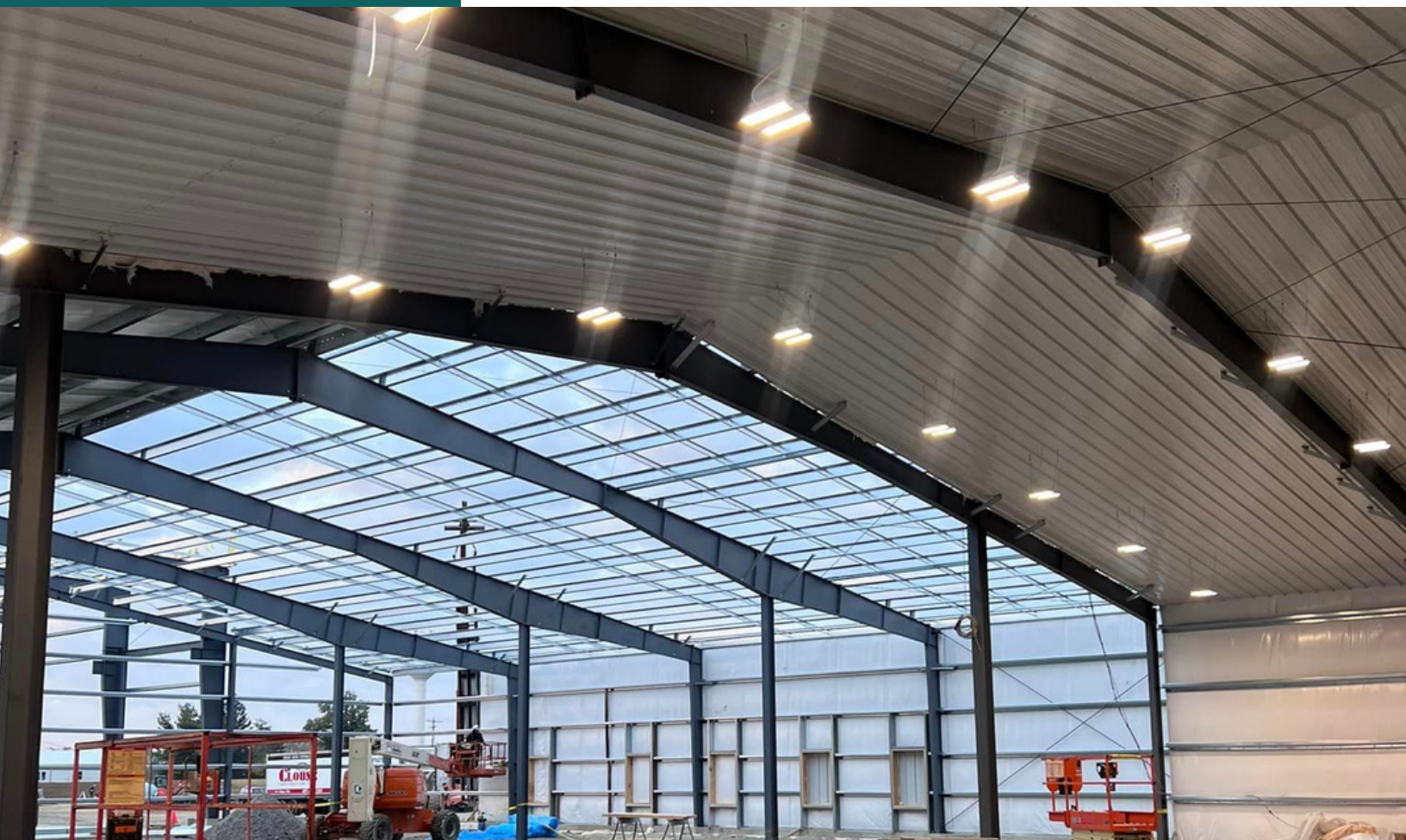


20 23

By The Numbers: Annual Report

WYANDOT COUNTY OFFICE OF
ECONOMIC DEVELOPMENT



Experience
Wyandot
COUNTY, OHIO

ECONOMIC DEVELOPMENT

DECEMBER
2023

Letter from the Director

GREG MOON



VALUED ECONOMIC DEVELOPMENT PARTNERS,

Your partnership, time, and contribution to this organization continues to build local economic viability in several ways, and this year even afforded Wyandot County a historic project win. This organization's 15th year in existence is a testament to how closely aligned public and private leadership moves a community in a prosperous direction.

As shared at our recent Annual Dinner, Wyandot's economic strength is prevalent in our record low unemployment (2.0% in Nov. 2022 & April 2023), record high labor force participation (77% vs 61% state average), and a strong job growth rate (92nd percentile among U.S. "micro" counties). Due to the collaboration of our diverse membership, we have been able to continue

developing future industrial project sites, cleaning up vacant structures, and advancing workforce and community development efforts helping produce these results. The WCOED is truly a one-stop resource for any business looking to expand or locate in Wyandot County, and our services are called on more than ever.

