

Q3/JMC Site Cleanup to Clear Way for New Development

Demolition and cleanup of the former Q3/JMC, Inc. manufacturing site in Urbana will begin soon, to prepare the 20-acre property, vacant since 2008, for new industrial development and job creation. Preliminary work, such as locating utility lines, is underway.

Urbana-based developer True Inspection Services (TIS) will direct redevelopment of the site, at 605 Miami St. and 200 Beech St., through an agreement with the City of Urbana.

In a separate agreement with the city, Honeywell International, Inc. will clean up groundwater contamination this fall – with expected completion in December – in an approximately four-acre section on the west side of the property. This section was used by Grimes Aerospace's Plastic Research Products business. Honeywell became liable for the cleanup, having acquired Grimes Aerospace.

JobsOhio awarded TIS a Redevelopment Pilot Program reimbursable grant of \$883,947 to help cover the cost of the two-year project, which will involve demolition, environmental remediation, asbestos abatement, removal and disposal of waste, and site preparation. CEP Director Marcia Bailey wrote the grant application on behalf of TIS.

The city officially gained title to the property in May after several years of effort supported by the CEP, and is providing \$348,435 in matching funds for the redevelopment. TIS is contributing \$116,145.

Once cleanup is completed and meets Ohio Environmental Protection Agency VAP cleanup requirements, title to the property will transfer to TIS, Kerry Brugger, Urbana director of administration, said. TIS will prepare the site for development by a new owner.

Q3 JMC Demolition and Redevelopment Project

In Partnership With:



This sign, to be posted at the project site on Miami Street, depicts proposed restoration of the former JMC building.

"Having a 20-acre greenfield in Urbana that is zoned M-1, for industrial use, will be extremely advantageous for economic growth and job creation in our county," Bailey said. The CEP will use its established network of local, regional and state contacts to market the property to businesses that are seeking space to expand or establish operations.

Bringing the project to this point has required cooperation of many parties, including the city, Honeywell,

JobsOhio, the Dayton Development Coalition (DDC), TIS, the CEP and the Champaign County Board of Revision, which earlier this year approved transferring the property from the county to the city and directed the county auditor to cancel delinquent taxes on the property.

DDC Project Manager Sarah Custer said, "Older industrial sites can present significant redevelopment challenges for communities, since they often need extensive remediation. JobsOhio's Redevelopment Pilot Program will provide vital resources for the Q3/

WEIDMANN Expansion Moves Ahead

Adapted from an article by Joshua Keeran, Urbana Daily Citizen

WEIDMANN Electrical Technology, Inc. will build a 2,622-square-foot boiler facility with the help of a Community Reinvestment Area (CRA) agreement approved unanimously by Urbana City Council.

Under the agreement, the city will provide a tax exemption for 100 percent of real property tax for 15 years on the expansion at the company's 700 W. Court St. location.



In addition to the building expansion, expected to be completed by March 2018, the company has agreed to retain its current 142 full-time employees,

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CEP Tours Projects with U.S. Rep. Jordan

As the CEP's guest, U.S. Rep. Jim Jordan toured local economic and community development construction projects in August. He's pictured here (fourth from right) in front of Memorial Health's new medical building. With him are CEP Director Marcia Bailey; Memorial Health Executive Vice President Spence Fisher; Steve Hess, Champaign County commissioner and CEP board member; Kirby Brandenburg, Jordan's field representative; CEP Administrative Assistant Hannah Kilbride; and CEP board members Evelyn Levino and Kyle Hall. The tour also included Navistar's new 355,522-square-foot distribution center and Urbana City Schools' new pre-kindergarten through eighth grade school and high school, as well as Mercy Health – Urbana Hospital, formerly Mercy Memorial Hospital, which is planning facility and service updates.

Jordan said of the tour, "It's great to see all the good things happening in Champaign County – the investment and job opportunities. It's all good."

CEP Reviews Year of Success

At the recent annual meeting for CEP partnership investors and grantors, who support the agency's economic development mission, CEP Director Marcia Bailey reviewed achievements. These include:

- Projects that will create 102 new jobs (\$5.3 million payroll), retain 1,192 jobs (\$17.3 million payroll) and total \$74 million in new construction and equipment. Projects include construction of Memorial Health's outpatient medical building and a warehouse and distribution center to serve Navistar; expansion of WEIDMANN Electrical Technology and .KTH Parts Industries, Inc.; and the opening of Crop Production Services' new fertilizer distribution center at the former Interstate Truckers Inc. site in Urbana.
- The start of redevelopment of the former Q3/JMC, Inc. site for future industrial development
- The Pioneer Electric Cooperative community solar installation at the company's Urbana location

CEP partnership investors include the City of Urbana, Champaign County Board of Commissioners, Pioneer Electric Cooperative, Security National Bank, KTH Parts Industries, Inc. and Memorial Health. Grantors include Dayton Power and Light and FASTLANE.

