

Public Infrastructure Investments within the Modern Economic Development Framework

Exploring Opportunities for Local Partnerships and Effective Grant Writing to Rebuild Communities and Create Jobs

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21st Century Corporate Site Selection: An Increasing Focus on Community Infrastructure Data

Water	Requirement	
Name of the water provider serving the site:		Village of Tiltonsville
Distance to the closest water line serving the site:		at site
Size of the line serving the site:		6"
Capacity of the line serving the site:	150,000 gpd	250,000-300,000 GPD
Name and distance to closest water treatment plant serving the site:		Village of Tiltonsville water treatment plant is approx. 1 mile north of the site's northern boundary.
Describe the capacity, utilization, and excess capacity of the water system (mgd):	150,000 gpd	Plant is EPA-rated at .72 MGD; utilization is .3 - .4 MGD
Identify any planned upgrades to the water system, including the schedule and the source of funding for the project:		N/A
Wastewater	Requirement	
Name of the wastewater provider serving the proposed site:		Option 1: Village of Yorkville Option 2: Onsite private WWTP (would need to be reconstructed)
Distance to the closest sewer line serving the site:		Option 1: at site Option 2: at site
Size of the line serving the site:		Option 1: 12" Option 2: TBD
Capacity of the line serving the site:	300,000 gpd	Option 1: 50,000 - 75,000 GPD Option 2: 1.5 MGD
Name and distance to the closest wastewater treatment plant serving the site:		Option 1: The Village of Yorkville's WWTP is located approx. 500' SW of the SW corner of the site and 4,000' from Public Road Option 2: The onsite WWTP is located at the northern end of the site, just south of Medilla Avenue
Describe the capacity, utilization, and excess capacity of the		Option 1: 50,000 - 75,000 GPD

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The De-Industrialized Midwest: STRONG River / Rail / Electric Networks Alongside Deteriorating Local Infrastructure

COMMERCIAL AVE. -JOBS/INVESTMENT OVERVIEW

27 acres owned by Frontier Industrial and AVAILABLE FOR SALE, listed w/ Bryce Custer, NAI Spring <http://www.loopnet.com/Listing/19643303/Route-7-Commercial-Street-Mingo-Junction-OH/>

72.6 acres owned by Frontier Industrial and AVAILABLE FOR SALE, listed w/ Bryce Custer, NAI Spring <http://www.loopnet.com/Listing/19643303/Route-7-Commercial-Street-Mingo-Junction-OH/>

**-275+ FT jobs currently
-160+ FT new jobs expected
-over \$125M cap. inv. 2012-17**

Commercial Ave. SR7 exit into Acero Junction Mill
--over \$100M in mill acquisition and re-tooling invested to date
--40-50 trucks leaving mill onto Commercial Ave. daily
--also shipping via rail, barge likely soon
--115 current FT; 160 add'l expected when arc furnace starts
--arc furnace would be add'l \$30M investment

Ewusiak LLC 12-acre development site for sale; currently leasing to North American Services for trailer storage www.naisinc.com

FeX Processing --steel/iron recycling HQ'd in Coraopolis, PA --10 FTE --6000-7000 trucks/yr www.faxgroup.com

Hi-Crush Services --frac sand producer HQ'd in Houston, TX --appx. \$20M investment --17 FTE --200 truckloads serving plant in avg. 24hr period www.hicrush.com

MPW Indus. Services bldg. Purchase, Feb. 2017 for \$900K --125 new employees on Commercial Ave. www.mpwservices.com

Mingo Junction – Commercial Ave. Economic Impact Study, prepared by Evan Scurti in 2017 Contact: Bob Smith, Village Manager, 740-275-7883, bsmith@mckinlevassoc.com

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New commercial or university districts – prime opportunities for infrastructure grant writing.



Franciscan Square on University Blvd.

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Redevelopment Districts with Aging Infrastructure—

Candidates for economic development spec building and new infrastructure projects.



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Suggested Best Practices

1. **Regular, Standing Meetings between your economic development entity and Mayor/City/Manager/Finance**
2. **Early communication of plans for rate or income tax increase**
3. **Participate in the annual economic development Business Retention & Expansion (BRE) visitation process**
4. **PUBLIC RELATIONS**
help the economic development profession continue to change the paradigm.... Economic development must/should be about more than simply counting how many ribbons are cut

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Suggested Articles and Relevant Economic Development Programs

Ohio Development Services Agency's Rural Industrial Park Loan Program

https://www.development.ohio.gov/bs/bs_riplp.htm

JobsOhio's Ohio Site Inventory Program

<https://www.jobsohio.com/osip/>

ODOT – Division of Jobs & Commerce

<https://www.transportation.ohio.gov/wps/portal/gov/odot/programs/jobs-commerce/jobs-commerce#page=1>

The Role of Local Government in Economic Development: Survey Findings from North Carolina, June 2009

https://www.sog.unc.edu/sites/www.sog.unc.edu/files/full_text_books/2009175%20The%20Role%20of%20Local%20Government.pdf

Investing in Infrastructure as an Economic Development Strategy: by Bruce Knight, City of Champaign, IL

<https://www.cre.org/the-counselor/winter-2020/investing-in-infrastructure-as-an-economic-development-strategy/>

The Role of Local Governments in Local Economic Development

http://www.cib-uclg.org/sites/default/files/eng_world_council_item8_annex1_led_paper_final.pdf