In 2023, the WCOED's efforts led to Wyandot County's largest ever, single private investment project, Louis Dreyfus Company. This combined with the retention of the local Ag-Pro location secured the creation of 119 new jobs with a total \$9.5M in new annual payroll, the retention of 21 jobs with \$1.2M in associated annual payroll, and new capital investment of \$549.4M!

Without you and your partnership, we would not be here, and neither would all our accomplishments over the past 15 years. We should all be proud of the value and opportunities we help bring to our community. I thank you for your past contribution and placing your trust in the WCOED to play a lead role in sustaining local economic prosperity. We hope this short report helps to better display some of our work.

Wyandot County Economic Indicators

2.0%

Record Low
Unemployment Rate
Nov. 2022 & April 2023
(vs. 3.5%+ OH & U.S.)

#176

in Job Growth
out of 2,152 micro
counties across the U.S.
(Q2 2021 - 2022)

77.3%

Record High Labor Force
Participation Rate
April 2023
(vs. 61-62% Ohio & U.S.)

Major Projects

SITE DEVELOPMENT

KOEHLER TRUST PROPERTY - UPPER SANDUSKY

Work continues to make this 146 acre site on the north side of Upper Sandusky ready for future industrial users. Throughout the year, the WCOED worked to enter it into Wave 5 of the SiteOhio authentication program. One outstanding item holding the site from authentication as one of Ohio's top sites is the lack of 3-phase electric on site.

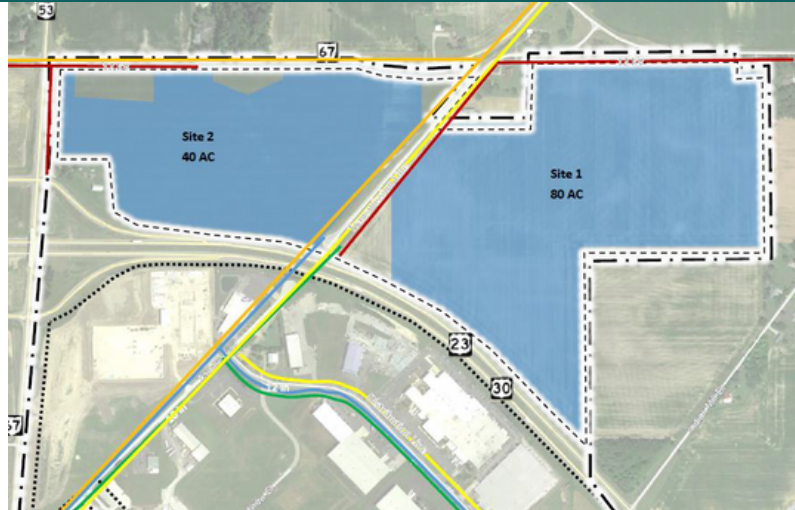
Working with the City of Upper Sandusky, a new sanitary lift station is planned to be installed that will warrant the extension of 3-phase service from AEP. The County Commissioners are also supporting the development through the use of ARPA funds, which will help to leverage funds for the required circuit upgrade.

OHIO BROWNFIELD & SITE DEMOLITION PROGRAMS

The WCOED was instrumental in working with public leaders and private property owners this year to continue facilitation of the 1 brownfield and 26 blighted properties around the county. Recently, the WCOED has been working to secure the next round of properties for both of these programs, which require no other local match.

27 Properties Slated for Demolition / Recently Domolished:

*Carey - 2, Harpster - 1,
Kirby - 1, Marseilles - 4,
Sycamore - 2,
Upper Sandusky - 15, Wharton 4*



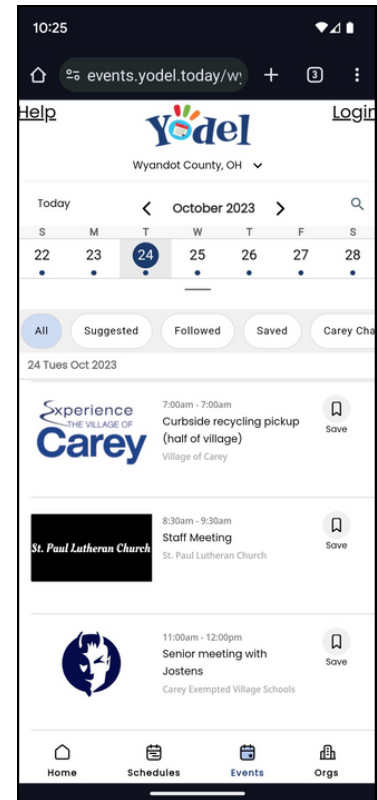
Major Projects

COMMUNITY DEVELOPMENT



The WIN, a 501(c)(3) established by the WCOED and operating under board guidance of the WCOED, Wyandot Chamber of Commerce, Wyandot Visitors Bureau, Village of Carey, City of Upper Sandusky, and private leaders around the county, has shown that the combined resources of members across our countywide organizations can be used to accomplish these needed community development projects.

