



GROWTH

AND OPPORTUNITY

Fairfield County

fairfield 33 corridor

Central Ohio's Road to Opportunity

Investors

Platinum Members

Fairfield County
City of Lancaster

Gold Members

City of Canal Winchester
Fairfield Medical Center
Fairfield National Bank
Lancaster Area CIC
City of Pickerington

Silver Members

American Electric Power
First Bremen Bank
Violet Township

Bronze Members

Bloom Township
Buckeye Power
Gorsuch Enterprises
Kumler Collision
Lancaster Glass Corporation
Peoples Bank
Standing Stone National Bank
South Central Power

Titanium Members

ATT Ohio
River Valley Mall/Glimcher Realty Trust
Wichert Insurance

Members

Canal Winchester Area Chamber
Diley Ridge Medical Center
Dublin Building Systems, Inc.
Dwayne R Spence Funeral Home
Fairfield County DD
Jeff Sauer, Anderson Commercial Realtors
Lancaster-Fairfield County Chamber
Pickerington Area Chamber of Commerce
Rockmill Financial Consulting
Shaw & Holter, Inc.

The Fairfield 33 Development Alliance

Established in 2007, The Fairfield 33 Development Alliance is made up of a committed group of public and private entities within the Fairfield 33 Corridor. The Corridor refers to State Route 33, which runs through Fairfield County. Connecting the cities of Canal Winchester, Pickerington and Lancaster, the Fairfield 33 Corridor encompasses Violet, Bloom and Greenfield Townships and is located directly between the urban area of Columbus and the scenic beauty of the Hocking Hills. Collectively, the Alliance serves as a liaison between businesses interested in the Corridor and the many resources available to assist with business development in the area.

Our goal is simple: to help you get to your first day of profit faster by connecting your company with the right agencies and resources that can help you establish and grow your business. We provide a friendly, welcoming and hands-on approach to business development. Your business gets the information and resources it needs to succeed. And you get the support you need to enjoy the process every step of the way.

To learn more about the Fairfield 33 Development Alliance, visit www.fairfield33.com



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Growth:

Fairfield County is the **4th fastest growing county** in Ohio.*

In the last **seven years**, the Fairfield 33 Development Alliance has brought:



Fairfield County has **invested \$53.37 million** in **utility infrastructure improvements** over the past six years.

Fairfield County has **invested \$33.62 million** in **transportation infrastructure improvements** over the past five years and is expected to invest an additional **\$4.23 million** in 2015.

Fairfield County Voters Support Growth:

While tax rates remain among the lowest in the state, Fairfield County voters have demonstrated ongoing support for growth and quality of life by **consistently approving ballot initiatives for local school districts' operational and building levies, mental health and recovery services, infrastructure investments, the county's 5,000 acres of parklands and reserves, and more.**



Opportunity:

Among the **Lowest Cost of Business** in the Region

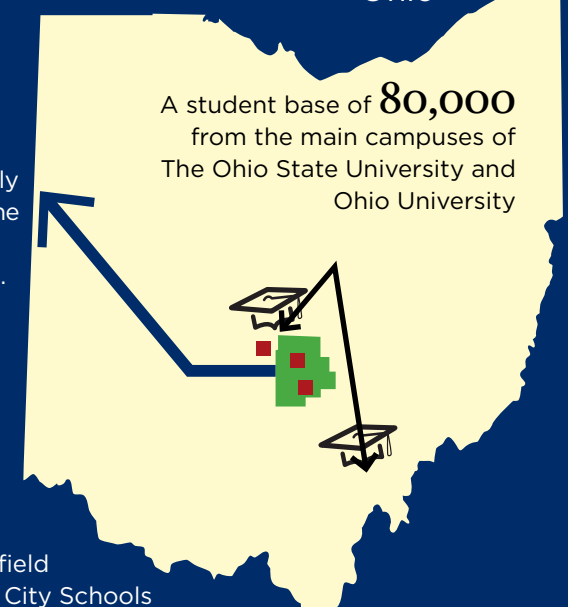


A Strong, Viable Workforce

More than **43,558** potential employees with various skill sets leave Fairfield County daily to seek employment outside the county, **5,742** of which are production/machinist workers.

