

2021
ECONOMIC
DEVELOPMENT
ANNUAL REPORT





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Improvement Corporation



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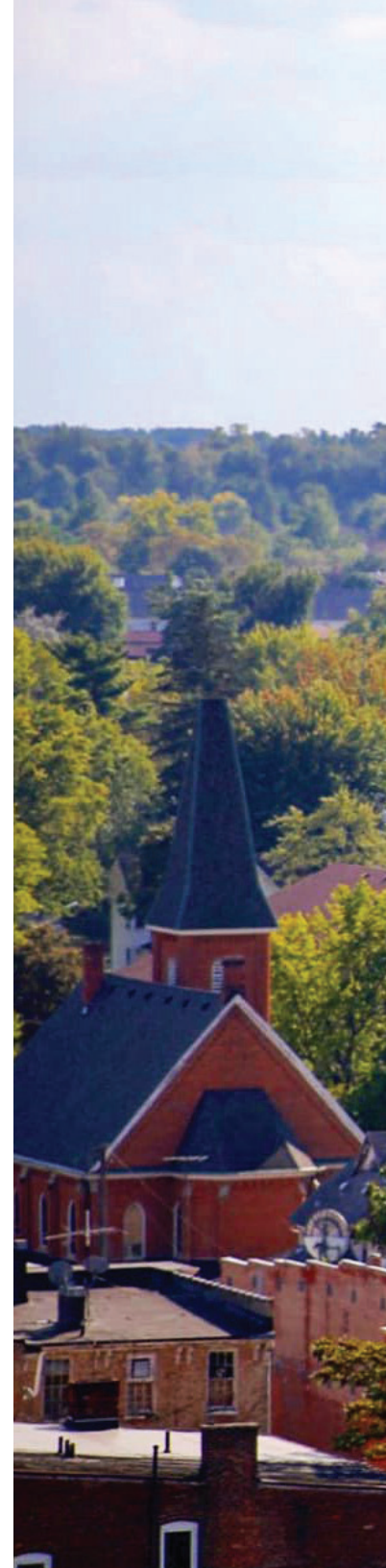
Collective Resilience & Community Spirit

We began 2021 on the cusp of a national economic crisis spurred by a global pandemic, the proportions we've never seen before. Yet, while our economy and community faced unprecedented challenges, we worked together to provide resources, information, and support to mitigate those challenges. And as we continue to adapt to an ever-changing reality, Union County's resilience has remained constant.

Over the past year, we saw evidence of Union County's strength. Our unemployment rate, which hit a record high in 2020, set a record low just one year later. Despite a tightening housing market, Union County's population growth continued in earnest. In fact, Union County is now the second fastest growing county in Ohio, with the 13th fastest growing housing market in the United States. Across our county, businesses worked hard to leverage resources and keep their doors open. As a result, many small businesses grew, and several new ones opened.

While our growth and recovery are certainly causes for celebration, we still face challenges in ensuring that our community remains a location where all residents can flourish. As a community, we must continue to address important issues such as the availability of housing, access to transportation, balanced and responsible growth, and equitable access to employment opportunities and community services. This is no small task, but we are up for the challenge.

Finally, as we reflect on the past year as an organization, it is imperative to acknowledge and celebrate the spirit of collaboration that has defined our community's success. On behalf of the Union County-Marysville Economic Development Partnership, we extend our gratitude to each of our partners and investors. Their dedication and commitment to the work we do drives our collective resilience and community spirit. It is because of this that Union County's future is brighter than ever.





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Staff News



SAVANNAH ALLEN

Ms. Savannah Allen joined our team as Development Project Manager in July. Ms. Allen was previously employed by SomerCor in Chicago, Illinois, where she served as Associate Program Director. She has extensive experience in program management and small business development. Ms. Allen is a native of Kentucky and graduate of Murray State University in Murray, Kentucky.



MOSÉ LATTIMORE

Mr. Mosé Lattimore served as summer intern. A recent graduate of The Ohio State University and prospective graduate student, Mr. Lattimore worked with EDP staff to complete various tasks, including developing a database of potential development sites throughout the county. Mr. Lattimore was secured through the Mid-Ohio Regional Planning Commission (MORPC) Local Government Internship Program.

Economic Development Partners

In order to support our efforts to grow Union County's economy, public and private sector organizations have invested funds and have called upon others organizations to become involved. The companies, organizations and municipalities listed below are our proud partners in economic development – and we salute them for their continued support!

