

# Shelby County SIZZLES

A Publication of the Sidney-Shelby Economic Partnership

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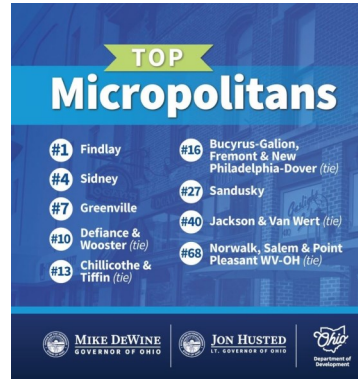
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## Sidney Ranks #4 US Micropolitan

Governor Mike DeWine and Lt. Governor Jon Husted announced on March 1, 2024, that Sidney, Ohio, was named a top micropolitan city by *Site Selection*, a leading corporate real estate economic development magazine. Sidney joins several other Ohio cities of virtually every size to receive top rankings.

According to the magazine, Sidney has achieved the #4 spot in the 2023 US Micropolitan ranking, placing it alongside cities in Indiana and Pennsylvania. Additionally, Sidney-Shelby County has been included in the "Ohio Fab 5," marking the 13th consecutive year in the top 100 rankings.



Sidney City Manager Andrew Bowsher said, "Being named a top micropolitan for the past several years continues to amaze me. When you work so closely on the matter, sometimes you lose sight of the need to step back and appreciate all that has already been accomplished. Being awarded the distinct honor of being named a top 5 City gives us great pride in our community. A special thanks to the businesses and investors along the way that made this happen."

Sidney's rise in the 2023 US Micropolitan ranking is a testament to the county's continuous growth and development. This achievement not only showcases Sidney's economic strength but also highlights the vibrant community that calls it home.

## Peerless & Shaffer Expand at Sidney Facility



A recent acquisition by Hillenbrand Inc. has led to the creation of an expanded facility in Sidney for Shaffer Mixers & Processing Equipment and Peerless Food Equipment. The newly combined food equipment facility is now part of the Coperion-FHN Division.

As a result, approximately 75 employees at the Shaffer facility in Urbana will have the opportunity to transfer to the newly renovated facility on South Vandemark Road in Sidney. The Sidney facility is undergoing a 4-phase facility renovation

which includes exterior painting, a new roof, parking lot improvements, complete office remodeling, extensive shop and warehouse upgrades, and much more. The facility now offers numerous new amenities for their employees, including an enhanced lunch-fresh market and break room.

At completion, the newly combined operations will employ a total of 150 people dedicated to manufacturing and service of industrial equipment, serving a wide customer base in the food, pharmaceutical and pet food industries.

## Honda Electrification Update

As part of Honda's electrification efforts in Ohio, the Anna Engine Plant will be the future home of IPU Case production. These cases will be combined with the battery modules produced at the new joint venture battery facility Honda is establishing in Ohio with LG Energy Solution (LGES) near Jeffersonville.

These batteries will power the EVs to be produced at the Marysville Auto Plant and the East Liberty

Auto Plant in Ohio. Since starting engine production in 1985, the Anna facility has produced a diverse array of powertrain and other components, ranging from motorcycle and automobile engines to transmissions, suspensions, and wheels. Anna's retooling is part of a \$700 million investment that Honda announced in 2022, to create its first-ever "EV Hub" in Ohio for the development, parts procurement, and production of Honda and Acura electric vehicles.



**SAVE THE DATE!**

**3rd Annual Workforce Signing Event**

**May 15, 2024, 5:00-6:30 PM**

## Spec Building Breaks Ground in Sidney

Omaha East Holdings Ltd. is constructing a 14,300 s.f. dual tenant space with off-street parking on Stolle Ave. in Sidney.

Currently, City Electric Supply and Big Four CrossFit have signed leases to occupy the space. A new branch of City Electric Supply will be occupying 8400 s.f., which will include retail sales space and warehouse space for their inventory.

Big Four CrossFit will occupy 5900 s.f. with an office area, gymnasium and workout space along with restrooms, showers, and locker space.

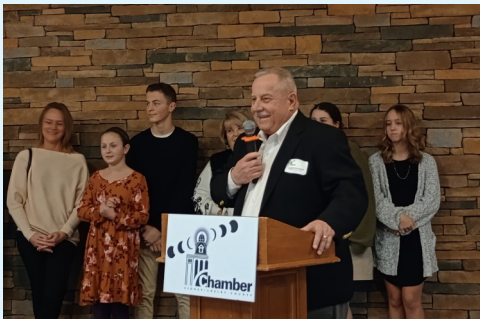
The investors worked closely with the City of Sidney to get the project off the ground. They are excited about this project and the potential for additional projects in the Shelby County area. This project will provide 12 jobs upon completion.