Secondary educational opportunities through OU's Lancaster Campus and Pickerington Center.

A three-campus **career and technical school district** (Eastland Career Center, Fairfield Career Center and Lancaster City Schools Vocational Program).



Three Certified, Shovel-Ready Sites††

Sites have **passed a stringent 200-point inspection** indicating they are ready for development.

Site areas can handle over **2 million** gallons of water per day, and a similar amount of waste water.

Sites are powered by **AEP and South Central Power.**



*2010 U.S. Census

**All Industries 2013 Avg. Weekly Wages, according to Columbus 2020 Regional County Data study done by Rockmill Financial Consulting

†Overall Class II Property Tax Mills, according to Columbus 2020 Regional County Data study done by Rockmill Financial Consulting

††Certification of third site expected Q3, 2015

The City of Lancaster:

Industry-Ready, Industry-Centered

The city of Lancaster is a thriving industrial center. With **certified sites, an expanding medical campus, a diverse manufacturing community and the workforce you need**, Lancaster is poised to be the **go-to site** for your new or expanding business.

Lancaster's certified sites offer **abundant supplies** of water, natural gas and electricity.

The city can **streamline your project** from the drawing board to the production line.

"The Lancaster economic development team stands with a new business every step of the way," said Mike Pettit, Director of Economic Development for the City of Lancaster. "Each new business is appointed a liaison who will assist in expediting the process and overcoming any hurdles encountered along the way, so businesses can get to business faster."



Certified Sites

Lancaster is host to one of Fairfield County's Ady-Austin Certified Sites, the Rock Mill Industrial Park, and is also host to an AEP Certified Site, which will be open for business in 2015.

Rock Mill Industrial Park:

- Ady-Austin certified
- Adjacent to 4 lane state highway (U.S 33)
- 220 acres (divisible)
- Pre 1994 CRA area
- Real property tax abatement (15 year/100%)

The city's infrastructure at Rock Mill provides a dual pipeline served water system with more than 2 million GPD of capacity, an 8" 125-psi natural gas pipeline with 18,000 Dth per day capacity, access to multiple interstate pipelines from the Gulf of Mexico and Wyoming supply basins, and wastewater pipelines, all designed and installed with industrial needs considered.

AEP Certified Site, Expected Completion 2015:

- Certification expected Q3, 2015
- Located adjacent to Genesee and Wyoming (IORY) Inc. Rail
- 106 acres (divisible)

The city's infrastructure currently provides 6" and 4" 34-psi natural gas pipeline with 1,000 Dth per day capacity. However, the city's infrastructure has the capacity to provide additional natural gas supply to this site through a 12" diameter pipeline just north of the site, making the total capacity available 3,000 Dth per day. This extension can occur within a two month time period and would be completed at no cost to the end user.



A new spec building with expected completion of Sept. 2015:

