

Greetings Earthlings



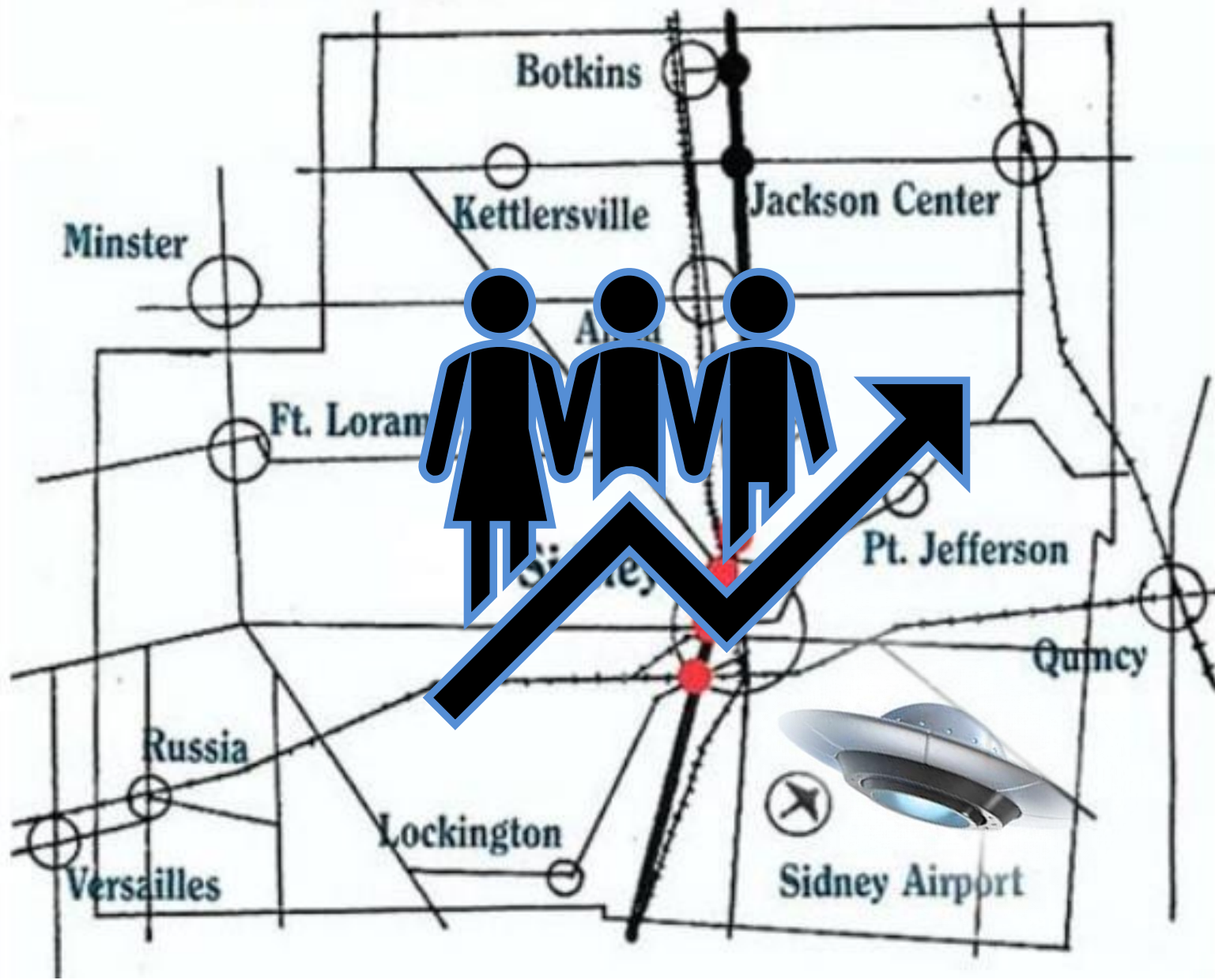


Kim Swartz
Accounting & Admin. Assistant



Dawn Eilert
Vice President





A review of growth and progress throughout Sidney & Shelby County





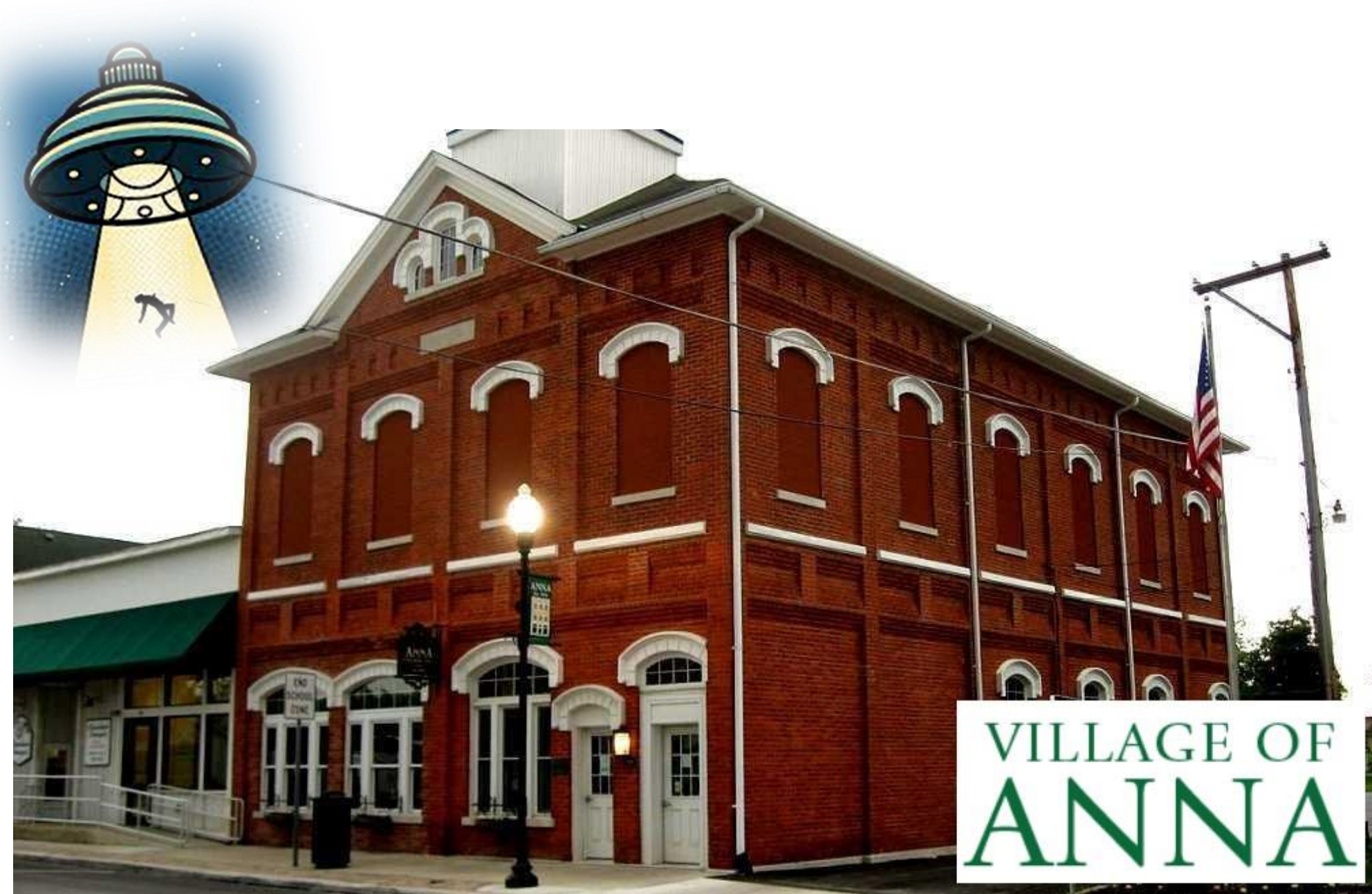
Opening August 2024!



The residents of Russia are undertaking a major addition to their school. Together the community raised \$3.4 million to outfit Russia School with a new Career Tech Classroom & Shop, a new Special Needs Preschool Classroom, a new Performing Arts Stage, a new Varsity Gymnasium, a new Multi-Purpose Gym, and a new Community Wellness Center all situated on the school's campus. This work is expected to be completed by the opening of the 2024 school year.

Our friends at Francis Manufacturing and Superior Aluminum are nearing completion on facility expansions of their own adding capacity, which is always an encouraging sign in manufacturing. A new pavilion and splash pad are under construction at the Village Park along with an expanded walking trail. In terms of housing, two new condos have been constructed in the Village this past year with another to be finished soon.





VILLAGE OF
ANNA



In Anna, the kids have a new splash pad in the park AND for all you pickleball players out there, the Village has plans to convert their tennis courts over to what is now the fastest growing sport in the United States, pickleball. For those who have yet to give pickleball try, DO IT. It's great fun.

In addition, 3 new home permits were issued in the Village just last month adding to the 7 new homes constructed in the village last year. The new Timber Trail development has the potential for 23 additional new home sites.






And speaking of pickleball, the Village of Fort Loramie added 6 beautiful new pickleball courts, a tennis court, and 2 basketball courts late last year.

The Village also recently announced the development plan for a new subdivision in 2024 with room enough for 26 new homes. Conversations have also begun with the Village of Minster to possibly construct a bike path connecting the two villages. Conversations have also commenced to expand the Industrial Park in Fort Loramie.





