Botkins Announces New Subdivision

The Village of Botkins is proud to announce a new partnership with Weigandt Real Estate, Ltd. to build the Woodland Subdivision. Woodland Subdivision will feature ten initial lots with an option to expand to a total of forty lots. The development project will be the first substantial residential expansion in the Village of Botkins in over a decade.

“Botkins has been primed for growth for many years, and I couldn’t be happier that the Weigandts have decided to invest in our community,” said Botkins Mayor, Steve Woodruff. “Botkins is a wonderful place to work and raise a family, and we are excited for the opportunity to welcome more families into our community.”

The initial ten lots are all within walking distance of the top-ranked Botkins Local School and Village Community Park. All lots will be serviced with village utilities, storm drainage, curb and sidewalks.

Additionally, prospective new home owners will be eligible for the Botkins Community Reinvestment Area (CRA) tax incentive, which will grant each new homeowner up to an eight year tax abatement on all property improvements. The project will break ground sometime this fall.

Weigandt Real Estate has been developing real estate in West-Central Ohio for over 30 years, recently completing residential development projects in Ft. Loramie, Minster, New Bremen and Troy. “From everything we’ve seen so far, particularly the completion of the new school and the Village’s ever-growing industrial base, we feel confident that Botkins is ready for growth and is a natural fit for our investment strategy,” said Todd Weigandt.

Visit www.weigandtrealestate.com for additional information.
Workforce Partnership Expands Curriculum

The Workforce Partnership of Shelby County was busy over the summer with the completion of two classroom renovation projects. The first project was an expansion of the WP programming located at Sidney High School. The Workforce Partnership Tech Lab, sponsored by Ross Casting and Innovation (RCI), will house state-of-the-art technologies with an emphasis on promoting creativity, enhancing critical thinking skills, and raising the technical capabilities of the students. In addition, the lab will provide an environment and tools to research career opportunities, many of which are within Sidney-Shelby County. Students in the program will become an integral part of a talented workforce that positively impacts where we live. The pilot program has a current enrollment of 25 students with Michael Ward teaching the program.

The media center at Fort Loramie High School has received a major renovation as well. New high-tech furniture, computer stations and defined workspaces complete the new center. New technologies were installed as well, allowing students to research careers and job openings within Shelby County. The room will also serve as a technology center for all the classes within the middle school and high school. This renovation was a collaborative effort with financial support from a grant, Fort Loramie Schools, Workforce Partnership of Shelby County, corporate sponsorships and private donations. This pilot program currently provides four Workforce Partnership classes daily with Shelly Barhorst serving as the program director.

For more information visit www.workforcepartner.com or call 937-498-9900.

Primary EyeCare Assoc. Announces Facility Expansions

Primary EyeCare Associates, a multi-doctor practice with locations in Sidney, Fort Loramie, Jackson Center, Troy and St. Paris, recently announced plans to relocate their Troy and Fort Loramie offices with the goal of creating more modern facilities providing the best experience and highest quality of care for their patients. Both offices are expected to open in early 2016.

Renovations of these new spaces are occurring simultaneously. The expanded new locations will include enhanced examination services and optical frame purchase experiences for their patients. Patients previously referred to their Sidney office for specialized procedures or tests will now be able to have these done in Troy and Fort Loramie.

New optical dispensaries will be larger and more aesthetically appealing and designed to provide a fashion forward environment for an individualized approach to frame selection. Many designer lines will be showcased in their wide selection encompassing all price points.

A unique service being added to these locations is pediatric development and vision perception analysis and remediation. This discipline accesses how a child processes information acquired by their vision system which relates directly to their quality of reading and math skills. By isolating any lags in development of various skills, specific training can be prescribed to remedy the deficiencies and improve the student’s ability to efficiently process the information they see.

