

Tuscarawas
Economic Development Corporation



TUSCARAWAS COUNTY, OH
Cities of Dover
& New Philadelphia

Opportunity Zone
INVESTMENT PROSPECTUS



TUSCARAWAS COUNTY, OH

Opportunities in the Twin Cities of Dover & New Philadelphia

Located in the heart of Eastern Ohio Appalachia, Tuscarawas County and its City of Dover and City of New Philadelphia Opportunity Zone offer a highly accessible location along Interstate 77.



Premier local attractions include the 101-mile Ohio and Erie Canalway Towpath Trail, the Tuscarawas River, Kent State Tuscarawas Campus, Trumpet in the Land, and walkable, historic downtowns in both cities.



CENTRAL LOCATION Along Interstate 77



**TRI-STATE
REGION
(OH-WV-PA)**

Easy Access to
Canton, Akron,
Cleveland,
Columbus &
Pittsburgh
markets



OVERVIEW MAP

Tuscarawas County Opportunity Zone

Cities of Dover &
New Philadelphia

DOVER & NEW PHILADELPHIA OPPORTUNITY ZONE TECHNICAL ASSISTANCE

Shared Community Vision for Reinvestment

Ohio Mid-Eastern Governments Association (OMEGA) secured funding through the Economic Development Administration, Jobs Ohio, and Ohio University to provide technical assistance to Tuscarawas County and their local partners to leverage investment in the Dover and New Philadelphia Opportunity Zone.

TECHNICAL ASSISTANCE KEY FINDINGS

- **Strong manufacturing base in Tuscarawas County (especially rubber, metal, plastics, chemical, and machinery/tool manufacturing)**
- **Easy access to I-77 corridor along with proximity to Intel site present semiconductor supply chain opportunities**
- **Infill workforce housing is needed in urban core locations that will become more attractive with planned quality of life enhancements (e.g. Towpath Trail extension) and enhanced walkability**

**PRIMARY
DEVELOPMENT
TARGET**



**Light Industrial
End Users**

STAKEHOLDER ENGAGEMENT

COMMUNITY DEVELOPMENT NEEDS

NEIGHBORHOOD



**Workforce
Housing**

TOURISM

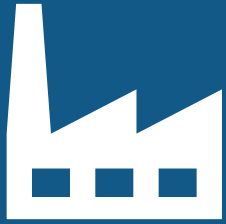


**Local
Retail**

HEALTHY LIFESTYLES



Grocery



TARGET INDUSTRY SECTORS

Location Quotients

Tuscarawas County SUB SECTORS Employment LQ > 3.0

- NAICS 211 Oil and gas extraction
- NAICS 326 Plastics and rubber products manufacturing
- NAICS 212 Mining (except oil and gas)
- NAICS 327 Nonmetallic mineral product manufacturing
- NAICS 321 Wood product manufacturing
- NAICS 333 Machinery manufacturing
- NAICS 331 Primary metal manufacturing
- NAICS 332 Fabricated metal product manufacturing
- NAICS 339 Miscellaneous manufacturing
- NAICS 323 Printing and related support

- **Location Quotient (LQ) greater than 1.0 indicates local competitive advantage in an industry sector**
- **A greater LQ in a specific industry indicates a greater local competitive advance in that sector**

TARGET INDUSTRY SECTORS

Tuscarawas County

4-Digit Industry

Employment LQ>3.0

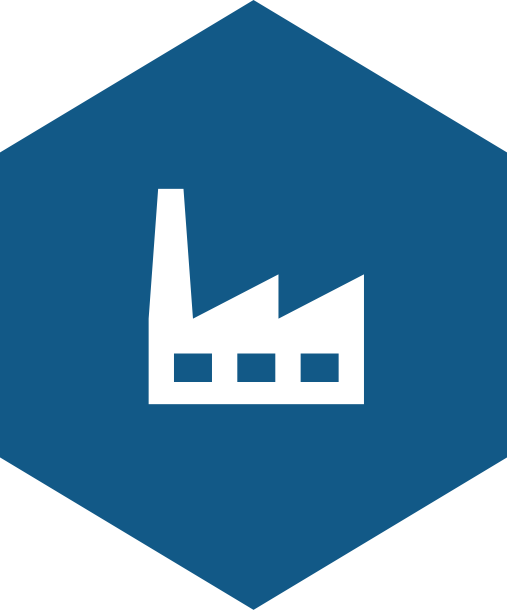
- NAICS 3262 Rubber product manufacturing
- NAICS 3335 Metalworking machinery manufacturing
- NAICS 2123 Nonmetallic mineral mining and quarrying
- NAICS 3323 Architectural and structural metals manufacturing
- NAICS 2111 Oil and gas extraction
- NAICS 3362 Motor vehicle body and trailer manufacturing
- NAICS 3372 Office furniture (including fixtures) manufacturing
- NAICS 3259 Other chemical product and preparation manufacturing
- NAICS 3261 Plastics product manufacturing
- NAICS 3391 Medical equipment and supplies manufacturing
- NAICS 3219 Other wood product manufacturing
- NAICS 3332 Industrial machinery manufacturing
- NAICS 8113 Commercial and industrial machinery and equipment repair and maintenance
- NAICS 5322 Consumer goods rental
- NAICS 3322 Cutlery and handtool manufacturing