- AES Ohio
- AutoTool
- Amazon Web Services (AWS)
- City of Marysville
- Connolly Construction Co.
- Danis
- Dave's Pharmacy
- Fairbanks Local School District
- First Federal Community Bank
- Heritage Cooperative
- Holbrook & Manter
- Honda of America Mfg., Inc.
- Honda Marysville
- Jonathan Alder Local School District
- Jerome Village
- KTH Parts Industries
- Lehman Daman Construction
- Marysville Exempted Village School District
- McCarthy & Cox
- Memorial Health
- Merchants National Bank
- MIXT Solutions
- Morioku Technology North America
- Nestle R&D Marysville
- North Union Local School District
- Richwood Bank
- Select Sires, Inc.
- Southgate Corporation
- Sumitomo Electric Wiring Systems
- The Pagura Company, Inc.
- The Scotts Miracle-Gro Company
- Union County Board of Commissioners
- Union Rural Electric Cooperative, Inc.
- Village of Richwood

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33 Innovation Park



SOUTHGATE CORPORATION COMPLETES 1100 INNOVATION WAY

Southgate Corporation, a real estate company that develops first-class industrial and commercial space, completed construction on an 84,000 SF speculative development at the 33 Innovation Park. The building was immediately leased by two users. Based on the success of the building, it is anticipated that Southgate Corporation will break ground on an adjacent 112,000 SF speculative building in spring 2022.



SITEOHIO AUTHENTICATION

Efforts to receive state authentication for the 33 Innovation Park through the SiteOhio Program began in mid-2021. The process included preparing site due diligence, collecting background data, and hosting site consultants. The goal is to receive formal authentication in Spring 2022, which will make the 33 Innovation Park more attractive to out-of-state developers.

Automotive & Mobility Innovation Center (AMIC)

The Automotive & Mobility Innovation Center (AMIC) at the 33 Innovation Park came closer to reality after Southgate Corporation completed construction of its building at 1100 Innovation Way and signed a lease with the Marysville-Union County Port Authority. Once completed, the AMIC will house a business incubator, offices, and co-working space for emerging companies (particularly those in the automotive and smart mobility industries), multiple conference rooms, an automotive testing lab, large meeting facility/conference room, exhibition and interactive space for visitors, collaborative space for educational and business partners, and space for economic development staff. Architectural and engineering design work is expected to begin in early 2022 with build-out of the facility anticipated in late 2022 or early 2023.



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Smart Mobility

33 SMART MOBILITY CORRIDOR OFFICIALLY OPENS

Upon receiving final operational approval from the Federal Communications Commission, leaders from across Ohio gathered in September to mark the official opening of the 33 Smart Mobility Corridor. With major construction and installation of equipment complete, priority has shifted to equipping vehicles with On-board Units (OBUs) and upgrading equipment to accept 5G wireless technology.

MARYSVILLE HOSTS OMNIAIR CONSORTIUM OHIO PLUGFEST

Marysville hosted OmniAir Consortium Ohio Plugfest, the “premier testing event” for connected vehicle technologies. The event was attracted to Marysville by recent investment in smart technology infrastructure through the Connected Marysville project.

MARYSVILLE HOSTS PROFESSORS

In July, Sinclair Community College (Dayton) brought 35 professors from around the nation to Marysville as part of its efforts to highlight emerging technologies that support autonomous and connected vehicles. While visiting, the group learned about the 33 Smart Mobility Corridor, Connected Marysville, and Drive Ohio.

THE BETA DISTRICT LAUNCHES

A regional marketing and branding campaign known as The Beta District, officially launched with the release of a logo, tagline, website, and various collateral material. A project of the NW 33 Corridor Council of Governments, The Beta District serves as umbrella branding for the various projects occurring throughout the US-33 corridor.

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Dashboard



Union County's average annual unemployment rate of 3.4% in 2021 was the **lowest** since 2001.



