



THE CROSSROADS

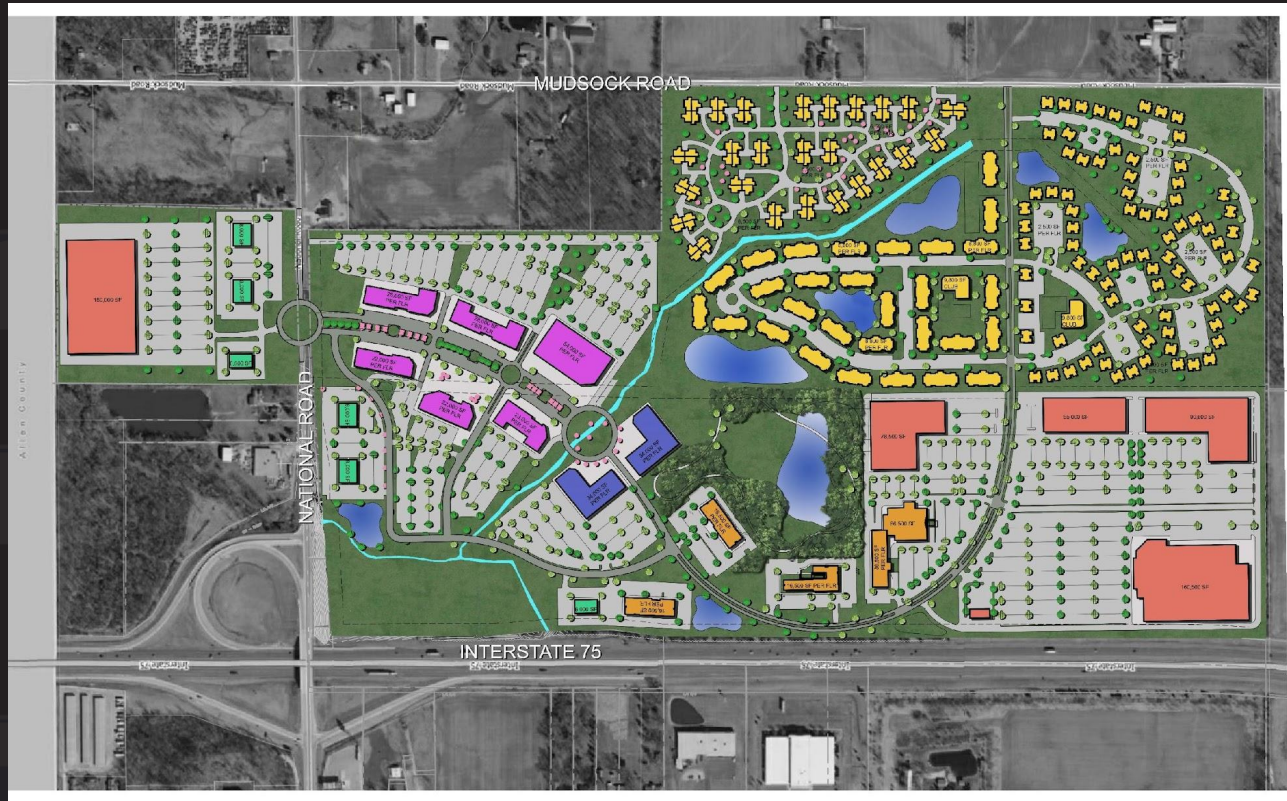
OF NORTHWEST OHIO

www.crossroadsofNWO.com

