



Developments

Economic Development News in Champaign County, Ohio

First Quarter 2021

Meet Our Champions...

Why They Continue to Support the CEP

The following businesses are continuing as CEP Champion Partnership Investors, the highest level of support for Champaign County's economic development agency.

Pioneer Electric Cooperative

Pioneer President/CEO Ron Salyer played a critical role in the CEP's 2015 founding. "Pioneer continues to support the CEP because we've witnessed its successes in bringing growth and economic strength to Champaign County," says Todd Garrett, Pioneer's manager of community and government relations and a CEP board member.



The cooperative, which celebrated its 85th anniversary in 2020, serves nearly 17,000 consumer-members, 5,569 in Champaign County. Pioneer supported economic development in its three primary counties with a total contribution of \$10,500. "Economic development directly impacts the well-being of our membership and growth in our territory and communities," Garrett said.

Pioneer's on-going preventive maintenance efforts to enhance

reliability include a five-year meter exchange project. In 2020, Pioneer returned more than \$3.5 million in capital credits to current and former co-op members.

Darby & Urbana Dental Smiles

Urbana Dental Smiles is preparing to break ground for a 1,000-square-foot addition to better serve patients and allow the practice to add orthodontics – a new service for the county.



The practice's dentists, Dr. Jessica Kile and Dr. Marta Lovell, will complete two-year orthodontic residency training in December.



Drs. Kile & Lovell 2020.

Dr. Lovell is becoming a partner after six years with the practice, and Dr. Kile won the Ohio Dental Association's Young Dentist of the Year Award in 2020.

Also, the Urbana office is adding a Cone beam CT that produces 3D images, and Darby Dental is completing a new façade that will add to the aesthetics of downtown Mechanicsburg.

"The CEP does a world of good for Champaign County," says Jason Kile, Dental Smiles business manager. "They make it much easier for employers to succeed and bring quality jobs here. We want to be a part of the county's continued growth and success, and the CEP is key to



Tim White, one of 12 new employees hired at the recent Rittal job fair, with Angela Hayes, Rittal human resources generalist.

CEP Helps Plan Job Fair

The CEP recently offered guidance to Rittal, an Advocate Level CEP partnership investor, in planning and marketing a job fair at the county fairgrounds. The event resulted in 12 new hires, filling about a fourth of Rittal's then open assembly, machine operator and paint line positions.



CEP Director Marcia Bailey connected Katie McKee, Rittal human resources specialist, with CEP partners Staci Wisma of ChampaignWorks.com and Andrea Mitchell of OhioMeansJobs Champaign County. They attended planning meetings and assisted with job fair promotion.

"I appreciate the insight and support they provided to help us coordinate a successful event, and I thank our supervisors and managers who screened and interviewed job fair attendees," McKee said.

Increases in Benefits and Bonuses

The new hires will receive a sign-on bonus after their first 90 days without an absence. McKee adds that Rittal recently raised wages, benefits and bonuses to promote employee recruitment and retention. Rittal pays a \$1,000 retention bonus each work anniversary; a \$600 bonus for employees who refer a new employee (increased from \$500); a \$300 bonus for referred employees; and a monthly perfect attendance bonus (increased from quarterly).

Rittal continues to recruit new employees.

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By mid-year 2021, the former Urbana North (pictured here) and South elementary schools will open as the Legacy Place North and Legacy Place South affordable senior living communities. The Douglas Inn will open at the end of the year as the Legacy Place Monument Square senior living community.

Visit New Legacy Place Website; First Apartments to Open Mid-Year

As work crews busily transform the former Douglas Inn and Urbana North and South elementary schools into affordable senior living communities – the Legacy Place Apartments – you can learn more about the project and the apartments at www.livelegacyplace.com.

If you're 55+ and interested in applying for one of the 51 affordable senior apartments, **complete a brief pre-qualification questionnaire** on the website – and someone from Legacy Place Apartments will contact you.

The website also features apartment floorplans and amenities for each of the communities – Legacy Place North, Legacy Place South and Legacy Place Monument Square – as well as Legacy Place news, videos and countdown clocks



LEGACY PLACE
APARTMENTS

NORTH | MONUMENT SQUARE | SOUTH

that track the time until each of the apartment communities is ready to open.

"Construction for the full project is approximately 50 percent complete," reports Duane Miller, president of F&C Legacy Place. "The two schools (Legacy Place North and Legacy Place South) are planning to open by the end of the second quarter of 2021, and the Douglas (Legacy Place Monument Square) plans to come on line in December of 2021."

He added, "Projects like these take a lot of community-minded people who not only love to help people live in quality affordable housing, but also love to see downtowns restored to life. We look forward to seeing how this development will spur on other community and economic developments in the beautiful town of Urbana."



The Urbana South Elementary gym will be Legacy Place South's community room, including a stage.

CEP Helps Distribute \$700,000 in CARES Funds to Businesses

From March through December 2020 – in three rounds of grant applications – \$696,529.55 in CARES Act funding was granted to 82 small Champaign County businesses impacted by the pandemic.