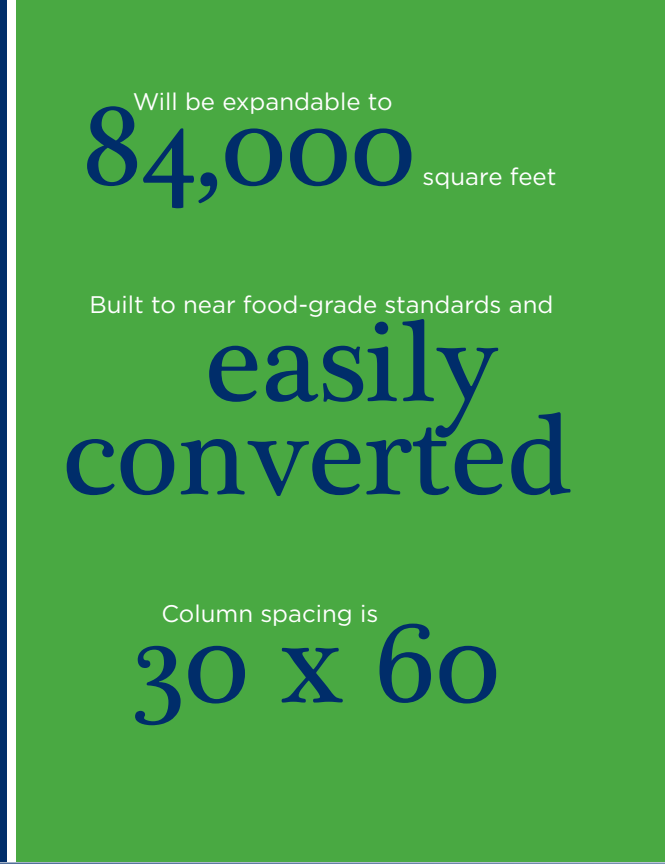
57,600 square feet with 24 foot clear span height

Will be expandable to 84,000 square feet

Built to near food-grade standards and

easily converted

Column spacing is 30 x 60



A Ready and Loyal Workforce:

Lancaster's readily available workforce is not only prepared to meet the needs of current and future businesses and industries, but is looking to do so here in Fairfield County.

- Lancaster offers both traditional and non-traditional educational opportunities through Ohio University's Lancaster campus, which tailors its **course offerings to meet the changing needs of local employers.**
- Lancaster High School is one of **US News & World Report's 2014 America's Best High Schools.**



"The employee base in Fairfield County is very eager to learn with a very good work ethic... and they are very, very loyal."
- Jean-Charles Briere, President, SRI OHIO, Lancaster

A Community Supporting Growth:

Lancaster's citizens are ready for the growth that new businesses will bring, and are embracing this opportunity by taking steps to continually improve the quality of life in their community.

- Lancaster voters approved funds for construction of **five new state-of-the-art elementary schools**, all of which will be open by 2017.
- Lancaster voters also supported a **comprehensive street improvement program** that will repair and repave all of Lancaster's city streets over the next several years.
- Lancaster's Downtown district has recently seen the opening of new shops, restaurants, taverns and coffee shops—all part of a **coordinated revitalization effort that is paying off in new jobs.**