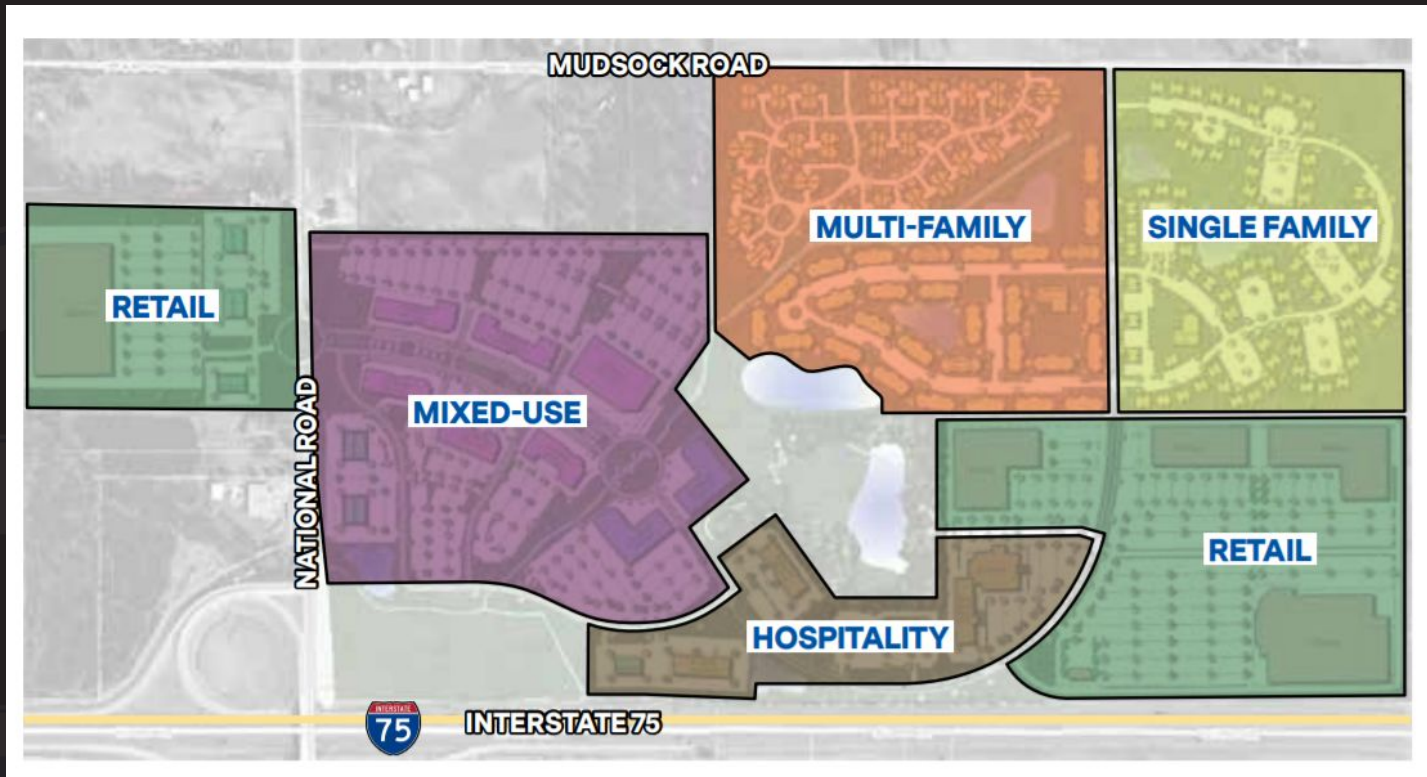


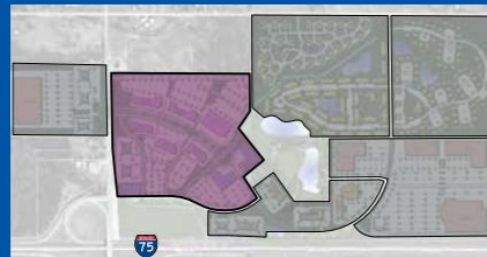
Why Crossroads?