TARGET INDUSTRY SECTORS

Tuscarawas County

5-Digit Industry: Employment LQ>3.0

- NAICS 32611 Plastics packaging materials and unlaminated film and sheet manufacturing
- NAICS 33351 Metalworking machinery manufacturing
- NAICS 32192 Wood container and pallet manufacturing
- NAICS 33621 Motor vehicle body and trailer manufacturing
- NAICS 32599 All other chemical product and preparation manufacturing
- NAICS 33721 Office furniture (including fixtures) manufacturing
- NAICS 44524 Meat retailers
- NAICS 56191 Packaging and labeling services
- NAICS 33911 Medical equipment and supplies manufacturing
- NAICS 33324 Industrial machinery manufacturing
- NAICS 11212 Dairy cattle and milk production
- NAICS 23712 Oil and gas pipeline and related structures construction
- NAICS 23817 Siding contractors
- NAICS 81131 Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance
- NAICS 53228 Other consumer goods rental
- NAICS 53132 Offices of real estate appraisers
- NAICS 42311 Automobile and other motor vehicle merchant wholesalers
- NAICS 32311 Printing
- NAICS 51611 Radio broadcasting stations
- NAICS 48423 Specialized freight (except used goods) trucking, long-distance



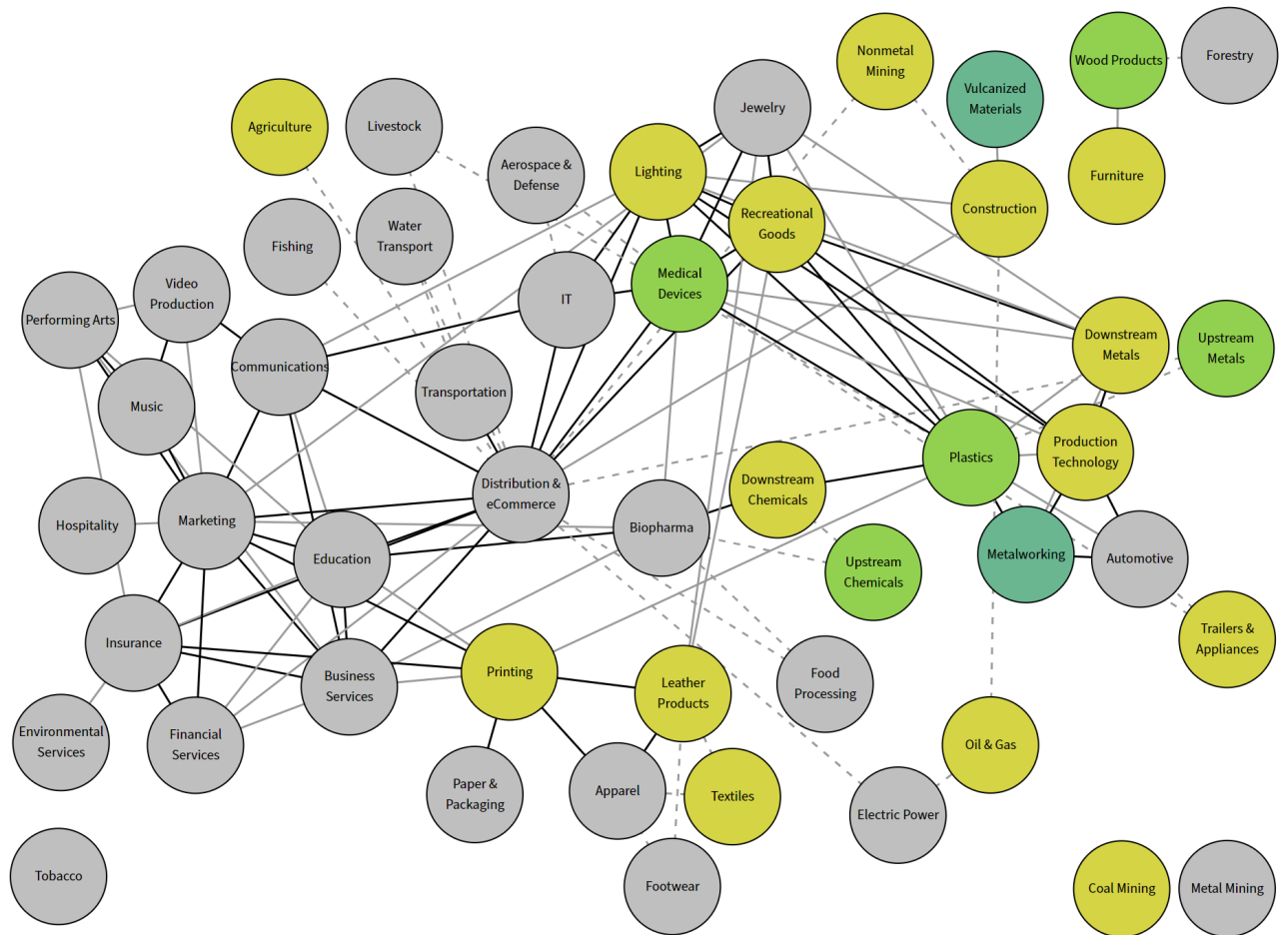
TARGET INDUSTRY SECTORS

Cluster Specialization

Cluster Specialization

- Strong clusters above 90th percentile specialization
- Strong clusters above 75th percentile specialization
- Other specialized clusters (LQ > 1.0)