 THE VILLAGE OF
BOTKINS



In Botkins, Village Administrator Randy Purdy tells me they've made some remarkable strides in both commercial and residential development, along with substantial investments in their community's infrastructure.

Koenig Equipment recently completed a noteworthy expansion at their facility aimed at enhancing aesthetics and improving accessibility. Earlier this year May PT unveiled their new facility at the Botkins Industrial Park where Eric and his team are providing top-notch physical therapy, fitness, and wellness services.

In 2023, Hageman Woods Estates began to take shape and is now platted for as many as 25 new homes. 6 of those building lots have already been sold with construction to begin soon.



Congratulations on your retirement Bruce

Thanks for the memories...



JACKSON CENTER

Community

Government

Departments

**We Are In The
Center Of Things!**



And what about Jackson Center you ask? A new 5-unit condominium was constructed last year along with 4 new homes. In addition, Hudson Lake Developers are nearing completion of their Phase 3 subdivision bringing 24 additional new home lots to the Village.

Sip & Stream coffee and sandwich shop is set to open this Spring on Pike Street following the relatively recent opening of Mama J's Pizza shop this past December. Curly's Meats will be opening their new 27,000 square foot processing facility any day now and its retail storefront will open this Summer. Still more, the Village is now taking bids on what is estimated to be a new \$3.6 million Water Treatment Plant to serve the growing needs of the residents and businesses in Jackson Center.

Lastly, I'd like to congratulate retiring Village Administrator Bruce Metz on a long and successful career in Jackson Center.





Sidney
OHIO





Andrew Bowsher
City Manager
City of Sidney, Ohio





The City of Sidney

Reporting on our
Progress and Milestones





Priorities

In the grand scheme of the City, and its priorities, outlined are the major projects underway, in an effort to meet the council and community goals.

