

Tuscarawas  
Economic Development Corporation



# TUSCARAWAS COUNTY, OH

## City of Uhrichsville

# Opportunity Zone

## INVESTMENT PROSPECTUS



## TUSCARAWAS COUNTY, OH

### Opportunities in the City of Uhrichsville

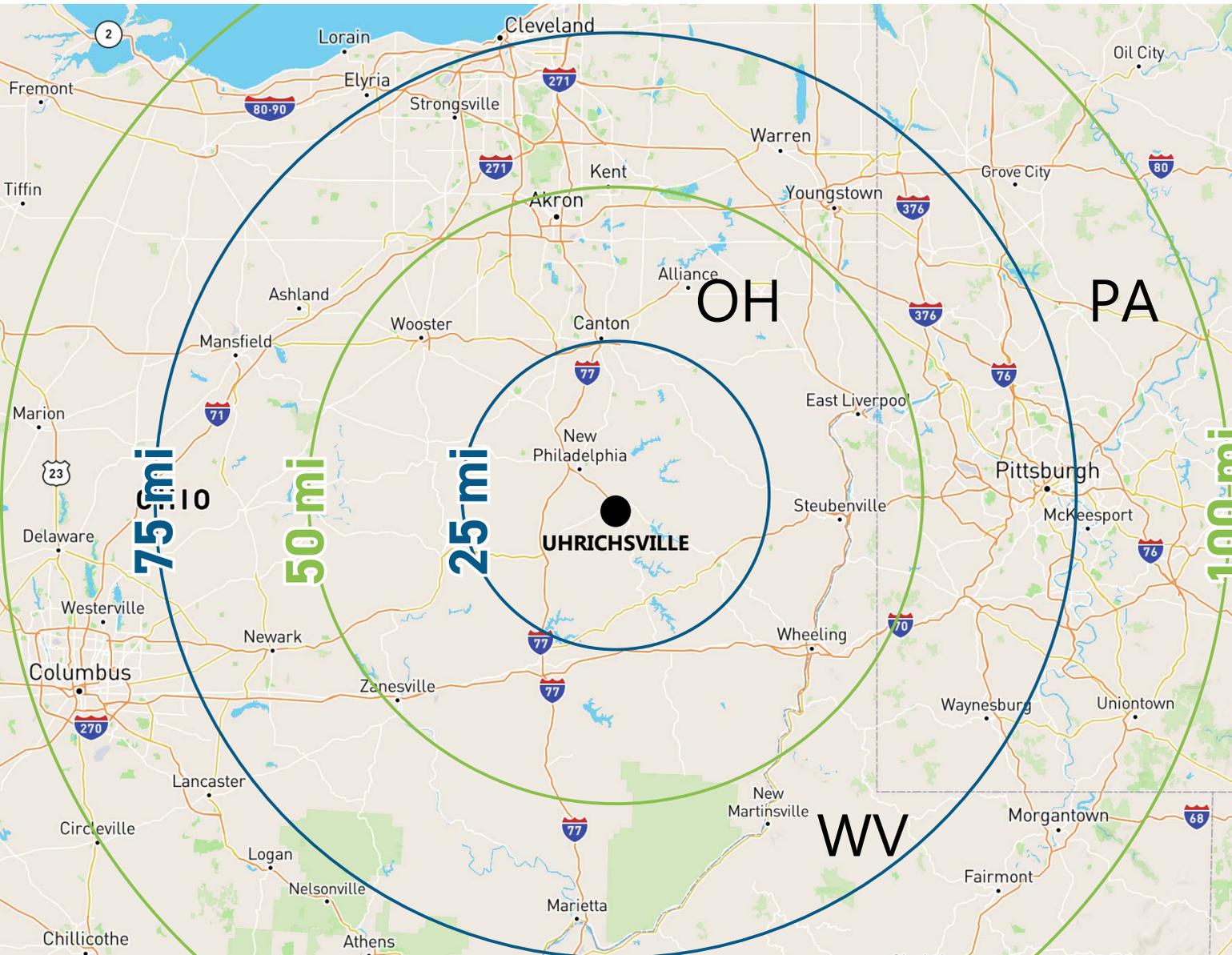
Located in the heart of Eastern Ohio Appalachia, Tuscarawas County and its City of Uhrichsville Opportunity Zone offer a highly accessible location at the intersection of US 250 and US 36.

Premier local attractions include Stillwater Creek, the Panhandle Passage Trail, Dennison Railroad Depot Museum, Kent State Tuscarawas Campus, Trumpet in the Land, and walkable, historic downtown.