Both offices have additional space for lease. The Fort Loramie office has already leased some space to Ebikes & Fitness who provide HIIT (high intensity interval training) and spinning classes. EBikes has been open since June.
Lippert Components, Inc. Establishes Facility in JC

Recently, Lippert Components, Inc. (LCI) leased the former THECO building in Jackson Center. Plans for the facility include modifications to the existing structure to make chassis for Airstream Trailers. LCI has been making frames for Airstream at a facility in Indiana. Due to transportation costs, LCI deemed it advisable to move the operation closer to Airstream. In addition to trailer chassis, LCI manufactures a number of metal fabrication parts for the RV industry. LCI plans to hire welders and metal fabrication specialists at the Jackson Center facility. Lippert Components, Inc. is a large and diverse tier-one supplier serving the recreational vehicle, manufactured housing, trailer, marine, and bus industries.

LCI is a subsidiary of Drew Industries and is an industry leader in a broad line of products dedicated to improving the mobile lifestyle, including chassis, fabricated steel chassis parts, slide-out mechanisms, axles, furniture, mattresses, windows, doors, leveling and stabilization equipment, suspension enhancement products, steps, thermoformed bath and kitchen products, awnings and electronics. Since its incorporation in 1956, LCI has grown to become a multi-state, multi-facility organization, with more than 6,500 employees.

For more information, visit their website at http://lci1.com/

Water Source Project Moving Forward

In order to attract and retain businesses and industries, communities must have a solid infrastructure system and a good source of water. Sidney currently obtains a majority of its raw water from the Great Miami River and Tawawa Creek, and since it is a surface water source, it is susceptible to drought conditions. For this reason, the development of a new water source for the City of Sidney has been a subject on the mind of local leaders for nearly 60 years. Since 2004, the City has focused a concerted effort to see this project become a reality. Despite delays due to the great recession, the City remained steadfast in its efforts and in July the new water source development project was set into motion.

Peterson Construction was awarded the Well Field Development Project for $7,535,000. Howell Contractor's Inc. was awarded the transmission main project for $13,697,178. The project includes the construction of four new wells, a pumping station and a transmission main from the wellfield to the City’s water treatment plant.

The City has secured an Ohio Water Development Authority 30 year low-interest loan to finance these projects.

The new source of ground water is located approximately 7 miles southwest of the City limits along the banks of Loramie Creek. When fully built out, the wells will generate an estimated 10 million gallons per day (mgd) of high-quality water. Phase 1 which is being constructed now will generate about 3.5 mgd and lessen the City’s demand for surface water.
Inside This Issue

- Botkins Announces New Subdivision
- Workforce Partnership Expands Curriculum
- Primary EyeCare Announces Expansions
- Lippert Establishes In Jackson Center
- Water Source Project Moving Forward
- Fort Loramie Expands with New Subdivision

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*For a free digital copy of Shelby Sizzles, please visit www.choosesidneyshelby.com

Fort Loramie Expands with New Subdivision

Ground has recently been broken as Rapid Development moves forward in developing a new subdivision named Woodland Estates. The new housing development is located on the East end of Fort Loramie off of State Route 362. Having approximately 17.3 acres, Phase 1 of the planned development includes 21 building lots of which 6 are wooded. With approximately half of the lots already sold, Rapid Development is busy having broken ground on 4 of the lots. The street layout consists of a cul-de-sac and will have sidewalk access to the new Redskin Memorial Park. Residents will enjoy the walkability of the area as it is just a short distance to both the elementary and high schools, and they can have confidence in knowing their neighborhood is protected by neighborhood covenants.

Rapid Development builds beautiful custom homes for residents scattered throughout Fort Loramie and the surrounding area. Company owners Kevin Pleiman and Jay Ruhenkamp founded the company in 1997 and have created a solid reputation based on their exquisitely crafted custom homes built alongside superior customer service. Each of the homes is completed with an unwavering dedication to quality craftsmanship and concern for the individual needs of the client.

They are pleased that the Woodland Estates area is within the current corporation limits of the village and will have all services including central sewer, water, gas and electric once the homes are completed. For more information please go to www.rapiddevelopmentinc.net

Fort Loramie is pleased to continue working with Rapid Development as they build this great addition to the community.