

# Adams County, OH 2020 Natural Gas Service Expansion Plan

County leaders, working in conjunction with gas service expansion specialists at Utility Pipeline, Ltd ([www.utilitypipelineltd.com](http://www.utilitypipelineltd.com)), are prepared to bring low-cost natural gas service into rural Adams County utilizing the corridors of SR 247 and 32 (the Appalachian Highway).

The approximately 25-mi. pipeline extension project represents the county's 2020 shift to a more diverse economy, including low-cost energy options for citizens, medical providers and businesses.

The transmission line will extend west approx. 5.6mi. to Winchester, serving the new 55-ac. Winchester Industrial Park, a collaborative development effort between County Government and the County CIC.



Tie-in Location on the south side of the Village of Hillsboro

Adams County northern border with Highland County

Transmission line extension approx. 19mi. South along SR 247 to the SR 32 intersection

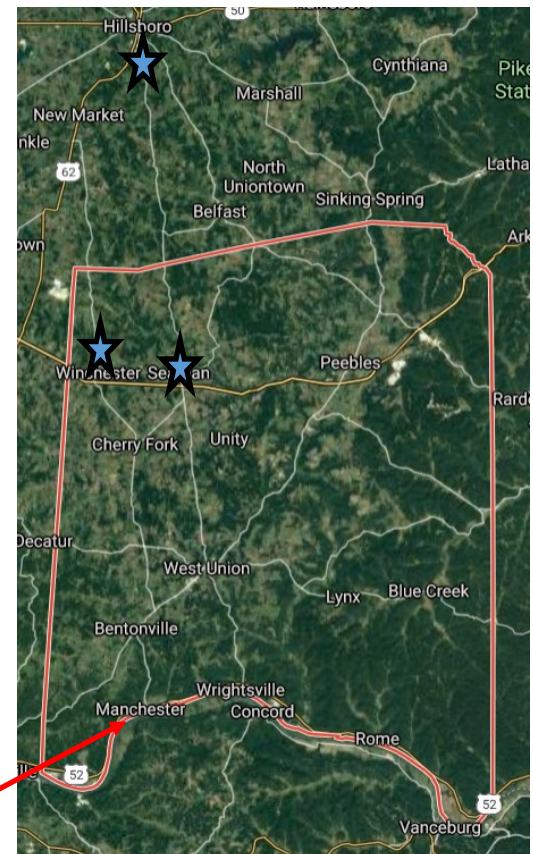
## 2020 Gas Line Extension Within the Regional Planning Context

In response to Dayton Power & Light's 2018 closure of 2 coal-powered electric generating plants and the overall need for a more diversified economy, the greater region has embarked upon proactive planning. A partnership between the Ohio Valley Regional Development Commission and Ohio University was awarded a \$1.6million planning grant from the U.S. Economic Development Administration's (EDA) Assistance to Coal Communities Program. Known as the BOBCAT ("Building Opportunities Beyond Coal Accelerating Transition") Network Project, the regional planning effort has a particular focus on Adams, Lawrence, and Scioto Counties due to the large employer and laborshed footprint that has been displaced in these three counties.