BUSINESS OPENINGS

MARYSVILLE

- Texas Roadhouse
- Friendship Kitchen
- Avalon Theatre
- Sherwin Williams
- Cooper Vue Photography
- Shelter Insurance
- Embri June Boutique
- Marysville Nail Salon
- Vet IQ

RICHWOOD

- Ag-Pro of Richwood
- Studio 47 Salon
- Rudis

PLAIN CITY

- Front Porch Home

JEROME TOWNSHIP

- Amazon Web Services (AWS)
- FedEx

DEVELOPMENT SITES

Several new industrial and commercial sites were announced during the past year, including:

- Warner Corporate Center (Jerome Twp.): 120,000 SF of industrial and flex space
- Parks Commerce Park (Jerome Twp.): 34.25 acre industrial park
- Jerome Innovation District (Jerome Twp.): 150 acre mixed use development
- Bethel Woods (Marysville): 15,316 SF retail and restaurant strip center
- Fox Fire Center (Marysville): 7.5 acre retail, office, and medical development

BUSINESS MILESTONES

Amazon Web Services (AWS) continued with its plans to construct a data center campus in Jerome Township. The first phase of the project will include a \$200 million, 250,000 SF facility. Future phases will extend the company's footprint to over 800,000 SF on multiple sites in the township.

FedEx began full scale operations at its new 500,000 SF automated distribution hub in Jerome Township. The hub employs 600 workers and has the capacity to sort 22,500 packages per hour during peak season.

Heritage Cooperative completed a \$5 million grain storage project at its Marysville facility. The project included the construction of two new grain silos that added 1.7 million bushels of grain storage.

Honda earned the EPA distinction for energy efficiency at every mass production auto plant it operates in the United States. Honda leads the auto industry with eight ENERGY STAR plants in America, including the Marysville Auto Plant.

Dicastal Logistics Group, a supplier of aluminum alloy wheels for the auto industry, received authorization to operate their 130,000 SF warehouse in Marysville as a foreign-trade zone site within Central Ohio's Foreign-Trade Zone 138.

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Development Snapshot

BETWEEN 2011 AND 2021, UNION COUNTY HAS WITNESSED OVER \$2.1 BILLION IN PRIVATE SECTOR DEVELOPMENT.



- Multi-Family: \$73,808,835
- Single Family: \$1,364,703,430
- Com/Ind: \$712,889,022

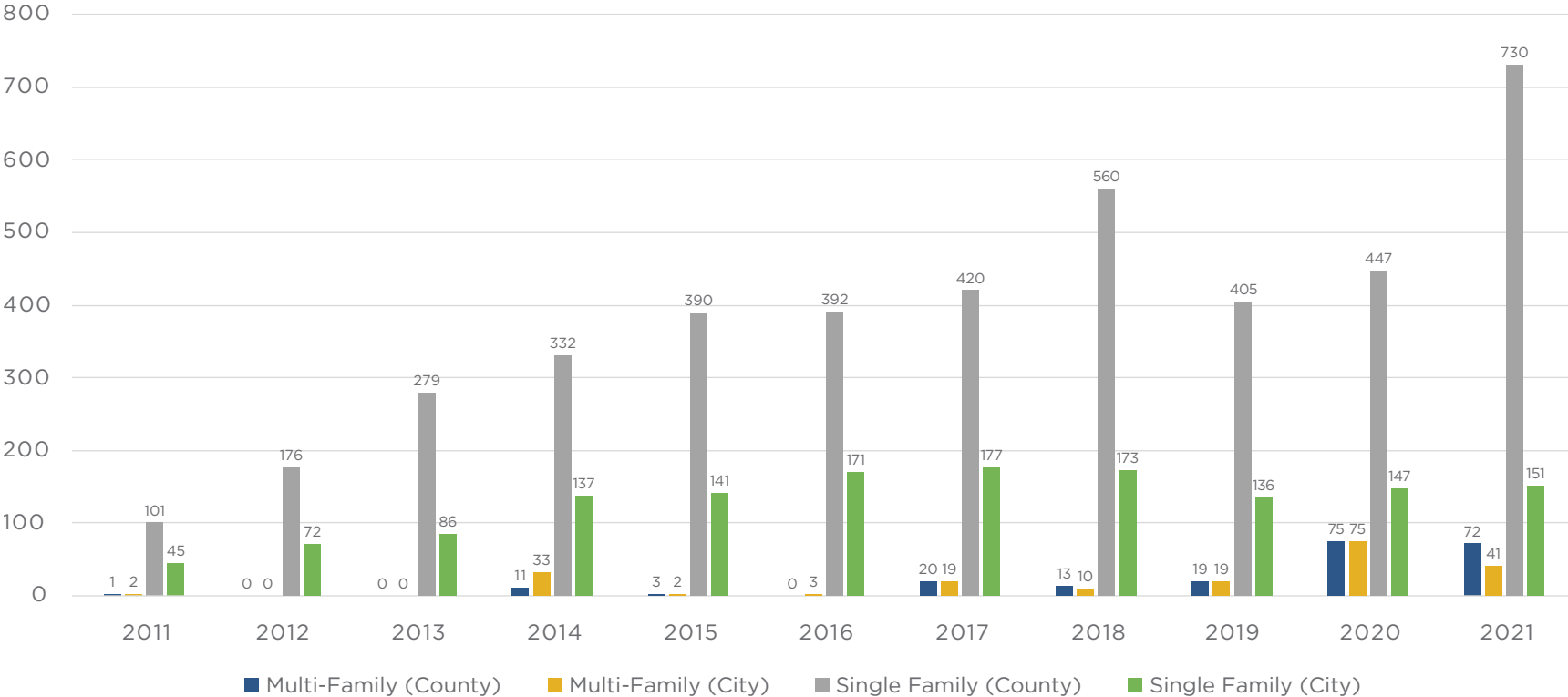
	CONSTRUCTION VALUE	PERMITS
New Multi-Family	\$73,808,835	214 Units
New Single Family	\$1,364,703,430	4,232 Units
Com/Industrial*	\$712,889,022	582 Projects
TOTAL	\$2,151,401,287	5,028