- BCR >= 95th pctile & RI >= 20%
- BCR 90th-94th pctile & RI >= 20%
- - -** Next closest clusters not meeting above criteria



SEMICONDUCTOR SUPPLY CHAIN

Just 90 miles from New Albany Intel Plant

SUPPLYING INDUSTRIES TO SEMICONDUCTOR MANUFACTURING

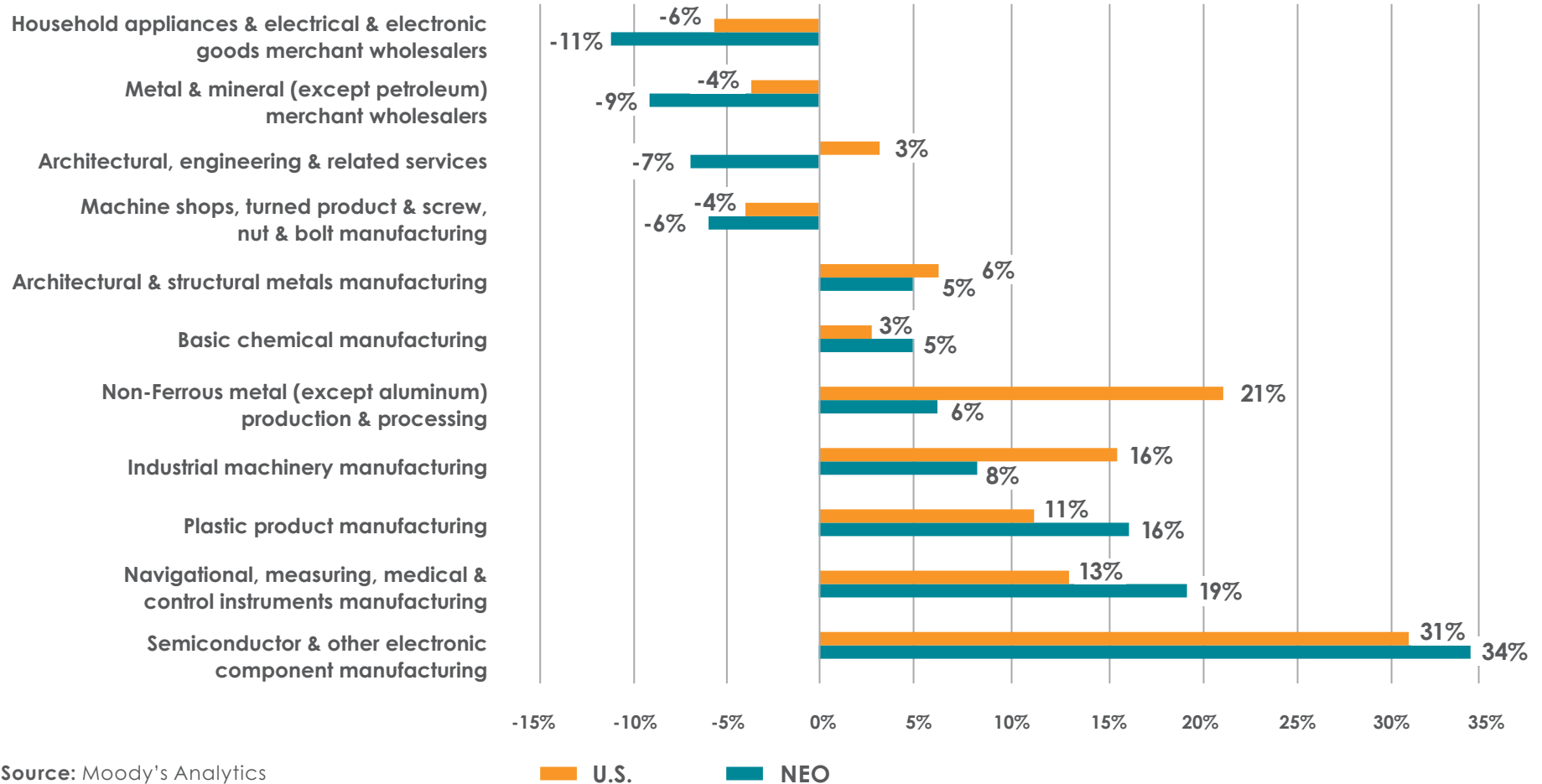
Top 10 Northeast Ohio (NEO) Employment Concentrations