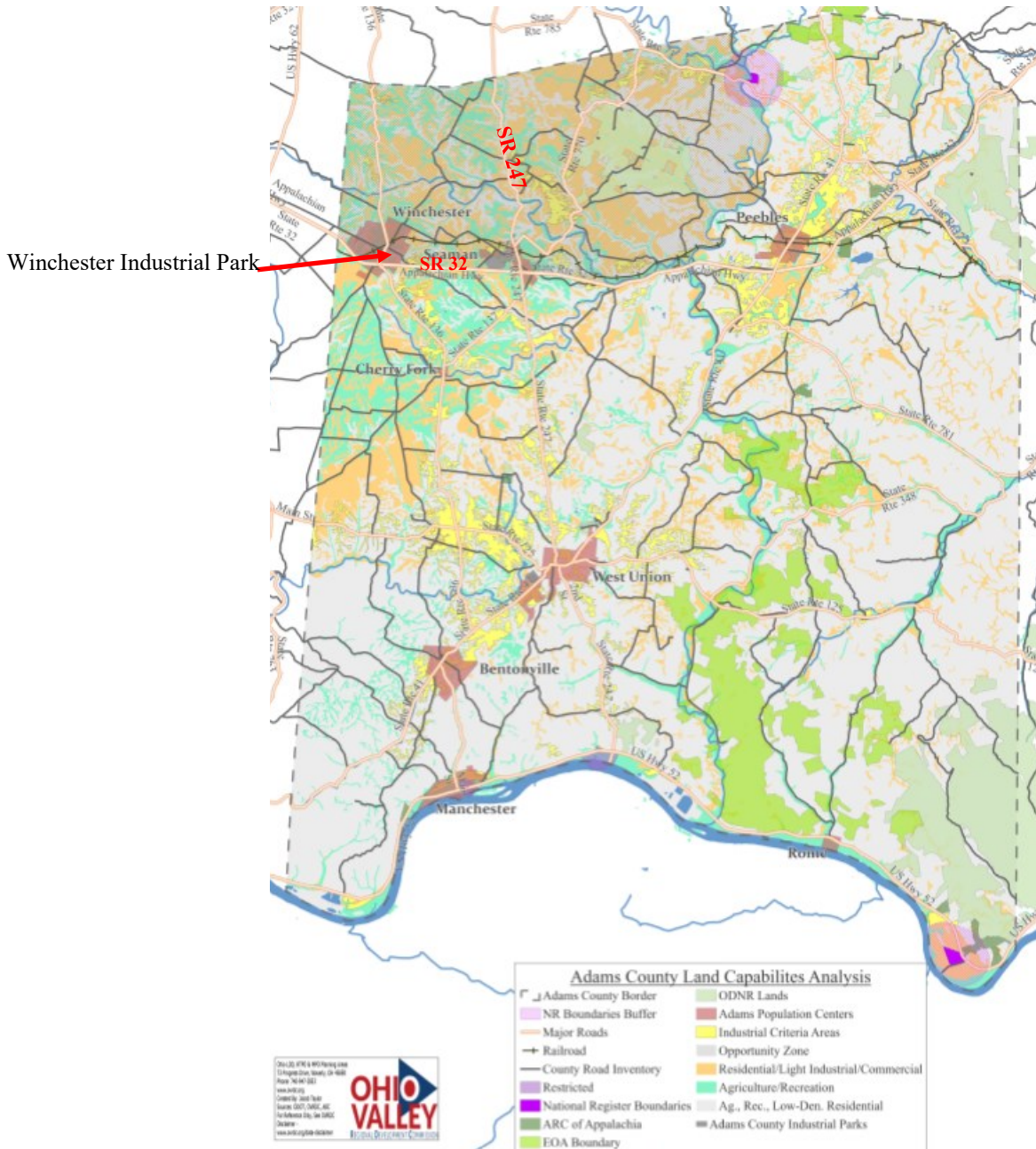
Adams County infrastructure, workforce development, and site preparation projects are contained within this regional plan. In addition to the 2020 gas line project, major projects reaching the implementation stage include:

- The creation of an adult workforce training center, focusing on the medical, manufacturing, and logistics sectors. The new 15,000sf building has been purchased by the County and will fill Adams County's void of having no post-secondary education options.
- The creation of the 55-acre Winchester Industrial Park, located on SR32, to be served by the new gas line. Full utility buildout and initial parcel sales are slated for 2021.

2 Dayton Power & Light coal-powered electric generating plants closed in 2018 in Manchester. The closures displaced over 1000 full-time employees in the region.