* Includes new build, renovation projects, and expansions.



Residential Development

IN 2021, 730 NEW SINGLE FAMILY UNITS WERE PERMITTED COUNTYWIDE, THE MOST SINCE OUR RECORDS BEGAN IN 1999.



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Community

BGSU R3 INITIATIVE

After a successful application, Marysville was chosen as one of three communities in Ohio to participate in Bowling Green State University's Reimagining Rural Regions (R3) Initiative. The R3 Initiative is a community-led placemaking effort that seeks to engage the community to identify assets that can be reimagined to improve quality of life and aid in the retention and attraction of a highly skilled workforce.

ADDRESSING HOUSING AVAILABILITY & AFFORDABILITY

The EDP convened community organizations, businesses, developers, and elected officials for a community discussion on the availability and affordability of housing. The event featured speakers from MORPC, the BIA of Central Ohio, and other community stakeholders.

MOBILITY & ACTIVE TRANSPORTATION

To improve citizen access to places of employment, community services, and healthcare, the EDP continued engagement with the Union County MOVES Coalition. The EDP also assisted with developing a grant application for an autonomous shuttle program. Additionally, two transportation-related community surveys were completed, and work began on developing the Union County Micromobility Plan through a partnership with the Union County Health Department and The Ohio State University.



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UNION COUNTY PARKS & TRAILS WORKING GROUP

The Union County Parks & Trails Working Group celebrated a major accomplishment as work on the 2022 Union County Outdoor Adventure Guide was completed. The map features parks, trails, golf courses, public pools, nature preserves, historic sites, and other amenities that are available for outdoor enthusiasts.

WAYFINDING SIGNAGE MASTER PLAN

The Union County Convention & Visitors Bureau (CVB) began work to create Union County's first countywide Wayfinding Signage Master Plan. The master plan, which is being developed with the assistance of MERJE Design, will offer recommendations on how the community can create a consistent and functional wayfinding program that develops a greater sense of place for residents and visitors alike. The plan will also provide input on the types of signage, its design, and potential attractions and destinations. The plan is expected to be complete in mid-2022.

WEBINARS CONDUCTED

- 2021 Wage, Benefit & Skills Survey Overview
- Cyber Security Awareness
- Labor Shortage & Challenges
- Leadership in a Post-Pandemic World
- LGBTQ+ Sensitivity
- MyLocalCareer.com Training
- Wellness in the Workplace

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Workforce and Talent

MYLOCALCAREER.COM

MyLocalCareer.com, a collaborative effort between the EDP and the Logan County Chamber of Commerce, launched in May as a “hyperlocal” employment platform for employers and job seekers. The website is free to any business located in Union or Logan Counties.



2021 WAGE, BENEFIT & SKILLS SURVEY

The EDP partnered with Bowling Green State University and the Logan County Chamber of Commerce to conduct the 2021 Wage, Benefit & Skills Survey. The survey, the first such to be completed since the economic disruption caused by COVID-19, reflected substantial changes in the wages and benefits offered by local employers.

