business incubator would only require 1-2 acres of land, but it could anchor the site redevelopment," said Jim Hill of SSEP. "We will continue to explore funding options for the business incubator as the process moves forward."

## Top Projects for 2023

As we look back to 2023, it was a year of significant activity on several fronts. In the industrial development arena, Shelby County benefited from both business expansion and business attraction.

In the area of business expansion, industrial expansion projects were announced in Russia, Jackson Center and Ft. Loramie. Those projects show the strength of manufacturing throughout Shelby County:

- Got Meat LLC (pictured right) began construction on a new \$1.4 million facility in Jackson Center that will include custom meat processing. The company plans to create 10 new jobs with the investment.



- Ft. Loramie Spec Building—This 24,000 s.f. facility includes a \$1.5 million investment and is currently available for sale or lease.
- Fitness Doctors purchased the new 12,000 s.f. industrial spec building in Russia, creating 4 new jobs in the village.
- Francis Manufacturing is expanding their facility in Russia by 42,121 s.f. The company is investing \$2.8 million to meet growing demand.

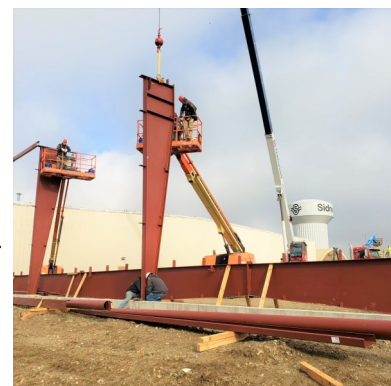


- Superior Aluminum (pictured left) will invest \$4.3 million to add 52,000 s.f. to their Russia facility. The company will add 17 new jobs. Superior Aluminum has experienced significant growth, so the addition will allow the company to meet the growing customer demand in the building supply industry.

In the City of Sidney, both industrial expansion and new business attraction were achieved. Cargill Inc. completed Project Buckeye, which is highlighted on page 1. Additional industrial expansion was completed at Industrial Recyclers.

- Klingler Thermoseal (pictured right) completed a 25,839 s.f., \$3.3 million expansion of their rubber-coated metal sealing technology.
- TNL Welding relocated and expanded their facility to a new location on N. Vandemark Rd.

In the area of business attraction, Michigan Metal Coating was the largest industrial project announced in 2023. Michigan Metals plans to invest \$20 million and create 60 new jobs. The company will occupy one of the Midwest Property buildings on Vandemark Rd. in Sidney.



## Spayde Has Passion for Housing Revitalization

How does a young entrepreneur renovate 17 properties (29 units) over the past four years? I sat down with Andrew Spayde to figure out the answer to that question. Andrew is a 23-year-old real estate professional, contractor, building owner and developer who moved to Sidney in 2018.

Spayde completed an HVAC program at the Career Center and began working at Copeland after graduating in 2018. "At that period of time I was not really interested much in real estate, but I decided to purchase a 4-bedroom home and move to Sidney," said Spayde. "I began renovating the property and rented out the extra bedrooms to co-ops at Emerson/Copeland," added Spayde.



*Lynn Street, Sidney before and after Spayde's property renovation.*

"I really liked the sense of accomplishment - taking a distressed property and turning it into something economically viable," said Spayde. "I especially like taking old properties with character and bringing them back to life."

Spayde will sometimes drive around the community looking for distressed properties, and that is how he came across the 10-unit apartment on E North St. across from the Amos Public Library in Sidney. While others in the community were looking to tear that building down, Spayde and two partners purchased the property in 2021. Presently, 7 of the 10 units have been totally renovated, but some outside work still needs to be completed. Spayde was only 21 at the time and describes the 10-unit as a "great learning experience."



*E. North St. apartment after renovation*

"It has been my goal to double the number of projects each year and so far I have been able to achieve that," said Spayde. "This work helps the community because many of these units would probably end up being acquired by the Landbank," added Spayde. After renovating 3 homes on West Ave., Spayde witnessed others improving neighboring properties.

While Spayde admits that he may not be able to maintain the pace of doubling every year, he plans to continue transforming homes in Sidney.