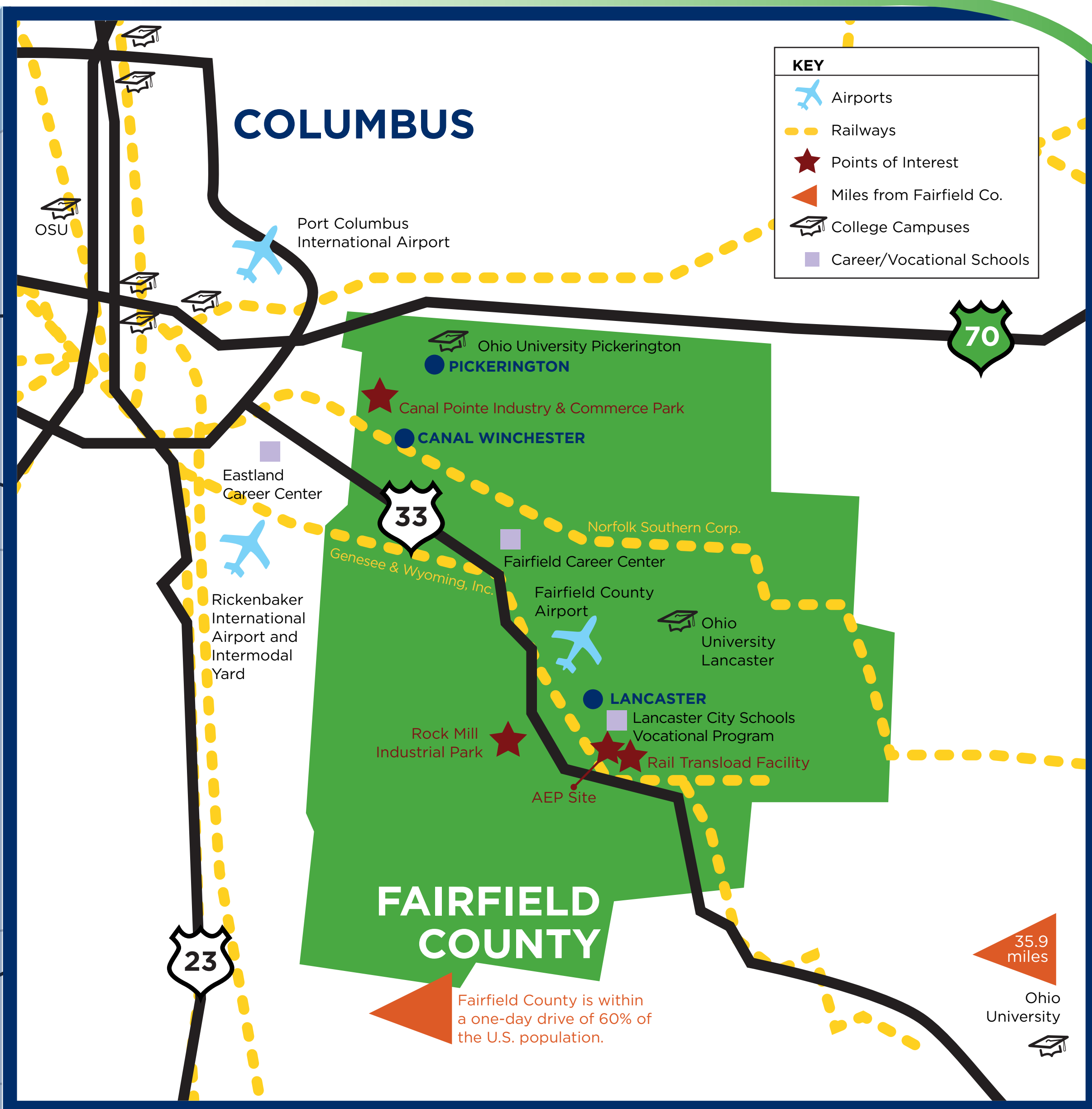
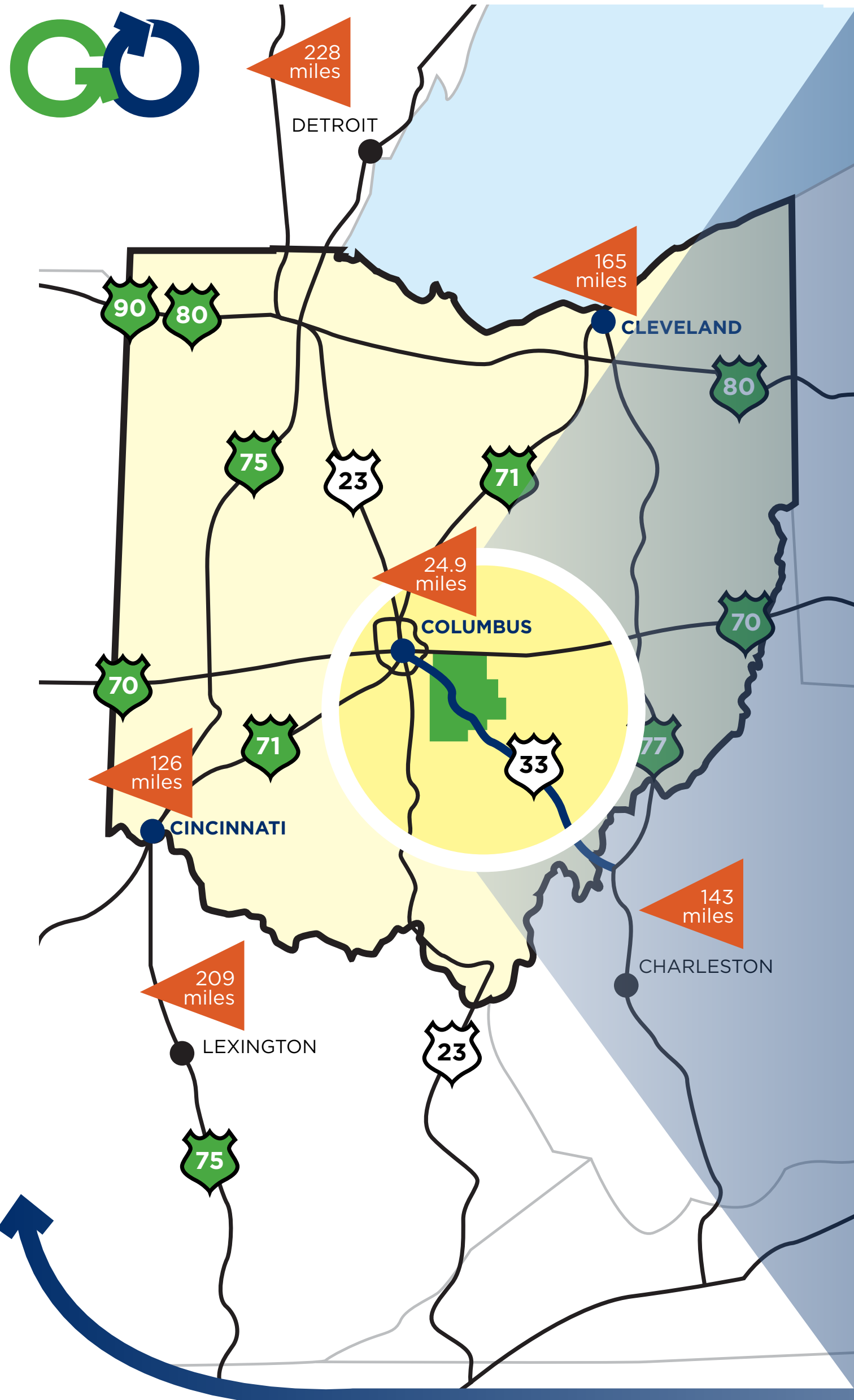


