



FINDLAY·HANCOCK COUNTY ECONOMIC DEVELOPMENT

JULY 2023

Attraction |

- On July 5th, Findlay City Council unanimously approved legislation which will pave the way for the necessary infrastructure to be put in place for Project Hat Trick. This was a tremendous step forward for the project and a great signal from our elected officials that they are committed to positive growth and success in our community. As a reminder, this project would involve a 500,000-sf food preparation and distribution operation with an investment of \$145M. 750 new jobs would be created over five years with an average annual salary of \$58,000.

Workforce |

- Earlier in July, the Findlay City Planning Commission approved the site plan for a three-story, 24-unit apartment building near Lake Cascades. These 1-bedroom units in the \$900 - \$1,000/month range will be well-suited for young professionals or individuals working at nearby employers such as Blanchard Valley Health System, Donnell Middle School, or Goodyear/Cooper Tire for example. To read more about this development, please [see here](#). Residential development continues to be a primary workforce initiative for Findlay-Hancock County Economic Development.
- Phase I (48 units) and Phase II (70 units) of Horizon Point Villas are now complete. Phase III will create 86 additional units and is expected to break ground this fall. If you are interested in learning more about this residential project, please visit their [website here](#).
- The Findlay housing market continues to see the addition of mid-range single family units being constructed, such as at the Deer Landing Subdivision.
- On the south end of Findlay, Provision Living is nearly completed. This senior living development is comprised of a two-story, 75-unit assisted living and memory care facility as well as 27 independent living villas. Construction for this project on South Main Street began in 2022. The assisted living building and approximately half of the villas are expected to be completed and ready for tenants by early 2024, while the remaining villas will be completed by mid-2025.



Conceptual Renderings for South End Apartments.



Conceptual Renderings for Provision Living.

Downtown |

- Downtown Findlay has a new attraction thanks to a collaboration between Findlay Brewing Company and Your Town Pedal Company. Groups can now rent a 14-seat party bike through Findlay Pedal Company for special events or just to have a fun night out with friends. To learn more about how to book this new experience, you can visit their [website here](#).



Example of a Party Bike.

Community Planning |

- **FLOOD MITIGATION.** Much has been and continues to be accomplished as the Findlay-Hancock County community progresses towards the finish line of a very lengthy and complicated flood mitigation process. Every two weeks, a dedicated group meets to review and discuss the current and near-term mitigation projects and initiatives. As part of this discussion, a “punch list” of project actions and associated timeframes is modified and adjusted bi-weekly. This mitigation group includes representatives from the Maumee Conservancy District, the City of Findlay, the Hancock County Commissioners and Findlay-Hancock County Economic Development which represents the interests of the business community. As the mitigation projects progress, the group will continue the work of aligning funding, permitting, construction, land acquisition, and maintenance considerations. Key elements of mitigation include the Eagle Creek Storage Basin, Phase II River Benching, the Norfolk Southern bridge expansion, and the redrawing of the 100-year flood maps. Each of these are on separate timelines but are equally important to the overall success of flood mitigation. While there is still work to be done on this large and complicated project, within a few short years from now, it will be said that city and county government and the business and agricultural communities came together when it mattered most.
- **NORTH FINDLAY INFRASTRUCTURE.** Earlier in this newsletter, the tremendous steps forward to facilitate infrastructure development for Project Hat Trick were discussed. This success is yet another example of the Findlay Formula™ at work. This past spring, the Economic Development office presented this sizeable light industrial project to Mayor Muryn with the request that City Council become aware of infrastructure requirements presented within the scope of the project. Through close communication and collaboration, Ordinance No. 2023-058 went through three readings at City council and received unanimous final approval on July 5th to appropriate \$3,000,000 for road improvements and water and sewer extensions. It is a near and long-term objective of the Economic Development office to convene and facilitate discussions with the City, County, and Township leadership for thoughtful infrastructure planning. Hat Trick underscores this initiative. The infrastructure planning group is comprised of the City Engineer, the County Engineer, Hancock Regional Planning Commission, Findlay-Hancock County Economic Development, and private civil engineering firms.

Small Business |

- There are many great opportunities to support Small Business in our community, including Summer ArtWalk on August 4th from 5:00 – 9:00p. People are encouraged to spend time in Downtown Findlay to see the talented artists that will be set up in downtown stores, restaurants, and businesses.
- Findlay City Planning Commission approved plans to convert the former Dairy Queen on Lima Avenue into a coffee shop with a second-floor apartment. This creative remodel will breathe life into a building that has otherwise been vacant for 8 years and will provide a convenient amenity for nearby employees and residents. To read more about this project, please [see here](#).

Mid-Year Ohio Policy and Legislative Update from the Ohio Economic Development Association |

- **OHIO SENATE.**

- *SB 120, Land Banks.* Introduced on May 11, 2023, this bill allows a portion of TIF annual service payments in lieu of taxes (PILOTs) to be designated for use by land banks. Specifically, up to 10% of TIF revenues in a project could be directed to municipal and county land banks for their respective land reutilization programs. As a reminder, 75% of Ohio Counties have an established land bank that can be a fantastic tool for revitalizing underutilized properties. As of July 2023, Hancock County does not have a land bank.
- To read more about activity in the Ohio Senate, please [see here for the full OEDA update.](#)

- **OHIO HOUSE.**

- *HB 2, Economic Growth and Development.* Introduced on February 15, 2023, this bill declares the intent of the General Assembly to direct state funds to projects across the state for economic growth and community development.
- *HB 33, Operating Budget.* After much negotiation, Governor DeWine signed the measure into law on July 3rd which establishes operating appropriations for fiscal years 2024-2025. Line items of interest include the following:
 - Creates the One Time Strategic Community Investment Fund for capital projects, appropriating \$750M, which includes:
 - \$500M to ODOT in SFY 2024 for the new **Connect4Ohio Fund**, the rural highway fund that had been proposed in the state's Transportation Bill (HB 23). The Fund defines eligible "rural" counties as those lacking a city with 55,000 population or more, using the most recent 10-year census.
 - Created the **All Ohio Future Fund**, appropriating \$40M in SFY 2024 for site-readiness and preparation for large economic development projects, across so-called Tiers 1, 2, and 3; directed to site opportunities for projects similar to Intel.
 - Renews \$350M to **Ohio's Brownfield Remediation Program** and \$150M to the **Ohio Demolition and Site Revitalization Program**.
 - During each year of the biennium, \$1M in Brownfield Remediation funds will be set aside for each county.
 - During SFY 2024, \$500,000 in Demolition funds will be set aside for each county.
 - \$30M to the **Rural Industrial Park Loan Fund**.
 - \$1M during SFY 2024 for the **Center for Advanced Manufacturing**.
- To read more about activity in the Ohio House, please see [here for the full OEDA update.](#)