Weigandt Development Ltd. is the general contractor, Area Energy and Electric Inc. is the electrical contractor, and Regal Plumbing and Heating Co. is the HVAC and plumbing contractor.

If you are currently looking for additional space, please contact Weigandt Real Estate Ltd. at (419) 628-3107, email [weigandt@weigandtrealestate.com](mailto:weigandt@weigandtrealestate.com) or visit the website at [weigandtrealestate.com](http://weigandtrealestate.com)

## Congratulations to Zenith Award Winner, Denny Sollmann



We appreciate Sollmann's years of service to the SSEP & other community efforts!

# New Restaurants Open in Shelby County

Shelby County has recently seen several restaurants expand into our area through openings in Kettlersville, Jackson Center and Sidney.

Woody's Diner at K-Ville opened, joining their other long-running operations in Wapakoneta and Russells Point. With a broad menu appealing to the whole family, Woody's Diner at K-Ville is located at 8794 State Route 274, Kettlersville. They are open Tuesday thru Saturday from 11 am to 9 pm, and Sunday from 11 am to 8 pm. Service is available either for dine-in or take-out.

The second establishment is Mama J's Pizza located in the former Brickhouse Eatery at 205 West Pike Street in Jackson Center. Mama J's joins a second location in Uniopolis and features subs, pizza and sandwiches. Hours of operation are Thursday and Sunday from 4 to 9 pm, and Friday and Saturday from 4 to 10 pm.

A new restaurant in Sidney is Los Toros Mexican Cocina & Cantina. This new company is an expansion of La Playa Azul in Indian Lake. After renovations, Los Toros opened at 2007 W. Michigan Street featuring Mexican Food in a sports bar atmosphere. They are open Monday, Tuesday, Thursday thru Saturday from 11:30 am to 9 pm, and Sunday from 11:30 to 8 pm.

The most recent grand opening in downtown Sidney is the Austeria Wine Boutique, which offers wine, beer, craft cocktails and a food menu including charcuterie boards, cheese, salads, sandwiches, olives, nuts and other lighter fare that pairs with their wines. They are located in downtown Sidney at 109 S. Ohio Avenue with hours Tuesday-Thursday 11 am to 8 pm, Friday – Saturday 11 am to 9 pm and Sunday 11 am – 8 pm. Learn more at [austeriawine.com](http://austeriawine.com).



Grand Opening of Austeria Wine Boutique

We look forward to each of these restaurants being filled with flavorful adventures and satisfied customers.

## Agriculture in Shelby County

USDA recently released the 2022 Census of Agriculture providing data for States and Counties in the United States. Data is very detailed and shows the importance of agriculture to the economy of Shelby County.

According to the census, Shelby County has 933 farms encompassing 210,745 acres with the average size farm 226 acres. The Market Value of agricultural products produced in Shelby County for 2022 was \$302,660,000. Most farms (835) are involved in crop production with harvested corn of 12,856,718 bushels, and soybeans producing 5,269,299 bushels. Wheat production was 726,239 bushels.

Livestock is also an important farm commodity for Shelby County with 225 farms engaged in beef production and 77 farms reporting

sales of hogs and pigs. Other farm livestock included dairy cows, sheep and chicken layers.



Shelby County's farms employ 1,511 operators of which 312 are female.

Of concern to many is the average age of the Shelby County Farmer at 56 years of age. The aging population of our farmers and the difficulties facing our youth in entering this industry needs to be addressed. The Beginning Farmer Tax Credit (HB 95, 2022) and the USDA's Beginning Farmer loan programs are two resources that may help our community's farms remain viable.

In conjunction with Shelby County's industry, our agriculture sector provides a stable economy for our residents now, and hopefully far into the future.



# Ohio Building Redevelopment

The transformation of the Ohio Building into a vibrant mixed-use space marks a significant milestone in the City of Sidney's effort to preserve this historic structure. Formerly a 60,000 square foot mixed-use office building, the Ohio Building, spearheaded by Woodard Development, is currently undergoing an \$11,000,000 transition into 50 modern apartments and two ground-floor commercial spaces. This project not only contributes to the urgent demand for



Rendering of renovated Ohio Building

housing options but also sparks a wave of economic revitalization in our downtown core. Through the utilization of Transformational Mixed-Use Development Tax Credits, State Historic Tax Credits, and Community Reinvestment Area property tax incentives, this project has unlocked the full potential of available resources.

