



**SHELBY COUNTY  
BOARD OF COUNTY COMMISSIONERS**

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ANTHONY J. BORNHORST

JULIE L. EHEMANN

ROBERT A. GUILLOZET

PAMELA STEINKE, Clerk of the Board

November 2, 2021

Dayton Region Priority Development & Advocacy Committee  
Dayton Development Coalition  
1401 S Main Street  
Dayton, OH 45409

RE: Wagner Mixed-Use Incubator – City of Sidney Submission

To Whom It May Concern:

I am writing on behalf of the City of Sidney application to redevelop the former Wagner Manufacturing Brownfield site into a modern, mixed-use incubator to be located in the City of Sidney, Shelby County, Ohio.

The Wagner Manufacturing Company was a family-owned manufacturer of cast iron and aluminum products based in Sidney, Ohio, US. It made products for domestic use such as frying pans, casseroles, kettles and baking trays, and also made metal products other than cookware. Wagner was active between 1891 and 1952, and at one time dominated the cookware market, selling in Europe and the US. Unfortunately, the site closed long ago and is a contaminated brownfield occupying a large swath of lots in the heart of the City. It is surrounded by residences and is a dangerous health risk.

The City of Sidney has conducted several remediation efforts to address the more apparent contamination issues, but lacks the resources to conduct a full scale cleanup and redevelopment of this area.

Support for this project would create multiple benefits for the City and the region and support the community entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties.

I urge you to consider the Wagner Mixed-Use Incubator as a priority for the Dayton Area's PDAC (Dayton Priority Development & Advocacy Committee) Application.

Please do not hesitate to contact us with any questions.

Sincerely,

The Board of Shelby County Commissioners

  
Anthony Bornhorst

  
Julie Ehemann

  
Robert Guillozet



Jeff Raible, President  
[jraible@sidneyshelbychamber.com](mailto:jraible@sidneyshelbychamber.com)

Sidney-Shelby County Chamber of Commerce  
101 South Ohio Avenue  
Floor 2  
Sidney, OH 45365

October 7, 2021

Dayton Region Priority Development  
& Advocacy Committee  
Dayton Development Coalition  
1401 South Main Street  
Dayton, Ohio 45409

RE: Wagner Mixed-Use Incubator

To Whom It May Concern:

Today I'm writing in support of the City of Sidney's application to redevelop the former Wagner Manufacturing brownfield site into a modern, mixed-use business incubator in the City of Sidney.

Where once operated a vibrant manufacturing company producing some of the finest cookware in the world, is today the site of a bighted neighborhood safety hazard in desperate need of a new and meaningful purpose. Business and civic leaders in Sidney and Shelby County are actively seeking the means to convert this site into a new business and job creation resource that will effectively serve entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties. This new Center has the potential to be transformative for those looking to start a business and we implore the State of Ohio to help us fulfill this vision.

Sincerely,

Jeff Raible  
President  
Sidney-Shelby County Chamber of Commerce



November 4, 2021

Dayton Region Priority Development & Advocacy Committee  
Dayton Development Coalition  
1401 S Main Street  
Dayton, OH 45409

RE: Wagner Mixed-Use Incubator – City of Sidney Submission

To Whom it May Concern:

I am writing on the behalf of the City of Sidney's application to redevelop the former Wagner Manufacturing Brownfield into a modern, mixed-use business incubator in the City of Sidney, Shelby County, Ohio.

Edison State Community College serves the county of Shelby and city of Sidney through dual-credit partnerships, specific workforce training, associate degree and transfer programs. The Wagner Mixed-Use Incubator site provides numerous options for higher education and high-demand workforce training to be offered in for Shelby County and the region.

In particular, the Wagner Manufacturing brownfield can be transformed into a site that supports emerging technologies taking advantage of the existing industries, strong career-tech centers and postsecondary education partnerships. The vision of a mixed-use campus included business incubation, entrepreneurial support, and technological innovation. The location of the brownfield is at a central location between the metropolitan areas of Toledo and Dayton and can utilize the transportation corridor along with developing new opportunities in the rural and suburban areas.

Edison State Community College strongly supports the funding for redevelopment of the Wagner Manufacturing Brownfield and looks forward to being an active partner in investing the economy of our region and contributing to Ohio's economic growth.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Larson', written over a horizontal line.