An Efficient Infrastructure:

Lancaster's efficient infrastructure allows for fast access to surrounding communities and metropolitan areas.

- **Direct service from three major railroad operators**—Norfolk-Southern, Genesee and Wyoming (IORY) Inc., and CSX Terminal.
- **Access to three local airports**— Fairfield County Airport, which has a 5,000 foot runway (3 Miles/8 Min.), Port Columbus International Airport (30 Miles / 35 Min.) and Rickenbacker International Cargo Airport (28 miles/38 min).
- **Close proximity to a highly efficient network of highways**—putting your business within a one-day drive of 60% of the U.S. population and 50% of the Canadian population.





KEY	
	Airports
	Railways
	Points of Interest
	Miles from Fairfield Co.
	College Campuses
	Career/Vocational Schools

FAIRFIELD COUNTY

Fairfield County is within a one-day drive of 60% of the U.S. population.

35.9 miles
Ohio University



The City of Pickerington

Celebrating 200 Years of Growth

The City of Pickerington is poised to celebrate its bicentennial in 2015 with exciting new projects that will continue to bring major improvements to this growing community. With the completion of a **seven million dollar project that will improve the safety of State Route 256** and the opening of a **61-acre OhioHealth medical campus**, the city of Pickerington's bicentennial year is set to solidify the city's status as one of the best communities in the Columbus region. And with abundant opportunities for new businesses, **including 143,000 square feet of medical office space** in the new OhioHealth campus, the Pickerington community is an ideal location for continued growth and development.

