

shelby County SIZZLES

— A Publication of the Sidney-Shelby Economic Partnership —

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City Visits Japan

The city has been working with the Japan External Trade Organization (JETRO) for several years on developing a Friendship City relationship with Ichihara City, Japan (Ichihara City is home to Mitsui Chemicals, the parent company of Advanced Composites). Virtual meetings with the team in Ichihara City have taken place annually since 2021. At the close of the August 2023 meeting, an invitation to visit Japan in 2024 was extended to the Sidney team.

Since that 2023 meeting, staff has been coordinating with local Japanese-owned businesses and JETRO to develop an itinerary for the trip. Mayor Barhorst and City Manager Bowsher recently completed the historic eight-day trip. During the trip they visited Ichihara City for the official mayor-to-mayor introduction with Mayor Joji Kiode and

toured Mitsui Chemicals. Despite the difference in populations (Ichihara City has a population of 274,656), it was determined both cities face similar problems and an invitation to visit Sidney was extended to Mayor Kiode.

In addition to the Friendship City mission, the Sidney team held economic development meetings with leadership teams at the parent companies of NK Parts, Advanced Composites, Stolle Machinery, Sankyo, Honda and Hexa America. Meetings were also held with JETRO headquarters' staff as well as JobsOhio staff stationed in Tokyo. The trip also included various cultural activities for the Sidney team to better understand the background of our Japanese-owned companies.

We anticipate this to be the beginning of a long relationship and look forward to hosting a delegation from Japan as early as 2026.



Development Sites Working Toward Authentication

Sidney-Shelby Economic Partnership (SSEP) has been working with InSite Consulting, JobsOhio staff and local utility companies to explore SiteOhio Wave 5 authentication for various development sites within the city and county. The invitation to opt-into the Wave 5 authentication program began in May 2023 and culminated with local site visits in May 2024.

As part of the invitation process, SSEP staff coordinated responses between site owners, municipalities and utility companies. A total of three local sites were identified as eligible for Wave 5 authentication. Those sites include: Ft. Loramie Industrial Park, Russia Commerce Drive Industrial Park and the Fair Rd. Site in Sidney. According to JobsOhio, there were over 130 sites submitted across the state.

The SiteOhio Wave5 program is a unique opportunity to understand modern and relevant expectations for site/industrial park



readiness. It focuses on getting communities ready for growth, jobs and investment. The program is heavily focused on assessing current site and community readiness. In addition, participants will receive recommendations on ways to improve and market community assets.

SiteOhio puts properties through a comprehensive analysis and guarantees that all utilities are to the property with adequate capacity. It also assures that due diligence studies have been completed and all state and federal entities have provided concurrence with the studies. SiteOhio authentication also ensures the site is free of incompatible uses, with no limitations or insurance liability based on surrounding properties.

Thank you to all those that collaborated with SSEP on the authentication of additional local sites. This work positions Shelby County for continued development. Stay tuned in for future updates as we progress further in the SiteOhio Authentication process.

Restaurant & Retail Update

Amenities are an important element of economic and community development, so we are happy to report several new and updated amenities serving Shelby County.

Rainbow Bar & Grill is now open at 126 S. Ohio Ave. in historic downtown Sidney. The newly remodeled facility offers casual, light fare, a great drink selection, a large outdoor patio and indoor dining.

McDonald's – 2215 W Michigan Ave, Sidney just celebrated a grand re-opening of their new restaurant. The new facility offers improved drive thru, a modern kitchen and dining area.

Curly's Meats grand opening for the new retail space is scheduled for July 2nd. The market is located at 610 W. Pike St. in Jackson Center.

Sip and Stream Coffee operates out of an Airstream trailer at the old Marathon Station in Jackson Center. They offer exceptional coffee, latte, and smoothie offerings via drive-up, walk-up with outdoor seating.