Housing



Housing growth and development. Both within the downtown core and in the outer peripheral areas.

Downtown



Redevelopment opportunities of key structures and buildings within the downtown, and traditional neighborhood areas.

Trails / Parks



Transit growth, with enhanced bike and pedestrian access and an environmental emphasis, with renewed parks and recreation facilities. - Parks Master Plan 2023 / Canal Feeder Trail expansion



Priorities

Enforcement



Target code enforcement. Becoming proactive rather than reactive. Focus energy on bad actors, while cleaning up our neighborhoods, including our Vacant Property Registration, Rental Registration programs.

Development



Target infill projects at key nodal intersections and major corridors. To include Rt. 47, Vandemark, Fair Rd, and Russell.

Financial



Continue to be fiscally conservative and be good stewards of the taxpayer's dollars.

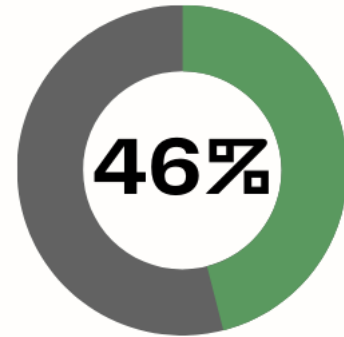


By The Numbers



11,600

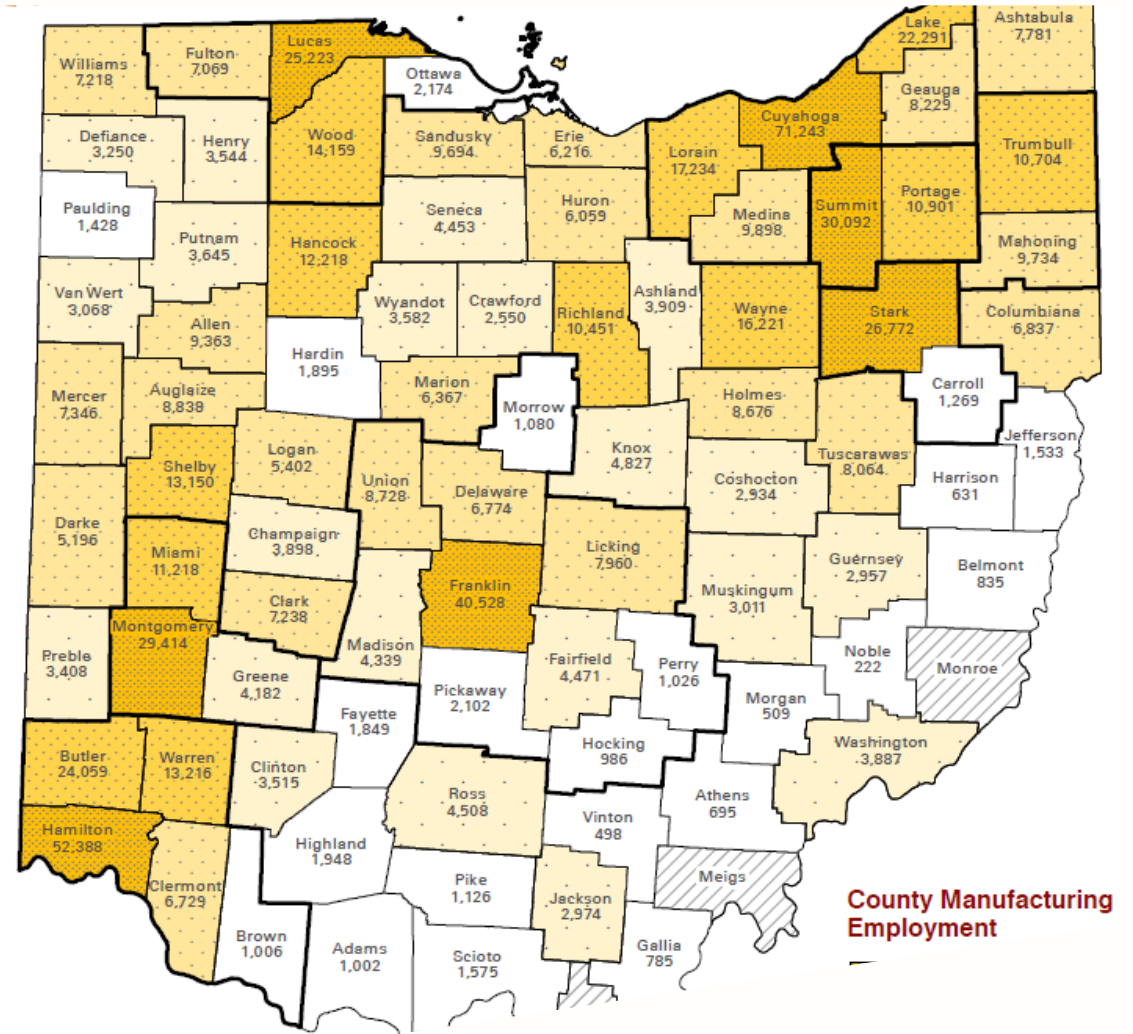
Total number of
commuters coming to
our City, daily.



Percentage of
Manufacturing Jobs



- ✓ Most manufacturing jobs per capita
- ✓ Site Selection - Top Micropolitan #3
- ✓ We build stuff!