The CEP answered the Champaign County commissioners' call for help in administering the funds and forming a committee to review grant applications.

Commissioner Steve Hess, speaking for himself and commissioners Bob Corbett and Tim Cassady, said, "The commissioners felt it was important to provide as much assistance as we could for businesses struggling with the pandemic and allow them to weather that storm as much as possible."

"The CEP's assistance in administering the CARES Act Funding Small Business grants was invaluable," says Andrea Millice, clerk/administrator of the Champaign County Board

of Commissioners. "The commissioners and I truly appreciate all the time and effort (CEP Director) Marcia (Bailey) and (CEP Administrative Assistant) Lynette (Moody) put into making this program a success. It definitely shows their commitment to the success of our local businesses."

Following are a few responses the CEP received from grant recipients:

- "This past year has been very challenging due to COVID. The financial assistance has allowed us to make the necessary modifications to meet current regulations."
- "Thank you for helping our local businesses in a time of need."
- "Thank you for being a beacon of positivity and purpose in a time where many are uncertain."

OhioMeansJobs Office Moves

OhioMeansJobs Champaign County (OMJCC), a CEP partner, recently moved to Suite J100 in the Champaign County Community Center, 1512 U.S. 68, Urbana. The move provides employers and jobseekers more space and technology for taking advantage of the agency's full range of workforce and job services.

Stacy Cox, director of the Champaign County Department of Job and Family Services, which includes OMJCC, said that the Champaign County commissioners offered OMJCC the opportunity to move into the new office space, from its previous site at the west end of the



Stacy Cox, CCDJFS director, and Amy Sherman, OMJCC workforce supervisor, at new office.

county office complex. OMJCC is a central point of access for employment, training and related workforce services provided by several area agencies and service providers.

For a full list of services, visit: www.champaigndjfs.org/omjcc. A virtual tour of the new OMJCC offices will soon be available on the website.

BR-1 Zoning Changes in Urbana Being Explored to Promote Small Business

To make it easier for new small businesses – like retail stores and restaurants – to find locations in Urbana, the CEP and City of Urbana have begun exploring ways to modify regulations for BR-1 (business-residential) zoned districts in the city.

Late last year, CEP Director Marcia Bailey and the CEP Board of Trustees wrote to the city to encourage consideration of rezoning BR-1 districts or revising the BR-1 permitted and/or conditional use definition to help promote small business development in the city.

A zoning committee established by Urbana City Council has started discussing this issue, City Councilman Pat Thackery, a former CEP Board member, said. He adds that City Council's economic development committee will begin working toward an economic development plan for the city.

As she's helped new small businesses find sites in Urbana to set up shop, Bailey said she has found that few suitable locations are available in B2 (general business) and B3 (central business) districts in the city. She adds, "There are available sites – land and buildings – in BR-1 districts, but the current definition for permitted

uses in these areas, don't accommodate small businesses like restaurants and retail. These properties remain undeveloped."

Currently, permitted uses in BR-1 districts include multi-family and single-family dwellings, as well as personal services, while conditionally permitted uses include offices, home occupations, bed and breakfasts and childcare, among a few others.

Bailey said that stakeholder feedback to the city's Urbana South Main Street Corridor Plan recommends that the city reevaluate BR-1 zoning to allow for small businesses that are supported by pedestrian-oriented traffic and are compatible with residential uses to enhance the city's southern gateway.

In addition to addressing BR-1 zoning the city is also reviewing and updating zoning-related ordinances that pertain to fences, nuisances and other issues. Kerry Brugger, Urbana's Director of Administration, said that Dusty Hurst, Mechanicsburg zoning inspector, is currently working on a six-month contract to assist the city in this project and support the city's new zoning officer, Preston Carter.

New Substation to Power Growth

Until recently, all of Urbana's residential and commercial electric power needs were supplied through two substations, the Kings Creek substation, about 2.5 miles north of the center of town, and the Urbana substation, about 2 miles south.

"Urbana has grown beyond the capacity of these two existing substations," Rob Beeler, AES Ohio customer business manager, explains. So, AES Ohio, previously known as Dayton Power & Light (an Advocate Level CEP partnership investor), recently added a third substation on South Edgewood Avenue.

"The new substation allows us to



ensure adequate capacity and reliability for our customers, closer to the load center (that is, the primary concentration of electrical users, including manufacturing facilities)," Beeler said.

CEP Director Marcia Bailey said, "We are grateful to AES Ohio for closely monitoring growth in our community and ensuring we have electrical supply to support continuing economic growth. This furthers our efforts to make Urbana and Champaign County the place for businesses to grow and families to thrive."



Community Bank Opens in Urbana

First Federal Community Bank, which recently opened at 300 N. Main St., Suite 1, Urbana, provides mortgage lending services. Braden Lewis (holding scissors) is mortgage loan officer for First Federal Community Bank. Next to him is Lisa Ballenger, assistant vice president of mortgage lending for First Federal.

Moody Joins CEP As Admin. Asst.

