

2025 ANNUAL REPORT



New 3-bedroom, 2-bath, in-fill home on Broadway Ave., Sidney at completion

Economic Development

Talent Development

Placemaking



As a young first-time homebuyer, the Sidney CIC'S Home Ownership Program has been essential in making sustainable homeownership achievable for me.

-Katherine Gonzales Varela



2025 - HIGHLIGHT

HOME OWNERSHIP PILOT PROGRAM

"Housing has been at top priority for SSEP and I'm pleased to report that 2025 was another great year for new housing growth, said Jim Hill, Sidney-Shelby Economic Partnership Executive Director. A total of 315 new housing units were added throughout the county in 2025."

SSEP collaborated with Sidney Community Improvement Corp. (CIC) to launch a new Home Ownership Program Pilot designed to make home ownership more accessible for local families while also supporting neighborhood stability. The pilot's first home was built on Broadway Avenue in Sidney, with construction beginning in the fall of 2025. The project was made possible through support from the CenterPoint Energy Foundation, Cargill Corporation, SSEP, Shelby County United Way, and the Community Foundation of Shelby County.

Together these partners helped bring the pilot program from concept to reality. "In addition to providing an affordable home for a Shelby County family, our goal was to promote neighborhood revitalization," said Hill. By late December, leading candidates were referred to Osgood Bank for loan approval, with a purchase contract signed shortly thereafter. The home officially closed in late January, welcoming a new homeowner into the neighborhood.

The CIC has applied for grant funding to support construction of one additional home in 2026 and another in 2027, with the goal of continuing to expand access to affordable homeownership, primarily for working families in Shelby County. Those interested in future opportunities can visit the SSEP website, select the "CIC Home Ownership" under the "Living Here" menu and sign up to receive updates when the next round becomes available.

2025 HIGHLIGHTS

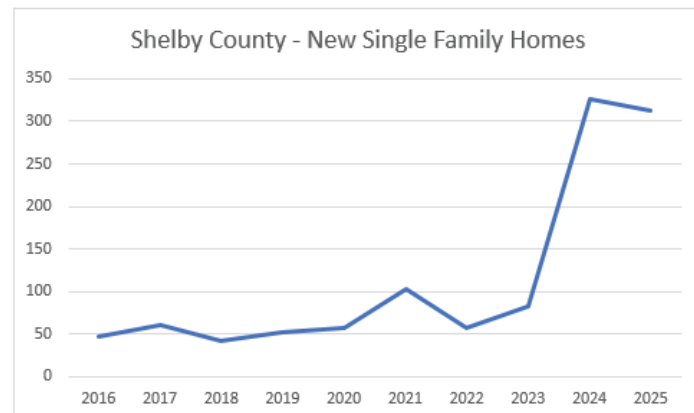
- With 315 new housing units permitted in 2025, the pipeline of Shelby County housing continues to be strong, with additional subdivision development in the pipeline. The county continues to make progress on the housing goals established in late 2018. (See the graphic below.)
- Our communities again facilitated numerous industrial investment projects in 2025 and the top investments are highlighted in the article below.
- SSEP collaborated with the CIC to launch a new Home Ownership Pilot Program. See the details on page 1.
- Our collaboration with the Land Bank, City and County has led to the funding, demolition and cleanup of the former Wagner Manufacturing site. In 2026, we will transition to marketing redevelopment opportunities.
- We continue to work with the Shelby County Commissioners to establish a viable route in order to complete the \$4.2 million extension of the Great Miami Riverway Recreation Trail.
- SSEP continues to partner with the Workforce Partnership and Hometown Opportunity to meet the growing labor needs of businesses in Shelby County.

2025 MAJOR PROJECT INVESTMENT

- Amazon Web Services announced plans to invest approximately \$3 billion to build a data center in Sidney. The project will create 75 new permanent jobs and a significant number of construction jobs. The company has agreed to pay \$50 million in PILOT payments and assist with public infrastructure to serve the site. Additional details will be finalized in early 2026 with construction scheduled to begin at that time.
- CBT broke ground on a new 24,375 s.f. training & distribution center on Norcold Dr. in Sidney. The project will retain 30 jobs and invest approximately \$4.8 million. This expansion includes the relocation of the company's operation from Stolle Dr. to Norcold Dr. sometime in 2026.
- Choice One Engineering purchased and renovated the 26,810 s.f office building at 2633 Campbell Rd. in Sidney. The company committed to creating 12 new jobs and retaining 85 existing jobs at that location. The company recently relocated operations from E. Hoewisher Rd. The facility serves as the main corporate and engineering offices for the growing engineering services company.