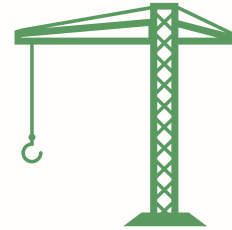


By The Numbers



1200

Total number of new
homes under
development



50

Number of Years, since
this kind of growth



Major Projects

Burr Oak

Greenfield Development

- 222 single-family residences
- 70 Acres of Commercial Retail
- 22 Acres of Multi-family





BURR OAK DEVELOPMENT

Sidney, Ohio

KEY	LEASED	NEGOTIATING
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
A	Proposed Restaurant/Bank	1.00 AC
B1	Proposed Multi-Tenant Endcap	2,100
B2	Proposed Multi-Tenant Inline Space	1,400
B3	Proposed Multi-Tenant Inline Space	1,400
B4	Proposed Multi-Tenant Drive-Thru	2,100
C	Proposed Restaurant/Auto	0.87 AC
D	Proposed Restaurant/Retail	1.00 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz	3.03 AC
G	Proposed Hotel	2.44 AC
H	Proposed Hotel	2.24 AC
I	Proposed Hotel	3.79 AC
J	Proposed Grocery/Retail	8.95 AC
K	Proposed Office	3.27 AC
L	Proposed Office	3.53 AC

LEASING INFORMATION

LARRY KLEIN

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ZACK SOGOLOFF

Senior Vice President
zack@goodmanrealestate.com

CLEVELAND

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CLEVELAND, OH 44124

COLUMBUS

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COLUMBUS, OHIO 43215

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Major Projects

The Mills

Greenfield Development

- \$50M Investment
- 216 Residences
- Crawford Hoying - JBM
- Ground Breaking 1/31/24





Major Projects

Vision Development

Greenfield Development

- \$75M Investment
- 330 Residences in 2 Phases
- Vision Development
- Ground Breaking Mid-2024





