

EXECUTIVE SUMMARY

WAGNER BUILDING BUSINESS INCUBATOR

FEASIBILITY STUDY

Economic, Demographic and Market Business Incubator Conclusions.

- Sidney is a mid-sized micropolitan with an economically diverse region that is located near major metropolitan markets such as Cincinnati, Columbus, Dayton, Indianapolis, Ft. Wayne, and Toledo and is located along Interstate-75 in Ohio that connects the Detroit Metro to Miami transportation corridor.
- Sidney's economic growth is similar to other Industrial Midwest markets located along major interstates but slower than like Southeast Markets.
- The City of Sidney downtown district where the Wagner Building Business Incubator is being contemplated, is economically disadvantaged with lower median family incomes and growing poverty rates.
- Shelby County has attracted a new E.V. advanced materials manufacturing facility, SEMCORP Advanced Materials, and is home to several research, engineering, and technical jobs, which creates a need for entrepreneurial and technology start-up company support.
- Toledo's technology sector analysis indicates regional innovation is on par with national competitors but the region suffers from a lack of venture capital needed for technology startups as illustrated by the lack of patents in the region even though university incubators exist around technology and minority business enterprise development.
- Shelby County regional innovation is on par with national competitors, however while early-stage startups are emerging in Ohio, they remain below national averages.
- Shelby County has low industry diversity showing a need for new business ventures to develop in the area.
- Shelby County has minimal patent diversity compared to the neighboring regional counties.
- The Sidney-Shelby County market benefits from existing regional business incubators focused on technology and business development but there is more room to grow in this smaller, regional market.

Business Incubator Recommendations.

- The Wagner Building Business Incubator is an approach worthy of investment for Sidney and Shelby County.
- The Wagner Building Business Incubator Foundation should be created as a 501(c)(3) not-for-profit organization and housed under the Sidney – Shelby Economic Partnership's not-for-profit status and pursue \$1,500,000 in operational and up to \$4,100,000 in capital funding from the JobsOhio Revitalization Program, U.S. Economic Development Administration, State of Ohio Capital Budget Community Project fund, federal Community Directed Spending earmarks, Foundation Board of Advisors, Ohio Community Development Finance Fund, and corporate sponsorships and rents over three years to develop the Wagner Building Business Incubator and create small business development programming in partnership with the Sidney – Shelby Economic Partnership and area workforce development, mission-driven organizations, and educational institutions.
- The Wagner Building Business Incubator Foundation should retain a consultant to gain the capital funding to redevelop the former Wagner Ware site and construct the Wagner Building Business Incubator and hire an Executive Director, Program Director, and Operations Manager.
- The Wagner Building Business Incubator Foundation should develop and implement small business development services and monthly educational events and recruit small business startups to the completed office space in the Wagner Building Business Incubator.



Action Steps and Timeline. Based upon the recommendations of the Wagner Building Business Incubator Feasibility Study, the recommended action steps and suggested timeline are outlined below.

2023	2024	2024	2025 and on
<p>Adoption of Wagner Building Business Incubator Feasibility Study</p> <p>Formation of Wagner Building Business Incubator Foundation corporate not-for-profit entity</p> <p>Retention of consultant to gain capital funding for development of former Wagner Ware site with funding from Wagner Building Business Incubator Foundation</p> <p>Seeking capital funding from JobsOhio Revitalization Loan and Grant Program, Ohio Department of Development, USDA, and Economic Development Administration Programs</p> <p>Retention of an Executive Director for the Wagner Building Business Incubator Foundation</p> <p>Developing the Board of Advisors for the Wagner Building Business Incubator Foundation</p>	<p>Retention of an architect to finalize plans for the construction of the Wagner Building Business Incubator</p> <p>Seeking state of Ohio Capital Budget Community Project Financing for the Wagner Building Entrepreneurial Center Lab</p> <p>Seeking federal Community Directed Spending funding for the Wagner Building Business Incubator</p> <p>Seeking corporate sponsors to support the operations of the Wagner Building Business Incubator Foundation</p> <p>Development of and securing Partners for the Wagner Building Business Incubator small business development services and monthly educational events</p>	<p>Complete construction and development of the Wagner Building Business Incubator</p> <p>Retention of a Wagner Building Business Incubator Director of Operations</p> <p>Implementation of the Wagner Building Business Incubator small business development services and monthly educational events</p> <p>Recruitment of small business startups to the completed office space and maker space in the Wagner Building Business Incubator</p>	<p>Implementation of the Wagner Building Business Incubator small business development services and monthly educational events</p> <p>Recruitment of small business startups to the completed office space and maker space in the Wagner Building Business Incubator</p>