For more information on events and projects happening in Pickerington, visit www.pickerington2015.com.



"Over 70% of our employees live in Fairfield County...If you're not driving an hour commute every day, that's an hour you can spend with your family and that's been important for us."

- Richard A. Curnutte, President, Volunteer Energy

State Route 256 Safety Grant

Project to begin in the spring of 2015 and is expected to be completed in the fall.

- Additions include:
 - **Three** southbound lanes from **State Route 204** to the **traffic signal at Kroger/Giant Eagle**
 - Significant **landscape improvements** along State Route 256
 - A **third** northbound lane from **State Route 204** to approximately 400 feet south of State Route 204
 - **Resurfacing** approximately six miles of State Route 256 from I-70 to east corporation limit
 - A **fourth** northbound lane from just north of **State Route 204** to the **I-70 eastbound** entrance ramp
 - **Traffic signal and intersection lighting upgrades** at nine existing signalized intersections
 - Medians throughout the corridor to help **improve traffic flow** and **control access**

Further Growth in Pickerington

- Over **100 new single family homes** will be built in 2014, averaging more than **100 homes built per year** since 2012
- **Commercial shopping centers** exceeding **90%** occupancy
- In the last 18 months, **new facilities for Midas, Kemba Financial Credit Union, Pickerington Eye Care and Hunters Ridge Shopping Center** have been constructed

OhioHealth Pickerington Medical Campus

Opening in June of 2015

- Phase One:
 - Cost: approximately **\$43 million**
 - Includes **medical offices, surgical unit, and emergency care facility**
- Facility sits on a **61-acre site along Refugee Road** just west of Hill Road North
- Stonecreek Drive South will be **extended** from Hill Road North through the OhioHealth site and will connect to Refugee Road



The City of Canal Winchester

Canal Winchester's Diley Road Corridor: A Decade of Growth and Development

When development of Canal Pointe Industry & Commerce Park began in 1996 on a two-lane Diley Road, Canal Winchester was more than a decade away from becoming a city. The village, established in 1828, was recognized fondly by residents and visitors as a quiet, conservative community.

Now one of central Ohio's fastest growing suburbs, The City of Canal Winchester boasts two successful and growing industrial parks, a medical campus, and a flourishing historic downtown. With an extensive list of retailers and restaurants, Canal Winchester's friendly and prosperous business climate continues to balance heritage with progress. Geographically positioned within close proximity to major airports and US Interstate Highways, the city's growth is enhanced by the fact that it is **easily accessible to the region, the country and the world.**

The city's Diley Road Corridor, home to the Canal Pointe Industry & Commerce Park, has been the site of significant investment over the past ten years. Enhanced by the completion of the **\$17.5 million Hill Diley interchange** on US 33 in August of 2004, the corridor has become an integral component of the community's infrastructure and a setting for substantial business, residential, and retail growth. The now five lane Diley Road and interchange has expanded access and increased traffic flow **in the area to more than 15,000 vehicles a day.** This, along with the more than **90 acres of shovel-ready industrial sites** available for development, makes Canal Winchester's Diley Road Corridor a prime area for future development.



"Being a custom-molder as we are, we have to be able to grow and grow quickly...and we have that here. Fairfield County is industry-friendly and forward-thinking."

- Jim Long, President, Olan Plastics, Canal Winchester



Industrial

Canal Pointe consists of nearly **300 acres** that are home to **30 companies, employing more than 700 people**, in more than 650,000 square feet of **industrial buildings.**

Canal Pointe continues to grow with **new buildings currently under construction** for **REI Telecom** and **CAM Logistics.**

Affordable shovel ready industrial properties are available from **2 to 32 acres.**

Medical

Diley Ridge Medical Center opened in March of 2010. The first phase of the medical center includes a **stand-alone emergency room** and **diagnostics center** and a **fully occupied 46,000 square foot medical office building.**

Retail

Meijer opened a **new store** in the area during the summer of 2008. There are **10 outparcels available for development** adjacent to the Meijer store.