Yodel, the new comprehensive, online community calendar, was implemented and rolled out by the WIN in early 2023. Wyandot is one of the first communities in the nation to bring this completely innovative approach to life. Schools, nonprofits, sports leagues, restaurants, museums, businesses, churches, and more will be represented on the free calendar making it the one-stop shop for those inside and outside the community to find events happening throughout the county.



A brand new, user friendly Yodel mobile app is planned for a rollout in February 2024, and will continue to increase local utilization.

Also in the planning and fabrication stages are new downtown wayfinding signs to be featured in Carey and Upper Sandusky. The signs will be guideposts to downtown businesses, and will feature the new community brands also created through the work of the WIN.



Another 501(c)(3) organization created and facilitated through leadership from the WCOED, the WCYP is a group of local “young” professionals engaged with the community and its youth.

In 2023, the WCYP donated over \$28,500 to local charitable efforts and scholarships.



Major Projects

WORKFORCE DEVELOPMENT



The WCOED continues to offer a workforce system finding ways to bring students and employers together to increase awareness of local opportunities. The Community Opportunity (.com) workforce development platform now contains close to 338 local students enrolled with 250 recently graduated, and has 3,562 systemwide across 3 counties. Students can directly access information and positions posted by the 390 area employers using the system all for free.



The Wyandot Occupational Resource Committee (WORC), another group facilitated by leadership from the WCOED and made up of area human resources and workforce leaders from multiple businesses and schools, offered the second annual Wyandot Career Showcase in October. The Showcase had close to 530 sixth and ninth grade Wyandot County students visit with 19 employers for 10 minute hands-on activities showcasing their company and what they do. The WORC also continued with the creation of the Employer Resource Sheet for Students, which is emailed to area high school students. The sheets showcase local opportunities for high school aged youth including job types and starting pay.



New this year, the WCOED helped to organize and facilitate the Wyandot Summer Teacher Bootcamp. The weeklong program had 17 area teachers participate in tours of local manufacturers to get a first hand experience of opportunities involved.

In addition, the WCOED organized the Wyandot Manufacturing Day tours for 260 tenth grade students. The tours provide a first hand experience of the modern day manufacturing environments and included 9 local manufacturers.

In addition, our organization continues to run an annual survey identifying community perceptions of area junior and senior students as they relate to local employment opportunities.

Major Projects

LOCAL EXPANSION



Upper Sandusky store construction



Example storefront

AG-PRO UPPER SANDUSKY

Throughout 2023, the WCOED carried out fundamental economic development projects. Our organization only includes those projects where direct assistance was provided in our annual reporting and cumulative metric tracking.

The one major expansion project, that begin in 2022 and concluded in 2023, was that of Ag-Pro.

Ag-Pro, the local John Deere dealership, was faced with the dilemma of needing a new retail and service facility, which its current rented space could not provide.

The WCOED was quick to reach out to Ag-Pro's corporate office in Georgia upon hearing of their need for a new location.

With the assistance of site location and facilitating a local Enterprise Zone agreement to further assist project costs, Ag-Pro purchased a 14 acre site in Upper Sandusky for its new 39,500 square foot flagship location. WCOED member Clouse Construction Corp. was selected as the general contractor for the project which is well underway.

PROJECT METRICS

New Jobs Committed: 5

New Annual Payroll: \$300,000

Jobs Retained: 21

Jobs Retained Annual Payroll: \$1.2M

New Capital Investment: \$8.4M



Major Projects

LOCAL ATTRACTION



LDC soy processing facility – Claypool, IN

LOUIS DREYFUS COMPANY

2023 included a single attraction project, but one that was historically significant for Wyandot County.

This year Louis Dreyfus Company (LDC), a Fortune 500 company with locations in over 100 countries around the world, announced a new location for a soy processing facility would be located outside of Upper Sandusky.

The WCOED began working on this project, codenamed Project Valencia, in early 2021. From assisting with initial site identification, to working with land owners, transportation, utility and economic development partners, the WCOED was involved in every step of the way bringing the LDC project to fruition.

LDC's announced project will be the single largest, private investment project in Wyandot County history! Not only are the direct project metrics significant, but the agricultural nature of LDC's operation will have a significant, positive reciprocal impact on many in the area community.

Although formerly announced, the WCOED's work continues to bring LDC to the local community.