THE CROSSROADS



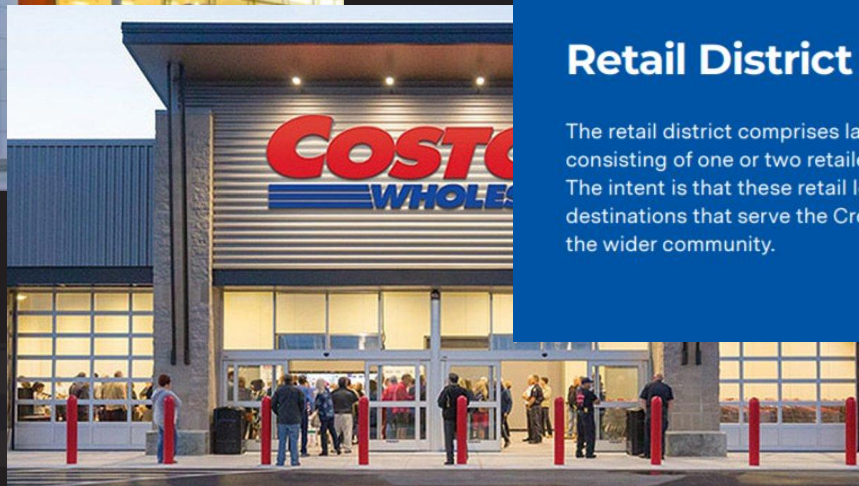
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Mixed-Use District

"Mixed-use districts" are places where retail shops, housing, and other local serving uses come together. Live/work arrangements can also contribute to activity and interest within centers. Walking to and within mixed-use districts is critical and should be supported by active and interesting pedestrian environments, as is afforded by "main street" and "boulevard" environments. In these environments, sidewalks can be lined by storefront windows and entries and amenities and overhead canopies, like awnings. An important positive attribute of main streets and boulevards is how buildings frame streets and plazas to create a sense of spatial enclosure and how residences on upper stories overlook these spaces.



Retail District

The retail district comprises large retail developments consisting of one or two retailers in a single structure. The intent is that these retail locations are specialty destinations that serve the Crossroads community and the wider community.



Multifamily District

Multifamily neighborhoods should convey a sense of time and place in a dense community setting. Methods of construction, building traditions, builders, and inhabitants' design preferences all play a role in connecting with topography and natural features.



Single-family District

Similar to multifamily neighborhoods, single-family neighborhoods should convey a sense of time and place on a more individual family scale but still convey community. Methods of construction, building traditions, builders, and inhabitants' design preferences all play a role in connecting with topography and natural features.

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WATER TOWER DISTRICT

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Why Crossroads?



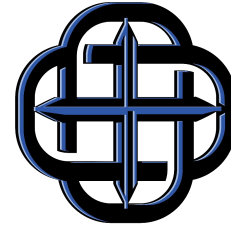








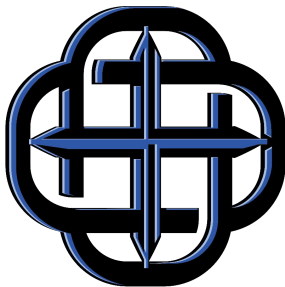




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Doug Olsson

President/CEO Greater Lima Region



THE CROSSROADS
OF NORTHWEST OHIO



GREATER LIMA REGION

A REGIONAL PARTNERSHIP FOR OPPORTUNITY

**who
we
are**

A privately funded 501C3
non-profit corporation.



Stimulate economic & community
development across the eight-county
Greater Lima Region.



Priority 1:

Provide capital support to
Regional Economic
Development organizations.





Priority 2:

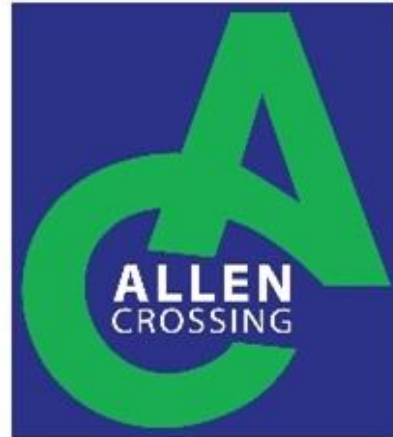
Make direct capital investments in community development projects.



LOFTS@315

THE CENTRAL DISTRICT

Work • Living • Entertainment • Food • Arts
Central Zone, LLC.