Additional 2025 Projects Include:

- Honda Anna Engine Plant continued renovation to accommodate the EV battery enclosure project, including a significant dock addition.
- Cargill continued investment to improve facility egress and improve the crush operations in Sidney.
- SEMCORP broke ground on their second facility. This building will total 110,000 s.f. and will accommodate additional separator film coating operations.
- Copeland continued their investment in upgrades to their compressor development lab in Sidney.



PRESIDENT'S REPORT

This year I want to focus my comments on responding to challenges. In 1983, the West Ohio Development Council (now SSEP) was formed by community leaders with the goal of attracting jobs and investment to Shelby County. Today, Shelby County is a major regional employment center that boasts the highest manufacturing employment per capita in the state of Ohio.

As times have changed, SSEP has responded to those changes. In addition to Business Retention & Expansion, our strategic priorities now include Housing Expansion, Placemaking, and Talent Development. This year our board engaged in two new initiatives: 1) a new home ownership pilot project and 2) a levy campaign to fund street improvement in Sidney. Our board leadership chose to engage and invest in those initiatives because they are important to the overall health and growth of Sidney and Shelby County.

As we move into 2026, community leaders will be working to finalize the single largest investment project in Shelby County's history, the AWS data center project. It is a project that will diversify our economy, bring good-paying jobs and positions our community for the future. Our county has a very good track record in the area of economic and community development, so I am confident that local leaders will again respond to this challenge and finalize this historic investment project.

Finally, I want to end my report by thanking all the private and public sector leaders who support the SSEP. Without the financial support of the private and public sectors, SSEP would not be able to effectively carry out our mission of economic growth for Sidney and Shelby County.

Martin Given - President of The Board of Trustees

IN MEMORY OF MICK GIVEN



Mick Given was the face of WODC & SSEP for more than two decades. He served on the Board of Trustees for 27 years, serving as chairman or vice chairman for 25 years. His service spanned three of the four executive directors who have served the organization since its inception in 1984.

Mick joined the West Ohio Dev. Council (WODC) Board of Trustees in 1998 and was elected Vice Chairman two years later in 2000. In 2014, Mick was elected as Chairman. The WODC reorganized that year and changed the organization's name to the Sidney-Shelby Economic Partnership. That same year, Mick was recognized with

the Zenith Award by the Chamber of Commerce. Mick served on numerous boards and spearheaded so many funding campaigns.

Mick had a strong passion for Sidney and Shelby County, especially in the area of Workforce Development. Mick was a founding board member of the Workforce Partnership of Shelby County (WFP), where he was instrumental in raising funds, creating the vision, and launching the organization. Mick served as chairman of the WFP from 2013 to 2023.

"Mick was often the first person to step forward with a solution," said SSEP's Jim Hill. "He gave generously with his time, talents and financial resources. Mick's leadership, vision, energy and passion was contagious – it made all of us better. His mark on the SSEP and the greater community is really remarkable and he will be missed," added Hill.

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#14 RANKED U.S. MICROPOLITAN

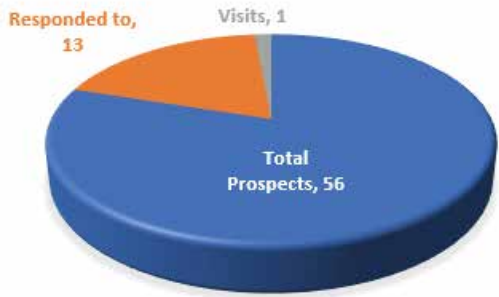
14 CONSECUTIVE YEARS

The Sidney-Shelby Metropolitan Area was ranked as the #14 US Micropolitan by Site Selection Magazine in 2024. This is the 14th consecutive year being named to the prestigious list. The micropolitan area that includes Sidney and Shelby County moved from #4 in 2023 to #14.

“The 14-year run as a Top Micro is a testament to the strong economic base we have in Shelby County. This data confirms that Shelby County is a great place to live, work and do business,” said Jim Hill, SSEP Executive Director.

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.

SITE SELECTION LEADS



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.

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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.

