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# shelby County SIZZLES

— A Publication of the Sidney–Shelby Economic Partnership —

## 2024 Business Expansion Highlights

“For SSEP, expanded housing was one of the top business stories for 2024”, said SSEP Executive Director Jim Hill.

“Permits for more than 326 new housing units were issued in 2024, which is more than a 390% increase over the previous year. Housing expansion has been a major strategic priority for SSEP, so it is great to see record growth in 2024”, added Hill.

In the area of industrial expansion, 2024 brought about major industrial expansions at Honda, SEMCORP, Cargill, Select Arc, and Midwest Bag and Film. These projects are highlighted in SSEP’s 2024 Annual Report. (See the link at the end of this article.)

The Sidney-Shelby Metropolitan Area was also

ranked as the #4 U.S. Micropolitan last year, marking the 13th consecutive year in the Top 100.

Demolition of the former Wagner Manufacturing Facility was another highlight of 2024. Environmental cleanup is scheduled for completion in 2025, opening the site up for redevelopment.



*Shelby County Officials joined Honda to celebrate the 10th Anniversary of the Honda Technical Development Center in Marysville.*

Finally, community leaders came together in 2024 to update SSEP’s strategic vision in five strategic areas. Additional details on that process are included in the annual report.

The full annual report can be downloaded from the publication section of the SSEP Website or by following this link: [2024 Annual Report link](#).

## County Partners with Broadband Providers

The Shelby County Commissioners have been working for some time to support expansion efforts for broadband in the County. A map published by Broadband Ohio in 2022 showed 80% of the populated area and 37% of households in Shelby County did not have access to the federally accepted minimum guideline of 25/3 Mbps.

The Commissioners have recently partnered with broadband providers, Brightspeed and NKTelco, to assist with their expansion efforts utilizing funds received through the American Rescue Plan Act (ARPA).

Brightspeed was awarded funds in August through the Ohio Residential Broadband Expansion Grant (ORBEG) program which was created in House Bill 2 of the 134th General Assembly. Brightspeed’s full project will provide access to many households in 6 counties, with the Shelby County portion to address 855 unserved households. Through this project, persons will have access to fiber-based broadband up to 1 gigabyte per second symmetrical speeds.

Working with Brightspeed, the county was able to identify homes in near proximity resulting in an additional 899 unserved or underserved Shelby County addresses to be included. The area to

be served by this project is scattered but includes rural locations in Anna, Fort Loramie, Houston, Russia, and Sidney.

Brightspeed’s construction should begin late in 2025 or early 2026 and must be completed by 12/31/26.

The second project has NKTelco partnering with Shelby County again after previously completing a middle-mile fiber ring that ran from Jackson Center to Sidney and then to Russia.

The latest project with NKTelco will consist of an equipment upgrade to replace outdated copper communication lines with fiber optic throughout the New Knoxville Telephone Company ILEC exchange. The area served is in northern Shelby County, primarily Van Buren Township.

The scope of this project includes in excess of 1 gigabit of broadband bandwidth to identified addresses requiring the installation of approximately 18 miles of fiber construction. In addition, the project will include a build-out of last mile fiber optic connections to approximately 200 new Shelby County addresses. This project is to be completed in 2025.

# The Mills Nears Completion



The Mills is the first market-rate housing project in Sidney in over 25 years. At completion, The Mills will offer a total of 216 1, 2 and 3 bedroom units, with the majority being 2-bedrooms starting at \$1,209 and ranging up to \$1,581 per month. These modern apartments offer amenities such as a clubhouse, pool, and fitness facility with close proximity to area retail and restaurants.

With the clubhouse completed, the first residential building will open on January 5, 2025, with another residential building opening about every 3 months. The complex includes a total of 10 residential buildings and a clubhouse.

“Many people commute into Sidney each day, so a class A facility with these amenities should provide opportunities for more people working in Sidney to live here,” said Jeff Baur, Principal of JBM Development. “The phone has been ringing and a lot of people have been stopping by,” added Baur.

Baur said that JBM Development found Sidney to be a good location due to available infrastructure, good utilities and a developer-friendly attitude. “The large daily inflow of workers and the SEMCORP announcement helped solidify the deal,” added Baur.