GREATER LIMA REGION
PARK AND AMPHITHEATER



Priority 3:

Collaborate on regional
workforce development
initiatives.

MakerFest

PRODUCED BY:
GREATER LIMA REGION, INC.





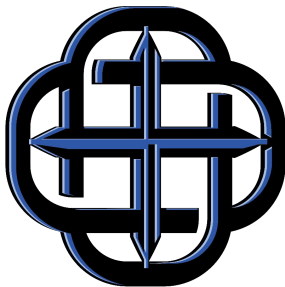
P&G

PLANT

CRYSTAL

JEFFERSON





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Logan O'Neill

Executive Director, Wapak Area Economic
Development Council



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OF NORTHWEST OHIO



Wapakoneta



Wapakoneta's **public-private partnership** approach to development eliminates obstacles, accentuates new business, and feeds business growth.

Since the founding of the organization in 1989, our mission has been to enhance the economic well-being of the **Wapakoneta Area** with **job creation and new capital investment**.

We do this through a variety of **retention, expansion and attraction** efforts that promote additional employment opportunities and business growth.



THE DAYTON REGION



AUGLAIZE COUNTY

The northern gateway to the Dayton Region
-- 45 minutes north of Dayton --

QUICK FACTS

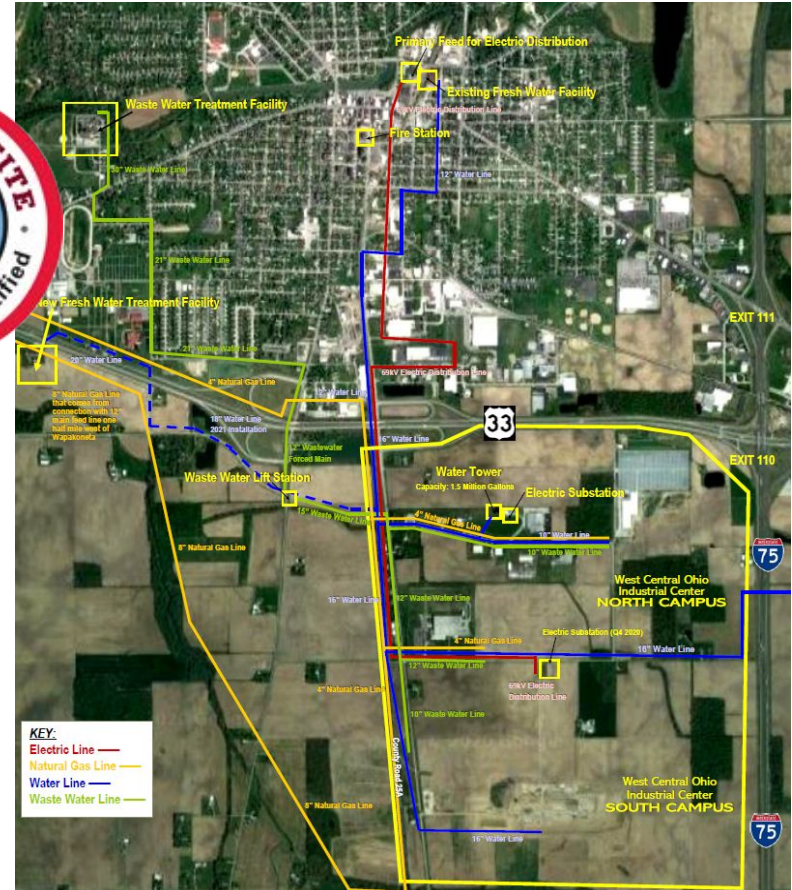
- County population: 45,656
- Median household income: \$64,074
- Median age: 41.1
- 20-35 year olds: 18.8%
- Intersection of Interstate 75 and US 33
- Midway between Chicago, Cleveland, and Cincinnati
- Continually ranked in the Top 50 Micropolitans Nationwide in *Site Selection's* annual rankings for industrial expansion projects



PROPERTY FEATURES

As a certified **Ohio Job Ready Site**, electricity, natural gas, water, wastewater, and fiber – **all at industrial capacity** – are currently on site in the **West Central Ohio Industrial Center**.

