

# Wyandot County Office of Economic Development Bi-Monthly Newsletter

## Dates & Events

April 18th - 9:00-11:00 a.m.  
[RGP Annual Meeting](#)  
 The Pinnacle, Maumee

April 25th - 9:00 a.m.  
[FCNB Economic Survey Findings](#)  
 Virtual Meeting Report

May 8th - 4:00 - 5:00 p.m.  
[WCOED Board Meeting](#)  
 Vaughn Industries - Training Room

[Click here for additional local events](#)

## Metrics Dashboard

State Procured Leads	416
WCOED Leads	81
Website Visits (1st time)	49,917
Capital Investment from Attraction Projects	\$145,722,000
Capital Investment from Expansion Projects	\$189,770,135
Jobs Created	1,111
New Annual Payroll	\$35,122,455
Jobs Retained	4,370
Annual Payroll Retained	\$212,166,349
Grant Dollars Submitted	\$16,965,335
Grant Dollars Approved	\$7,186,983
Incentive Value Secured	\$5,666,804
Business Retention & Expansion (BR&E) Visits	264

*Note - numbers are cumulative estimates from the organization's inception intended to give board members a snapshot of the overall impact.*

## WCOED Finalizes Branding Change

At its March 13th board meeting, the Wyandot County Office of Economic Development (WCOED) approved the change of its forward facing brand. The former brand had been in use since 2008, shortly after the organization's inception.

The new WCOED logo and color scheme follows that of the new Wyandot County brand, which was unveiled mid last year. The adoption of the new county brand by the WCOED board is meant to show collaboration between all Wyandot County communities, and a representation of the work that takes place between local public and private leaders.

In addition to the new Countywide brand, the communities of Carey, Sycamore, and Upper Sandusky also adopted similar brands that display the same visual theme. Other organizations with a county-wide focus such as the Wyandot Chamber of Commerce, Wyandot Improvement Network, and Wyandot Occupational Resource Committee also adapted the new county branding into their logos.

Since the WCOED was integral in the new countywide branding effort, this branding change was an easy and necessary step to display the high level of local teamwork the economic development organization possesses.





## WCOED Member Spotlight

### Vaughn Industries

*This month's WCOED Member Spotlight features platinum level member Vaughn Industries. The following article was submitted by John Barnes, Vaughn's Manager of Business Development:*

As a founding member of the WCOED, Vaughn Industries has excelled with promoting economic development for Wyandot County. Over the past 14 years, Tim Vaughn's vision of creating jobs, as well as other local projects, have proven valuable to Carey and the county with the construction of two spec buildings, creating over 400 new jobs. The establishment of Sheriden Subdivision is now home to a medical office, a 32 unit - 55 and older living community, an 8 unit professional building housing professional services and state certified child care. A state of the art carwash and a Taco Bell also reside at Sheriden and future projects are on the horizon.

#### **Capabilities:**

Electrical, Mechanical, High Voltage, Technologies and Renewable Energy Contracting are Vaughn Industries' core businesses. With over 700 people strong, Vaughn is a leader in

construction projects including healthcare, higher & lower education, industrial & manufacturing facilities, data centers, high voltage substations and transmission lines, and solar fields. These projects range in size from 2 days to 4 years, producing \$220 million in annual revenue.



*Vaughn Industries HQ Facility - Carey, OH*

Their in-house state and federally approved Apprenticeship Program (The Other Four Year Degree) has been one of the keys to Vaughn Industries' success. Offering apprenticeship programs for Electrical, Mechanical and High Voltage trades, promotes training, construction skills and great paying careers for the construction trades. Their apprenticeship program has graduated over 400 students to Journeyman status and currently has over 170 students enrolled. *(continued on next page)*



## WCOED Member Spotlight

### Vaughn Industries (*cont.*)

Recent Notable Projects:

#### Nationwide Children's Hospital Research Building 4 - Columbus



Vaughn was contracted to provide the Electrical and HVAC for this new seven story plus basement addition of 314,000 SF to the existing NCH Research Building 3. This expansion includes wet and dry research labs, lab support, vivarium, and office spaces. A full mechanical penthouse provides building services, including LED lighting, power, generators, fire alarm, air handling units, chillers, hydronic piping, and temperature control system.