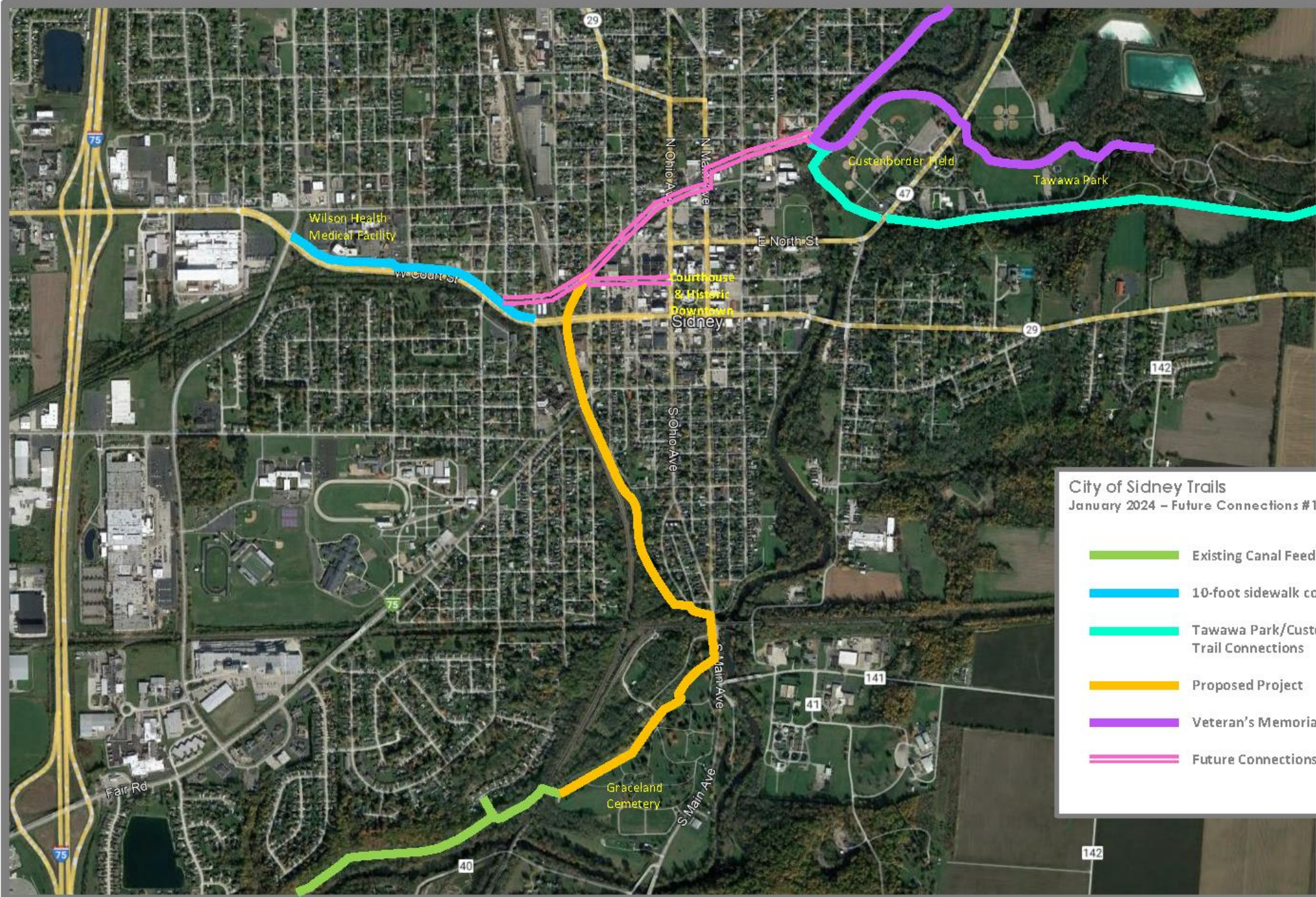
Major Projects

Riverway Trail

Continued Trail Expansion

- Expansion South to Lockington/Piqua
- Expansion into Downtown and Tawawa Park



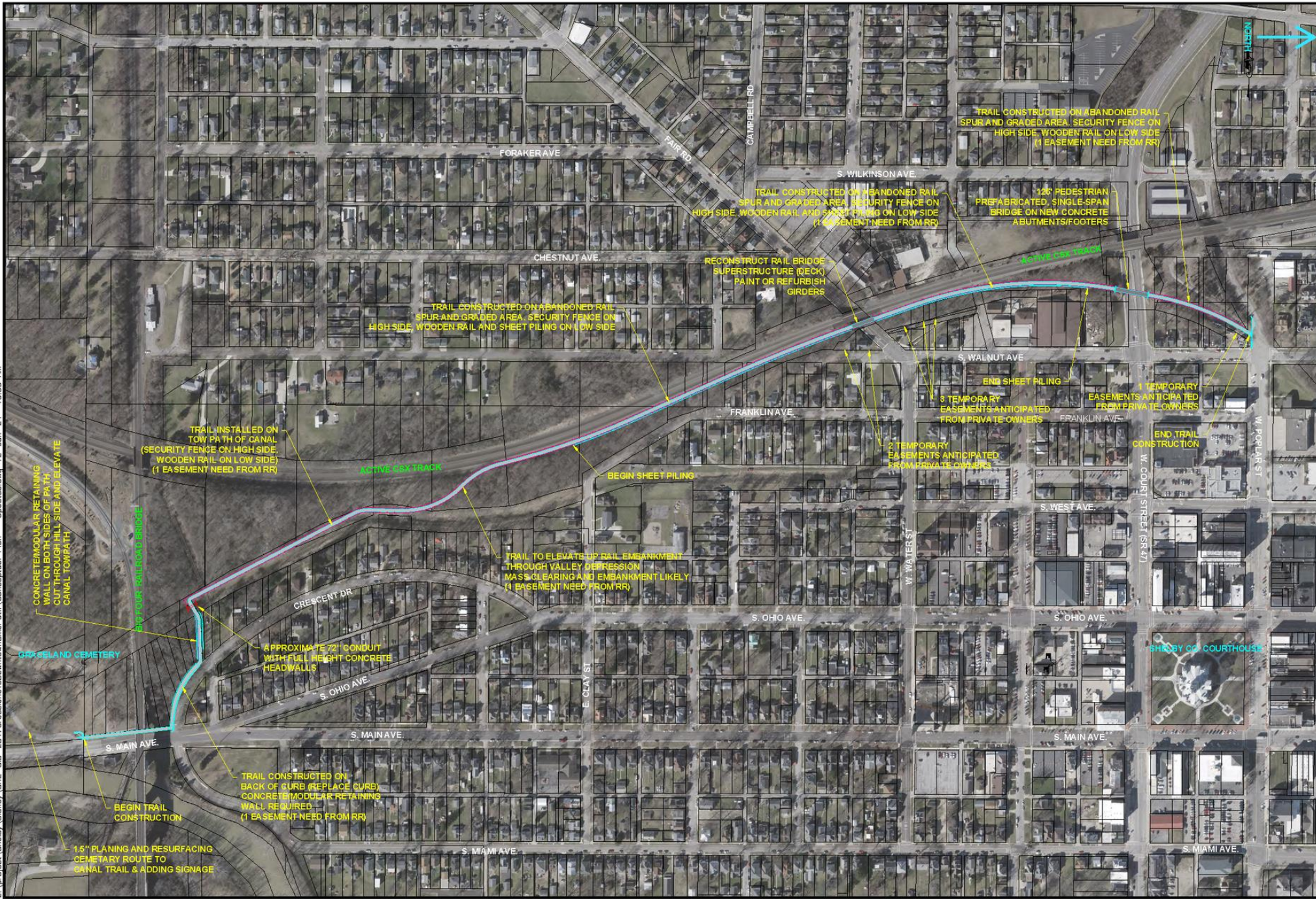


City of Sidney Trails
January 2024 – Future Connections #1

↑ N

- Existing Canal Feeder Trail/GMRT
- 10-foot sidewalk connection
- Tawawa Park/Custerborder Field Trail Connections
- Proposed Project
- Veteran's Memorial Walkway
- Future Connections

Z:\project\Shelby\Sidney\She-SID-2347\Graceland\Township\BikePath\Conceptual Plan - Updated.dwg 12-Jan-24 10:33 AM