City of Sidney

City Manager
201 West Poplar Street
Sidney, Ohio 45365
Phone: 1-937-498-8110
<https://www.sidneyoh.com/>

October 31, 2023

Dayton Regional Development & Advocacy

Subject: Wagner Mixed-Use Incubator

To Whom It May Concern:

I am writing to support the regional funding application by the Sidney-Shelby Economic Partnership for the mixed-use incubator hub. This plan opens the door to a vast array of economic development opportunities and provides the region with a grassroots pipeline for the future. The City of Sidney has spent considerable amounts of dollars on improvements and growth efforts already within the area, including the demolishing and remediation of the site; it's imperative the ground does not sit idle for long.

Industrial growth and regional connectivity are essential to the City of Sidney and further connect us to Ohio. The City of Sidney has remained steadfast in its goal to provide its residents with jobs and services they rely on. The City's position is to stay aligned with its goals and objectives of development and growth within the region.

The City of Sidney is in full support of the programs and concepts within the Comprehensive plan and we strongly support the full implementation of the mixed-use incubator project. We encourage your support of this funding request. If you have any questions or would like additional information, please feel free to contact my office.

Very Respectfully,

Andrew Bowsher
City Manager



**SHELBY COUNTY
BOARD OF COUNTY COMMISSIONERS**

129 East Court Street Suite 100
Shelby County Annex Building
Sidney, Ohio 45365
(937) 498-7226
Fax No. 498-1293

Shelbycountycommissioners@shelbyco.net

JULIE L. EHEMANN

ROBERT A. GUILLOZET

ANTHONY J. BORNHORST

PAMELA STEINKE, Clerk of the Board

November 2, 2023

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

RE: Wagner Mixed-Use-Incubator

To Whom It May Concern:

The Shelby County Commissioners are submitting this letter in support of the proposed concept of redeveloping the former Wagner Manufacturing Brownfield to a business incubator and co-working space including residential located in the City of Sidney, Shelby County, Ohio.

After years of decay, the removal of the Wagner Brownfield will be a great opportunity, and spur to revitalize the entire neighborhood. Creating a mixed-use facility with opportunities for co-working will continue the spread of the revitalization seen in the downtown of Sidney. Investments in this project will support our need for growth in our workforce and our entrepreneurs.

We are hopeful this project will also lead to further the collaboration that has been seen with our local career center and community college benefitting residents in Shelby, Auglaize, Darke, Miami and Mercer Counties.

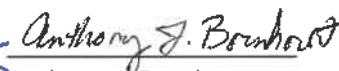
We urge you to consider the Wagner Mixed-Use Incubator as a priority for the Dayton Area's PDAC (Dayton Priority Development & Advocacy Committee) Application.

Please do not hesitate to contact us with any questions.

Sincerely,

The Board of Shelby County Commissioners


Robert A. Guillozet


Anthony J. Bornhorst


Julie L. Ehemann



November 2, 2023

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

RE: Wagner Business Incubator and Co-Working Space

To Whom it May Concern:

I am writing in support 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 degrees, and transfer programs. The Wagner Mixed-Use Incubator site will provide numerous opportunities for collaboration between Edison State and businesses in Shelby County.

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 post-secondary education partnerships. The vision of a mixed-use campus includes 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 while 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 the economic development of our region and the state.

Sincerely,

A handwritten signature in black ink that reads 'Chris Spradlin'. The signature is written in a cursive, flowing style.

Chris Spradlin
President

November 1, 2023

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



RE: Wagner Building Business Incubator

To Whom it May Concern:

I am writing in support of the City of Sidney's application to redevelop the Wagner Manufacturing Brownfield site into a more modern and business incubator located in Sidney, Ohio.

Wagner Ware cookware was a brilliant manufacturing business in operation from 1894-1952. The family-owned business produced various cast iron and cast aluminum items. You can still find many of their pieces in use in homes around the world as well as cherished items in antique stores. Once the site closed, it fell into disrepair and has become a hazard in the community. This has caused a lot of contamination and dangerous structures. It is located on a large number of parcels and surrounded by residential neighborhoods with children.

The City of Sidney has conducted several remediation efforts to remedy the evident issues, but lacks the resources to completely clean up this very large site and construct a modern, vibrant business incubator. The redevelopment of this property is thoroughly supported by community leaders and citizens alike.