# CENTRAL LOCATION

## At Junction of US 36 & US 250



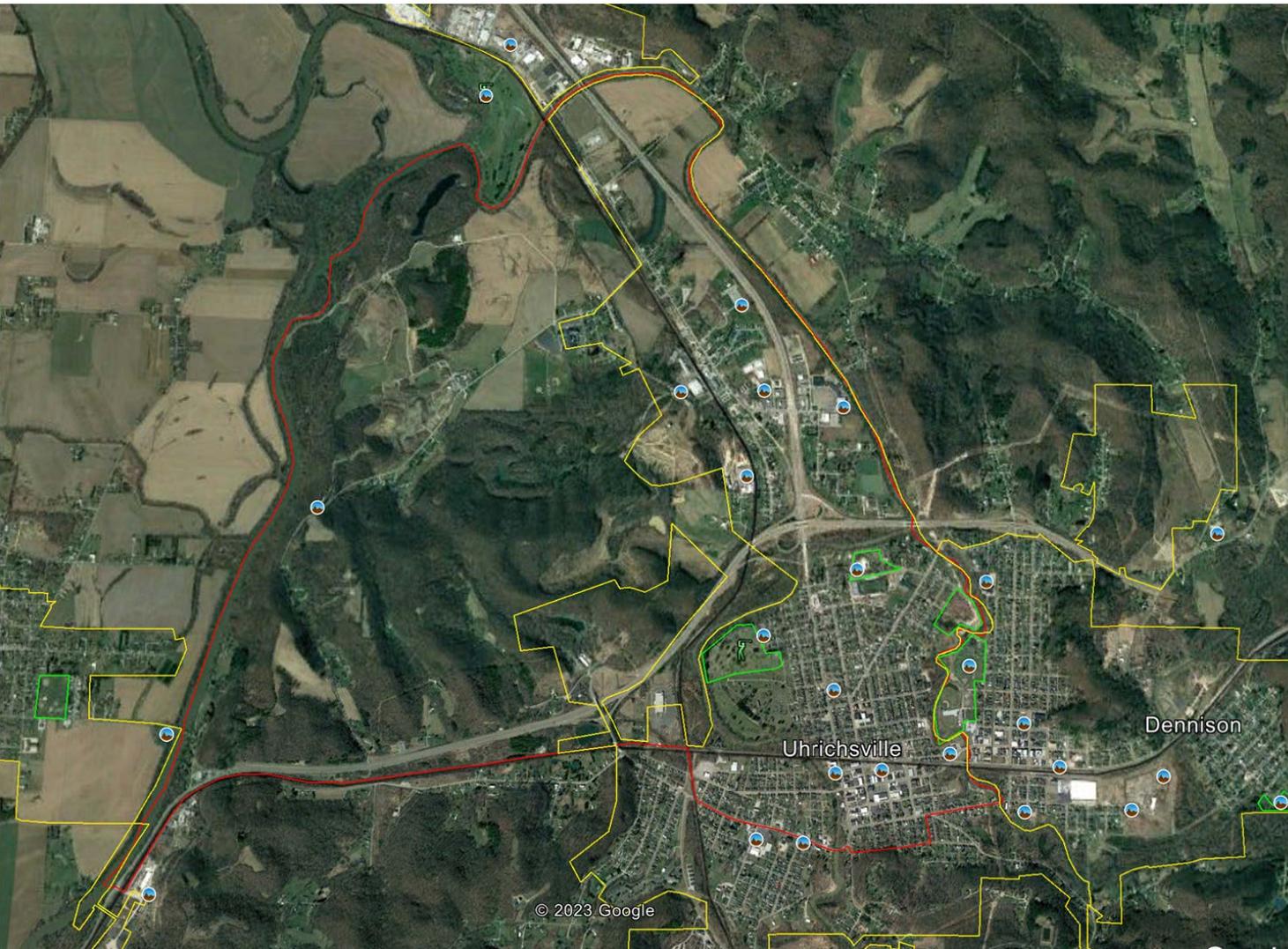
**TRI-STATE  
REGION  
(OH-WV-PA)**

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

# OVERVIEW MAP

Tuscarawas County Opportunity Zone

City of Uhrichsville



Opportunity Zone

# UHRICHSVILLE OPPORTUNITY ZONE TECHNICAL ASSISTANCE

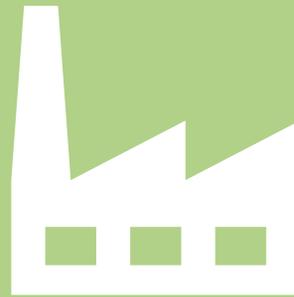
## Shared Community Vision for Reinvestment

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 Uhrichsville Opportunity Zone.

### TECHNICAL ASSISTANCE KEY FINDINGS

- Limited space for infill light industrial space exists within the City (i.e. Trenton Ave area), but future contiguous annexation areas may present development opportunities that add to an established manufacturing base
- Uhrichsville benefits from being within the sphere of influence of both the energy play/polyethylene supply chain to the east and the emerging Intel semiconductor supply chain to the west
- The City boasts a Downtown with solid urban form and would benefit from placemaking enhancements (streetscape & water trail access) to stimulate infill redevelopment and adaptive reuse of underutilized/vacant buildings

**PRIMARY  
DEVELOPMENT  
TARGET**



**Light Industrial  
End Users**

## **STAKEHOLDER ENGAGEMENT**

### **COMMUNITY DEVELOPMENT NEEDS**

TOURISM



**Trail Town  
Retail**

NEIGHBORHOOD



**Workforce  
Housing**



# 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

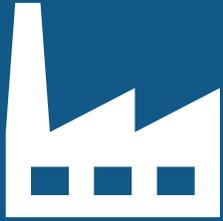
- NAICS 3262 Rubber product manufacturing
- NAICS 3335 Metalworking machinery manufacturing
- NAICS 2123 Nonmetallic mineral mining and quarrying
- NAICS 3323 Architectural and structural metals manufacturing
- NAICS 2111 Oil and gas extraction
- NAICS 3362 Motor vehicle body and trailer manufacturing
- 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