**GRACELAND TO DOWNTOWN MULTI-USE TRAIL
CITY OF SIDNEY, OHIO
CONCEPTUAL PLAN**

REVISIONS:
FILE NAME
DRAWN BY DMS
CHECKED BY
PROJECT NO.
DATE 1-12-24
SHEET NUMBER 1 OF 1



Major Projects

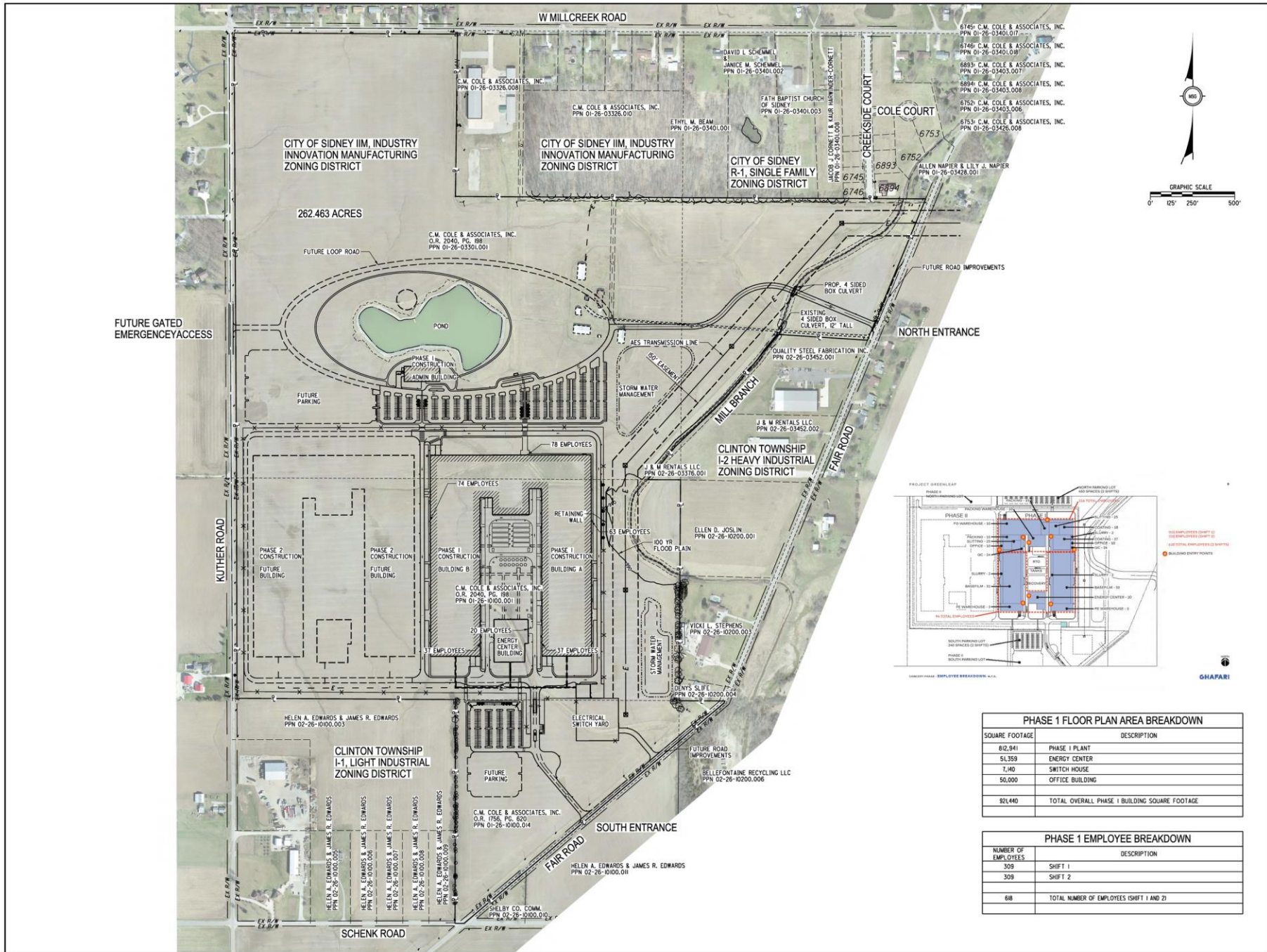


SEMCORP

Economic Development

- 1200 Jobs - Phase 1
- 1 Billion Initial Investment
- \$74 Million Payroll





SEMCORP
POWER YOUR FUTURE

LITHIUM-ION BATTERY SEPARATOR FILM PLANT
SIDNEY, OHIO

GHAFARI
17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2738 USA
TEL +1.313.441.3000
www.ghafari.com

Mannik Smith GROUP
TECHNICAL SKILL
CREATIVE SPIRIT

1800 INDIAN WOOD CIRCLE
MAUMEE, OHIO 43537
TEL +1.419.891.2222
manniksmithgroup.com

REGISTRATION SEAL

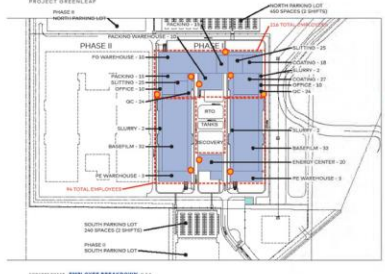
NOT FOR CONSTRUCTION

REV	DATE	DOC REL #	DESCRIPTION
08/17/2022		DOC REL 02 - SPA / EARLY	SCHEMATIC DESIGN
05/25/2022		DOC REL 01 - SCHEMATIC DESIGN	

PROJECT # G1110015
PROJECT MANAGER JEFF MYERS
DESIGNED BY PHILIP LAGGER
DRAWN BY NATHAN MCQUESTION
QUALITY CHECK BRIAN GEER
SHEET TITLE