Discover Shelby County



Follow the link below to the latest edition of Discover Shelby County Magazine. We believe this to be an important asset for promoting Shelby County as a preferred location for residency.

https://creativemarketingstrategies.com/Discover2024/Discover_2024.html

Housing Update

Improving the availability of housing has been a top strategic priority since 2018. "I'm happy to report that housing expansion is moving in the right direction with more than 1000 new housing units being added throughout Shelby County," said Jim Hill, SSEP Executive Director. "There are more than 1000 new lots, condos or apartments currently in the works, with about 145 new residential lots in the villages, approximately 205 new residential lots in Sidney and 650 new apartments", added Hill.

SSEP is also exploring ways to facilitate housing that is more on the affordable scale. Hill recently organized a tour of Unibilt in Vandalia to see how a manufactured home product might be utilized for in-fill housing. "The Land Bank has demolished more than 100 homes throughout Shelby County and Unibilt has a product that could aid in the redevelopment of those smaller city lots," said Hill.

"Everyone in our group was very impressed with the quality of the Unibilt product. They have good materials and deliver a quality product at a better price point," said Hill. SSEP is working on a collaborative where the Sidney Community Improvement Corporation, Land Bank and City of Sidney leverage the new Welcome Home Ohio Grant Program to launch a pilot program. Hill is also discussing a low interest loan pool with local and regional banks.



CIC Board Members tour Unibilt and discuss the product with Unibilt President Greg Barney



Construction is moving forward on the Mills apartment complex in Sidney

Housing availability and affordability are a growing problem across the nation. In fact, the average US family currently needs an income of about \$100,000 to be able to afford a new home. That number was about \$50,000 five years ago. "Inflation and mortgage rate increases are major drivers for the massive increases," said Hill.

Next steps in the housing effort include a targeted strategy to facilitate revitalization of older housing stock to aid in more affordable housing options for our residents. "There are no easy or quick fixes to the housing situation," added Hill. "We continue to work together to find solutions, but it requires a significant amount of time and funding."

Approximately 1000 new housing units are currently in the works:

- Anna: Timber Trails Phase 2 – 30 lots
- Botkins: Woodland Sub. – 3 lots (25 new in '24)
- Ft. Loramie: New subdivision – 26 new lots
- Jackson Center: Hudson Lake Phase 3 – 24 lots, 5-unit condo
- Russia: Paulus Subdivision Phase 3 - 14 lots & 3 new condos
- Sidney: Burr Oak – 222 total in 4 phases (~80 sold & 142 remaining)
- Sidney: Vision Dev. – 330 apartments at Kuther & Howard
- Sidney: The Mills. – 216 apartments on Echo Dr.
- Sidney: Downtown Units – 32 new/remodeled units in process
- Sidney: Ohio Building – 50 apartments, 6,000 sf office/retail
- Sidney: Central School Lofts - 18 units

Commissioner Bornhorst Retires

How do you condense into a few hundred words the work and accomplishments of a great career?

Shelby County Commissioner Tony Bornhorst was elected to office in 2013 bringing with him vast experience as a community and agricultural leader, serving the Pork Industry, Shelby County Soil & Water Conservation District, along with farming and driving bus. Tony is a graduate of the Ohio State University, a long-time 4-H advisor, and devoted husband, father, and grandfather.

Once elected, Tony immediately began developing his county priorities, which he began working with his fellow Commissioners to implement. Tony was instrumental in setting up a capital improvement fund. The first priority for this fund was renovating the Courthouse HVAC, windows, etc. Over the years, the fund was utilized for Annex renovations, a new Jail intake area and upgrades, and a new maintenance garage. Using other fund sources, other capital improvements included the new Animal Shelter, the STAR House, new Emergency Communications Infrastructure, sewer line from Newport to Ft. Loramie, and a complete overhaul to the Ft. Loramie Wastewater Treatment Plant. In a nod to the agricultural sector, Tony was instrumental in ensuring the Fairgrounds grandstand was completed, new restrooms were constructed, and sanitary improvements were completed at the fairgrounds.