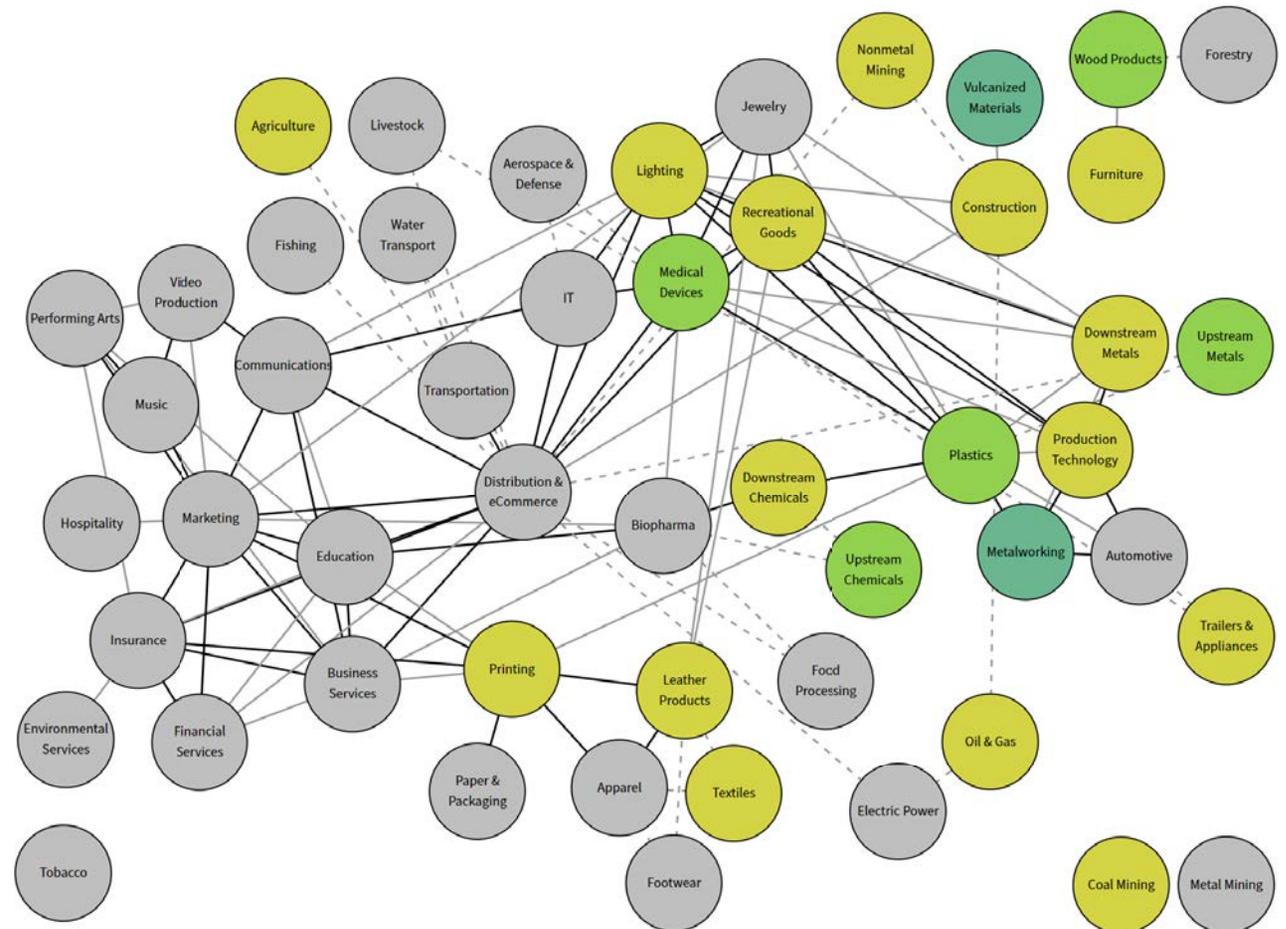
### Cluster Specialization

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

— BCR  $\geq$  95th pctile & RI  $\geq$  20%

— BCR 90th-94th pctile & RI  $\geq$  20%

--- Next closest clusters not meeting above criteria



# SEMICONDUCTOR SUPPLY CHAIN

## Just 90 miles from New Albany Intel Plant

### SUPPLYING INDUSTRIES TO SEMICONDUCTOR MANUFACTURING

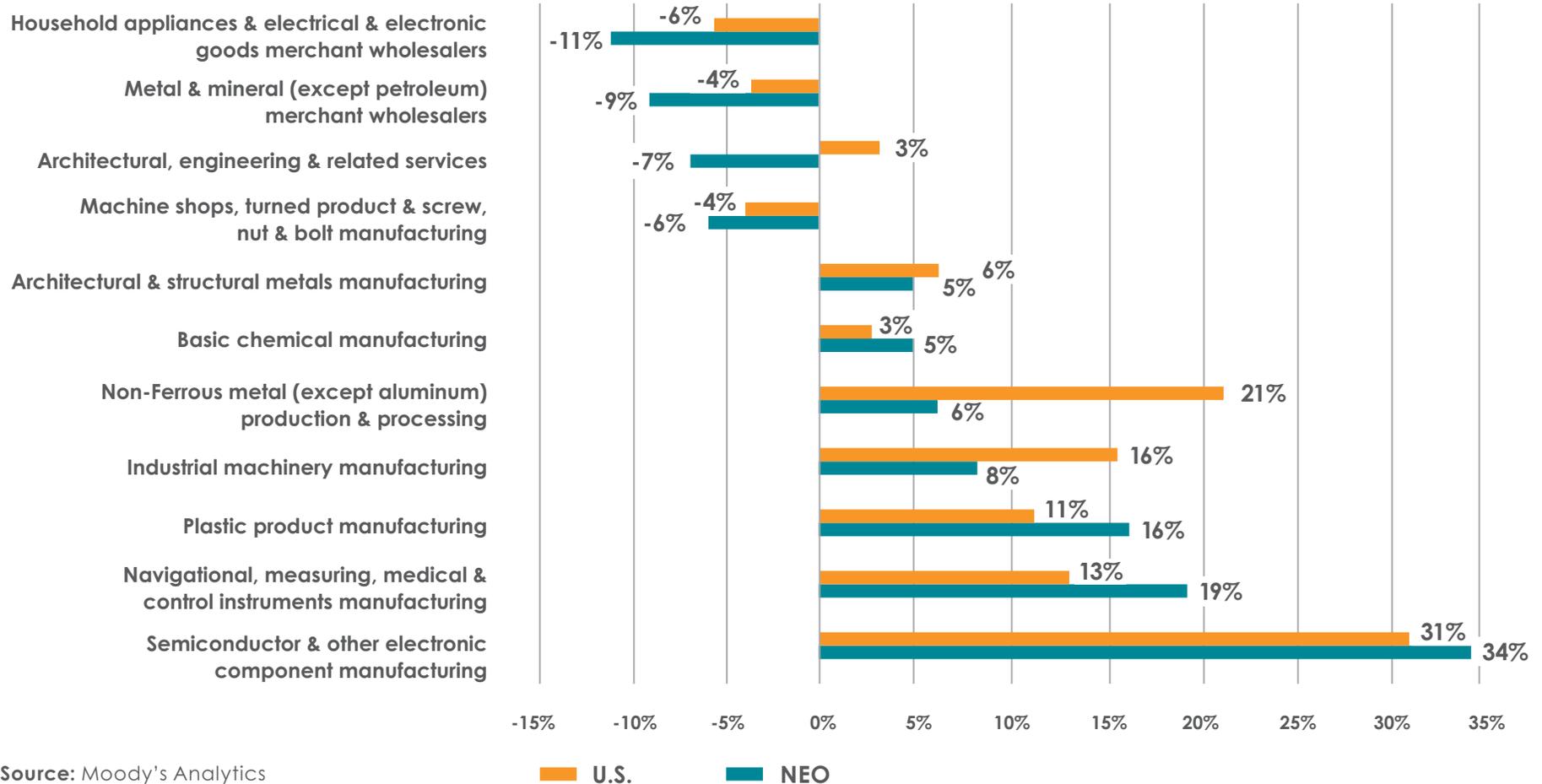
Top 10 Northeast Ohio (NEO) Employment Concentrations

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

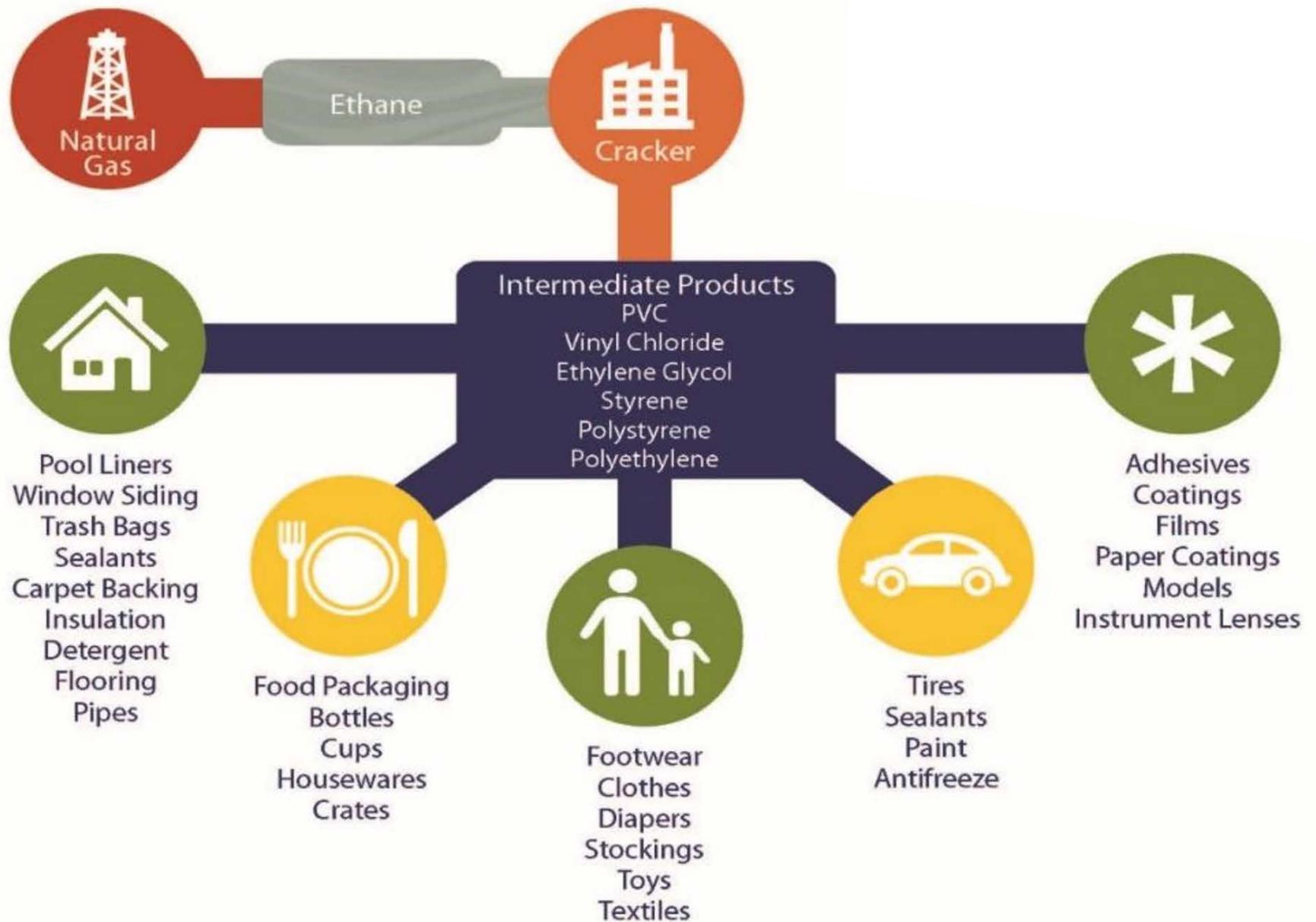
# SEMICONDUCTOR SUPPLY CHAIN

## 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 EDUCATION 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.