The City of Wapakoneta is **committed to making continued infrastructure investments** to city utilities. Investments slated over the next 3-4 years include, a freshwater treatment facility, an upgrade to the municipal electric distribution system and a new wastewater treatment facility.





PROPERTY FEATURES



Located at the intersection of Interstate 75 and US 33, Wapakoneta is well positioned to take full advantage of Ohio's transportation advantages.

Midway between Chicago, Cleveland, and Cincinnati, Wapakoneta is within a day's drive of 63% of U.S. manufacturing facilities and 80% of U.S. corporate headquarters.

**This easy access to profitable markets
will lower the cost of doing business.**

**Distance to Interstate 75 – 2.0 miles
Time to Interstate 75 – 3 minutes**

**Nearest International Airport – Dayton International
Distance to Dayton International – 52.8 miles**

**CSX Intermodal Terminal – 60 Miles
*WCOIC Site served by Class 1 Rail***



RECENT SUCCESS STORIES



In July 2018, the Wapakoneta Greenhouse Complex was purchased by Mastronardi Produce, **North America's leading grower and distributor** of greenhouse produce. The facility is a **20-acre state-of-the-art, hydroponic greenhouse** complex in Wapakoneta. At full build-out, the project will be a \$250 million investment over multiple phases and up to 400 jobs created.



FlexMachineTools

A manufacturing company fueled by a change in culture and market growth, FlexArm/FlexCNC is expanded into a **state-of-the-art \$4 million, 55,000 sq. ft. facility** right here in Wapakoneta. This expansion brought 35+ jobs to the area and is continuing to grow.

RECENT SUCCESS STORIES

ABOUT WASHINGTON PENN

**The power
of legacy.**



WASHINGTON PENN

An AUDIA Company



Washington Penn was founded in 1954 by Albert Andy and his three brothers with the desire to do great things...and do good. Together, they were determined to expand and grow, focusing on manufacturing polyolefin-based products and diversifying our portfolio. Today, Washington Penn **continues to grow while still maintaining the strong culture of family and innovation** we've always been known for. As a leading provider of polypropylene and polyethylene compounds, decades of expertise and dedicated customer service has helped us realize one thing: *our greatest successes come when our customers achieve theirs.* **What began as a small company has now grown into a global operation.**

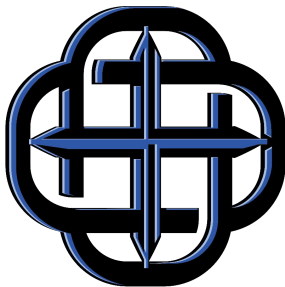
RECENT SUCCESS STORIES



Pratt Industries Begins Investment in Wapakoneta

Pratt Recycle Center

Pratt is **America's fifth largest corrugated packaging company** and the **world's largest, privately-held 100% recycled paper and packaging company**, with more than 7,000 highly-skilled, green-collar employees dedicated to the environment and sustainability.