Diley Ridge Dental and **McDonalds** have built **new locations** nearby to capitalize on the increased retail traffic.

"We've been grateful for the opportunity to grow our business in Canal Winchester. The location was the best move we ever made. With our Pet Resort just off of route 33, we've gained many new clients."

- Kelly Santarelli, Owner, Lucky Bones, Inc.

Residential

Redwood Living is currently developing the corridor's first apartment community, a **198** unit complex at Diley Road and Dove Parkway. The **first units are expected to be ready for occupancy by the end of 2014.**

Single family construction is also booming with MI Homes and Dominion Homes both opening new phases of residential subdivisions in Sycamore Crossing and Fox Glen respectively.



Fairfield Medical Center Focuses on Community, Growth and Innovation

For nearly 100 years, **Fairfield Medical Center's** commitment to patient care has led to continued growth and innovation. Remaining stagnant in a world in which technology and treatment is ever-evolving is not an option at FMC. In 2012, FMC broke ground on a \$38 million facility expansion called **Project BRIGHT**. Set to open its doors in May 2015, this latest addition will boast a new surgery wing with 10 operating rooms and will offer 100 percent private patient rooms, providing a better experience for those who entrust FMC with their care.



Project BRIGHT is just one of the latest ways FMC is making its mark as an independent, non-profit, high-quality health system. **John "Jack" R. Janoso, Jr., FMC's new chief executive officer**, has stressed the importance of the center continuing to be a steward of the community. As the largest employer in Fairfield County, FMC annually provides more than \$81 million in salaries, pays more than \$2 million in local taxes and has generated nearly \$13 billion for area vendors. FMC's dedication to local businesses and schools is evident through its Snider Community Heart Watch program, which has trained more than 10,000 everyday citizens on how to respond to a sudden cardiac emergency through its Heart Safe Business and Heart Safe School Accreditation programs, as well as its annual Community CPR Day. In addition, FMC is committed to its employees, and was even recognized as one of the Top 10 Workplaces in Central Ohio for 2014.

In late 2015, FMC will kick off its centennial celebration by reflecting back on its past accomplishments while looking ahead to the next 100 years of growth and innovation. FMC is committed to the continued enhancement of patient care, and to the health and well-being of the communities it serves.



Fairfield National Bank Offers All the Financial Resources Your Business Needs

Delivering extraordinary service is what we do, what makes us who we are! **Fairfield National Bank** has been serving families and businesses since the 1800's, and while so much has changed since then, our commitment to our customers has been consistent.

We offer more than the traditional products you have come to expect. Sure, we can help you with a business checking account and a commercial loan. However, businesses large and small also rely on our expertise for more unique services, such as cash management and company 401k and profit sharing plans. We have the products and services you and your company need.

"When you are a business owner, having a bank that is quick to respond, offers all the products and services that you need, and takes good care of you and your employees is important. It doesn't matter if you are talking to someone about a loan, a checking account or your investments, you always get the same great service. Our company has enjoyed a partnership with Fairfield National Bank for almost 40 years and our employees feel comfortable knowing that FNB is taking care of their retirement plans."

Chris Claypool, CEO Claypool Electric

Whether you need a commercial line of credit, cash management services, a business checking account or a company 401k plan, let us help you design a solution that fits your needs and goals. We take the time to understand you, and believe the future is built on relationships where your trust is earned. Now, more than ever, you need flexibility and people you can count on. We invite you to contact Fairfield National Bank.



AEP Ohio Programs Further Local Economic Development

AEP Ohio has been helping people, communities and businesses throughout the state grow and prosper for over 100 years. AEP professionals work strategically with state, regional and local organizations to provide smart and effective economic and development opportunities to both prospective and existing businesses and industries.

