

ISSUE 27 — SUMMER 2018

# SHELBY COUNTY *Sizzles*

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## New Extended Stay Hotel Coming to Sidney



Recently announced by Sunrise Hospitality is their plan to develop a modern, 78-room extended stay hotel under the Marriott brand. This new hotel will attract extended stay travelers to the area while providing dozens of jobs for the community. According to N.B. Patel with Sunrise Hospitality, "We believe there is a need for an extended stay hotel option in Sidney to accommodate the large volume of corporate business here and in the surrounding area. This new hotel will address that need."

Among its many attributes Mr. Patel says the new hotel will offer an indoor pool, fitness center, complimentary breakfast, free wifi, full kitchens, a patio with large grill, business center, and many other amenities for their guests.

Sunrise Hospitality, a family-owned company in the hospitality industry for more than 30

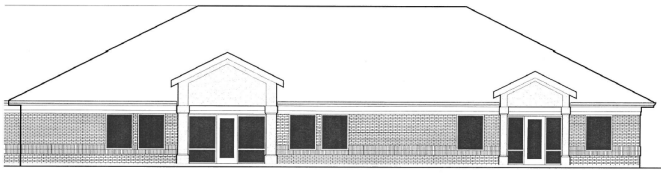
years, is respected for their keen understanding of their target market and meeting its demands. As a result, they have expanded their business portfolio over the years from one to dozens of hotels and successful streams of revenue. Their hotel products include mid-priced, full-service, all-suite, extended stay and limited service operations under the IHG, Hilton, Marriott, and Choice Hotels brands. Among its numerous holdings, Sunrise Hospitality owns and operates the Holiday Inn Express & Suites in Sidney.

According to Mr. Patel, "Knowing our market has enabled us to strategically build and brand each of our hotel locations — providing the right product at the right price at the right time." The new hotel is expected to open in the spring of 2020.

Visit <https://www.sunrisehospitality.com> for more information.

## Area Wireless Building Expands

75 Development LLC, a local commercial/industrial real estate development company, is excited to announce that they have recently broken ground for a 5,400 sq. ft. addition to their Echo Business Center located on Vandemark Road in Sidney. This new



addition is subdivided into three commercial tenant spaces which will include two 1,700 sq. ft. spaces and one 2,000 sq. ft. space. Each tenant space is available to lease and the developer is willing to "Build-to-Suit" for each of the individual tenant's needs.

"We are thrilled to have successfully attracted several doctors that have signed a long-term agreement to secure 2,000 sq. ft. of our facility to open a medical office at our location," stated Todd Weigandt, a principal partner of 75 Development LLC.

Weigandt Real Estate Ltd. is handling the marketing and lease agreements. Weigandt Development Ltd. is the general contractor, Area Energy and Electric Inc. is the electrical contractor and Regal Plumbing and Heating Co. Inc. is the mechanical contractor.

"This building offers a great location to establish your business because it offers plenty of off-street parking and a brand new building that is situated in an excellent high-traffic area with quick and easy access to I-75," stated Weigandt. "Visit our website at [www.weigandtrealestate.com](http://www.weigandtrealestate.com) for additional detailed information."

## New Tool Added to Sidney Economic Development Toolbox

The City of Sidney recently added one more tool to its economic development toolbox. City Council adopted a new water rebate program for businesses defined as high volume water users. Any existing business that annually uses over 100,000 ccf or new businesses that will use over 100,000 ccf are eligible for the program.

Other attractive business incentives include enterprise zones which grant real property tax abatement for manufacturing, warehousing and R & D facilities that agree to retain or create employment and establish, expand, renovate or occupy a facility. Residential, commercial or industrial projects occurring in community reinvestment areas (CRA) may be eligible for real property tax abatement. The city has a few Tax Increment Financing (TIF) districts established to finance public infrastructure improvements and, in certain circumstances, residential rehabilitation.

The Revolving Loan Fund provides gap financing for local business development. The goal of the program is to create and retain permanent, private-sector job opportunities, through the expansion and retention of business and industry.

The Downtown Rehab program provides up to a \$30,000 matching forgivable loan for downtown property owners making façade improvements or alleviating interior code violations in the nine block downtown area.

Municipal job creation and/or job retention tax credit programs are also available to grant nonrefundable tax credits against a company's Sidney income tax liability on its business profits.

Other creative programs are also available in partnership with the Dayton Development Coalition, JobsOhio, Dayton Port Authority and other entities to help businesses make the decision to stay or locate in Sidney.

## Mike Dodds Retires from Executive Director Position with SSEP

After a successful career working in Shelby County, long-time Executive Director of Sidney-Shelby Economic Partnership, Mike Dodds, has officially retired from SSEP. On May 11th he enjoyed the company, accolades, and best wishes from family, friends, public officials, and business associates at a Business After Hours Celebration at The Oaks in Sidney.

Dodds thanked his colleagues in his remarks and said, "It is not one person, but a group of people willing to step out, take some risks, and make some decisions, that have helped Shelby County's economy grow. The Board of Trustees of SSEP has really been great to work with. They've challenged me, they've challenged themselves, and I think the growth and development we have experienced is because of the long-time commitment of the Board."

