



**SIDNEY-SHELBY**  
**ECONOMIC PARTNERSHIP**

# 2024

## ANNUAL REPORT



**Economic Development**  
**Talent Development**  
**Placemaking**

**#4 US Micropolitan—*Site Selection Magazine***

# 2024 Highlights

## Housing, Brownfield Clean-up and Strategic Planning

- With more than 1000 new housing units coming in the pipeline, Shelby County is making good strides in our housing initiative that was established in late 2018. (See the graphic below.)
- Our communities facilitated numerous industrial investment projects for 2024 and the Top 5 are highlighted on page 4 of this annual report.
- After securing more than \$4.5 million in funding, demolition of the former Wagner Manufacturing site has been completed and environmental remediation is scheduled for completion by the end of the year.
- SSEP spearheaded the submission of three industrial sites for SiteOhio Wave 5 Authentication. The Ft. Loramie Industrial Park and Sidney Fair Rd. sites were selected to proceed with authentication.
- We continue to work with the Shelby County Commissioners to establish a viable route in order to complete the Great Miami Riverway Recreation Trail. \$4.2 million in Federal TAP grant funding has been secured for this expansion.
- SSEP continues to partner with the [Workforce Partnership](#) and [Hometown Opportunity](#) to meet the growing labor needs of businesses in Shelby County.

## President's Report

2024 was a year of reflection for SSEP. Community leaders came together to update our strategic vision, an update to the strategy that was cast in 2018. The half-day session included reviewing community data and measuring progress on the key economic goals and strategies.

It was exciting to look back on the past 5 years and see the long list of accomplishments! I'm happy to report that SSEP has been a good steward of the private and public funds that allow us to move the community forward. We want to build on the past successes and refine our strategies to achieve even better results.

Our new priorities fall within five major categories: 1. Business Retention & Expansion, 2. Housing Expansion, 3. Placemaking, 4. Talent Development, and 5. Funding.

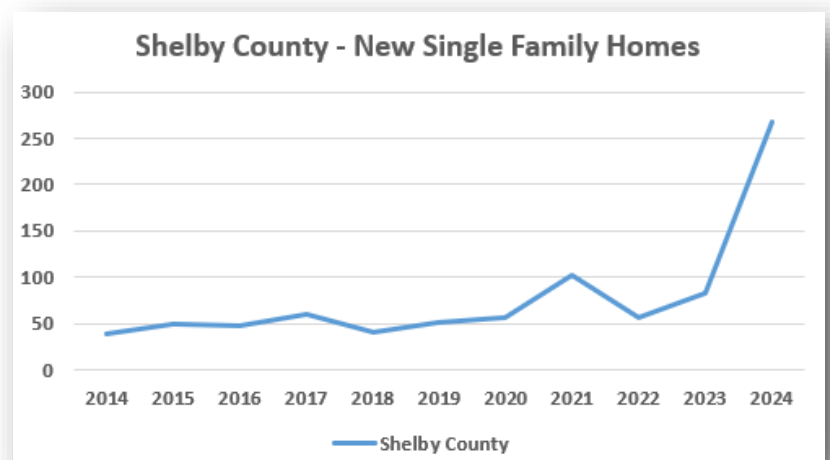
I want to thank all the private and public sector leaders who support the SSEP. It is only through long-standing support that SSEP has been able to carry out our mission of economic growth for Sidney and Shelby County.

**Martin L. Given**  
*President of the Board of Trustees*



*Community Leaders gathered in 2024 to update the community's economic & community development strategy.*

**SIDNEY-  
SHELBY  
#4 U.S.  
MICRO**



# #4 Ranked U.S. Micropolitan Top 100 US Micro—13 Consecutive Years

The Sidney-Shelby Metropolitan Area was ranked as the #4 US Micropolitan by *Site Selection Magazine* in 2023. This is the 13th consecutive year being named to the prestigious list. The micropolitan area that includes Sidney and Shelby County moved down one notch from #3 in 2022.

“It is a great honor to be ranked #4 in the nation. This honor is due to hard work and community pride, characteristics that we value in Sidney and Shelby County,” said Jim Hill, SSEP Executive Director.



*The Mills broke ground early in 2024 in Sidney. At completion, this project will offer 216 new apartments with a variety of amenities.*

Micropolitan areas are defined as regions located outside of a metropolitan area. The rankings are based on the number of major expansion projects announced each year.

Visit [SSEP website](https://www.ssepsidneyshelby.com) for more information.

## Housing Expands Countywide

Communities make progress on this key strategic priority

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 coming online throughout Shelby County,” said Jim Hill, SSEP Executive Director. “Included in this total are about 145 new residential lots throughout the villages, approximately 205 new residential lots in Sidney, and 650 new apartments in the City of Sidney”, added Hill.

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.”

**45.1%**  
EMPLOYED IN  
MANUFACTURING  
**#1 IN OHIO**



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**TOP 100 RATED  
5 LOCAL  
SCHOOL  
DISTRICTS**

# TOP INDUSTRIAL EXPANSIONS

- **Honda** was the top project in 2023 with more than \$200 M invested to renovate the Anna Engine facility for EV battery enclosure production.
- **SEMCORP** recently completed construction of a new 95,000 s.f. separator firm coating facility in Sidney. They plan to invest \$100 M and create 300 new jobs
- **Cargill Inc** continued their expansion and improvements to their Sidney facility with a rail track expansion, new bottling lines and additional storage tanks. Cargill currently employs 300 people at the Sidney operation.
- **Select Arc** is investing \$6.5 M to expand their Ft. Loramie steel fabrication shop by 41,505 s.f. The company will also install additional automation.
- **Midwest Bag & Film** is constructing a 12,600 s.f. facility in Jackson Center that will create 10 new jobs. The project investment will total \$1 M.

## ABOUT SSEP:

Sidney-Shelby Economic Partnership (SSEP) is a not-for-profit organization comprised of business, government and community leaders dedicated to the economic growth of Sidney and Shelby County communities.

For the past 40+ years SSEP has worked to improve the overall business climate in order to grow existing businesses, in addition to supporting business creation and new business attraction to the county.

**Sidney-Shelby Economic Partnership**  
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The Sidney-Shelby Economic Partnership relies on the generous contribution of the organizations listed below for our annual funding. THANK YOU to all the investors for your continued support.

