The WCEDC facilitates cooperative relationships between business and government in order to increase shared prosperity by combining unique credentialed talent and resources in our unparalleled location.
SiteOhio and Site Certification
(and some economics)
September 7, 2017

Wade Gottschalk
Executive Director
Wood County Economic Development
Wood County Economic Development

- Public/Private partnership
- Founded in 1993
- Over $2.5 billion in investments from projects
- 7000+ jobs created
- $6.3 Million in annual property taxes
- Team approach to economic development
- Recent projects include: CSX Intermodal facility, Home Depot e-commerce distribution center, FedEx Ground hub, and Calphalon distribution center.
SiteOhio Certification

- 8 sites in the state
- Insite Consulting out of South Carolina was state consultant
- Extensive requirements
- Provides companies with comfort level on site
- Does not eliminate due diligence
- Not applicable for most sites
Why/Why Not Certification

• Provides 3rd party confirmation of site assets
• Gives site selectors a comfort level with site
• Does not improve site characteristics
• Ultimate decision is separate from certification
Eastwood Commerce Center

- Village of Lemoyne (unincorporated)
- Home Depot distribution center
- Amplex network operations center
- Dominion Energy peaking plant
- First Energy substation
Site Details

• Site is a certified Ohio Job Ready Site and one of only 21 CSX Select Sites.
• Home Depot located a 1.6 million square foot e-commerce distribution center on southern acreage.
• Site provides nearly direct access to SR420/I-280.
• Site is located in an Ohio Enterprise Zone and an Alternative Site Framework Foreign Trade Zone.
Site Infrastructure

Eastwood Commerce Center
Utility Map (Detail)

Northwestern Water & Sewer District
Home Depot Project

Troy DFC
Troy Township, Ohio
November 10, 2014
Home Depot Project Process

• How it began
• Confidentiality
• Infrastructure
• Zoning
• Incentives
• A great team
Economic Challenges
Toledo MSA

- Unemployment rate of 5.2% (close to full employment)
- Labor Force of 306,000
- Total unemployed of only 16,000
- Population growth has been 0 to slightly negative since 1990 (vs roughly 1% per year for USA)
Change in “Good Jobs”

Graph showing the change in “Good Jobs” from 1980 to 2010. The graph indicates a decline in the number of good jobs over time, with shaded areas representing US recessions. The data is sourced from research.stlouisfed.org.
Boomers

.95 correlation coefficient

Sources: U.S. Bureau of Labor Statistics
fred.stlouisfed.org
Aging Population

+ 32 million since 2000 (non-institutional) to total of 90 million

Up 2% in just 2 years

Source: U.S. Bureau of Labor Statistics
fred.stlouisfed.org
Population Growth Isn’t
Changing Labor Force

In Millions

- Millennials
  - Born: 1981 to 1997
  - Age in 2015: 18 to 34
- Generation X
  - Born: 1965 to 1980
  - Age in 2015: 35 to 50
- Baby Boomers
  - Born: 1946 to 1964
  - Age in 2015: 51 to 69
- Silent Generation
  - Born: 1928 to 1945
  - Age in 2015: 70 to 87
- Greatest Generation
  - Born: Before 1928
  - Age in 2015: 88+
Questions?