

# Sugar Creek

# Joint Economic Development District

October 15, 2014

TMACOG Tech Program



**Sandusky County**  
ECONOMIC DEVELOPMENT  
CORPORATION

# **The Ottawa/Sandusky County JEDD Story**

**I. In the Beginning...**

**II. All Roads Lead to a JEDD**

**III. Putting the JEDD Together**

**IV. Not for the Faint of Heart - The Challenges**

**V. Where are We Today?**

# In the Beginning...

“Project Tiger” visits 4092 State Route 51, Elmore Ohio

## Scope of “Project Tiger”

- *\$20-\$30 million CapEx investment*
- *650,000 square foot distribution center facility*
- *300 jobs at \$11.00/hour*
- *244 truck docks = significant Turnpike toll revenues*

**ECONOMIC  
OPPORTUNITY!**

## Economic Impact of “Project Tiger”

- *\$6.8 million new payroll/year*
- *Potential for \$1.2 million in est. income taxes (1.75% income tax rate)*
- *300 jobs at \$11.00/hour*

# All Roads Lead to a JEDD

Understanding the 4092 State Route 51 Site



# All Roads Lead to a JEDD

## 4092 State Route 51 Property Specs

**Property Type** – Vacant Land for Sale

**Nearest Port** – Port of Toledo (20 mi)

**Gross Land Area** – 87.6 Acres

**Closest MSA** – Toledo (20 mi)

**Asking Price** - \$1,200,000 (\$13,700/acre)

**Interstate** – I80/90 (0 mi)

**Zoning** – Agriculture

**Highway** – State Route 51 (0 mi)

**International Airport** – Detroit (60 mi)  
Cleveland (82 mi)

**Rail Access** – None

**Enterprise Zone** – Yes

**TIF Area** – Yes

**And Don't Forget...**

- **Two Counties – One Village – Two Townships**

# All Roads Lead to a JEDD

## Two Counties – One Village – Two Townships

### **Benefits of a JEDD**

- Permits a regional approach to economic development
- Mutual arrangement between townships and city/village
- Allows jurisdictions to share in benefits and responsibilities of commercial/industrial activity at the site
- Township Benefits – b/c townships are not permitted to collect income tax, JEDD provides mechanism to increase revenues from shared income taxes & increased property taxes – min 3 year moratorium on annexation
- Village Benefits – Enables village to increase income tax revenues – generates additional revenue thru infrastructure extensions – creates cooperative arrangement with townships to solve local economic issues

# Putting the JEDD Together

## Creating the Team

- Harris Township
- Woodville Township
- Village of Elmore
- Ottawa County
- Sandusky County
- OCIC
- SCEDC

## Creating the Agreement

- Cooperation of all parties to the agreement
- Establishing the “cost share” of the future revenue
- Running Economic Impact Analysis to determine feasibility of project

## Other Partners Along the Way

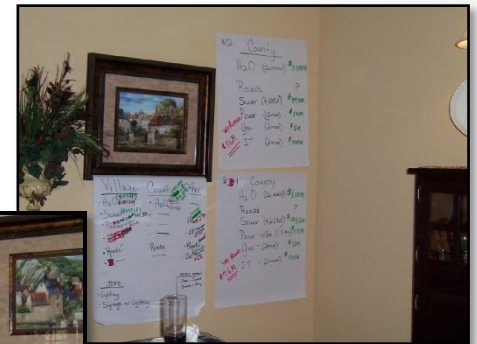
- County Sheriffs
- County Prosecutors
- Regional Planning Commissions
- Township Trustees
- Village Council
- Utilities
- Ohio Turnpike Commission

# Not for the Faint of Heart – The Challenges

A lot can happen in 7 years

- Agreement developed and written by the JEDD committee
  - Zoning
  - Infrastructure Contributions to District
  - Local Cost Share
  - Division of Revenue (Income Tax)

- Public Infrastructure Changes
- Elections
- Life Events





# Where Are We Today?

Agreement Officially Approved on August 20, 2014

- Property and JEDD Agreement have attracted a lot of attention
  - Local and National Developers
  - National Site Selector Tours
- Creation of Local JEDD Board (within 90 Days)
  - Identify Representatives to serve on Board
  - Creation of By-Laws
  - Establish Plan of Action to move development forward
- Coordination & Marketing of JEDD Project
  - Ottawa County Improvement Corporation
  - Sandusky County Economic Development Corporation

# Questions?

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