# Focused Land Use and Economic Development Planning for 2020 and Beyond



Detailed Adams County land use analyses were completed in 2019 as part of the regional BOBCAT planning process. The Ohio Valley Regional Development Commission ([www.ovrdc.org](http://www.ovrdc.org)) produced a land use planning vision that supports the County's goals in regard to redevelopment and future growth after the closure of the power plants. The Land Capabilities Analysis also directly supports the SR 247 / SR 32 gas line extension strategy. The transmission line route aligns with the following land use planning dynamics:

1. Adams County has developed with much of its current population, as well as growth projections, being west of SR 41, running from the SW corner of the county to the NE. The transmission line strategy allows populated areas to immediately access this new utility service, leaving open strong possibilities for expansion of the service in future years.
2. The transmission line will penetrate the federally-designated Opportunity Zone (OZ) in the NW corner of the county. This is the only OZ in the county, and its selection reflects the industrial and residential growth potential of the general area. County leaders are encouraged by the federal government's support of their vision of the Winchester area as a premiere growth opportunity on the Appalachian Highway. The industrial park presents investment opportunities to nationwide OZ developers.
3. The 2020 transmission line strategy represents an immediate opportunity to complete a fully-serviced, modern industrial setting — the 55-acre Winchester Industrial Park. With a plan to pursue all relevant funding for water, sewer, road, and gas infrastructure, land sales to new or expanding employers are expected in 2021.



# Winchester Industrial Park



County leaders are rapidly advancing a plan to create the premiere industrial park along the Appalachian Highway, a critical corridor that links the Adams County area to major metropolitan markets. The Park will offer 55 acres to prospects in various manufacturing and logistics sectors that are expected to keenly focus on this area in the coming years. Despite the recent job loss problems ushered in by Dayton Power & Light's closure of two power generating units, Adams County's locational and workforce advantages as a place to do business remain. The value proposition for Winchester Industrial Park will further be supported by the fact that Ohio's river communities, in general, are poised for growth due to the current focus on the Ohio River as a renewed industrial corridor in the Midwest. Simply put, the Winchester Industrial Park represents a cornerstone of the local community's focus on creating a diversified economy with excellent job opportunities for local citizens.

In addition to new natural gas service, the infrastructure vision for the new Park includes:

- Significant increase in water availability via a new 12" County feed line and new 500,000 gallon water storage tank east of the Park. The Village of Winchester, including the new Park, will see increased water capacity of 1 million gallons per day (gpd) .
- Sewage treatment service to be provided by a new Winchester treatment plant with a 750,000 gpd capacity.
- Industrial Park entrance through a CR 136 road improvement concept.

# **Utility Pipeline, Ltd. 2020 Gas Line Extension Project**

## ***Financing Strategy and Proposed Funding Sources***

The gas line extension from Hillsboro (Highland County) into Adams County and west to the new Industrial Park is proposed as a Knox Energy Cooperative asset, under the management of Utility Pipeline, Ltd. ([www.utilitypipelineltd.com](http://www.utilitypipelineltd.com)). This structure has proven to be an ideal strategy in similar rural areas of Ohio. It not only offers immediate economic development advantages, but presents the best model for inexpensive natural gas to Adams and Highland County homeowners.

This financing vision for this critical Appalachian infrastructure project revolves around a local—State-Federal partnership model. The local cost-share requirement of \$15.5 million will be supported by grant applications and/or financing structures presented to the following programs and agencies:

1. JobsOhio — specifically, JobsOhio’s new Ohio Site Inventory Program (OSIP) is a bold \$250 million statewide effort (\$50 million over 5 fiscal years) to help communities create shovel-ready sites and buildings for industrial prospects. The Winchester Industrial Park will be presented as a strong candidate in Southern Ohio. OSIP will offer project support equivalent to a maximum of 50% of an industrial site or building’s cost, with JobsOhio support capped at \$5 million through a combination of loan and grant support.
2. Federal Infrastructure Financing Programs — County leaders are tracking several federal programs that target rural infrastructure. There is precedent for natural gas projects being supported by federal agencies.