Lynette Moody is serving the CEP as administrative assistant. Previously, she worked for Hearth and Home of Urbana, first as activities director, then as assistant manager.

Moody, who grew up in Urbana, said, "I'm so excited for the opportunity to help grow the community that helped grow me."

She and her husband, Charlie, enjoy home renovations, working in their garden, volunteering for the community, and spending time with their children and grandson, Jameson.



Lynette Moody

CEP's 2020 ED Scorecard

Amid the pandemic challenges of 2020, the CEP helped move forward 15 economic development projects (retail, manufacturing, service and hospitality) that created 100 new jobs and resulted in about \$40 million in investment in Champaign County.

The CEP's role in these projects included the site selection process, coordinating communication between entities involved in the projects, assisting with

incentive applications and efforts to retain existing jobs.

"Despite the obstacles, our county made encouraging progress, and the progress continues in 2021 with new businesses and major ongoing projects like Legacy Place Apartments and restoration of the former Q3/Johnson Manufacturing property, where three businesses will open this fall," CEP Director Marcia Bailey said.



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Armstrong, Winner Join CEP Board of Trustees

The CEP Board has elected two new members – Jerome Armstrong, as financial representative, and Brad Winner, leisure/entertainment representative.

Jerome Armstrong has served as a financial advisor for about 20 years – with Fifth Third Securities, Chase Investment Services, and now Edward Jones in Urbana. He's a graduate of Miami University. He and his wife, Amy, both 1992 Urbana High School graduates, have three children, Taylor, Tessa and Tate.



A member and past president of the Urbana Lions Club, he also has volunteered with Junior Achievement, Urbana City Schools, Habitat for Humanity and the YMCA.

"With the CEP I look forward to assisting in the continued growth of Urbana and Champaign County to help businesses create more opportunities for citizens, including our younger generation, and attract more families to live in our community."

CEP board member and treasurer Dave Snyder has

changed from serving as the board's finance representative to at-large member.

Brad Winner, a 2009 Urbana High School graduate, studied at Columbus State and Ohio State University before joining his family's businesses, including four grocery stores, a franchised food chain and MIXX165, a full-service restaurant in Mechanicsburg.



While in Columbus, he made connections with musicians, event organizers and bar/restaurant owners, developing his interest in the restaurant and entertainment industries.

He moved back to Urbana in 2017 with his wife, Samantha. He serves on the Champaign County Arts Council board and is active at Faith Tabernacle Church.

"Bringing industry and entertainment to Champaign County is a top priority to me," he says. "Rural areas in Ohio are in a revitalization period and our area has had some amazing people working to steer us in the right direction. I'm thankful to be asked to help build on their achievements."

Champions Continue CEP Support

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making that vision a reality."

KTH Parts Industries, Inc.

Champaign County's largest employer, KTH is one of the largest Tier 1 automotive suppliers in the U.S., employing more than 1,100 associates in a 1.068-million-square-foot complex west of St. Paris. KTH makes underbody structural frame components for cars. Honda is KTH's top customer.



KTH started out in 1985 in a 250,000-square-foot facility, west of St. Paris, with 250 associates, and has since expanded 37 times.

Chris Millice, KTH's Senior Vice President of General Administration, credits the CEP for helping KTH grow its footprint and workforce in Champaign County. "The CEP has always been 100 percent behind manufacturing. They're always coming out to see what we need in the way of workforce." Plus, he says, the CEP helped KTH obtain tax incentives through the Community Reinvestment Area program – to help make the expansions and job growth possible.

He adds, "At KTH we pride ourselves on our dedicated workforce, which is one of the best in the industry, as we work through labor demand constraints and follow COVID safe practices."

Memorial Health

Memorial Health, which opened its 30,000-square-foot Urbana outpatient medical facility in 2018 with support from the CEP, opened two new facilities in Marysville in 2020: a 77,000-square-foot inpatient pavilion with 36 universal patient rooms and a 30,000-square-

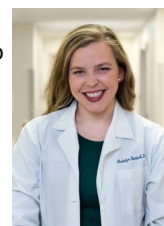


Memorial
HEALTH

foot outpatient pavilion.

"The Memorial 2020 project was carefully and thoughtfully planned to expand with the organization's growth trajectory. And we are positioned to adapt to the changing healthcare needs of the community," explained Chip Hubbs, Memorial Health President & CEO.

Robin Coffey, Memorial Health marketing and communications specialist and the health care/social services representative on the CEP Board, adds that Memorial Health also has completed system-wide (including Champaign County) implementation of Epic, a best-in-class electronic medical records platform. It includes the MyChart patient portal, which allows patients to access their medical records, test results, and appointment information; to request prescription refills; and to message their care team. In addition, Memorial Primary Care | Urbana has welcomed a new certified physician assistant, Madelyn Bartsch.



Madelyn Bartsch

"Memorial has seen firsthand the great magnitude of work that the CEP performs in Champaign County," Coffey says. "We are proud to support the efforts of the CEP in driving economic development and growth for our community."

Learn how to enjoy the benefits of being a CEP Partnership Investor at www.cepohio.com/partnership-investors.html.

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