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Cindy Leis

Director Of Business Development, Allen
Economic Development Group



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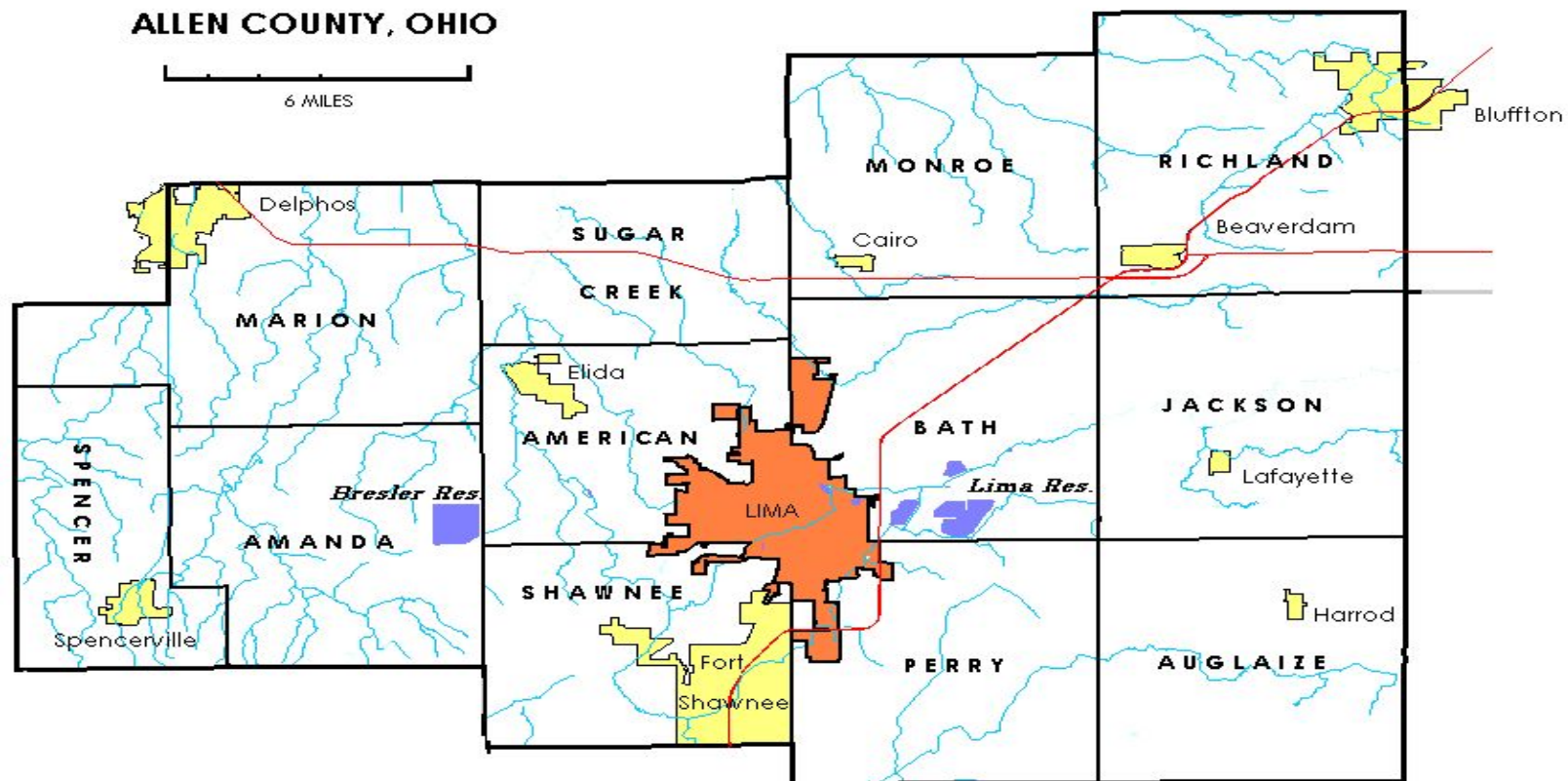
AEDG Mission Statement

It is the mission of the Allen Economic Development Group to create an environment for new business development, to promote and nurture existing business and to facilitate the creation of new jobs in Allen County.

ALLEN COUNTY, OHIO



6 MILES











An Ideal Location for Business



Allen County Demographics



	Population	101,893
	Labor Force	50,8043
	Bachelor degree	10.56%
	Med. Household income	\$53,044
	Jobs	59,508
	Businesses	4,473

Allen Economic Development Group

The AEDG team has over 20 years of economic development experience. Finding solutions to business needs is what we do through through RGP/Jobs Ohio and the Port Authority of Allen County.



Site Development

AEDG partners with the Port Authority of Allen County to develop modern industrial sites and buildings. Speculative building development is a priority in 2021.

Business Friendly.
BUSINESS READY.