#### AEP – ABC Line

American Electrical Power contracted Vaughn Industries to construct a 30 mile transmission

line from Dunkirk, through Carey, to Berwick. This 69,000 volt project includes three substations, and over 550 – 90'+ steel poles. This monumental project showcases a proto-type AEP prefabrication laydown yard, located at Arrowhead Commerce Park in Carey.



On the renewable side, Vaughn Industries has secured multiple contracts to construct solar fields, including: Lexmark, KY (2.4mw), Valmont, IN (800kw), Mt. St. Johns, Beavercreek, OH (800kw), Vertiv Solar, Delaware, OH, (1.3mw), and closer to home, Sycamore Solar in Sycamore, OH (1.2mw) which will provide power to the village of Sycamore.

These are just a sample of the hundreds of projects that Vaughn Industries does annually.





## Wyandot Launches Local Building Department

Through the work of an exploratory committee, which included the WCOED, Wyandot County commissioners, public leadership from the Village of Carey and City of Upper Sandusky, and local contractor partners, the commissioners recently made a decision to establish a local building department for the processing of commercial and industrial building permit and inspections.

The Wyandot County Building Department will begin servicing the unincorporated areas of the county and the Village of Harpster beginning next week. The City of Upper Sandusky and Village of Wharton have also begun the process of switching service to the Wyandot Building Department, and are expected to complete the change in mid-June. It is anticipated that other local jurisdictions will join the new building department as well.

For roughly the last 20 years, Wyandot County and some of its municipalities have contracted these services from the Richland County Building Department. Relatively regular issues and concerns reported from area contractors regarding those services prompted the formation of the exploratory committee in mid-2022.

In early February, the commissioners submitted a 60-day termination notice to the Richland Building Department, and signed a service agreement with a private 3rd-party entity, SAFEbuilt. SAFEbuilt is a comprehensive building department servicer with operations across the country, and in multiple counties and communities across Ohio.

SAFEbuilt will provide all the services of the Wyandot County Building Department with management located in Sandusky County, but SAFEbuilt will have boots on the ground each week with a physical location in the Wyandot County Courthouse. Otherwise, the company has an online plan submission and request portal through which approximately 95% of its work is submitted.

Robert Kurtz will be the Chief Building Official covering Wyandot County. The new building department information, contact information, and permit applications will be available soon through the new Wyandot County website.





## Commercial & Industrial Property Transfers

Below is a snapshot of recent commercial and industrial use classified property transfers within Wyandot County since the previous newsletter was published:

Recent Wyandot County Commercial & Industrial Use Property Transfers				
Buyer	Property Reference	Property Address	Sale Date	Sale Price
BOARD OF TRUSTEES FOR CMS TWPS	Save-A-Lot Building	427 W Church St, Upper Sandusky	12/16/2022	?
FIDC 164 LLC	Commercial Parcel w/ Small Building	S Vance St, Carey	1/5/2023	\$ 275,000
THE BANK OF NEW YORK MELLON	Apartments (house)	205 W Findlay St, Carey	1/23/2023	\$ 52,000
UPPER HOLDINGS LLC	VFW	123 N Sandusky Ave, Upper Sandusky	3/1/2023	\$ 60,000
AUTOZONE DEVELOPMENT LLC	Vacant Lot - Commercial	1130 E Wyandot Ave, Upper Sandusky	3/21/2023	\$ 275,000
TEN DUCKS HOLDINGS LTD	Former Koehler Drug Building	134-138 N Sandusky Ave, Upper Sandusky	3/24/2023	\$ 200,000

## New Industrial Listing:

### 422 W Guthrie Dr, Upper Sandusky

Sale Price: \$395,000  
Lease: \$2.50/SF NNN



This vacant industrial facility in Upper Sandusky features 28,500SF of total space on 2.75 acres and is available for sale or lease. A former processing facility for food ingredients, this facility features:

- Food Spray Dryer with High Pressure Pump
  - Walk-in Cooler
  - 4 Process Boilers
  - Laboratory
- 2 Air-compressors & airlines throughout plant.
- 1 - 10' dock door and 1 drive-in door
  - 220V, 800 amp electrical service



## First Citizens to Report on Economic Survey Findings

On April 25th, the First Citizens National Bank will present findings and insights from its **North Central Ohio Economic Survey for Local Businesses**. A press release from FCNB states,

“Thank you to those who took the time to participate in our survey. We hope you’ll join us virtually as we speak to the findings and challenges brought up by your peers, business partners, and local community members.”

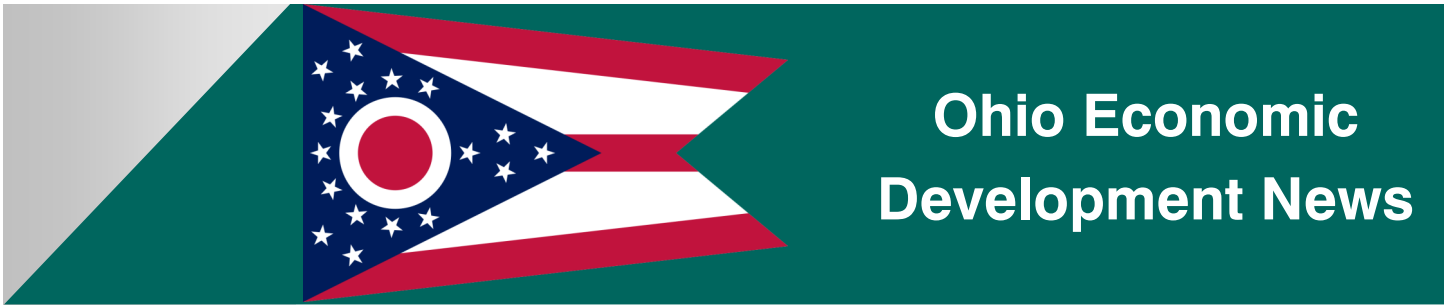
Registration for the virtual event is available using the link below. After registering, you will receive a confirmation email with information on how to join on the day of the presentation.

April 25, 2023, 9:00 AM Eastern Time (US and Canada)

Register in advance for this meeting:

[https://us06web.zoom.us/webinar/register/WN\\_1h0RfZBeQiCglXRPNL\\_ILg](https://us06web.zoom.us/webinar/register/WN_1h0RfZBeQiCglXRPNL_ILg)





## Historic Transportation Budget Passes

*The below was taken from the Hicks Partners, LLC newsletter. Hicks Partners is a multidisciplinary business consulting firm providing public relations, government affairs and business development services. -*

Ohio Governor Mike DeWine last week signed the largest transportation budget in Ohio history into law, with \$13.5 billion allocated in the spending measure. The bill contains major investments, including:

- \$7.5 billion for highway improvements;
- \$2.2 billion for pavement upgrades;
- \$700 million for bridge improvements;
- \$964 million for local government programs and projects;
- \$200 million for public transit; and
- \$579 million for major projects funded through the Transportation Review Advisory Council.



The bill had overwhelming bipartisan support in both chambers—only two dissenting votes in the House and one "no" vote in the Senate.

One point of contention was the addition and then removal of a \$1 billion rural highway fund which supporters hope will be revisited in the state's main operating budget.

The bill also includes new rail safety measures in light of the tragedy in East Palestine and allows for Amtrak to operate on corridors identified by the state. The state is studying the feasibility of two potential corridors—one connecting Cincinnati, Dayton, Columbus and Cleveland, and the other a possible connection between Cleveland and Detroit with a stop in Toledo.

With the transportation budget complete, the state legislature is on break this week and next. When it returns, the Ohio House is expected to complete its work on the operating budget and send it to the Senate for debate.

Source: Hicks Partners, LLC. (2023 April 4). *Transportation Budget Provides Historic Funding*. Hicks Partners Insider Newsletter.