Rank	Top National Supplying Industries to Semiconductor Manufacturing	Total Purchases by the Semiconductor Manufacturing Industry	2022 Employment Concentration in NEO
1	Iron & Steel Mills & Ferroalloy Manufacturing	\$112,638,312	5.93
2	Precision Turned Product Manufacturing	\$64,731,684	5.44
3	Bolt, Nut, Screw, Rivet & Washer Manufacturing	\$63,156,498	5.17
4	Nonferrous Metal (except Aluminum) Smelting & Refining	\$332,985,626	3.78
5	Copper Rolling, Drawing, Extruding & Alloying	\$187,107,564	3.71
6	Machine Shops	\$134,284,475	2.42
7	All Other Miscellaneous Chemical Product & Preparation Manufacturing	\$94,280,244	2.31
8	Nonferrous Metal (except Copper & Aluminum) Rolling, Drawing & Extruding	\$286,749,541	2.06
9	Plastics Material & Resin Manufacturing	\$67,734,819	2.06
10	Wood Container & Pallet Manufacturing	\$72,896,572	1.76

SEMICONDUCTOR SUPPLY CHAIN

Just 90 miles from New Albany Intel Plant

Projected GRP Growth 2022-2026 - U.S. versus NEO



ETHYLENE SUPPLY CHAIN: Easy Access to Ohio's Shale Play



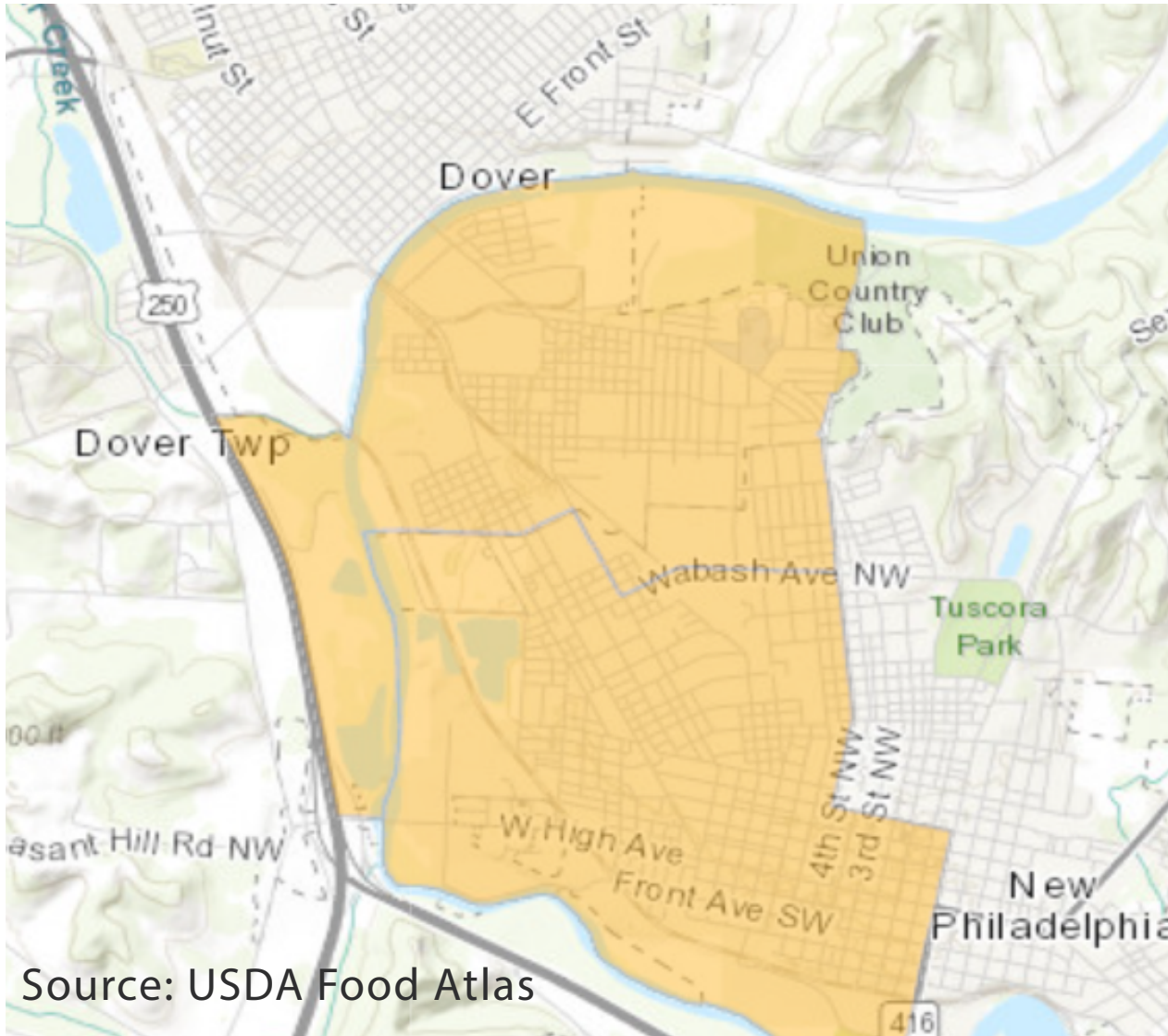


HIGHER ED IN TUSCARAWAS COUNTY



Located on 180 acres in New Philadelphia, Kent State Tuscarawas boasts a vibrant and friendly atmosphere with over 2000 students served through credit programming and another 4500 individuals served through non-credit courses offered by the Office of Business and Community Services.