CAREER SIGNING DAY

The EDP was honored to serve as the host location for Career Signing Day, a ceremony conducted by the Marysville Early College High School and Ohio Hi-Point Career Center - Marysville Campus. During this event, ten students were formally paired with local businesses and offered employment opportunities.



After being postponed in 2020 due to COVID-19, YouScience was implemented in Union County’s K-12 districts in early 2021. YouScience is a nationally recognized online program that utilizes online testing to help middle and high school students identify potential career paths.



International Relationship

JAPANESE RELATIONSHIP VIDEO

A video highlighting our community's Japanese relationship was developed in partnership with the City of Marysville and the Consul General of Japan in Detroit. The video tells the story of our relationship with the people and businesses of Japan. The video can be viewed online: www.growunioncountyohio.com/japan.

CONSUL GENERAL NAKAGAWA VISITS MARYSVILLE

The Consul General of Japan in Detroit, Mr. Tsutomu Nakagawa; Deputy Consul General Mr. Yuki Ebihara, and Consul General Nakagawa's wife, Mrs. Chieko Nakagawa, visited Marysville for a goodwill visit in March. The visit marked the conclusion of Mr. Nakagawa's service as Consul General.

JAPAN LOCAL GOVERNMENT CENTER OF NYC VISITS MARYSVILLE

In September we welcomed a delegation of Japanese nationals through the Japan Local Government Center of New York City. The delegation included representatives from Miyagi Prefecture, Hiroshima, Oita, Tokyo, and Kumamoto. The delegation visited Marysville and Union County to learn more about the structure of our local government, economy, and K-12 education.

MARYSVILLE FEATURED IN JETRO BOOKLET

Efforts to strengthen our relationship with the Japan External Trade Organization (JETRO) continued as Marysville was invited to be featured in a special edition of The Japan-Ohio Investment Dynamic. The booklet was widely distributed to JETRO's members and affiliates - domestically and abroad.

COMMUNITY REMEMBERS GREAT EAST JAPAN EARTHQUAKE & TSUNAMI

On March 11, community leaders gathered at the Japanese Friendship Garden at Partners Park in Uptown Marysville to mark the 10th anniversary of The Great East Japan Earthquake & Tsunami.



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Our Vision

An innovative, connected, smart-growth economy combining manufacturing, research, agriculture, and retail in communities that provide a familiar sense of place.

Our Mission

Create a supportive environment that champions economic development, community improvement, and business viability to advance Union County's economy and overall quality of life.

Union County-Marysville Economic Development Partnership
Union County Community Improvement Corporation
Marysville-Union County Port Authority

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937-642-6279

www.unioncounty.org
www.33smartcorridor.com
www.33innovationpark.com
www.unioncountyworks.org

 facebook.com/GrowUC

 linkedin.com/company/ucmed





COURT ST

McCarthy & Cox

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Union County Storage

Thank You

2021 Board Members

The individuals below dutifully serve the interests of Union County's economy. We sincerely thank them for their commitment and dedication.

Union County Community Improvement Corporation Board of Trustees:

- Ann Aquillo The Scotts Miracle-Gro Co.
- Melinda Beebe Merchants National Bank
- Emmy Beeson Tolles Career & Technical Center
- Brad Bodenmiller LUC Regional Planning Commission
- Scott Brock Salesforce
- Jason Comstock Clarity Technology Solutions
- John Connolly Connolly Construction
- Wayne Dellinger OSU Extension
- Scott Jerew Village of Richwood
- Brad Lutz City of Marysville
- Brian Ravencraft Holbrook & Manter CPAs
- Corry Mason Memorial Health
- Mark Reams City of Marysville
- Christiane Schmenk Union County Commissioner
- Adham Schirg Fairbanks Local School District
- Anthony Smith Union Rural Electric Cooperative
- Jeff Stauch Union County Engineer
- Doug Stewart Jerome Township
- Jason Willis AES Ohio
- Jim Wimmers Keller Williams Realty

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- Spence Fisher Memorial health
- Chris Franke Franke's Wood Products
- Chad Hoffman Richwood Bank
- Jaynie Lambert Lambert Jewelers
- Brad Lutz City of Marysville
- Greg Sehnert Sehnert Insurance
- Rick Shortell Union County Resident

