



OHIO'S ELECTRIC COOPERATIVES CURRENT

May 2018

The Highway to World-Class Sports and Business Locations

New Light Manufacturing Sites Available in Central Ohio

Interstate 71 connects NFL, MLB and NBA fans to Cincinnati in southwest Ohio and Cleveland in northeast Ohio. At the midway point between those cities, Morrow County lays claim to its own world-class sports and business locations.

The Mid-Ohio Sports Car Course and the premier Cardinal Center for shooting sports are nestled in Morrow County's rolling countryside along with a robust community of high-tech manufacturers, fabricators, and producers of metal, wood and brick building products, automotive parts, and lubricants as well as local food and craft beer.

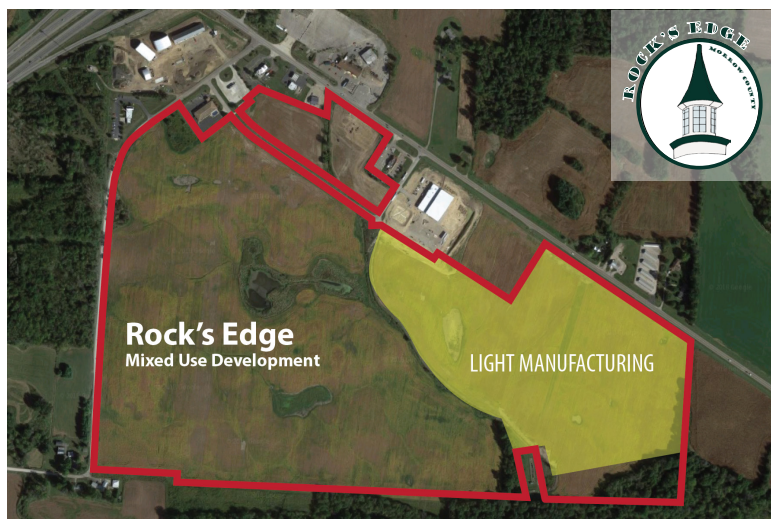
Significant multi-year investments in infrastructure, community planning, and private development have laid the foundation for new growth that will simultaneously maintain the charm of the county's rural villages and recreation areas while providing new sites for additional light manufacturing facilities. The hard work has provided direct access to water, sewer, natural gas and fiber to over 1,000 acres of ground between the County's two interstate interchanges.



Morrow County is located midway between Cincinnati and the Akron/Canton and Cleveland metro areas.

Could Morrow County be your sweet spot?

"We're ready to compete for opportunities that fit within Morrow County's community vision," asserts Development Director Shane Farnsworth of the Morrow County Development Office. "Morrow County is very fortunate to have a significant Yutaka Technologies manufacturing facility, but for the current stage of the county's infrastructure and development, small to mid-size companies are our sweet spot." The Rock's Edge development is one of the Morrow County properties providing sites for new and expanding companies.



The Rock's Edge mixed-use community includes 90 acres zoned for light manufacturing uses.

90-acres for light manufacturing readying for market

Within the 190-acre Rock's Edge mixed-use project near the I-71/State Route 95 interchange, three contiguous 30-acre parcels are designated for light manufacturing uses such as high-tech manufacturing, assembly,

welding, machine shops, and other production, fabrication or logistics uses. Lubrication Specialties Inc. is located immediately adjacent to Rock's Edge and is an example of the success that similar businesses can find in Morrow County.

Growth powered by R&D

Lubrication Specialties Inc. (LSI) develops, produces, packages, and distributes extreme-duty, high-performance lubrication products for the oil, fuel and transmission systems of diesel and gas engines.



Since 2005, LSI has solved problems for some of the largest companies in North America, including Nucor Steel, American Showa, and X-Tec. The 34-employee company produces problem-specific custom solutions as well as several LSI brands (e.g., Hot Shot's Se-

cret and Frantz Oil Filters) that are sold at retailers including Tractor Supply, Pilot Flying J, and Auto Zone, plus through distributors and online.