2020 Performance

- \$168,441,644 in investments
- 3,534 jobs retained
- 249 jobs created

2019 Performance

- \$480,000,000 in investments
- 760 jobs created or retained

New initiative from JobsOhio through their unique Inclusion Grants program- 2020

- 7 companies assisted
- 25 jobs created
- 129 jobs retained
- \$1.17 million invested



Ranked 3rd Nationally for Manufacturing

Top Cities Where... U.S. Manufacturing Is Thriving

Small	< 150K	Midsize	150K - 500K	Large	500K+
1	Columbus IN	1	Elkhart IN	1	San Jose CA
2	Sheboygan WI	2	Reno NV	2	Grand Rapids MI
3	Lima OH	3	Spartanburg SC	3	Wichita KS
4	Decatur IL	4	Lake Charles LA	4	Palm Bay FL
5	Kankakee IL	5	Wausau WI	5	Toledo OH
6	Kokomo IN	6	Decatur AL	6	Durham NC
7	Napa CA	7	El Centro CA	7	Ogden UT
8	Morristown TN	8	Hickory NC	8	San Francisco CA
9	Dalton GA	9	Oshkosh WI	9	Detroit MI
10	Owensboro KY	10	Beaumont TX	10	Chattanooga TN

Allen Economic Development Group

Major Industry Sectors:

•Energy •Plastics Manufacturing •Food Manufacturing •Automotive

Husky Energy
LIMA REFINERY



Nutrien

P&G



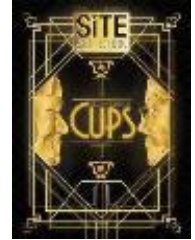
Logoplaste

SumiRiko Ohio, Inc.

ALPLA

Attraction Project Case Study

- Plastics manufacturer based in Portugal
- 100,000 sf manufacturing space
- Site search to building completion timeline less than 12 mo.
- \$35 million investment; 51 employees
- 10-year tax abatement



National Awards

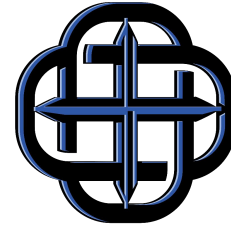
Lima among top Metros in nation: Site Selection magazine

- 4th in the nation in 2020 for development in cities of similar size
- 2nd in Top Metros Per Capita
- 6th in the 2019 Governor's Cup

Lima Manufacturing Makes Top 20 List

- Lima's manufacturing sector employs nearly 46,000 people
- Average salary is more than \$67,000 a year
- Manufacturing output per capita was just under \$40,000 in 2018
- Source: Global Trade magazine