Sidney Alive serves the Sidney-Shelby County community by spurring downtown redevelopment and recruiting small businesses and entrepreneurs to call Downtown Sidney home as well as placemaking. We know that having a space where entrepreneurs can find all the resources they need to bring their plans to fruition is vital in business viability and success. It is a logical next step in our community to support not only our Downtown & Riverfront Development plan, but also the comprehensive plan of the City of Sidney and goals of other community leadership. This is why Sidney Alive is in support of the City of Sidney's application.

Having the additional support for this project would have so many positive implications for the Sidney-Shelby County Community as well as our region. Sidney has made incredible strides with private-public partnerships to increase the viability of our downtown, various development opportunities, and place making efforts.

I urge you to consider the Wagner Business Incubator as a priority for the upcoming PDAC application cycle. Please feel free to reach out if you have any questions or need further information.

Thank you for your time and consideration of our community's efforts to support economic growth and competitiveness in the global market.

Amy Breinich
Executive Director
Sidney Alive
937-507-2157
Amy@sidneyalive.org

Shelby County Land Reutilization Corporation
129 E. Court Street
Sidney, Ohio 45365

November 3, 2023

To Whom it May Concern:

The Shelby County Land Reutilization Corporation is submitting this letter in support of the proposed concept of redeveloping the former Wagner Manufacturing Brownfield to a business incubator and co-working space located in the City of Sidney, Shelby County, Ohio.

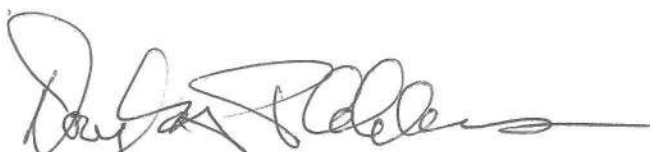
After years of decay, the removal of the Wagner Brownfield will be a great opportunity, and spur to revitalize the entire neighborhood. Creating a mixed-use facility with opportunities for co-working will continue the spread of the revitalization seen in the downtown of Sidney. Investments in this project will support our need for growth in our workforce and our entrepreneurs.

We are hopeful this project will also lead to further the collaboration that has been seen with our local career center and community college benefitting residents in Shelby, Auglaize, Darke, Miami and Mercer Counties.

We 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,

A handwritten signature in black ink, appearing to read 'Douglas P. Ahlers', with a long horizontal flourish extending to the right.

Douglas P. Ahlers

Director



Jeff Raible, President
jraible@sidneyshelbychamber.com

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

October 30, 2023

RE: Wagner Business Incubator and Coworking Space in Sidney, Ohio

Sir/Madam:

Today I write in support of the Sidney-Shelby Economic Partnership's application to develop the former Wagner Manufacturing brownfield site into a modern, mixed-use business incubator and co-working space. As clean up began on the site earlier this month, we are now looking ahead to the next useful purpose for this parcel of land.

Where once operated a vibrant manufacturing company that produced some of the finest cookware in the world, is today a site of abundant possibility for those looking to begin a business. It is my understanding that redevelopment of this site will facilitate the launch of 20-35 early-stage companies creating 75 high-paying jobs. In the years to follow, these startups have the potential for generations of unquantifiable success.

Once completed, the Wagner Business Incubator and Coworking Space in Sidney, Ohio will effectively serve entrepreneurs in Shelby, Auglaize, Darke, Miami and Mercer Counties. Local matching funds combined with Federal and State investments will enable our vision for this business and job creation resource to become reality and benefit many for years to come.

Sincerely,

Jeff Raible
President
Sidney-Shelby County Chamber of Commerce



Turning Generosity Into Impact

The Community Foundation of Shelby County

November 1, 2023

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

To Whom It May Concern,

I am writing in support of the project to redevelop the Wagner Manufacturing Brownfield Site in the City of Sidney, Ohio.

The site was once home to a major employer that produced cast iron cookware known worldwide. When the Wagner Manufacturing Company ceased operations decades ago, the aged facility dramatically deteriorated. In recent months, the building was torn down. Now, our community looks forward and wants to undertake the task of making the location a viable site for the next generation of business.

The Community Foundation of Shelby County provided a \$10,000 grant to support a feasibility study for the site, which found that the site is worthy of investment for business location and economic growth.

I ask that you assist us and advocate for us for the redevelopment of the Wagner Manufacturing Brownfield Site.

Sincerely,

Marian Spicer
Executive Director