

OHIO'S ELECTRIC COOPERATIVES CURRENT



Paulding Industrial Park Spotlights SiteOhio Authenticated Status, Affordability, and Connectivity

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- NW Ohio industrial site earns “SiteOhio Authenticated” designation from JobsOhio.
- Paulding County, Ohio, village receives \$2.3 million grant to support 345 new workforce housing units.
- High-speed fiber and reliable electricity service from local cooperative position Paulding Industrial Park for site selectors’ short list.

Paulding Industrial Park earns best-of-the-best JobsOhio site designation.

The 53-acre Paulding Industrial Park in Northwest Ohio, recently earned the best-of-the-best “SiteOhio Authenticated” designation from JobsOhio.

The classification is awarded to properties that have passed the most stringent and comprehensive site-certification process in the country, deeming the site truly “shovel-ready.”

SiteOhio is JobsOhio’s unique model of vetting commercial properties, business parks and industrial sites throughout Ohio. The evaluation includes hundreds of criteria, including guarantees that:

- The property has access to all major utilities (water, sewer, electric, natural gas, fiber optic cable)
- Due diligence studies have been completed, and state and federal entities have concurred with the studies
- The site is free of incompatible uses
- There are no limitations or insurance liability based on surrounding properties, and other critical factors



Paulding County, Ohio, optimizes assets through cooperation with a shared focus on affordability and connectivity.

“The emphasis on affordability starts with the \$20,000 per acre land price for Paulding Industrial Park, and is reinforced by not-for-profit power and fiber services,” says Tim Copsey, Director of Paulding County Economic Development.



As a community with a smaller population, regional cooperation is how things get done in Paulding County. Residents and the business community benefit from:

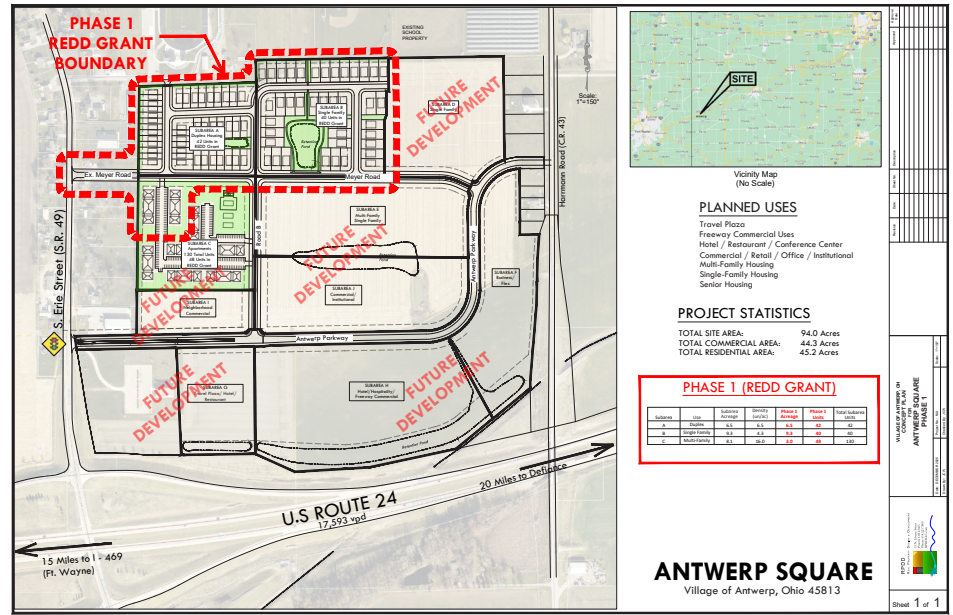
- Available, resilient, and reliable water, power, and broadband Infrastructure
- Local partnerships among employers, educators, and government
- Efficient permitting that results in faster development timelines.
- A higher quality of life without big city prices
- Less congestion and easy access to employment and amenities
- Multimodal connectivity to global markets

Residential Economic Development District grant supports 345 new workforce housing units in Paulding County, Ohio.

In early March, the Ohio Department of Development awarded more than \$9 million in grants to support the creation of workforce housing in five Ohio counties.

The Village of Antwerp in Paulding County received a \$2.3 million grant to support the development of 345 workforce housing units through major infrastructure and roadway improvements. Funding will be used to construct new roadways, drainage systems, sanitary sewer lines, and water infrastructure needed to support a high-density residential development.

The funding comes from Ohio's Residential Economic Development District (REDD) program. Local governments located within 20 miles of a major economic development project were eligible to apply for funding to expand housing-related infrastructure, strengthen public safety and community services, or provide capital to support new housing development.



This project supports housing demand created by investments from First Quality Tissue in Defiance, Ohio. First Quality Tissue Midwest is investing \$984 million in the 1.6 million square-foot ultra-premium towel and tissue production facility located on a 1,000-acre site along the Paulding County/Defiance County line. More than 400 new jobs will be created.

The Village of Antwerp has established a Priority Workforce Housing District and eliminated development fees to encourage new housing construction. These investments will create a mix of single-family homes, duplexes, and multifamily units while helping address regional workforce housing demand.

Paulding Putnam Electric Cooperative's power and high-speed fiber are ready to serve the Paulding Industrial Park.