# U.S. Economic Development News

## Industrial Market Reaps Benefits of Onshoring

*CBRE is a global leader in commercial real estate services and investment, with more than 105,000 professionals in over 100 countries. Their members built the following report on onshoring, or reshoring, manufacturing activities. -*

A rise in onshore manufacturing operations by U.S. companies is creating more demand for factory space nationwide. The 3.8 billion-sq.-ft. manufacturing facility market recorded a record low 3.4% availability rate at year-end 2022 after annual absorption of 53.8 million sq. ft.—the highest amount since 2016 and the second consecutive year that net absorption has surpassed 50 million sq. ft.

Much of this demand is from more companies onshoring their manufacturing operations to ensure uninterrupted supply chains. This strategy is growing as companies look to diversify their product sources, protect intellectual capital and take advantage of government incentive programs. Top industries that expanded their onshore manufacturing in 2022 included automotive, semiconductors, packaging materials, pharmaceuticals and defense.

The availability rate for manufacturing space hit a record low last year despite 28.5 million sq. ft. of construction completions, the most since 2001. Average annual net asking rent for manufacturing space increased by 23% to \$8.39 per sq. ft.—nearly double the asking rent growth for distribution facilities.

Chicago—the country’s largest manufacturing market with a total inventory of 343.8 million sq. ft.—recorded the most net absorption last year with 7.0 million sq. ft., followed by Detroit with 5.9 million. Detroit is particularly benefiting from increased onshore manufacturing operations by the auto industry.

Despite economic uncertainty, onshore manufacturing operations will continue to grow and create more demand for factory space. According to a December 2022 [Forbes/Zogby survey](#), nearly 150 manufacturing executives said they planned to increase their onshore manufacturing operations this year. Growing demand, record low vacancy rates and significant rent growth in the year ahead make manufacturing facilities an attractive real estate investment option.

[Click here](#) to view the report and accompanying graphs and charts.

Source: Agracel, Inc. (2023 March 7). *US Industrial Market Benefits from Rise in Onshore Manufacturing*. Inside Our Industry Newsletter.





## Mission Statement:

The WCOED was established to assist existing local businesses in economic development projects enabling them to remain profitable and competitive. In addition, we strategically research existing supply chains and regional industries to target and recruit new businesses development into the community. Ultimately, it is our intent to help improve the overall economic viability and quality of life in Wyandot County and the various municipalities located therein.

### Special Thanks to our Supporting Members



### Gold Members:

Carey Exempted Village Schools  
Charles Construction Services, Inc.  
CSI Construction Services Inc.  
Custom Glass Solutions  
First Citizens National Bank  
First National Bank of Sycamore  
Freedom Caregivers  
Hempy Water  
Kimmel Corporation

Kirbys Sand & Gravel  
Marion Technical College  
M.C. Diversified  
Mohawk Local Schools  
National Lime & Stone Company  
North Central Electric Cooperative  
Ohio Logistics  
Premier Bank  
Quest Federal Credit Union

Roynon Electrical Products Co.  
Schilling Propane Service  
Sycamore Telephone Company  
Teijin Automotive Technologies  
UIS Insurance & Investments  
Upper Sandusky Schools  
Upper United Development Corp.  
WMS Marketing Services

### Silver Members:

A-1 Printing  
AEP Ohio  
ACI Alvada Construction Co.  
Edward Jones - Chris Daris  
Fairhaven Community  
Hancock-Wood Electric Coop.

Key Realty - Ken Lucius  
Mid-Ohio Energy Cooperative, Inc.  
Peterman Associates, Inc.  
Pfeifer Hardware  
Regina Vent Realty LLC  
Roth Bacon Moon Attorneys, LLC

Union Home Mortgage  
Village of Sycamore  
Wyandot Chamber of Commerce  
Wyandot County Skilled Nursing & Rehabilitation Center

### Reciprocal & Ex-Officio Members:

Angeline School & Industries  
Carey Area Chamber of Commerce  
 Doug Frisch

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