Tony was a frequent advocate at the Statehouse on a wide range of issues including mental health, property tax policy and agriculture's relationship with water quality. He served on multiple state level entities including the CAFF Advisory Committee, CEBCO (County Employees Benefits Consortium- President in 2023), CCAO's Chair of the Agriculture Committee, and CCAO's Energy Board.

Local Boards also benefited from Tony's service including the Shelby County Senior Center, Sidney Alive, Shelby County Board of Revisions, Shelby County Regional Planning, and St. Michaels Parish Finance Committee. Over the years, he has been honored for being a regular blood donor, the recipient of the 2014 Directors Award from the Tri-County Board of Mental Health, and named Champion of the Year from the Great Miami Riverway in 2024 for his work on developing the plans and funding for the yet-to-be-built recreational path that will connect Lockington to Kuther Road.

Tony has enjoyed being a "numbers guy" as a Commissioner. As he says, "Farmers are always playing the what-if game. I just brought that to my work on the county budget."

As Tony looks forward to spending retirement with his family and twenty grandchildren, we know we will still be able to find him as a regular fixture at the Shelby County Fair running the Sausage Barn and cheering on all of the kids as they show their 4-H projects. Congratulations!



Tony Bornhorst recently received "Champion of the Year" award from Great Miami Riverway

Strategic Planning Update

Shelby County community leaders gathered on May 10th for an Economic Visioning Session at the Amos Community Library. The purpose of the meeting was to review data and update the strategic plan that will guide SSEP's economic development efforts for the next 3-5 years.

Steve Roberts of Copeland Corporation (resident of Jackson Center) provided strategic planning facilitation for the half-day session. Jim Hill presented extensive economic and community data that guided the day's discussion.

Participants ended the session by grouping and ranking the priority items. The strategic priorities have been incorporated into a 1-page document that was approved by the SSEP board on June 19. The priorities fall within five major categories: 1. Retention & Expansion, 2. Housing Initiative, 3. Place-making, 4. Talent Development, and 5. Funding.

(See the photos below.)



Anna Splash Pad Grand Opening



Families are sure to enjoy cooling off this summer at the new Anna Splash Pad!

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Celebrating Students' Future Careers

Workforce Partnership held its 3rd annual Signing Event on May 15th at the Historic Sidney Theatre, celebrating 2024 graduates who committed to employment with Shelby County companies. Twenty-nine students from local school districts and the Upper Valley Career Center participated in the signing activities.

The student honorees included: Jacob Taylor, Dylan Westfall, Keegan Stutz, Dylan Lenhart, Treighton Edwards, Wyatt Royce, Gavin Gillum, Eli Boerger, Nolan Cramer, Josalin Morris, Bradley Douglas, Isaac Fishel, Tameya Keeran, Ethan Sherman, Fletcher McKinney, Owen Klinker, Kole Homan, Carter Johnson-Young, A'mya Thornton, Carlee Swaney, Dameon Daniels, Kellen Purkeypile, Brice Hughes, Rylee Vestal, Abby Lamm, Jaxon Douglas, Katarinia Burger, Evan Fogt, and Hunter Hicks.

The companies recruiting these students include: Area Energy & Electric Inc., Cargill, Slagle Mechanical Contractors, Copeland, Lochard Inc., Kirk National Lease, Fairhaven, HONDA, Sidney Manufacturing, Lacal Inc., Wilson Health, Ferguson Construction, Shelby County Sheriff's Office, Detailed Machining Inc.

Additionally, six recipients of the Career Launch Scholarships and 15 STNA Certification Scholarship awardees were honored.

Ohio Representative Tim Barhorst, District 85, provided the opening comments, encouraging students to "show up and show out" and



challenging them to not only be reliable, but to do their best in all circumstances. Mick Given, Chair of the Workforce Partnership Board of Directors, delivered the closing remarks, highlighting the history and growth of the organization and thanking the company partners and school administration for the collaboration to support students in their career paths.

To learn more visit www.workforcepartner.com.