The presence of housing downtown is crucial for nurturing a lively urban environment. By introducing more residential units, it not only

satisfies the need for contemporary living spaces but also cultivates an ecosystem where small businesses can thrive. More residents living downtown generate foot traffic, leading to increased patronage for nearby shops, restaurants, and service establishments. Offering high-quality housing options in the downtown enriches the urban experience, reinforcing Sidney as an attractive place to reside and conduct business. This dynamic atmosphere fosters entrepreneurship and innovation, thus bolstering the local economy.

The community is excited to see Woodard Development repurposing this historic landmark. Woodard Development was founded in 2012 based on the idea of creating cost-effective, high value projects. They are a full-service commercial real estate development firm that has spearheaded numerous mixed-use development projects in the Dayton region.

## Recreation Trail Work Continues

The City of Sidney recently received notification that the contractor will return to work on construction of the multi-use trail project from Kuther Road to the existing Canal Feeder Trail terminus just east of Interstate 75 along the Great Miami River.



The vast majority of the construction work has been completed under the I-75 Bridge and final fill and grading will commence soon, with asphalt being laid shortly after.

The new recreational trail, consisting of 3,725 feet of asphalt, will replace an existing gravel drive on the west side of the highway to extend the Canal Feeder Trail, which begins at Graceland Cemetery. Once complete, the trail will pass through the I-75 limited access right of way under the bridge structure, and tie into the existing Canal Feeder Trail east of the interstate.

Connecting the Canal Feeder Trail to the Great Miami River Recreation Trail has been a key priority of the city for numerous years. Once the .9 mile Canal Feeder Trail project is complete, Shelby County Commissioners will focus their efforts on connecting Sidney with the Great Miami River Recreational Trail in Piqua. Once fully connected, the Great Miami Recreational Trail will extend from Sidney to Hamilton, Ohio and be part of an over 350-mile recreational trail system.

A celebration of the trail opening for public use is being planned with hopes that the dedication can correspond with National Trail Day, on June 1, 2024. The city will then turn its focus on how to connect the Canal Feeder Trail from Graceland Cemetery, into the city center and connect Sidney with Dayton and beyond.

2024



The 6th annual Workforce Partnership Power Lunch was held on March 8, 2024, and hosted 100 Shelby County students and 26 Partner companies for a morning of career exploration.



Jim Kenton of Cargill addresses students

The networking and recruiting event's purpose is to connect high school students and local employers to guide the students to employment.

Students rotated through a series of 6 employer meetings where they learned about career opportunities and the company's benefit packages.

The next steps include job shadowing, company tours, and interviews that will help students secure a job. The event was sponsored by Hometown Opportunity and Ohio College Tech Prep West Region.



Students visit with Lochard

## Smock Recognized For Service



Mick Given, President of SSEP, thanks Mary Lee Smock for serving 2 terms on the SSEP Board, culminating in 2023.

# Thank you to our Sizzles Sponsors

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## Ninja Madness Finals

On February 27, 2024, Workforce Partnership hosted the 6<sup>th</sup> annual Ninja Madness Finals, which included 54 eighth-grade students who were their district's top finishers. The event was held at the Upper Valley Career Center and the female and male competitors raced through the bracket to determine the best of the best!

Parents, grandparents, and school administration were present to cheer and encourage them to the finish! The top female finishers were: Champion, Taylor Platfoot of Holy Angels; 2nd place, Olivia Maier of Houston; and 3rd place, Emily Fuller of Anna. For the males, the Champion was Dane Reese of Jackson Center; 2nd

place, Lucas Taylor of Houston; and 3rd place, Jay Wildermuth of Botkins! In addition, the Russia team won the TEAM competition!

The top winners were awarded impressive prize packages. A facility tour, complimentary lunch, gift bag, and door prizes were also included in the day. The event was sponsored by: Area Energy & Electric Inc., Ferguson Construction Company, Slagle Mechanical Contractors, Upper Valley Career Center, and Ohio Valley Associated Builders & Contractors.



**Save the Date! Workforce Development Toolkit: "Unlocking Opportunities for Students and Employers" May 7, 2024, from 8:00 AM-12:00 PM at Amos Library Community Room**

Business Leaders and Educators: Make plans to attend this half-day workshop that will provide insight into the Ohio and local resources available that can help build Shelby County's workforce pipeline. Subject experts from around the state will be present to educate attendees about their program and to answer your questions. Watch for registration information to be announced via email and social media.