Doreen M. Larson



Shelby County Land Reutilization Corp.  
Shelby County Annex  
129 East Court Street  
Sidney, Ohio 45365

October 9, 2021

Dayton Region Priority Development & Advocacy Committee  
Dayton Development Coalition  
1401 S. Main Street  
Dayton, Ohio 45409

RE: Wagner Mixed-Use Incubator – City of Sidney Ohio Submission

To Whom it May Concern:

I am writing on behalf of the City of Sidney application to redevelop the former Wagner Manufacturing site into a Mixed Use Incubator to be located in Sidney, Ohio.

The Wagner Manufacturing Company was a family-owned manufacturer of cast iron and aluminum products based in Sidney, Ohio, US. It made products for domestic use, such as frying pans, casseroles, kettles, and baking trays, and also made metal products other than cookware. Wagner was active between 1894 and 1952, and at one time dominated the cookware market, selling in Europe and the US. Unfortunately, the site closed long ago and is a contaminated brownfield occupying a large swath of lots in the heart of the City. It is surrounded by residences and is a safety hazard for the children living in the area.

The City of Sidney has conducted several remediation efforts to address the more apparent contamination issues, but lacks the resources to conduct a full scale cleanup and redevelopment of this area.

Support for this project would create multiple benefits for the City and the region at a time when the community is making great strides in redeveloping its downtown and surrounding areas.

I urge you to consider the Wagner Mixed-Use Incubator for PDAC prioritization in 2022.  
Please do not hesitate to contact me with any questions.

Sincerely,

  
Douglas H. Ahlers  
Director

Phone 937-498-7253  
Email: [landbankdirector@shelbyco.net](mailto:landbankdirector@shelbyco.net)



**SIDNEY-SHELBY**  
**ECONOMIC PARTNERSHIP**  
*technology. growth. progress.*

101 S. Ohio Avenue, Floor 2, Sidney, OH 45365

October 12, 2021

Dayton Region Priority Development & Advocacy Committee  
Dayton Development Coalition  
1401 S Main Street  
Dayton, OH 45409

RE: Wagner Mixed-Use Incubator – City of Sidney Submission

To Whom it May Concern:

I am writing on the behalf of the City of Sidney's application to redevelop the former Wagner Manufacturing Brownfield into a modern, mixed-use business incubator in the City of Sidney, Shelby County, Ohio. With the funding secured earlier this year, this concept could become a reality in the near future.

Entrepreneurship and new businesses creation is a critical element for communities and regions seeking to establish long-term sustainability. We have the unique opportunity to transform the Wagner Manufacturing brownfield into a new business and job creation tool that would serve entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties. From the economic development perspective, we see a great benefit to creating a new "Job Center" that will provide opportunities to workers in the neighborhoods adjacent to the site.

Ohio must help rural and suburban communities compete in the new economy. Investment in this redevelopment project will help our region compete in the global economy. If you have any questions, please contact me at 937-498-9554.

Sincerely,

James A. Hill  
Executive Director



**Public Health**  
Prevent. Promote. Protect.

## ***Board of Health*** ***Sidney-Shelby County***

202 W. Poplar Street, Sidney, OH 45365

*Pamela Riggs, MPH*  
Health Commissioner

Phone: (937) 498-7249  
Fax: (937) 498-7013  
sschd@shelbycountyhealthdept.org  
shelbycountyhealthdept.org

November 3, 2021

Dayton Region Priority Development & Advocacy Committee  
Dayton Development Coalition  
1401 S Main Street  
Dayton, OH 45409

RE: Wagner Mixed-Use Incubator – City of Sidney Submission

To Whom it May Concern:

I am writing on the behalf of the City of Sidney's application to redevelop the former Wagner Manufacturing Brownfield into a modern, mixed-use business incubator in the City of Sidney, Shelby County, Ohio.

Approval of the City of Sidney's application for redeveloping the former Wagner Manufacturing site will allow for many positives for the City of Sidney community to include:

- With significant funding secured, redevelopment could become a reality in the near future.
- The dangerous health risk of the site would be eliminated.
- It would allow for transforming the Wagner Manufacturing Brownfield site into a new business and job creation tool that would serve entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties, which would strengthen local economic development.
- Investment in this redevelopment project will help our region compete in the global and local economy.

This building has been vacant for a long time and possibly now with funding for the proposed redevelopment, this site could be put back into use and a longstanding neighborhood hazard could be eliminated. If you have any questions, please contact me at (937)498-7249

Sincerely,

*Pamela Riggs MPH*  
Pamela Riggs, MPH  
Health Commissioner  
11/03/2021