



2010 ANNUAL REPORT

Officers:

President: Gary Mortus, First Energy/Ohio Edison
Vice President: Brian Humphress, City of Willard
Secretary: Shawn Tappel, Village of New London
Treasurer: Jerry Shoemaker, Greenwich Chamber of Commerce

Huron County Commissioners:

Mike Adelman, Gary Bauer and Larry Silcox

City of Norwalk

Sue Lesch
Mayor
38 Whittlesey Ave.
Norwalk, OH 44857

City of Willard

Brian Humphress
City Manager
631 Myrtle Ave.
Willard, OH 44890

PLATINUM PARTNERS



Fisher-Titus Medical Center

Tomorrow's Technology.
Today's Personal Care.

Fisher-Titus Medical Center

Duane Woods
272 Benedict Avenue, Norwalk, OH 44857

Northern Ohio Rural Water

Tom Reese
P.O. Box 96, Collins, OH 44826



Cities and Villages

City of Bellevue

David Kile, Mayor
3000 Seneca Ind. Parkway
Bellevue, OH 44811

Village of Greenwich

Lowell Etzler, Mayor
45 E. Main Street
Greenwich, OH 44837

Village of Wakeman

Chris Hipp, Mayor/Trish Summers, Fiscal
59 Hyde Street
Wakeman, OH 44839

Village of New London

Shawn Tappel, Administrator
115 E. Main Street
New London, OH 44851

Village of Monroeville

Michael Goodwin, Administrator
2 S. Main Street
Monroeville, OH 44847

Village of Plymouth

Keith Hebble, Mayor/Bill Sexton, Admin
48 W. Broadway
Plymouth, OH 44865

Private Partners

Firelands Electric Cooperative

Shelley Robenalt/A. Bordas
One Energy Place
New London, OH 44851

Janotta & Herner

Ted Kastor
P.O. Box 307
Monroeville, OH 44847

Military Products Group, Inc.

Bud Leinenger
100 Industrial Drive., P.O. Box 100
New London, OH 44851

Star Design-Build Contractors

Craig Trick
46405 Telegraph Road
Amherst, OH 44001

Telamon Construction, Mosser Group

Mike Bossetti
5505 Milan Rd., P.O. Box 418
Sandusky, OH 44870

First Energy/Ohio Edison

Gary Mortus
2508 W. Perkins Avenue
Sandusky, OH 44870

Mercy-Willard Hospital

Lynn Detterman/Cindy Dennison
110 E. Howard Street
Willard, OH 44890

PNC Bank

Rita Jackson/Derek Newell
9 E. Main Street
Norwalk, OH 44857

Sutton Bank

Bill Alford
301 E. Walton St.
Willard, OH 44890-9111

Tusing Builders, Ltd.

Jason Tusing
2596 U.S. Hwy. 20 West
Monroeville, OH 44847

Non-Profit Partners

Greenwich Chamber of Commerce

Jerry Shoemaker
82 New Road
Greenwich, OH 44837

Huron County Job & Family Services

Teresa Alt
185 Shady Lane Drive
Norwalk, OH 44857

North Central Ohio Building & Construction Trades Council

Harry Brady
190 E. Main St., Norwalk, OH 44857

Norma Schaechterle

Mike Myers Realty-Century 21
92 E. Main Street
Norwalk, OH 44857

Willard Area Economic Dev. Corp.

Janet Cok
631 Myrtle Ave., P.O. Box 367
Willard, OH 44890

Huron County Chamber of Commerce

Melissa James
10 1/2 W. Main Street
Norwalk, OH 44857

New London CIC

Steve VonBehren
2396 St. Rt. 60 South
New London, OH 44851

Norwalk Economic Development Corp.

Ellen Heinz
10 W. Main Street
Norwalk, OH 44857

Willard Area Chamber of Commerce

Ricky Branham
P.O. Box 73
Willard, OH 44890

WSOS-CAC

Ben Kenny
109 S. Front Street
Fremont, OH 43420

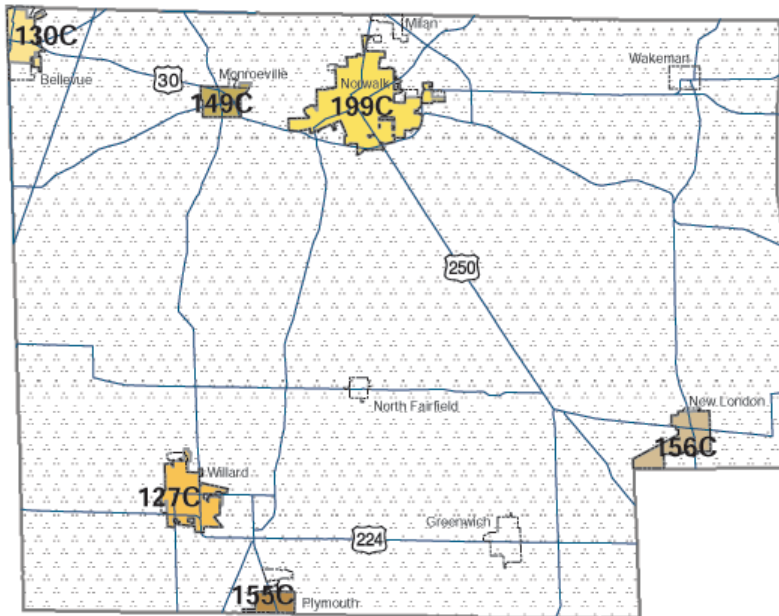
REVOLVING LOAN FUNDS

The Huron County Development Council markets both the Huron County Revolving Loan Fund, as well as the New London CIC Revolving Loan Fund to businesses with appropriate funding needs and geographic locations. Revolving Loan Funds serve as “gap financing” where a project cannot be fully funded through conventional private lending. The RLF will then fill a secondary gap where appropriate. WSOS CAC, Inc. out of Fremont, Ohio, and HCDC administer loans and work with businesses seeking assistance. The Huron County RLF is restricted from being used in the Norwalk and Bellevue city limits as they have their own RLFs; the City of Norwalk’s administered by WSOS CAC, Inc., and the City of Bellevue’s administered by the Bellevue Development Corporation.