# MARKET DEMAND

## Tourism & Experience Retail

### VISITOR ATTRACTIONS

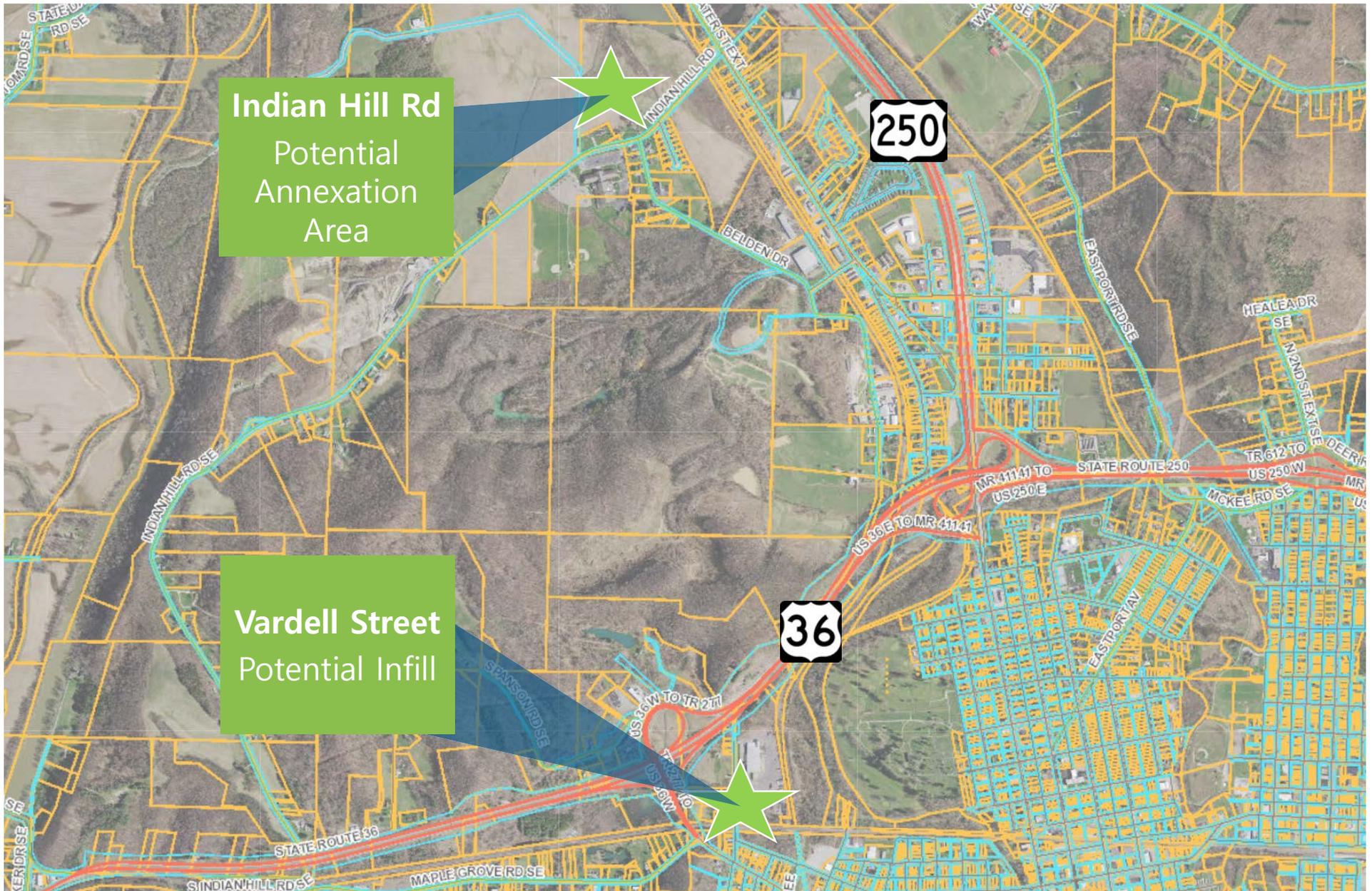


**STILLWATER CREEK**



**PANHANDLE PASSAGE TRAIL**

# TARGET INDUSTRIAL DEVELOPMENT SITES



Indian Hill Rd  
Potential  
Annexation  
Area

Vardell Street  
Potential Infill



**PRIME  
DEVELOPMENT  
OPPORTUNITY**

**INDIAN HILL RD**  
Potential  
Annexation Area





**PRIME  
DEVELOPMENT  
OPPORTUNITY**

**INFILL  
INDUSTRIAL SITE**

Vardell Street

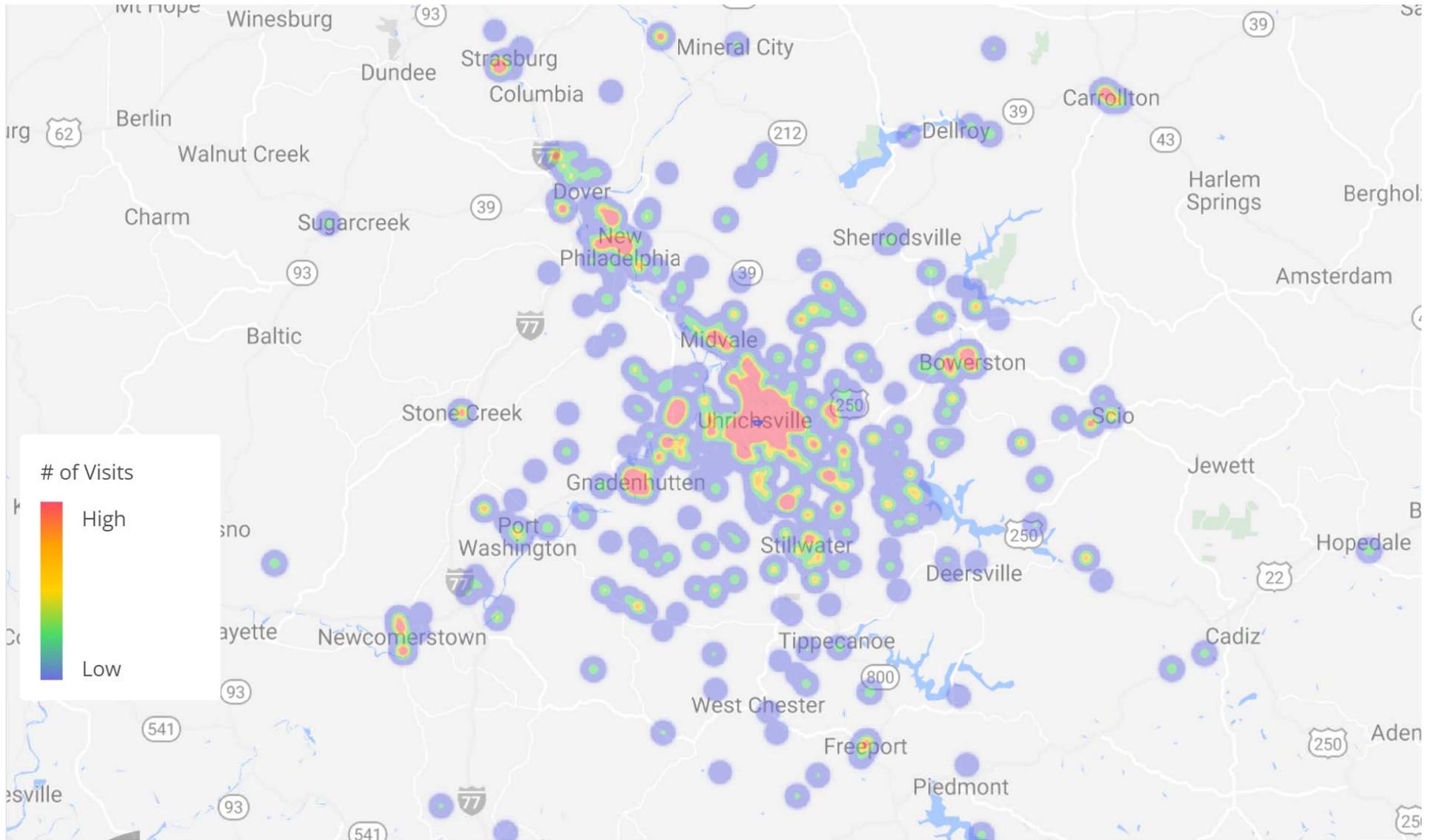