"Paulding Putnam Electric Cooperative (PPEC) is Paulding Industrial Park's utility for both electric and fiber services," says Nick Eltzroth, Chief Operating Officer for the cooperative. "These days, new and expanding businesses are often more concerned about internet bandwidth, latencies, and network reliability than electricity."



Ohio's electric cooperatives are mission-driven, not-for-profit organizations.

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“Cooperatives are problem solvers and are dedicated to improving the quality of life for the people we serve,” says Eltzroth. “As a not-for-profit, we’re very cognizant on every dollar spent and we build our systems to last. Our construction standards result in a resilient, robust and reliable system that our commercial and residential members can count on.”

Being a member of a not-for-profit electric and internet cooperative means having:

- Stable, at-cost rates
- Reliable electricity
- Local service technicians and faster response times
- An electric provider that gives back to their local community

Paulding Industrial Park's location has the added benefit of proximity to PPEC's facilities.

“There’s a certain amount of loss for distances that power has to travel,” Eltzroth notes. “At Paulding Industrial Park, the substation is right there at the site. Proximity means there’s less exposure to the elements, so reliability increases.”

Multiple PPEC substations are tied together, so in the event of a power loss, substations can be back-fed and downtime is minimized.

“Fiber reliability is a huge issue for businesses, bigger sometimes than electricity,” says Eltzroth. “PPEC has a full networking staff including network engineers. We have service level agreements that guarantee we’re up 99.9999% of the time.”

“The Paulding Industrial Park site should be on everyone’s radar because it’s served by an electric and fiber cooperative,” says Copsey.

Paulding County, Ohio, manufacturers draw from a skilled labor pool.

“Paulding County is home to a diverse mix of businesses,” says Copsey. “Our primary sectors are agriculture, steel, tempered glass, and healthcare. Approximately 3,500 Paulding County residents commute to work for employers in Indiana. About 1,200 daily commute into Paulding County from the Fort Wayne, Indiana, metro area.”

Notable industry clusters include:

- **Steel:** For 100 years, Lapham-Hickey Steel in Paulding, Ohio, has invested in the latest metal fabrication equipment and technology to perform laser cutting, forming, plasma cutting, sawing, machining, welding and painting. Other plants in Butler, Indiana, and Delta, Ohio, produce sheet products, temper, and galvanize steel products.





- **Glass fabrication:** Local companies cut 96x130” sheets into windows for buses, construction equipment, agricultural equipment, AT/UTIs, and boats and yachts.



“For manufacturers and fabricators that need skilled labor,” says Copsey, “Paulding County and the Fort Wayne metro area have a pool of available workers to draw from.”

Advantageous geographic location provides easy access to interstate and international transportation facilities.

Paulding County sits on the Ohio/Indiana border, just 15 miles east of Fort Wayne, Indiana, and one hour from Toledo.

The Northwest Ohio region has every mode of transportation and distribution to meet the global needs of businesses, including:

- **Three of the country’s most traveled interstates** (I-75, I-80, I-90) cross through region. Paulding Industrial Park is just six miles from four-lane highway US 24. US 30 interstate is 20 miles to the south.



- **Orthopedic suppliers:** Nearby Northeast Indiana represents 50% of the global orthopedic market for total joint replacements with more than 100 medical device companies in the region employing more than 22,000.

- **Food production and processing:** Cooper Farms is a diversified producer and processor of turkey, chicken, ham and eggs. GreenTop Acres is a large-scale, sustainability-focused dairy enterprise with 11,000 cows that emphasizes technology, regenerative agriculture, and nutrient management to produce milk. Some GreenTop’s milk goes to Dannon Yogurt in Minster, Ohio, for processing.





- **The Gordie Howe International Bridge**, opening Spring 2026, connects Toronto, Canada, to Fort Wayne, Indiana, right through Paulding County via US 24 highway. Designed with six traffic lanes, 16 toll lanes, and 60 Canada and US inspection lanes, the bridge will provide efficient, safe and secure processing for both commercial and passenger vehicles.
- **The Port of Toledo** is well positioned as an inland distribution point for North American commerce and is home to 15 terminals linked to global markets through the Great Lakes/St. Lawrence Seaway System.
- **Detroit Metropolitan Airport** is recognized as one of the top international airports in the world.
- **Fort Wayne International Airport** is 40 miles from Paulding Industrial Park.
- **Four major freight railroads** move through the region, with several rail yards loading petroleum products, automotive parts, completed automobiles, bulk and break-bulk, cargo, and food products.
- **The Patriot Rail short line** travels throughout Paulding County as a connector rail between Norfolk Southern and CSX, so two Tier 1 rails are always competing against each other which helps keep pricing low.
- **The massive CSX Northwest Ohio Intermodal Terminal** is a one-hour drive from Paulding Industrial Park.

The JobsOhio ‘SiteOhio Authenticated’ designation helps businesses limit overall risk, save time, and reduce site development costs.

“We understand the speed-to-market needs of business, and site readiness is a critical component for communities to remain competitive,” says Dean Monske, president and CEO, Regional Growth Partnership, Northwest Ohio’s network partner for JobsOhio. “Northwest Ohio already offers numerous advantages for business, including talent, logistics and infrastructure. Now, this Authenticated Site in Paulding County enhances the attractiveness of this region as a top location for investment.”

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