ENTERPRISE ZONE PROGRAM

The Huron County Development Council staff administers the Monroeville and Plymouth Enterprise Zone Programs in Huron County. The enterprise zone law in the State of Ohio allows tax abatements of up to 75 percent for ten years for enterprises locating or expanding in cities and villages and 60 percent for those locating or expanding in unincorporated areas. Currently there are six designated enterprise zones located in Huron County: City of Norwalk, City of Willard, City of Bellevue, Village of Monroeville, Village of Plymouth, and Village of New London. The city and village administrators of Willard and New London administer their respective municipalities’ enterprise zones, while the Bellevue Development Council administers the City of Bellevue’s and WSOS CAC administers the City of Norwalk’s.

Huron County Enterprise Zones Credit: Ohio Department of Development



NEW “OHIO ONE” - AVAILABLE SITES AND BUILDINGS

The Huron County Development Council keeps a list of available sites and buildings that are located for industrial development within Huron County. The Development Council uploads this information onto the website. The database is utilized when the Ohio Department of Development is contacted by site selectors for assistance in finding suitable locations for new or expanding businesses. The state then sends leads generated through this system to each county’s administrator (HCDC) and the local administrator sends back appropriate sites and buildings suitable to the needs given by the company. The Development Council submitted several appropriate county sites and buildings to the Ohio Department of Development through the new system.

The state site is linked to our new web site—hcdc.net—which was “launched” in November. The new site is much “cleaner” and easier to maneuver through.

DEVELOPMENT PLANNING

The Huron County Development Council in partnership with WSOS-CAC, facilitated and wrote the 2010 Huron County Comprehensive Economic Development Strategy (CEDS) with the help of various public and private volunteers throughout the county. A Strategy Committee was selected by the Huron County Commissioners and committee meetings got underway in late 2009, and throughout early 2010. The end result was a new CEDS, the first for the county in almost a decade, that functions on two levels. One, it is a U.S. Department of Commerce, Economic Development Administration prerequisite for grant funding, and also it has been used as a policy guide for the actions of the Huron County Development Council. HCDC and WSOS are very gracious for many of the Board Members time and commitment to this project.

BOND FINANCING

The Huron County Development Council was the lead coordinating agency for bond financing for county projects. Huron County took advantage of the Recovery Zone Bond financing made available as a result of the 2009 American Reinvestment and Recovery Act, and was one of just a quarter of all counties in the state to use both options of the bonds. New Horizons Baking Company used the bonds to finance an addition to their facility and the Huron County Commissioners used the Recovery Zone Economic Development (reserved only for public works projects) to finance a needed weather vestibule for the County Courthouse.

HCDC also worked hand-in-hand with the Commissioner’s office in selecting a new financial advisor for the county who has been able to work with us on smaller bond financing projects that could not have gone to market without this assistance. This new partnership also resulted in preparatory bond financing work towards improvements at the County Transfer Station. HCDC represented Huron County at several State of Ohio meetings to fight to retain our bond financing availability in accord with the tight deadlines attached to the Recovery Zone financing. The Development Council led the way on approximately \$7,000,000 in low interest, subsidized bond financing for projects that might not have been undertaken without our assistance.

BUSINESS RETENTION AND EXPANSION

The Huron County Development Council recognizes that from 80 – 85% of all business expansion usually comes from existing businesses within your community. Thus, Development Council staff has made it a priority to reach out to businesses within Huron County so to understand their needs and concerns, as well as to develop working partnerships for economic development. Business visits have resulted in partnership projects between HCDC and county businesses.

The Huron County Development Council was also a participant in Norwalk Economic Development Corporation's 7th Annual Business Appreciation Week. The Development Council appreciates being a part of such a successful program.

REAL ESTATE DEVELOPMENT

The Huron County Development Council acts as the Community Improvement Corporation for the County as well as the municipalities within Huron County. A Community Improvement Corporation is a non-profit organized under Ohio Revised Code 1724. A Community Improvement Corporation may act as a development agency for a municipality and is allowed certain development powers that a municipality would not be able to directly exercise without extremely difficult regulations and political restrictions.

In 2010 the Huron County Development Council exercised its Community Improvement Corporation powers for the City of Norwalk to facilitate a land "swap" of city property and acted as an agent for the Village of Wakeman and City of Willard to transfer for-sale property.

GRANT AND LOAN ADMINISTRATION

The Huron County Development Council acts as the administrator for economic development grants and loans received by the county. HCDC administered an Ohio Department of Development Industrial Site Improvement Fund grant for a Norwalk Rail Spur Project for New Horizon's Baking Company to be able to ship all their raw flour in by rail. This was an extremely efficient management process and was completed much quicker than planned. This will be the start of a three year administrative process. Grant administration lasts many years after the project completion and the Development Council takes pride in its working relationships with the State of Ohio, and area businesses and developers in making the process as smooth and efficient as possible.