Bracket Builders is the contractor on the project. Ed Langenkamp, Building Project Superintendent for Bracket, lives in Sidney and has enjoyed working on a project in his home community.

For more information, [visit https://liveatthemills.com/](https://liveatthemills.com/)

# Guillozet Retires from Commission

After more than 40 years of public service, Commissioner Bob Guillozet retired on Jan 3<sup>rd</sup>, 2025. Prior to his 12 years as County Commissioner, Bob served Shelby County as Deputy, Paramedic Fireman, and Clinton Township Trustee.

Early in his Commissioner tenure, Bob and his fellow Commissioners worked to develop priorities that included many infrastructure improvements utilizing a new capital improvement fund. The Courthouse received new HVAC, windows and other critical updates. Over the years, improvements were made to the Annex, and the jail, while a new maintenance garage was built. Using other fund sources, additional capital improvements included the new Animal Shelter, the STAR House, the fairgrounds grandstand, the Board of Elections, new Emergency Communications Towers and radios, a sewer line from Newport to Ft. Loramie, and a complete overhaul to the Ft. Loramie Wastewater Treatment Plant.

Commissioner Guillozet served as the co-chair during the County's Bicentennial — organizing and overseeing the many activities in 2019.

When the Shelby County Land Reutilization Board (Land bank) was formed, Bob became the Chairman helping to manage the numerous property acquisitions that resulted in the removal of blighted properties throughout the county including the Wagner property.

Commissioner Guillozet was active on Regional Boards including Bridges Community Action Partnership, North Central Ohio Solid Waste District (Chairman), Shelby Public Transit, and the Family & Children First Council.

His local volunteerism extended to the Kiwanis, the Elks, numerous Vets to DC trips, and the Shelby County United Way. Bob has been a frequent blood donor exceeding 25 gallons in donations.

Bob looks forward to spending more time with his family and grandchildren but has stated he will not be idle. We know we will find him continuing to serve the community he loves!



*Bob Guillozet (left) at a recent retirement celebration with Logan County Commissioner Joe Antram*

# Sidney City Schools Foster Local Economic Development

The Sidney City School District is not only shaping the educational landscape but also strengthening the economic vitality of our community. By aligning with local economic development initiatives, Sidney City Schools has become a catalyst for growth, innovation, and stability, positioning itself as a key player in driving regional prosperity.

The district has established strong partnerships with local businesses to create internships and apprenticeships that provide students with valuable, hands-on experience. These programs equip students with real-world skills while helping local businesses cultivate a pipeline of qualified future employees, enhancing both educational and economic outcomes.

Sidney City Schools is also committed to expanding Career and Technical Education (CTE) opportunities, preparing students for in-demand jobs in sectors such as healthcare, manufacturing, and technology. With a focus on building robust CTE programs, the district is addressing local workforce skills gaps. Many Sidney students earn industry-recognized certifications, giving them a competitive edge and helping local employers meet their hiring needs.

In addition, entrepreneurship courses have been integrated into the curriculum, inspiring students to explore business creation and entrepreneurial pathways.

Sidney High School's curriculum is thoughtfully designed to meet the needs of students while supporting local industry. With offerings in Fine Arts, Agriculture, Technology, Construction, Manufacturing and Welding, Medical Careers, and Family and Consumer Science, there is something for every interest and career goal. Visit [www.sidneycityschools.org](http://www.sidneycityschools.org)

# SSEP Board Recognition

SSEP recently recognized three outgoing board members for their service to the organization at a luncheon on Dec. 18th.

Jeff Raible was recognized for 21 years of service, representing the Sidney-Shelby Chamber of Commerce. Kiera Sullivan of Continental Express Inc. served two full terms (6 years) and was appointed to the board by the Shelby County Board of Commissioners.

D.Jay Baird of Copeland Corp. served 8 years, including numerous years as treasurer. He was appointed to the board by the City of Sidney.

“The board sets the strategic direction of SSEP, so strong leaders are vital to our success. I want to thank Jeff, Kiera and D.Jay. for their many years of service and leadership,” said Jim Hill.