PROJECT METRICS

New Jobs Committed: 114

New Annual Payroll: \$9.2M

Jobs Retained: 0

Jobs Retained Annual Payroll: 0

New Capital Investment: \$541M



Annual Metrics

2023 TOTAL VALUE CREATED

119 New Jobs

\$9.5M IN NEW ANNUAL PAYROLL



\$549.4M CapEx

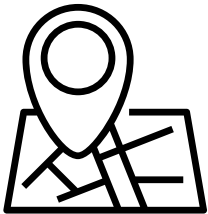
MAJOR PROJECT INVESTMENT IN OUR COMMUNITY

21 Jobs Retained

\$1.2M IN ANNUAL PAYROLL

\$3.14M Incentive Value

SECURED FOR LOCAL BUSINESSES



\$861,350 Grant Funds

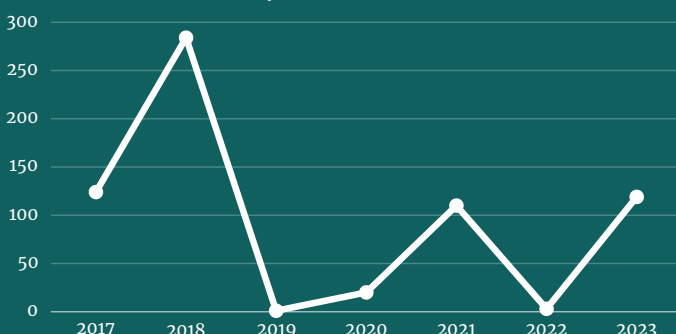
SECURED FOR LOCAL EFFORTS

\$116,700 Office Expenses*

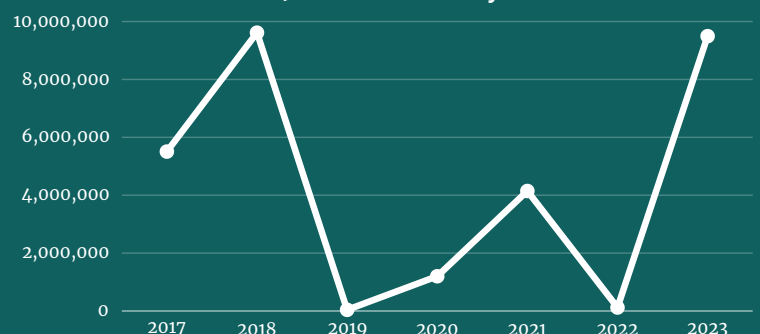
INCLUDES ACTUAL EXPENSES INCURRED FOR THE COMBINED OPERATION OF WCOED, WYANDOT COUNTY REGIONAL PLANNING COMMISSION, AND UPPER SANDUSKY PLANNING & ZONING OFFICES IN 2022.

Previous Year Comparison

New Jobs Committed



New Jobs Annual Payroll



Metrics Since Inception

2008 - 2023 COMBINED VALUE CREATED

1,233 New Jobs Committed

\$45.4M New Annual Payroll Generated

\$686.7M CapEx from Attraction Projects (14)

\$204.1M CapEx from Expansion Projects (27)

4,391 Jobs Retained

\$213.4M Retained Annual Payroll

\$8M Grant Dollars Secured

\$9.1M Incentive Value Secured

476 State Procured Leads

81 Direct Leads

275 BR&E Visits



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

2023

Membership

A SPECIAL THANKS TO OUR
MEMBER PARTNERS:

PLATINUM MEMBERS



GOLD MEMBERS

Carey Exempted Village Schools
Charles Construction Services
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 Coop.
Ohio Logistics
Premier Bank
Prospira America Corp.
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.
Vancrest of Upper Sandusky
WMS Marketing Services

SILVER MEMBERS

A-1 Printing
AEP Ohio
ACI Alvada Construction Co.
Edward Jones – Chris Daris
Hancock-Wood Electric Coop.
Key Realty – Ken Lucius
Mid-Ohio Energy Cooperative
Peterman Associates, Inc.
Pfeifer Hardware
Regina Vent Realty LLC
Roth Bacon Moon Attorneys, LLC
Union Home Mortgage
Village of Sycamore
Wyandot County Skilled Nursing
& Rehabilitation Center

RECIPROCAL & EX-OFFICIO MEMBERS

Angeline School & Industries
Carey Area Chamber of Commerce
Doug Frisch
Wyandot Chamber of Commerce



109 S Sandusky Avenue, Room 16
Upper Sandusky, OH 43351
419-294-6404

Greg Moon – Executive Director
Elaine Tschannen – Exec. Assistant

www.WCOED.com

2023 OFFICERS

President – Brian Kimmel, Kimmel Corporation
Vice President – Ken Lucius, Key Realty

Treasurer – Sara Pahl, Kimmel Corporation
Secretary – Sarah Lehnhart, A-1 Printing