# PRIME DEVELOPMENT OPPORTUNITY

# INFILL INDUSTRIAL SITE

## Vardell Street Concept Plan



# DOWNTOWN UHRICHSVILLE True Trade Area



# DOWNTOWN UHRICHSVILLE

## True Trade Area: Audience Profile

● 30 % of Visits

● 50 % of Visits

● 70 % of Visits

### Overview

Total Demand	\$145.38M	\$309.28M	\$906.2M
Total Supply	\$75.27M	\$294.86M	\$971.42M

### Automobile Dealers

Demand	\$19.87M	\$40.86M	\$119.48M
Supply	\$3.62M	\$3.62M	\$111.49M
Unmet Demand (Demand-Supply)	\$16.25M	\$37.24M	\$8M

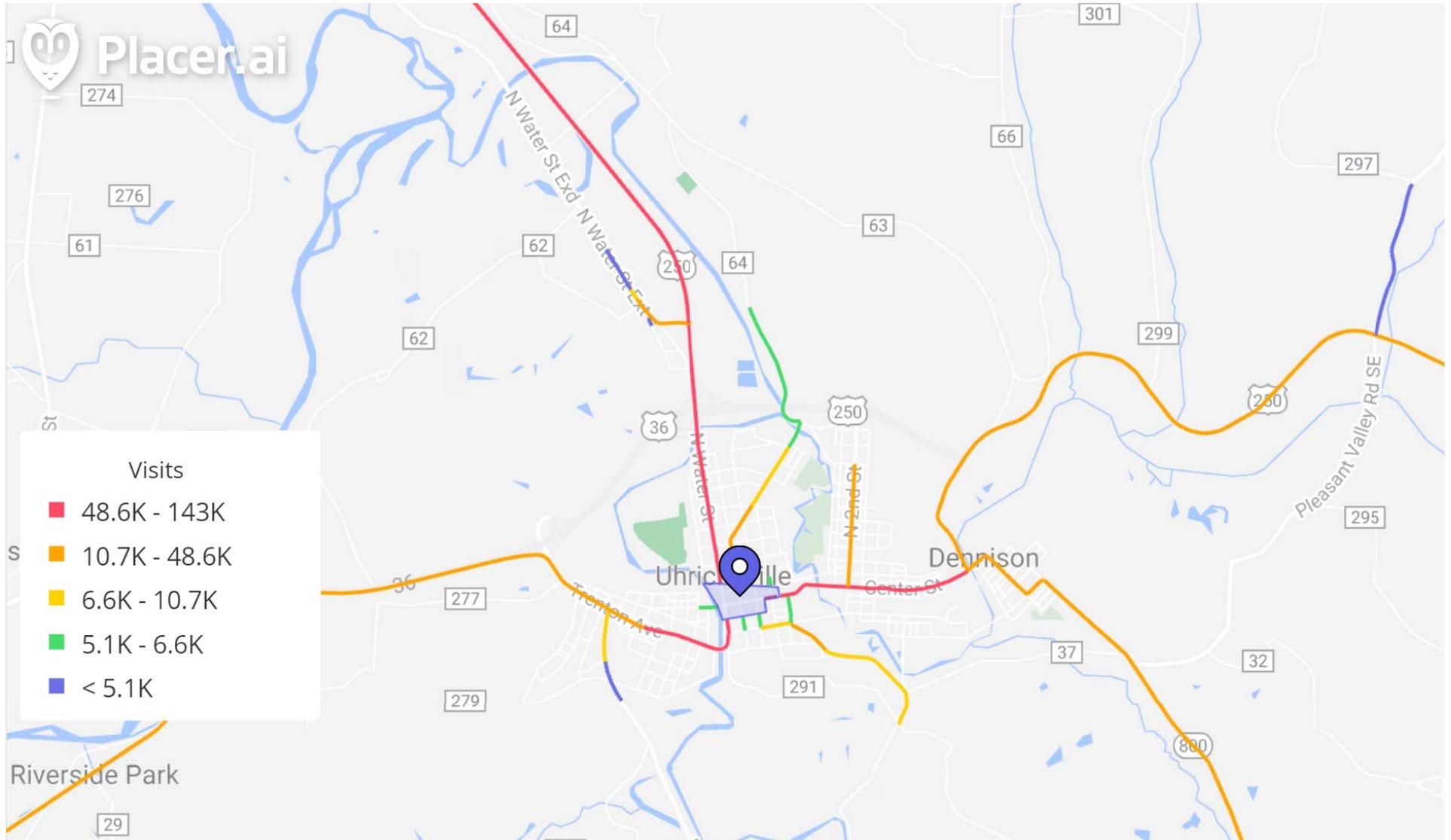
### Other Motor Vehicle Dealers

Demand	\$1.97M	\$4.08M	\$11.87M
Supply			\$35.14M
Unmet Demand (Demand-Supply)	\$1.97M	\$4.08M	-\$23.27M