According to LSI Founder and President Chris Gabrelcik, the keys to the company's success are an extraordinary investment in on-site research and development, and the local workforce. "The resourcefulness and brilliance of our employees' week after week, astounds me," says Gabrelcik.



Lubrication Specialties Inc. expanded to their new facility near the I-71/ State Route 95 interchange and adjacent to Rock's Edge in Morrow County, Ohio

"What I appreciate most about Morrow County and its workers is they are very resourceful, and their mindset is to get the job done." Gabrelcik explains that in Morrow County, "We've gotten used to fixing things ourselves and figuring out solutions instead of calling for help. That's a huge difference in culture, and a competitive advantage for businesses to harness."

OEC grant advancing the pace of site development

To create opportunities for companies like LSI to grow or expand to Morrow County, Ohio's Electric Cooperatives (OEC) provided a \$15,000 economic development grant that helped accelerate planning, development and marketing of the Rock's Edge property. The grant paid for:

- An inventory of existing site conditions and assets
- Drone imaging and aerial photography
- Community stakeholder interviews
- Feasibility studies and conceptual site plans
- Portions of the interactive media project and marketing initiatives



"The OEC grant was the catalyst that got this project moving forward," notes Brad Ebersole, economic development specialist for Consolidated Cooperative. "The developer used the funds to move the development at least a year, if not two years, ahead in planning."

"The resourcefulness and brilliance of our employees' week after week, astounds me."

---Chris Gabrelcik,
Founder and President,
Lubrication Specialties Inc.



Eco-friendly mixed-use development creates live-work-play community

Rock's Edge exemplifies the type of commercial and mixed-use opportunities that fulfill Morrow County's local needs while also providing a location for new and emerging companies.

Krista and Rock Bonecutter, long-time Morrow County residents and developers of Rock's Edge, shared the PUD's development principles which were established with community stakeholder input and crafted with the intent of retaining what's special about Morrow County while expanding opportunities for growth.

- **Mixed-use development** – approximately 17,000 workers leave Morrow County each day to work elsewhere; the community is experiencing a severe shortage of market rate housing for first-time buyers. Rock's Edge mixed-use development provides new residential availability in conjunction with new employment opportunities works to resolve both issues.
- **Conservation development** – this practice will preserve 40-50% of the site's natural features as public or semi-public open space, including critical resources such as floodplains, steep slopes, and wetlands.
- **Sustainable and eco-friendly practices** – vegetative green roofs for stormwater mitigation, solar panels, and an existing Tesla supercharging station are included in this green energy-focused development.
- **Village character** – Morrow County, Ohio's heritage is that of a region of villages amidst extensive agricultural and recreational resources. Rock's Edge epitomizes village character with a town center connected to pedestrian-friendly neighborhoods and a business park setting for commercial and light manufacturing uses.

Morrow County has what manufacturers need to be successful

Location, highway access, low taxes, competitive wages, low cost of living, and exceptional public schools are attributes of Morrow County's successful local economy. The following infrastructure improvements further enhance the county's attractiveness:

- Chesterville sewer district expansion which opened up over 700 acres for development within the past 18 months
- Consolidated Cooperative—widely recognized for its unique and progressive business approach—provides electric, gas and fiber service to nearly all of Morrow County including Rock's Edge and the county's two highway interchanges
- Excess capacity for Del-Co Water Company and all other utilities

Prime logistics location

"If you're a small manufacturer, production facility or machine shop that promises same- or next-day delivery, you need to be in Morrow County," Farnsworth states. The county straddles I-71 between Columbus and Cleveland, has two I/71 interchanges at state routes, and is within 8 hours of 60 percent of the U.S. and Canada population.