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jessika phillips



@JessikaPhillips





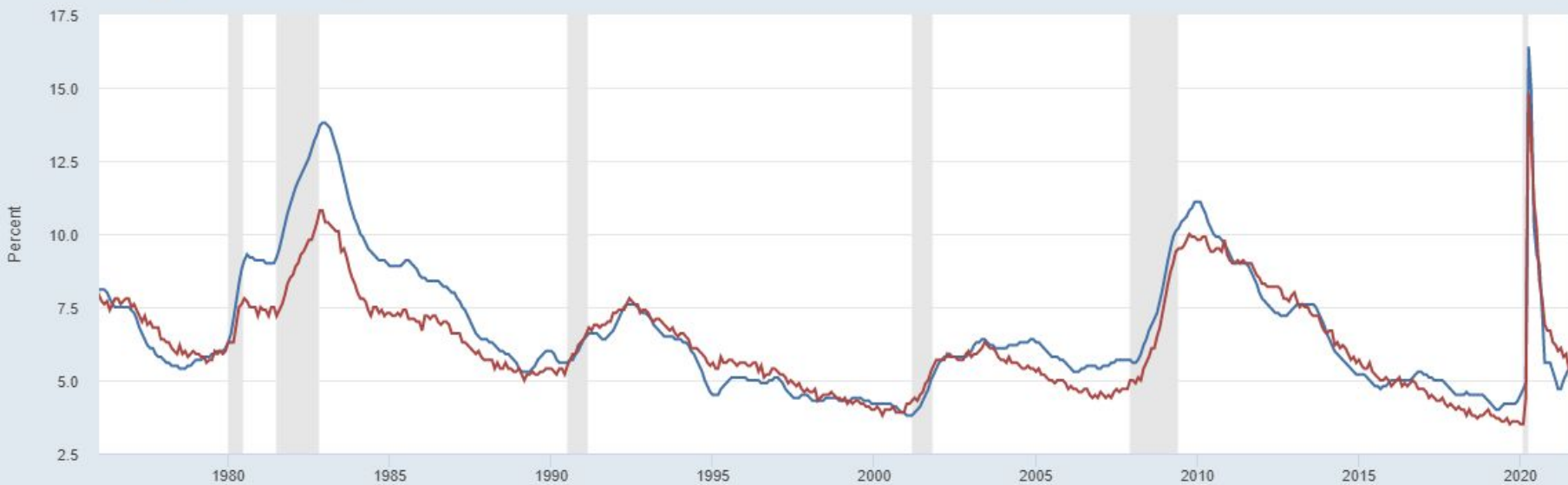


An aerial, grayscale photograph of a residential neighborhood. The scene features several large, multi-story houses with gabled roofs, surrounded by mature trees. A winding road or path cuts through the center of the image. In the foreground, a crosswalk is visible. A large, bold, white number '31' is superimposed over the center of the image. The entire image is framed by a blue border with circular accents at the corners.

31

FRED

— Unemployment Rate in Ohio
— Unemployment Rate



Shaded areas indicate U.S. recessions.

Source: U.S. Bureau of Labor Statistics

fred.stlouisfed.org

Where our future takes root

www.WestCentralOhio.com



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- ★ Paulding
- ★ Putnam
- ★ Hancock
- ★ Van Wert
- ★ Allen
- ★ Hardin
- ★ Mercer
- ★ Auglaize
- ★ Shelby
- ★ Logan





Sharing the stories of our community via a community marketing initiative.

- Began in 2008
- 2017, 5 million trips, \$1.5 billion in spending
- ROI of \$8.33 in new taxes per tax dollar spent.
- \$8.99 per dollar spent on the 2017 campaign,
- + 5.6 million trips from outside the state
- \$2.1 billion in spending by visitors.

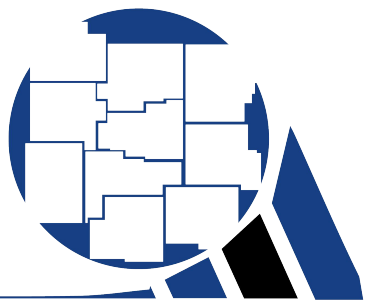




Our Plan

Sharing the stories of our community via a community marketing initiative.

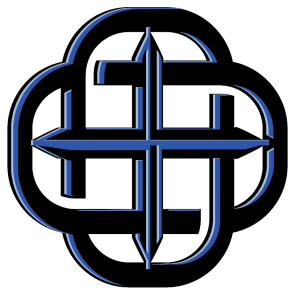
- Community Hub website
- Print Magazine & Billboard
- TV & Radio
- Digital Marketing & Social Media
- Video Marketing Series
- Regional & National promotion



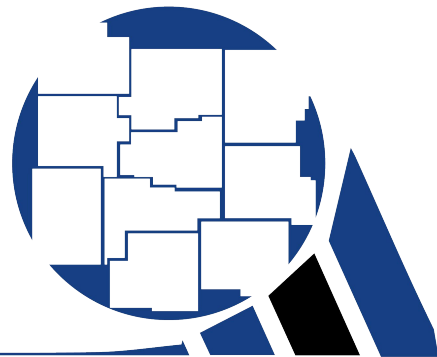
TEN 4 WCO

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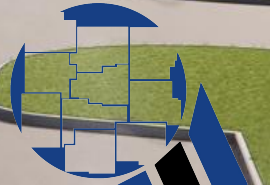


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TEN 4 WCO

www.VisionForOhio.com
#VisionForOhio



TEN 4 WCO