SCHEMATIC PLAN

CS1-01-00
SHEET NUMBER

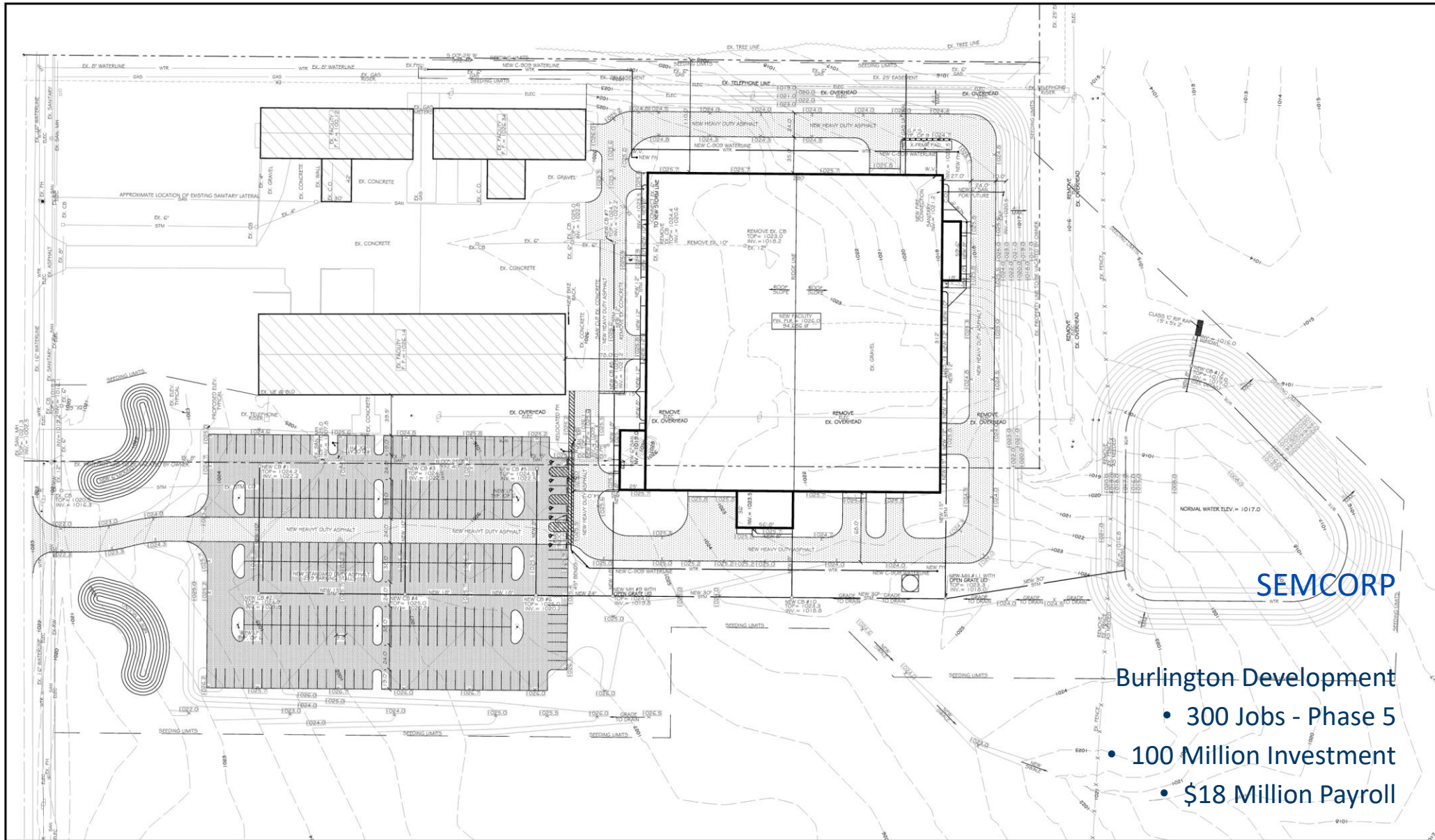


PHASE 1 FLOOR PLAN AREA BREAKDOWN

SQUARE FOOTAGE	DESCRIPTION
812,941	PHASE 1 PLANT
51,359	ENERGY CENTER
1,140	SWITCH HOUSE
50,000	OFFICE BUILDING
921,440	TOTAL OVERALL PHASE 1 BUILDING SQUARE FOOTAGE

PHASE 1 EMPLOYEE BREAKDOWN

NUMBER OF EMPLOYEES	DESCRIPTION
309	SHIFT 1
309	SHIFT 2
618	TOTAL NUMBER OF EMPLOYEES (SHIFT 1 AND 2)



SEMCORP

Burlington Development

- 300 Jobs - Phase 5
- 100 Million Investment
- \$18 Million Payroll

SITE PLAN
SCALE: 1" = 40' - 0"
PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS



LEGEND

○—○—○	SILT FENCE
X—X—X	FENCE
—	WATERLINE

Revisions

#	Date	Description

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NOT FOR CONSTRUCTION

NEW BUILDING FOR
SEMCORP
SHELBY COUNTY



Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381

Dayton, Ohio
825 S. Ludlow St.
Dayton, OH 45402
Phone: (937) 274-1173

Columbus, Ohio
3595 Johnny Appesseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496



Major Projects



I-75 Enhancement Plan

Beautification

- Interchange Facelifts
- Rt. 47 Improvements
- Landscaping Plan

WELCOME TO





Major Projects



WagnerWare

Brownfield

- \$4.6M
- 2M Grant from ODOD
- City and County Funds
- County Land Bank





Major Projects

Sidney Airport

Expansion and Growth

- \$4.2M Grant - Parallel Taxiway
- \$7.5M Water / Sewer Expansion
- Federal/State Funding
- Advanced Air Mobility







Advanced Air Mobility (AAM)