Next Generation Being Prepared for Manufacturing Careers

Efforts to prepare Champaign County students to fill local manufacturers' need for skilled employees is beginning to pay off.

Zack Zizzo, a 2017 Triad High School graduate pictured at right, is among those seeing the benefits. So is Dan Szklany, plant manager of ORBIS Corporation in Urbana.



ORBIS recently hired Zizzo as a paid intern. And while he works, ORBIS is providing him tuition assistance for the two-year mechanical engineering technology program at Clark State Community College. That comes with the promise of a job at ORBIS after graduation.

Szklany says ORBIS will benefit from Zizzo's internship. "We'll have a new employee who has the skills we need to succeed and who understands our culture." He adds, smiling, "and has new ideas to bring to the plant."

Zizzo came to ORBIS endorsed by Todd Bodey, who teaches Ohio Hi-Point Career Center's Advanced Manufacturing program, which began at Triad High School in 2015, at the start of Zizzo's junior year.

The Advanced Manufacturing program is a product of a manufacturing workforce partnership formed by the CEP, which worked with local manufacturers to form the Champaign County Manufacturing Human Resources Council. Local schools have also joined the partnership.

Debbie Wortman, Ohio Hi-Point's satellite director, said that representatives of local manufacturers told her, "We really need to do something to create a more prepared workforce. This can't wait."

Zizzo is the second Triad Advanced Manufacturing student to intern with a local manufacturer. Kaleb Kaylor interned at the Hall Company in Urbana in 2016, after graduating from Triad and before beginning studies at Wright State University.

Zizzo says he first became interested in manufacturing as a career at Manufacturing Day, an annual event coordinated by the CEP, manufacturers and schools. This year's Manufacturing Day, October 6, allowed Champaign County high school students to tour eight local manufacturing companies and talk with company representatives at Urbana University.

Employers: Have Job Openings?

Visit communityjobconnect.com to:

- Post jobs
- Screen online applications
- Search resumes



Champaign County's own job search and posting website,

Champaign-Israel Connection

Partnerships with state and regional economic development agencies extend the CEP's reach well beyond Champaign County – even to global markets.

A case in point: the Dayton Development Coalition reached out to CEP Director Marcia Bailey to ask Rick Finkbine, executive vice president of Sarica Manufacturing Company of Urbana, to serve on a panel at the recent Foreign Military Finance (FMF) Statewide Seminar in Dayton. The DDC wanted Finkbine to share Sarica's experience in doing business with the Israel Ministry of Defense (IMOD). Since 2016, Sarica has supplied circuit card assemblies to support Israel's defense and security needs.

The Dayton Region Israel Trade Alliance and the Israel Ministry of Defense (IMOD) hosted the FMF seminar to inform Dayton area manufacturers about IMOD's need for more U.S. suppliers.

Bailey sent Champaign County companies an email alert, encouraging them to attend the seminar and learn how they could tap into a new market for their products.

John Potuzko, vice president of manufacturing for Ultra-met Carbide Technologies of Urbana, accepted Bailey's invitation. Ultra-met has already developed prototypes for the U.S. Department of Defense, so the company wants to explore how this could translate to opportunities with Israel.

The seminar also impressed upon Potuzko the interconnectedness of state, regional and local economic development. "The CEP seems like a small organization with a minimal reach, but through Dayton it can connect you to the U.S. and that can connect you to global markets."

And from that, he learned, "One of my first calls should be to the CEP."

WEIDMANN Expansion

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while pledging to hire an additional 20 full-time permanent employees by August 2020.

"Expansion is great," council member Dwight Paul said. "I love to see more full-time employees."

Champaign Economic Partnership Executive Director Marcia Bailey added the project is a nearly \$2.7 million investment by WEIDMANN with \$2.2 million being spent on construction and \$465,000 going toward equipment.

Bailey said, "The addition of WEIDMANN to our manufacturing community has been a true asset. They have invested heavily in the old paper mill to bring it back to a vital business.

"The increase in payroll of \$834,959 (20 new positions) and retention of their existing 142 employees (\$9,322,904.88 in payroll) is a huge benefit."