Mike also served as Editor of Shelby Sizzles for several years during his tenure at SSEP. The Editorial Committee would like to take this opportunity to thank him for his worthy contributions and wish him the very best in the future.



*Members of the Board of Trustees, L-R: Jeff Raible, Denny Sollmann, Preston Meyer, Mark Wells (past SSEP Director), Harry Faulkner (charter member of SSEP), James Hill (new SSEP Director), Mike Dodds, Julie Ehemann, Mick Given and Wayne York*



## STAR House Opening in 2019

A groundbreaking celebration was recently held for the STAR Transitional Treatment House to be built next to the Shelby County Jail located at 597 Gearhart Road in Sidney. The STAR House will fill the gap between incarceration and complete independence for those in recovery from drug or alcohol



Sheriff John Lenhart and Sgt. Karla Pliemann instrumental in development of STAR House

addiction. While living in the STAR house, men will participate in counseling, have outside employment, be enrolled in Medication Assisted Treatment which will curb drug cravings, and learn life skills

such as cooking and budgeting. The 4,269 sq. ft. facility will house 20 male residents. It will be operated cooperatively by The Shelby County Sheriff's Office, Tri County Board of Mental Health and The Shelby County Commissioners with additional funds from community partners including Shelby County United Way.

## Botkins Group Breaks Ground

Botkins Investments Group LLC recently broke ground on a 20,000 sq. ft. spec building in the Botkins Industrial Park. The building will offer 24' clear span, loading docks, and 400-amp electricity.



L-R: Botkins Village Administrator, Randy Purdy; Investors, Lance and Josh Meyer; and Keith Schnippel of Schnippel Construction

"With a low building vacancy rate in the county this new building inventory is good news for Shelby County," said James Hill, SSEP Executive Director. Companies are always looking for

The bid has been awarded to Westerheide Construction Company with an estimated cost of \$1,004,200. Tri-County Board of Mental Health and Ohio Mental Health and Addiction Services has each committed \$400,000 for the construction with the State of Ohio awarding Shelby County additional funds through the 2018 Capital Budget. The Shelby County Commissioners have committed ground for the site and are extending sewer lines to the property to facilitate timely construction.

Sheriff John Lenhart stated, "The STAR House will benefit offenders by giving those released from jail a safe place to live while maintaining sobriety. Our goal is to show the community that we care about people with addiction who want to make positive changes in their lives. The opiate epidemic has already taken too many..."

timely solutions to their business needs and this building can help a company achieve its goals faster. The village has offered a 15-year, 100-percent tax abatement, which would transfer with the ownership of the building.

Botkins Investments Group LLC was formed by Josh Meyer and a group of 10 business investors. Meyer hopes to complete the building in five to seven months. Companies interested in talking with him about the project can reach him at botkinsbigllc@gmail.com or contact SSEP at info@choosesidneyshelby.com.

## Love's Travel Stop to Open in Late 2018

Love's Travel Stops & Country Stores ([www.loves.com](http://www.loves.com)), headquartered in Oklahoma City, Oklahoma, has more than 460 locations in 41 states and is planning a new location in Sidney at the corner of Fair and Vandemark Roads. The new Love's Travel Stop will bring approximately 60-70 new jobs to the area. The site will include 14 fuel pumps for motorists, 130 truck parking spots, nine showers, and nine diesel fuel pumps for professional truck drivers.

In addition, the travel stop will also feature Chester's Chicken, Godfather's Pizza and Hardee's restaurants, as well as a Love's



Truck Tire Care facility which offers roadside assistance, tire care and mechanical services for professional truck drivers.

"Sidney will be a great location for us because of Interstate 75 between Dayton and Toledo. We look forward to becoming part of the community," stated Kealey Dorian, Love's Media Relations Specialist. The travel stop is scheduled to open in late 2018.

## A SPECIAL THANK YOU TO OUR SPONSORS



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624 N Vandemark Rd.  
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### Thank you to our contributors:

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\* For a free digital copy of Shelby Sizzles, please visit [www.choosesidneyshelby.com](http://www.choosesidneyshelby.com)



Mickey Hamer of Cargill, Inc., speaks at one of the ceremonies held in Sidney this Spring where 43 Students in Sidney elementary schools were awarded bicycles for perfect attendance by three local businesses—Cargill, Ferguson Construction and Carty's Bike Shop.

## Industries Reward Perfect Attendance

Showing up to class on time, every day, is not an easy discipline. However, if mastered, the discipline of good attendance and punctuality is foundational to being successful in all aspects of life.

In an effort to emphasize the importance of attendance and punctuality at a young age, several local companies — Cargill, Ferguson Construction, and Carty's Bike Shop — joined forces to award fourth-grade students in the Sidney City School district for their accomplishment of perfect attendance! A total of forty-three students from Emerson, Longfellow, Northwood, and

Whittier schools were awarded new bikes as a result of their perfect attendance achievement!

The Sidney community boasts a strong industry presence and the importance of showing up to work every day is not a "maybe" — it is a "MUST"! Shelby County's economic future is dependent on a strong workforce and such an activity encourages students to become intentional about their attendance so they are prepared to be productive employees and responsible adults. Congratulations to all the winners, and thank you to Cargill, Ferguson and Carty's for making this possible!