In Fairfield County, AEP Ohio has worked with the Fairfield 33 Alliance since its inception and recently supported the organization's ongoing initiatives through AEP Ohio's Local Economic Advancement Program (LEAP) and Quality Site Program. The LEAP program supports projects that promote the retention and attraction of manufacturing jobs and investment. AEP Ohio has provided LEAP funding to support Fairfield 33 Alliance marketing efforts and conduct critical site preparedness studies to determine the viability of industrial property for future growth.

"We are pleased to be able to provide financial support to help facilitate economic development projects that help to bring jobs and prosperity to the communities we serve."

Pablo Vegas, AEP Ohio president and chief operating officer

The AEP Ohio LEAP program has offered grants to local economic development organizations since 2005. To date, over 200 grants totaling over \$750,000 have been awarded to support projects in communities and counties throughout AEP Ohio's service territory.

The Fairfield 33 Alliance also is pursuing certification for the 106-acre Ewing Street heavy industrial site through AEP's Quality Site Program. AEP and AEP Ohio have partnered with McCallum Sweeney Consulting, one of the top site selection firms in the United States, to certify shovel ready industrial sites throughout its 11-state service territory.

"Demand for shovel ready industrial sites is increasing," said Mark James, AEP vice president of economic and business development. "Decision-making time for companies to determine their next location is shorter than ever and competition for investment among communities both domestically and abroad is at an all-time high. Companies are looking to reduce or eliminate any risk associated with their site selection, so having an AEP Quality Site in Fairfield County can offer a significant advantage."



The Lancaster Area CIC Brings Jobs, Companies to Fairfield County

The Lancaster Area Community Improvement Corporation is a resource for businesses looking to locate, develop and grow in the region.

Formed in 1970, the purpose of the organization is to advance, encourage and promote the industrial, economic, commercial and civic development of the City of Lancaster and the surrounding community and territory.

"The goal of the CIC has been, and continues to be, the retention and attraction of jobs in the Lancaster area. It is through this work that we help create wealth in our community."

Cathy Bitler, CIC executive board member

For the past four decades, the CIC has assisted with major economic developments within the county. When Lancaster faced the possibility of losing the Anchor Hocking Packaging plant—and hundreds of jobs with it—the CIC worked with partners such as the City of Lancaster and State of Ohio to develop an attractive package of incentives that not only saved those jobs, but attracted about 100 new jobs to Lancaster through the development of Crown Cork and Seal.

The CIC has been instrumental in bringing companies like Mondi Packaging, SRI Ohio, U.S. Corrugated, Phoenix Electrotek, Dysart Corp. and PortaKleen to Fairfield County.

The CIC also is the owner and developer of the 600-acre Rock Mill Corporate Park in Lancaster where more than 20 businesses are located, employing more than 1,000 people.

"We offer a competitive price per acre making Rock Mill an attractive location for new and expanding businesses," Bitler said. "We also serve as a funding conduit, helping with bonding opportunities for businesses both inside and outside the park."

Bob Muckensturm, vice president of operations for SRI Ohio, said when the owners of Serigraphie Richford Inc. were looking for a new location in Ohio, he immediately thought of Lancaster. SRI prints and decorates glass containers.

"We were able to show them how invested this community is in glass and the CIC helped us get the ball rolling," he said. "When Serigraphie Richford was looking for help to investigate business opportunities, the CIC connected us with agencies and persons who helped make it easy to find a location in the industrial park and process paperwork to allow for very quick installation of our factory."

The CIC works closely with economic development partners such as the city and county economic development offices, Fairfield 33 Development Alliance and the City of Lancaster, and is guided by a 28-member Board of Trustees.



Want More Information
on How You Can



Fairfield County?

Contact The Fairfield 33 Alliance:

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