Students can complete 15 associate and 16 bachelor's degrees, as well as certificate programs. A few of the largest majors include nursing; business; computer design, animation and game design; and veterinary technology, which is one of only seven AVMA accredited programs in Ohio.



FOOD DESERT

Local Need
& Market
Demand for
Access to
Healthy Foods



Low-income census tracts where a significant number or share of residents are more than 1/2 mile from grocer.



MARKET DEMAND

Tourism & Experience Retail

VISITOR ATTRACTIONS



**TUSCARAWAS RIVER
WATER TRAIL**



**OHIO & ERIE CANALWAY
TOWPATH TRAIL**



Sugar Creek

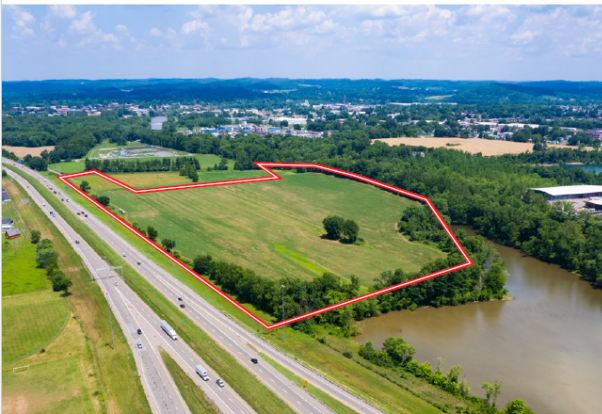
Tusca
County

The Salvation
Army Dover Corps...

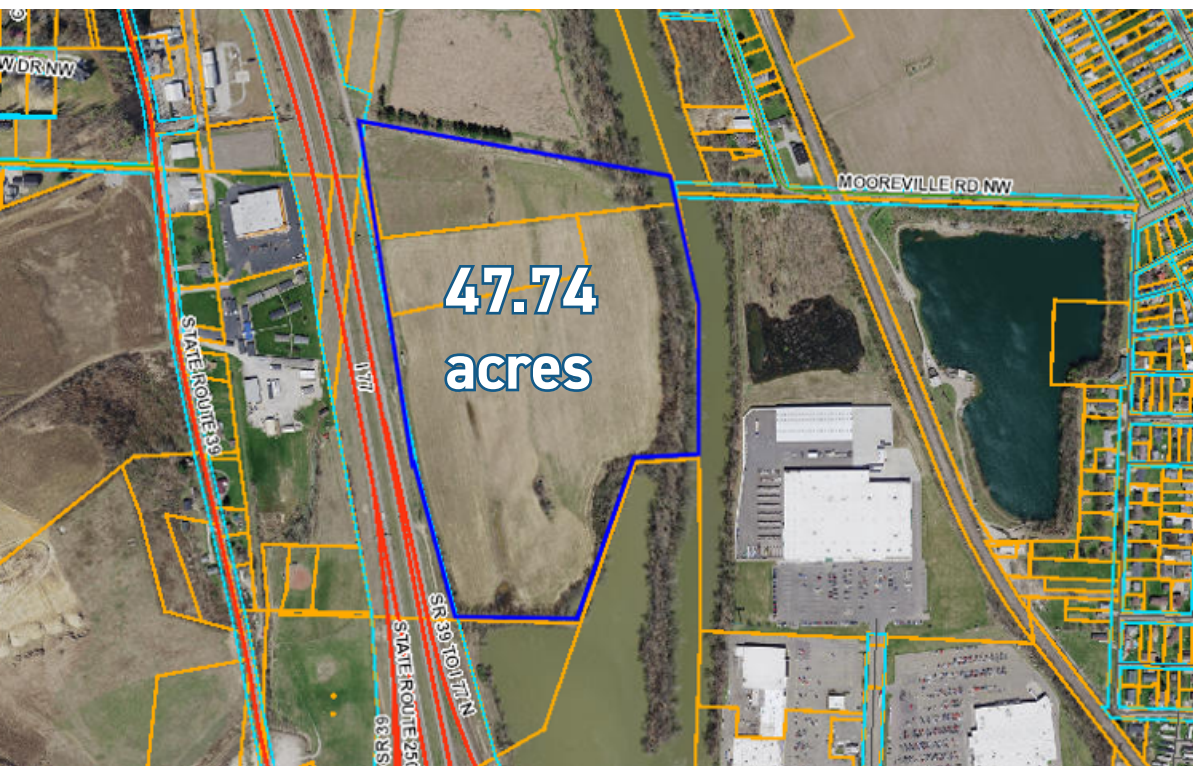
Tuscatrawas River

**Greenfield
Industrial
Site**

SR 39 with
Interstate 77
visibility



**PRIME
DEVELOPMENT
OPPORTUNITY**



**GREENFIELD
INDUSTRIAL SITE**

SR 39 along
Interstate 77

Water, Sewer, Electric
& Gas at site



Legend

- 100-Yr. Floodplain
- Floodway
- Electric Lines (above ground)
- City Boundary
- Parcel