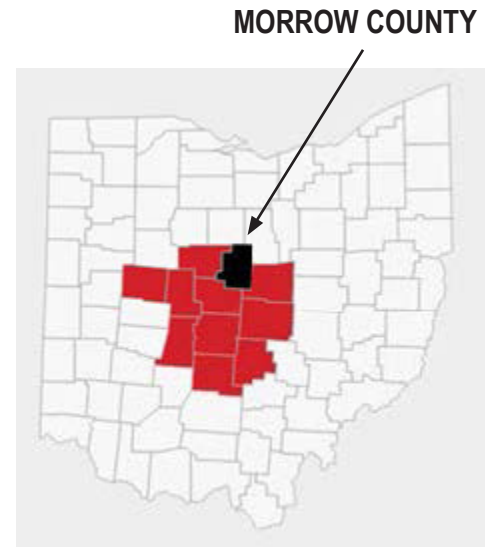
Collective output of small and mid-size companies strengthens regional economy

Morrow County is the northernmost county in the 11-county Columbus 2020 region that's in the midst of unprecedented economic growth. "With a diversified base of employment and strong manufacturing operations, Morrow County is an important contributor to the success of the Columbus Region," said Justin Bickle, director of project management, Columbus 2020.

Morrow County's 10 largest private sector employers demonstrate the important role that small and mid-size manufacturers have in the local economy and the success they're experiencing.

Morrow County's Largest Private Sector Employers		
Company	FTE	Operations
Cardington Yutaka Technologies, Inc.	725	Manufacturing of automotive drive and exhaust systems and converters
Glen-Gery Brick	75	Manufacturing of brick
Marengo Fabricated Steel, Ltd.	35	Manufacturing of pumps, tanks and driveline components
Lubrication Specialties, Inc.	34	Manufacturing and R&D of oil, fuel additives, lubricants
FibreCore Technologies	30	Manufacturing of lightweight trailers
Ringler Inc.	30	Agricultural waste management
Ballie Lumber Company	20	Producer of hardwood lumber products
Lilly Industries, Inc.	20	Metal fabrication
Champion Manufacturing	15	Manufacturing of industrial rubber matting
Buckeye Asphalt	15	Paving

Source: Columbus 2020 Facilities Database



Morrow County is the northernmost county in Columbus 2020's central Ohio region.

COLUMBUS
2020

World class recreation at home in Morrow County, Ohio

Quality of life is not a "nice-to-have" item on the site selection checklist, it's now one of the top considerations for employers. Morrow County is an easy 40-minute drive to the vibrant Columbus, Ohio metro area, but boasts these exceptional recreation and entertainment assets right at home.

- **Mid-Ohio Sports Car Course**—often called the most competitive road course in the United States—is a permanent road racing circuit set in the rolling hills of Lexington, Ohio. It hosts several races each season including IndyCar and NASCAR events with competitors and guests from all over the world.
- **The Cardinal Center**—one of the largest premier competitive and recreational shooting sports facility



and campgrounds in the United States—hosts some quarter-million visitors from throughout the world each year. Cardinal Center is located within the newly-established Bennington Township entertainment district which allows for the development of hotels, restaurants, and a sports complex that includes soccer, baseball and other sports fields.

- **Mount Gilead State Park**—the wealth of natural wonders found at Mt Gilead State Park is indicative of the environmental attributes found throughout Morrow County. Hiking trails through beautiful native forests, non-motorized boating, fishing, birdwatching, disc golf, picnicking, and overnight camping are activities enjoyed by visitors from throughout Ohio and beyond. A \$6 million upgrade was completed in early 2018.



Morrow County: Love life. Live rural.

For the right-size light manufacturing user, Morrow County offers fully-served, shovel-ready sites with a skilled and affordable workforce, all in a rural community with easy access to vibrant city life and boundless recreational opportunities.

To discuss your expansion or relocation opportunity contact:

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Buckeye Power and Ohio's Electric Cooperatives can help with:

- Comprehensive site and building portfolios
- Preliminary site studies
- Site search tours
- Assistance in identifying financial incentives
- Electric rate analyses
- Community profiles
- State and local government contacts
- Contractor introductions

Look for Us:

Industrial Asset Management Council (IAMC) Spring Professional Forum
May 4-9, 2018
Savannah, Georgia



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