CEP Hosts Regional ED Leaders

The CEP hosted about 35 regional economic development leaders at the Coppertop Restaurant in Urbana for the Dayton Development Coalition/JobsOhio Western Region quarterly meeting. The meeting covered economic development progress in the region and services the DDC provides member counties, including Champaign. Guests were invited to join tours of downtown Urbana and dine at downtown restaurants.

Q3/JMC Site Cleanup

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JMC property ... allowing the community to plan for the site's reuse and attract new users to bring new jobs and investment to the heart of Champaign County."

In awarding the grant, JobsOhio was encouraged by the number of community partners involved, Kristi Clouse, executive director of operations for JobsOhio, said. "The community has to work together to help us market the site" to attract business development.

The Site Redevelopment Pilot Program was created to return properties in need of remediation to the commercial development market, to help make up for a deficit of properties ready for development and business expansion.

"Ohio didn't have all the inventory we needed to attract job creating companies," Clouse said. "Champaign County didn't have available inventory for business development and was missing out on job creation opportunities. And there was this site, right in Urbana, on U.S. 36, already with utilities on site.

"The city has played a key part in the grant. This project has been a lot for the city to take on and not all cities would do this. But they recognized how important this site is for their community. They really stepped up to the plate."

"As a developer," Barry Coutts, founder and president of TIS said, "you look at the end result of a development. This project will help add jobs. I want to bring development to the county and jobs to the community."

A native of Urbana, Coutts said, "I remember when this property was booming as Johnson Manufacturing. That's another reason I want to see it developed. There's a lot of history in it."

Coutts founded True Inspection Services in Springfield in 2007 and two years ago relocated to Urbana after redeveloping the vacant former Buckles Motors property at 871 S. Main St., Urbana, where TIS now operates.

CEP Website Adds Playbook for Starting a Business

Thinking about starting or expanding a business? Then check out a new feature of the Champaign Economic Partnership's website, CEPOhio.com.

Click on "The CEP Business Playbook," on the navigation bar for a quick, helpful guide to the key elements involved in starting or growing a business and the appropriate agencies to call on for help. The Playbook covers details such as writing a business plan, registering a business, finding available property with the appropriate zoning, acquiring necessary licenses and permits, business loans, marketing, utilities, and finding and retaining employees.

And you can call on the CEP to help guide you through the process to turn your plans into reality.

"As Champaign County's designated economic development agency, the CEP serves as the place for business developers to start," says CEP Director Marcia Bailey. "We can connect you with all the resources needed to start or grow a business, through our partnerships with local governments, state and regional economic development agencies, real estate agencies, utilities, lenders, workforce development and others."

The Playbook was developed with the help of the Small Business Development Center in Springfield, which serves Champaign County, Wittenberg University business students and Hannah Tukesbrey Kilbride, CEP administrative assistant.

For information on starting or expanding a business in Champaign County, contact the CEP at (937) 653-7200 or info@cepohio.com.

New Businesses Come to Town!

Please join us in welcoming these new businesses to Urbana....



*Let's Eat
Cake and
Room 117, at
117 Scioto St.*

*Brooke Taylor
Salon, 970 E.
U.S. 36.*



*Beyond Home
Care, 31½
Monument
Square*



CEP and Manufacturing at the Fair & Y

Jim and Bob McConnell of Desmond Stephan Manufacturing Co. of Urbana stand behind a display of their products at the Champaign County manufacturing booth at the county fair, coordinated by the CEP and the Champaign County Manufacturing Human Resources Council. With them are two of eight high school students who helped staff the exhibit – Sarah Hall of Urbana and Hunter Talbot of Triad. Other manufacturers at the fair booth included WEIDMANN Electrical Technology, KTH Parts Industries, Inc., Rittal, ORBIS Corporation, Bundy Baking Solutions, Sarica Manufacturing and the Hall Company.

Before the fair, local manufacturers introduced 32 children to manufacturing during Inventors Camp at the Champaign Family YMCA. They included Sarica, WEIDMANN, Johnson Welded Products, Inc., Rittal, ORBIS, Robert Rothschild Farm and the Hall Company. Camp enrollment has tripled since it started three years ago.

Wage and Benefit Survey Results

Results of the five-county regional wage and benefit study completed this past summer have been sent to businesses that participated in the survey, including 53 from Champaign County, CEP Director Marcia Bailey reports.

The results will be released to the public in January, available on the CEP website.

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