For more information on Andrew Spayde's housing renovation, contact him at phone 937.506.6536 or email [Spaydesells@gmail.com](mailto:Spaydesells@gmail.com)

## County Opens EV Charging Station

Shelby County has opened the first public electric vehicle charging station in Sidney in cooperation with ChargePoint, CJ Electric, and the City of Sidney.



The charging station is located in the parking lot at 125 South Miami behind the Courtview Center and the Shelby County Board of Elections. The charging station, built by ChargePoint, is able to charge four vehicles simultaneously.

The station will use combined charging system plugs, which are compatible with most EV vehicle models. The Charging Station uses Level 2 chargers which can add 25-50 miles of range per hour depending on station amperage and vehicle capabilities.

The charging station cost \$47,000 to install with most of the costs to be reimbursed by AES Ohio through a rebate. The electric and maintenance costs will be recouped via a fee paid by the charger customer. The initial fee structure is \$.025/kwh with an overstay fee of \$3.00/hr which starts five minutes after charging stops.

The Shelby County charging station precedes stations planned by the State of Ohio which will be located along Interstates in Ohio.

County Commissioner Julie Ehemann stated, "As we make efforts to revitalize the downtown of Sidney, we need to seek ways to draw travelers and tourists to the area. Having EV Charging Stations will attract visitors who will have time to visit our local restaurants and shops. In addition, moving to the new technology supports the auto industry which is so vital to our community."

Shelby County anticipates moderate demand as Ford, Honda and GM have all announced plans to spend more than \$6 billion building or upgrading EV plants in Ohio to build electric vehicles or vehicle batteries.

Ohio employs 91,600 people in the auto sector, the second-most in the country.

## Cargill continued from pg. 1



*City, County and State Officials recently joined Cargill for Project Buckeye Grand Opening in Sidney.*

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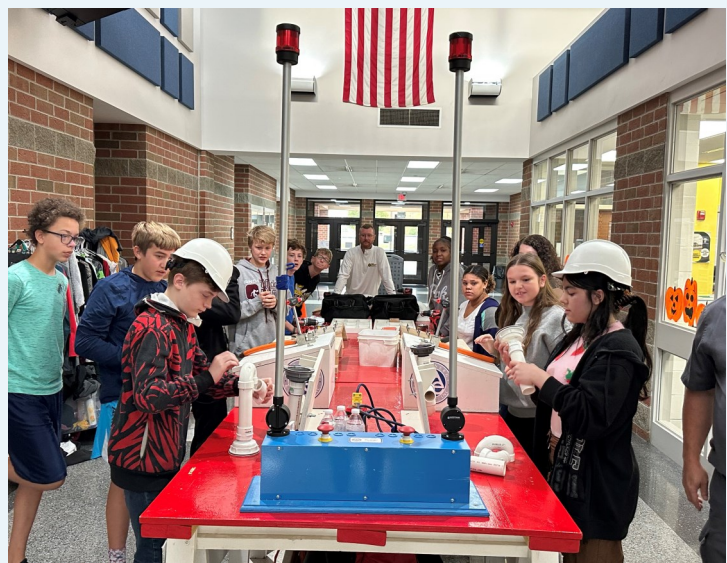
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## 2023-24 Ninja Skilled Trades Challenge Begins

The Ninja Skilled Trades Challenge is a 12' long hands-on course, designed by company organizers (Area Energy & Electric, Ferguson Construction, Slagle Mechanical, Upper Valley Career Center, and Workforce Partnership). It is a one-on-one contest involving



construction tools such as a drill, hammer, tape measure, screwdriver, and plumbing PVC pipes. The course also introduces Personal Projective Equipment such as hard hats and safety glasses.

This year's Ninja Challenge began on October 26 at Sidney Middle School. The Ninja Team also traveled to Botkins, Jackson Center, Fort Loramie, and Anna before the holidays. The Challenge will resume at the remaining schools in January.

The top three males and females receive awards and qualify to participate in the countywide Ninja Madness Finals at Upper Valley Career Center where they compete both individually and as a team representing their school . . . and the prizes get bigger!