### Automotive Parts, Accessories, & Tire Stores

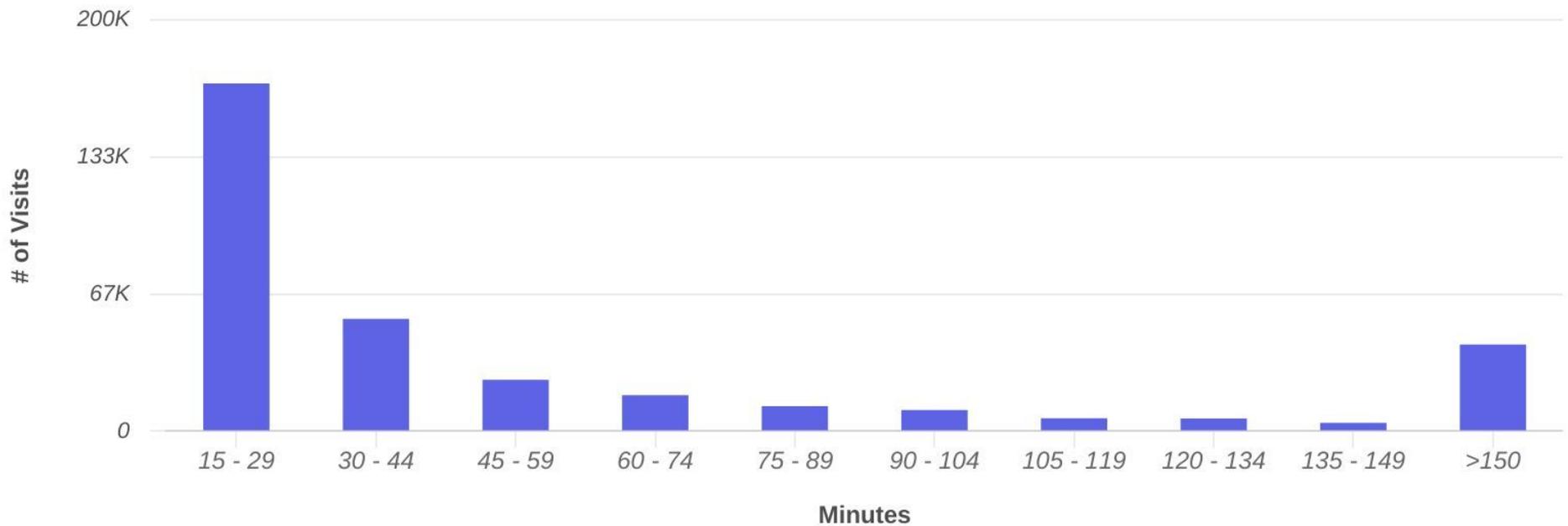
Demand	\$1.87M	\$3.9M	\$11.24M
Supply	\$5.15M	\$7.96M	\$14.99M
Unmet Demand (Demand-Supply)	-\$3.28M	-\$4.06M	-\$3.75M