*Pictured left to right: Jim Hill, Jeff Raible, Kiera Sullivan, D.Jay Baird, and Mick Given.*

# Raible Retires after 21 years

After 21 years of service, Jeff Raible retired as President of the Sidney-Shelby Chamber of Commerce. In his chamber role, Jeff has served as an advocate for businesses in Shelby County and the broader region.

“While most people would associate Jeff with business grand openings and ribbon cuttings, he also worked behind the scenes to make Sidney and Shelby County a better place to live, work and play,” added Jim Hill, SSEP Executive Director. “Over the past 6 years, I’ve had the pleasure of working with Jeff on initiatives that have strengthened the community. They range from establishing a new brand and microsite to market the area and expanding the Greater Miami Riverway Trail,” added Hill. “Jeff also worked to restructure the Sidney Community Improvement Corporation so it can proactively address a variety of housing issues,” said Hill.



Jeff was also instrumental in launching the Shelby Sizzles Newsletter in 2011. Over the years he has served on the editorial staff, writing numerous articles highlighting the good news in Shelby County.

“Personally, I want to thank Jeff for all the strong collaboration with SSEP,” said Hill. “Jeff has been

a wise and stable community leader, but most of all he has been a good friend,” added Hill.

In parting, Jeff expressed gratitude to the Sidney and Shelby County community as a whole. “My time and memories at the Sidney-Shelby County Chamber will be forever cherished and my career at the Chamber has been truly blessed with the best members, colleagues, and co-workers imaginable. Thank you one and all. Our time together will never be forgotten nor taken for granted. May God abundantly bless each of you,” said Raible.

Jeff said he plans to spend his retirement time with his family and golfing. In the spring, he plans to begin working part-time in the pro shop at Arrowhead Golf Course.

# Armour Care Facilities Open in Downtown Sidney

For over a decade, Armour Care LLC, Armour Care Learning Center and Armour Care Littles have been dedicated to providing exceptional childcare services in Shelby County. Founded by husband-and-wife team Russell and Robin Armour, these facilities are staffed by individuals who share a passion for nurturing young minds, providing safe and stimulating environments where children can play, learn, and grow.

At Armour Care, children benefit from creative and educational activities designed to encourage socialization, creativity, and physical activity. A team of experienced childcare professionals ensures the highest standards of care, giving parents peace of mind knowing their children are in capable hands.

Highlights of the Armour Care experience include engaging learning activities, movie nights, special events, and outdoor play areas. Armour Care LLC features its own playground, while Armour Care Learning Center LLC, conveniently located in downtown Sidney, is within walking distance of two parks and the library—offering endless opportunities for outdoor fun and expanded learning.

Whether it’s exploring the world through books, enjoying structured play, or participating in enriching programs, each of the Armour Care facilities provide the perfect setting for children to thrive.

Visit [www.armourcarellc.com](http://www.armourcarellc.com) to learn more about how Russell, Robin and their team can support your child’s growth and development!



*The Chamber of Commerce holds a ribbon cutting for Armour Care in downtown Sidney.*

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## Construction and Teamwork Lesson!



The Ninja Skilled Trades Challenge is well past the halfway point of the season and remains a student favorite! The challenge kicked off on October 24th at Sidney Middle School and has since made stops at Botkins, Fort Loramie, Jackson Center, Anna, Houston, Fairlawn, and Holy Angels & Lehman. The regular season will wrap up in January with Russia, and Sidney Middle School still on the schedule.



The excitement culminates on February 4th at

Upper Valley Career Center with the **Ninja Madness Finals**, where the top six winners from each district will come together for a day of competition and fun! The Ninja course is sponsored by Area Energy & Electric, Ferguson Construction, Slagle Mechanical, and Upper Valley Career Center.



## Power Lunch Registration Open!

The annual Power Lunch is set for February 21st at The Palazzo in Botkins. This event offers high school juniors and seniors the opportunity to network and interview with Workforce Partnership (WP) partner companies. The event sponsors are Hometown Opportunity and Community Foundation of Shelby County. **Students** can register online at [www.workforcepartner.com](http://www.workforcepartner.com).