CONCEPT PLAN

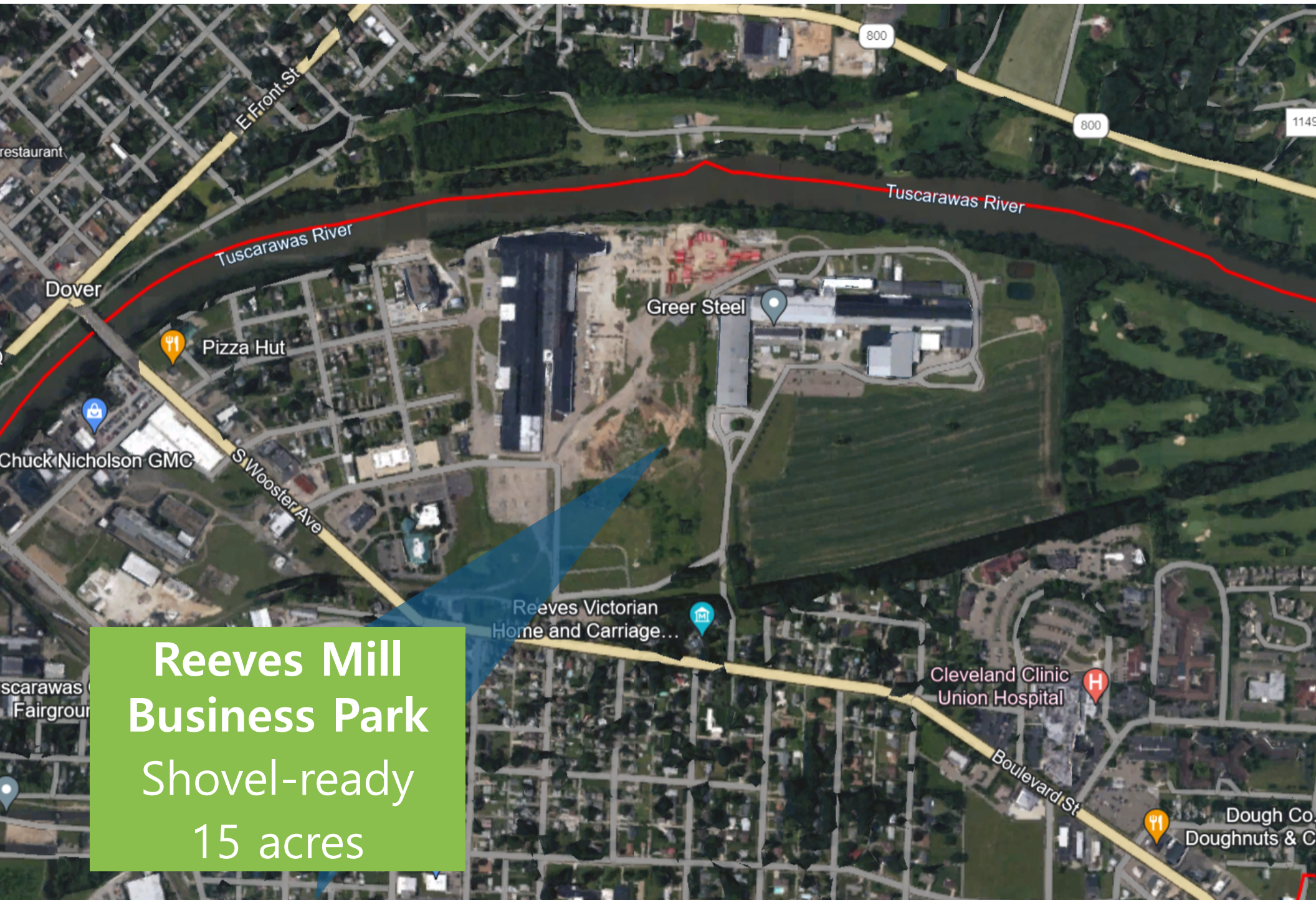
GREENFIELD INDUSTRIAL SITE

SR 39 along Interstate 77

Preliminary Site Plan
I-77 Parcel - Dover

Building:
 245K Sq. Ft. Flex Industrial
 22K Sq. Ft. Office

Site:
 250 Parking Stalls
 10 Loading Docks



**Reeves Mill
Business Park
Shovel-ready
15 acres**

Reeves Victorian
Home and Carriage...