# DOWNTOWN UHRICHSVILLE Annual Visitor Journey Routes



# DOWNTOWN UHRICHSVILLE

## Visitor Duration of Stay



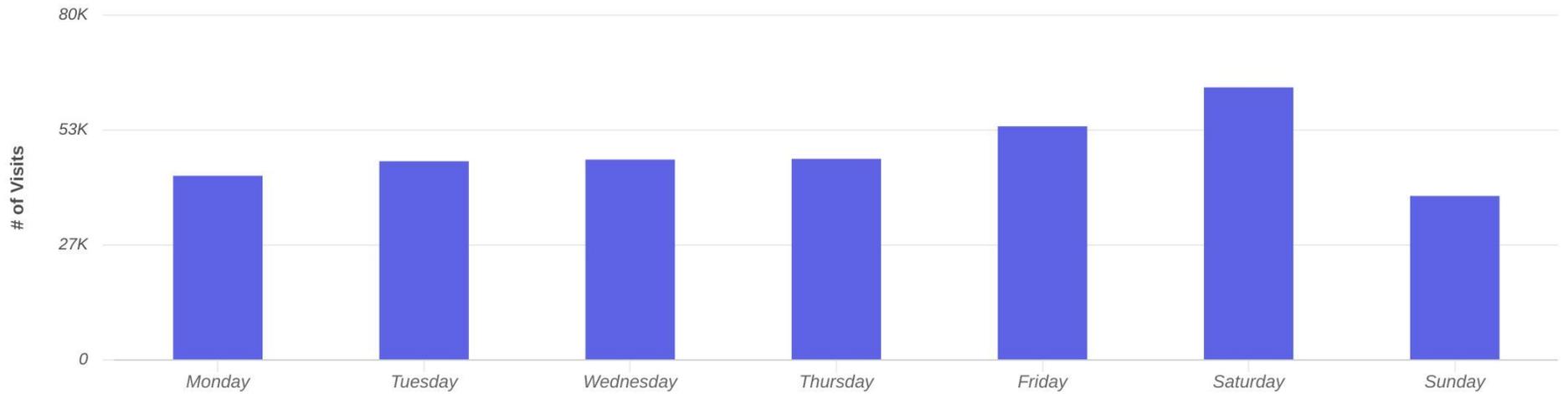
**Average Stay**

93 min

**Median Stay**

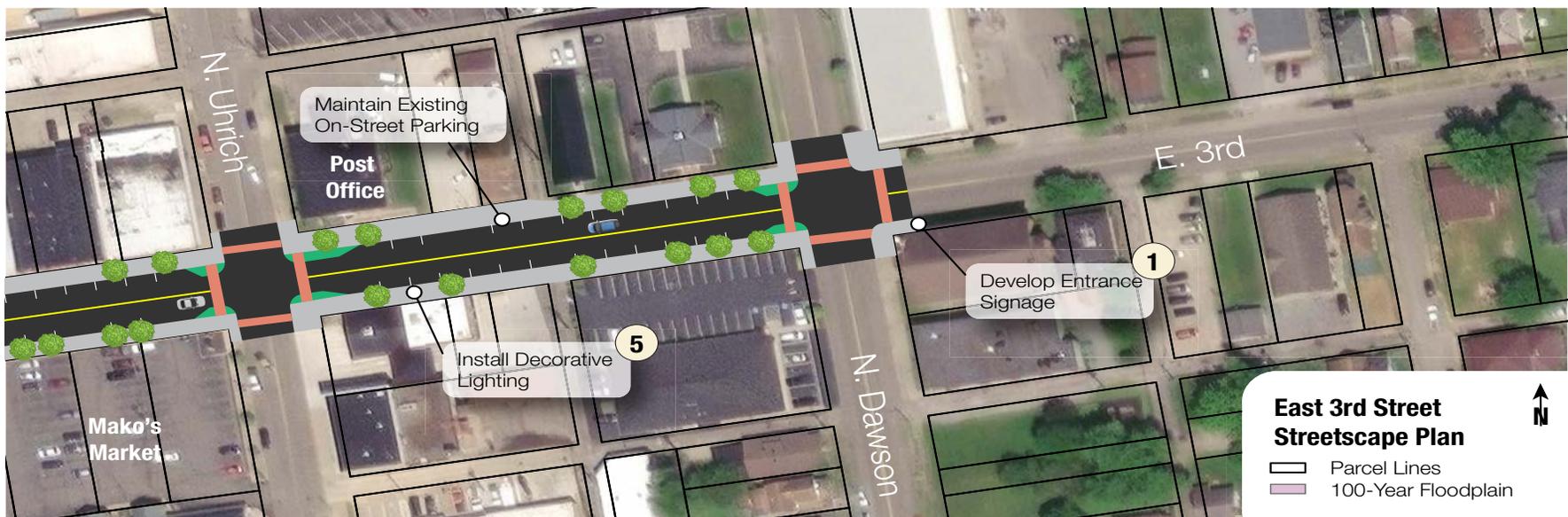
30 min

# DOWNTOWN UHRICHSVILLE Daily Visitation



# EAST THIRD STREET

# PROPOSED STREETScape

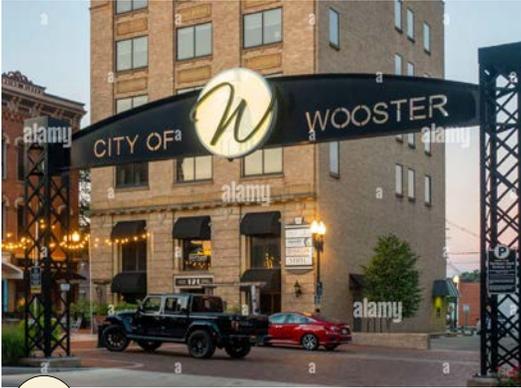


## East 3rd Street Streetscape Plan

- Parcel Lines
- 100-Year Floodplain



## East 3rd Street: Streetscape Examples



**1** Entrance Signage: Could consider overhead or monument signage



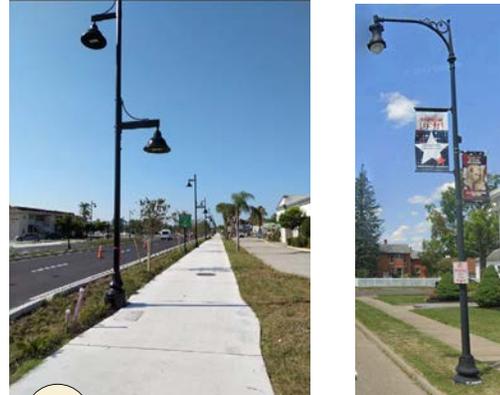
**2** Install Decorative Crosswalks: Provide safer crossings for pedestrians



**3** Decorative Intersection: E. 3rd and Main should be a signature intersection. Opportunity for local artists. Massillon (Left), Cincinnati (Right)