\$9B Industry by 2030



Major Projects

Ohio Building

Redevelopment

- 101-Year-Old Building
- 5 Story - Mixed-Use
- Downtown





THE OHIO

CAFE LOUNGE

CAFE LOUNGE



CAFE LOUNGE

CAFE LOUNGE

CAFE LOUNGE
MENU
COFFEE
TEA
PASTRIES
SANDWICHES
PIZZAS
PASTAS
DESSERTS
BEVERAGES





TAKE!!
YOUR LIFE



Major Projects

Piper Building

Redevelopment

- Mixed-Use
- Downtown
- Family-Friendly





W. PIPER

PIPER SOCIAL

ESTD PIPER SOCIAL 2024

brick house blue

PIPER PARK



PIPER
PARK

EAT,
DRINK,
AND BE
social
PIPER SOCIAL

PIPER
PARK







Major Projects

Central School

Redevelopment

- Mixed-Use
- Downtown
- Housing





CENTRAL-SCHOOL



SCHOOL LOFTS
CENTRAL

CENTRAL SCHOOL LOFTS



CENTRAL SCHOOL LOFTS



VOTED

**2023 BEST DOWNTOWN
PLACEMAKING**

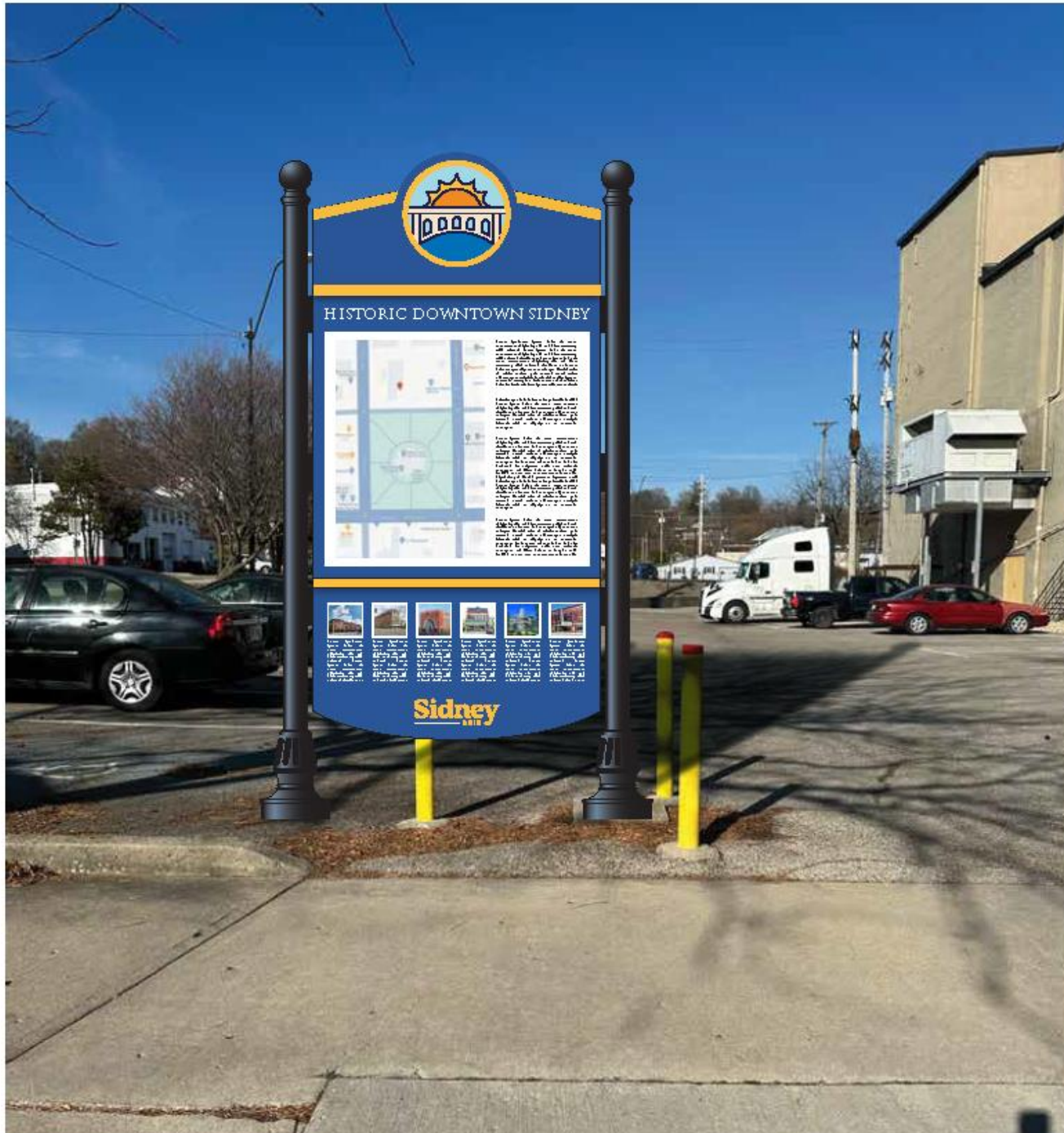
BY  HERITAGE
OHIO







Wayfinding





Sign Proposal for:

City of Sidney - Downtown Parking Signage

Date: December 15, 2023

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Provided by



BEHR DESIGN, LLC

MARKETING, WEB & CREATIVE AGENCY

114 E. POPLAR STREET, SIDNEY, OHIO • 937492.5704



COPELAND

Copeland is completing a 4-year \$100 million renovation and expansion of its Sidney location.



CARGILL

Creation and expansion of almost ~\$300 million in development

BUSINESS DEVELOPMENT

- Tax Increment Financing (TIF)
- Enterprise Zones (EZ)
- Community Reinvestment Area (CRA) agreements
- Municipal Job Creation Tax Credit program
- Municipal Water Rebate program
- Community Development Block Grant (CDBG) Economic Development grant/loan
- Port Authority Co-operative agreements





MICHIGAN METAL COATINGS

- 60 Jobs
- \$3.5M Payroll
- Tier 1 Automotive



KLINGER THERMOSEAL

- \$2M Expansion
- Expanded Engineering
- Polymer Products



NK PARTS

- \$6.5M Expansion
- 785,000 sq.ft.
- Automotive Logistics



Next Steps

Where do we go from here? The City of Sidney is poised to continue being an economic powerhouse of manufacturing and innovative jobs.

Forward Thinking

The City will now strive to make technology a main factor within our government, whether it's online bill pay, ERP, ESS, Online Taxes, digital contractor registration, or smartphone presentations.

Communication / Future Building

We must be a City ready to take on the challenges of tomorrow and build a better community for our children and beyond. This includes working with businesses at a business pace.

Comprehensive Planning

The priorities outlined and the dozens of others in the City will continue to be at the forefront of all decision-making. Comprehensive Plan update for 2024 is underway