Greer Steel

Pizza Hut

Cleveland Clinic
Union Hospital

Dough Co.
Doughnuts & C

Chuck Nicholson GMC

Tuscarawas
Fairgrou

restaurant

800

800

1149

Tuscarawas River

Tuscarawas River

E Front St

S Wooster Ave

Boulevard St

Dover

PRIME DEVELOPMENT OPPORTUNITY

- 15 total acres (subdividable)
- Owned by Port Authority
- Rail Access with Utilities at site (Water, Sewer, Electric, Gas & Fiber)



REEVES MILL BUSINESS PARK

FINANCIAL INCENTIVE PACKAGE

Tuscarawas County's Opportunity Zones are eligible for numerous financial incentives to attract real estate development including:

- Qualified Opportunity Zone
- New Markets Tax Credits
- Enterprise Zone
- Community Reinvestment Area
- Conduit Financing
- Tax Increment Financing

OMEGA and Tuscarawas County Economic Development Corp. are here to assist potential investors and developers to explore creative ways to complete their capital stacks.

Other Incentives:
New Markets Tax Credits
Port Authority Financing
C-PACE

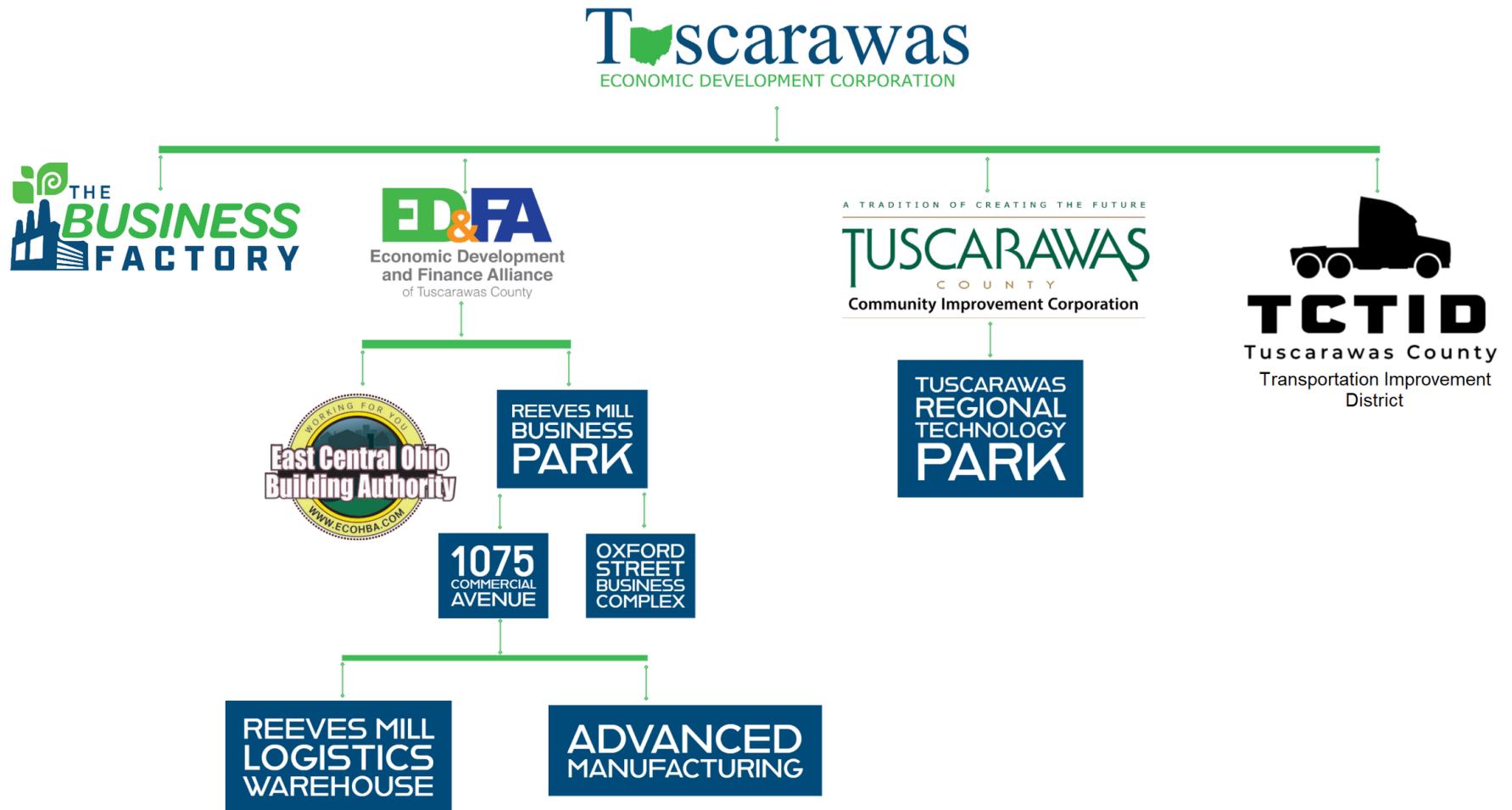
Qualified Opportunity Fund

Traditional Financing

Developer Equity

ECONOMIC DEVELOPMENT ECOSYSTEM

Local Expertise & Capacity



Organizational Structure

OPPORTUNITY ZONE BASICS



**Capital
Gains and/or
Qualified 1231
Gains**

*Within 180 days
of realizing the
gain*



**Qualified
Opportunity
Fund**



**Qualified
Opportunity
Zone**



**QOZ
Property**

OR

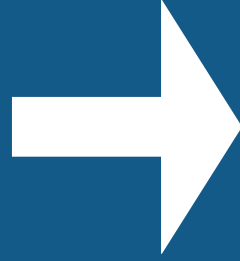


**QOZ
Business**

OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

TAX INCENTIVES



**TEMPORARY
DEFERRAL**

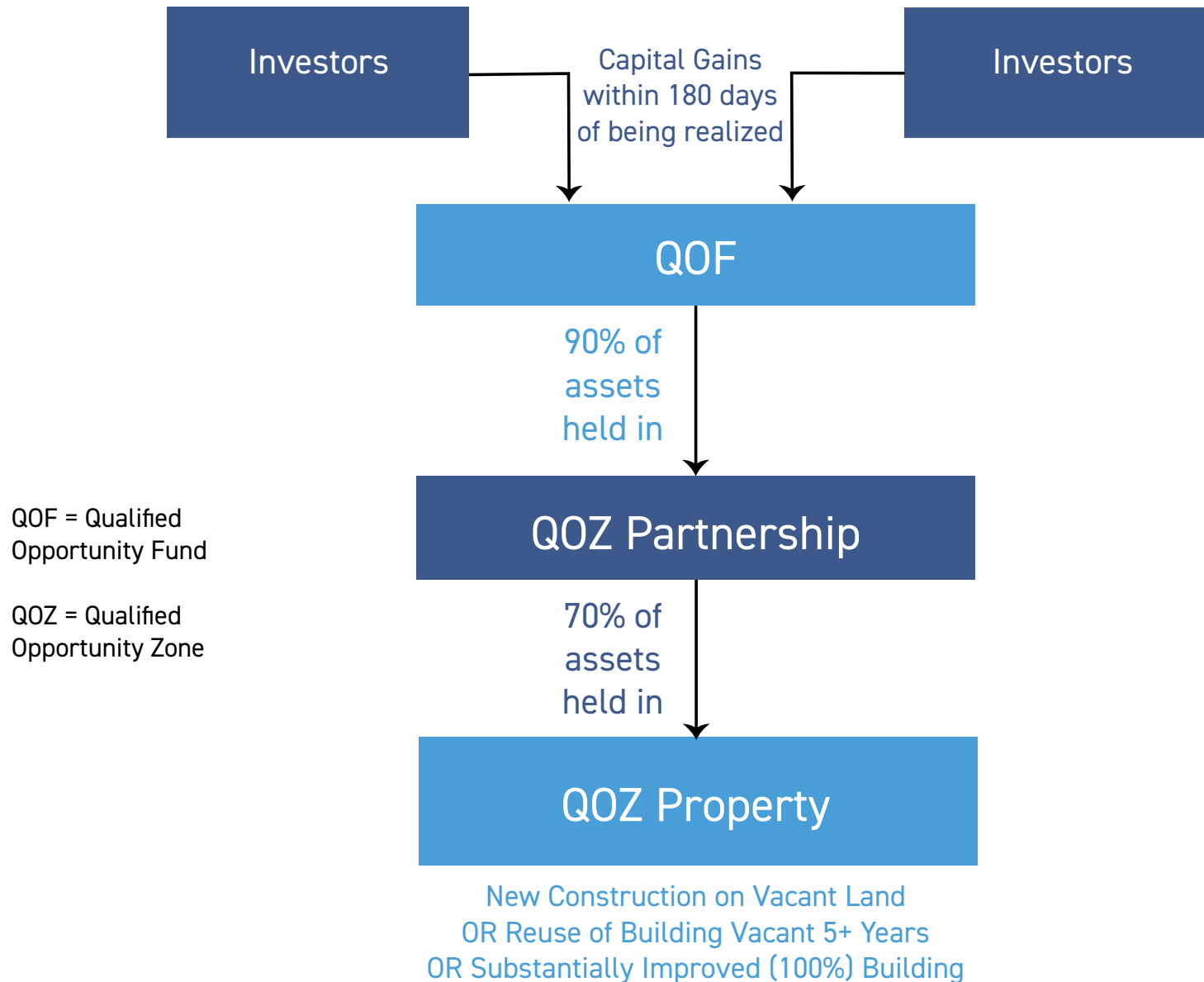
**CAPITAL GAINS
invested in QOF
until 12/31/2026**



**PERMANENT
EXCLUSION**

**CAPITAL GAINS
from QOF
at 10 YEARS**

BASIC OPPORTUNITY ZONE INVESTMENT FLOWCHART: RENTAL REAL ESTATE PROJECT



to collapse

THANK YOU

Tuscarawas
Economic Development Corporation



FOR MORE INFO PLEASE CONTACT

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