**4** Install Curb Bump Outs: Provide shorter and safer crossing for pedestrians.



**5** Decorative Lighting: Could be similar to North Water Street (right), or new (left)

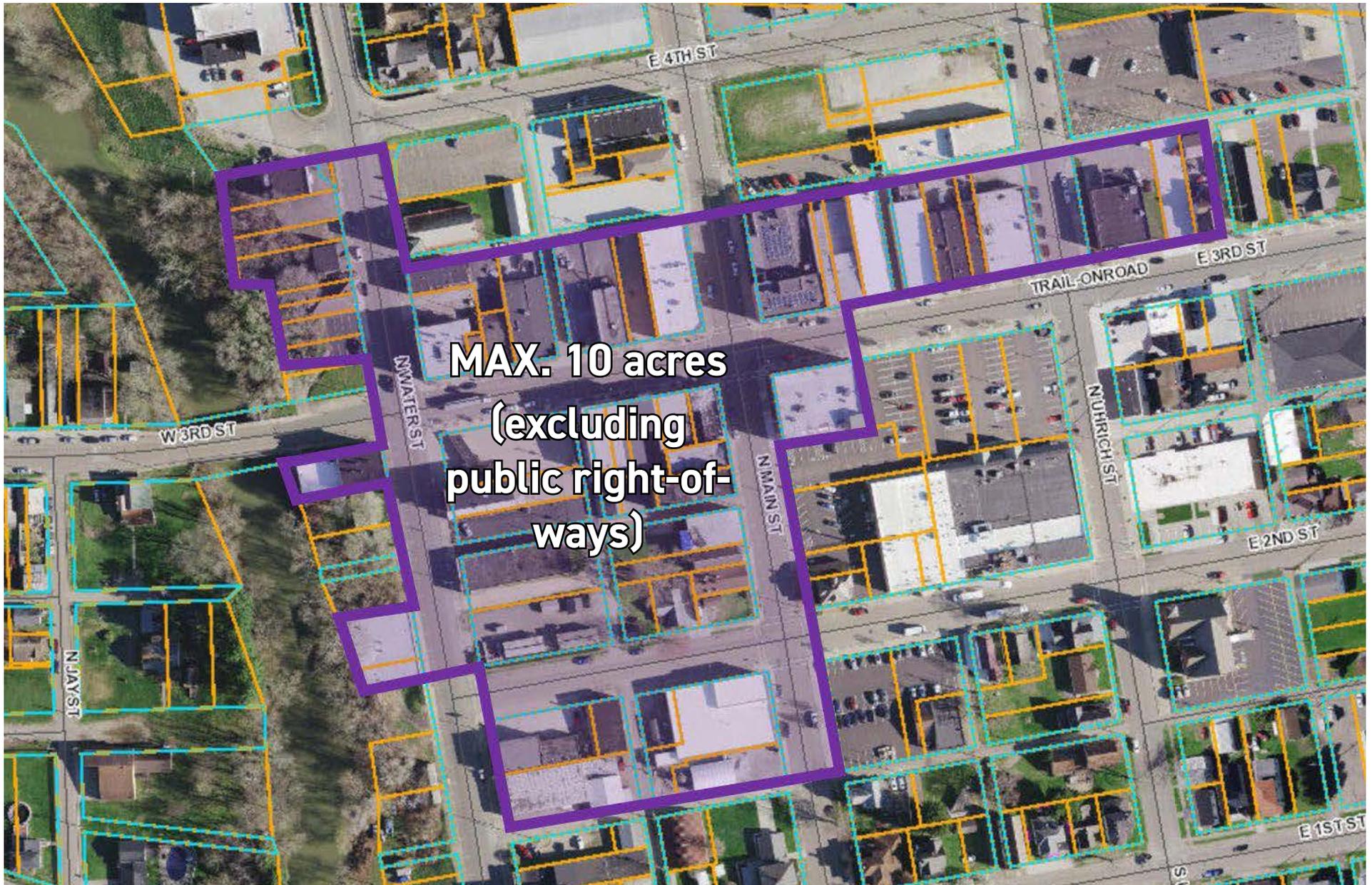
EAST THIRD  
STREET

PROPOSED  
STREETScape

Potential  
Inspirations

# REDEVELOPMENT STRATEGIES

# POTENTIAL DOWNTOWN REDEVELOPMENT DISTRICT



# 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

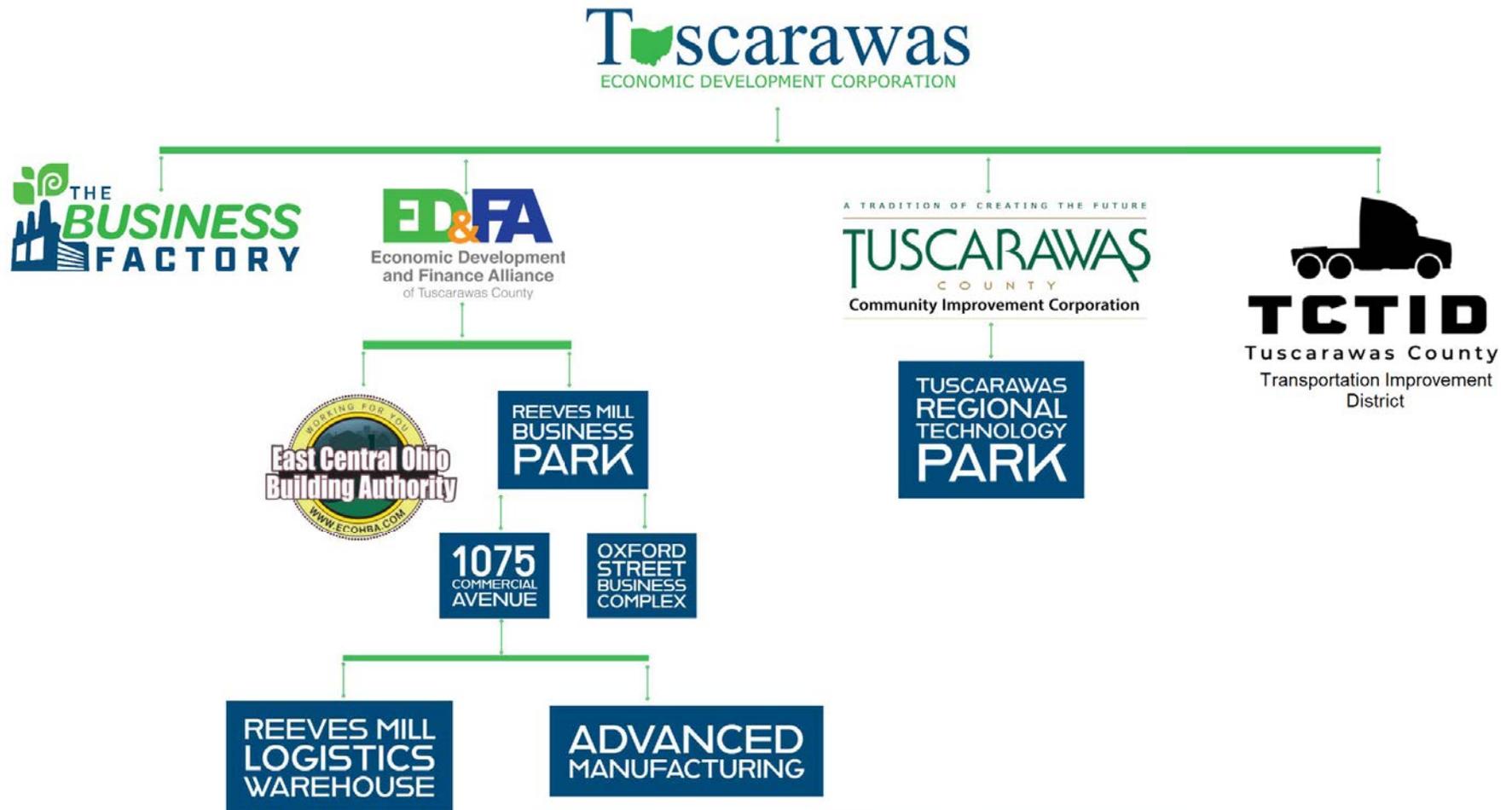
Qualified Opportunity Fund

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*

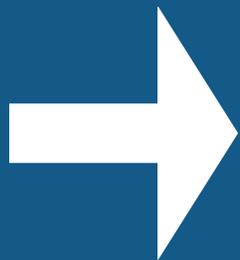


**QOZ  
Business**

# OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

# TAX INCENTIVES



TEMPORARY  
DEFERRAL

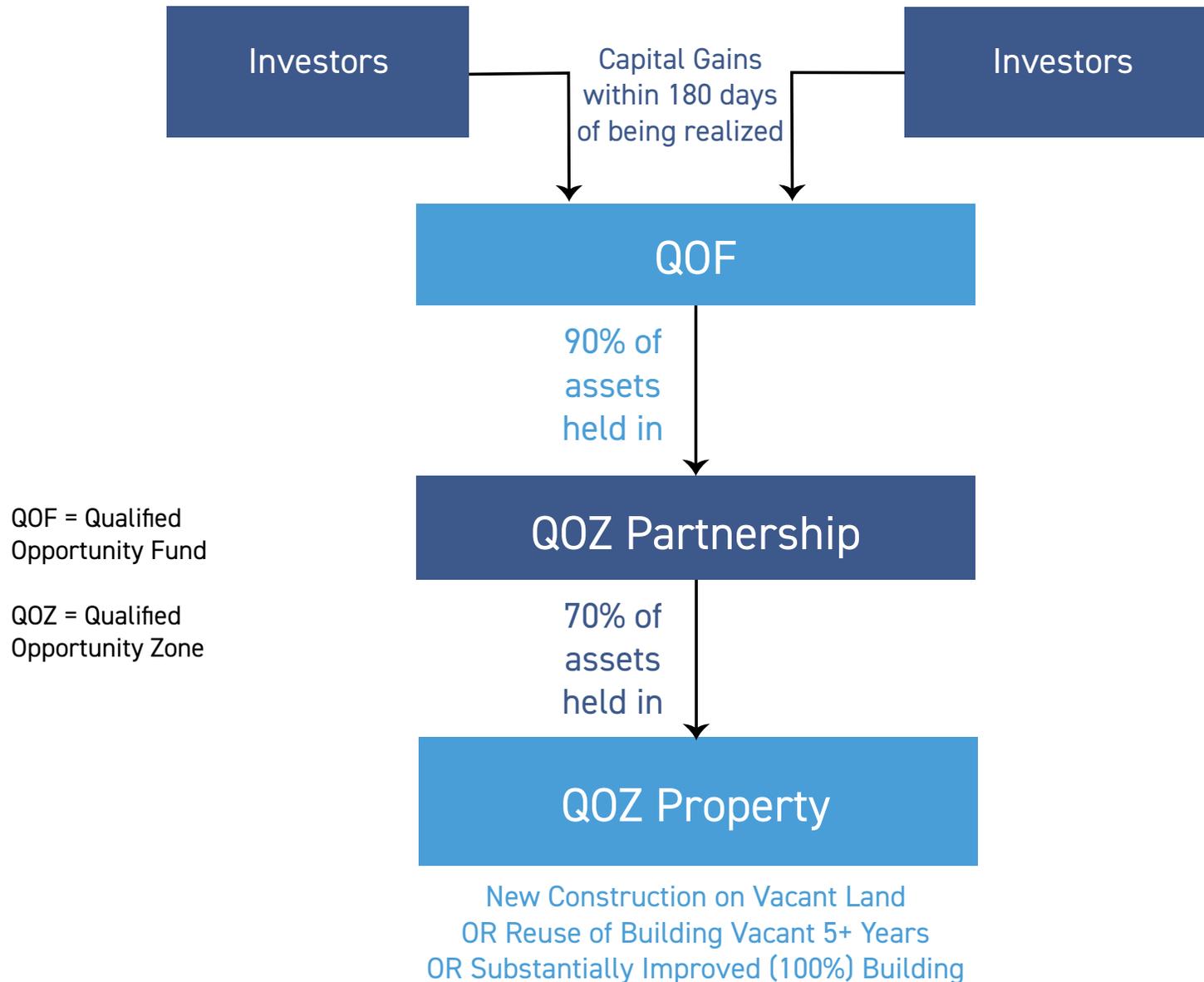
CAPITAL GAINS  
invested in QOF  
until 12/31/2026



PERMANENT  
EXCLUSION

CAPITAL GAINS  
from QOF  
at 10 YEARS

# BASIC OPPORTUNITY ZONE INVESTMENT FLOWCHART: RENTAL REAL ESTATE PROJECT





**THANK YOU**

**T**uscarawas  
Economic Development Corporation



**FOR MORE INFO PLEASE CONTACT**

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