



## DEVELOPMENT DEPARTMENT

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### COMMUNITY AND ECONOMIC DEVELOPMENT UPDATE

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- Polysource expansion project – An 180,000 SF addition to the existing building doubling the size of the facility and creating new jobs. The \$6.5 MM improvement slated to be complete this fall is supported by a Community Reinvestment Area (CRA) incentive offered by the City of Piqua.
- Aesthetic Finishers expansion project – An addition to the existing building will allow Aesthetic Finishers to install additional equipment and facilitate and the continued growth of the business. The expansion will create the need for additional employees and will also include improvements to the parking lot surrounding the building. The project is slated to be complete this fall is supported by a Community Reinvestment Area (CRA) incentive offered by the City of Piqua. The City of Piqua also relocated a water main to facilitate this project.
- Harmony Systems – Recently acquired Protomold and intends to continue serving Protomold’s existing customer base along with tapping into the plants underutilized capacity to allow Harmony Systems to further grow their business. The existing employees will be retained and new employees will be added and the business volumes increase. The new facility will be known as Harmony Systems Plant #2.
- Classic Metal Roofing Systems – Recently installed a new press to further increase their manufacturing capacity and expand offerings to their customers. The City of Piqua wrote a letter of support to Jobs Ohio to assist with securing a \$25k Jobs Inclusion Grant for the project.
- For-Tech USA – Plans to introduce a new product line and restart the operations have resumed after the parent company located in Italy was forced to halt efforts during the recent pandemic. The company has invested a significant amount of monies to repair the structure and once they restart the plant there will be a need to hire additional employees. A portion of the building repair work was supported by a \$250k Jobs Ohio Revitalization Grant the City of Piqua helped the company secure.
- Sherry Industrial Park – Interests in the two new 20k sf buildings recently constructed in the industrial park has been strong. One of the buildings is under contract and multiple parties have shown interest in the second building. The high level of interest has prompted the developer to indicate they plan to construct another building in the near future. Both of the new building projects are supported by a Community Reinvestment Area (CRA) incentive offered by the City of Piqua.
- Cromes property – There has been a high level of activity since the listing of this property. A 16 acres tract is under contract by an end user that plans to build a 40k sf building and

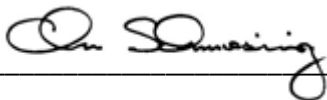
create 20 new jobs; and, the remaining acreage is under contract by an entity interested in developing the tract of land for industrial purposes.

- Highest and Best Use Analysis – Grow Piqua Now commissioned Woodard Development to prepare a highest and best use analysis that focuses on the developable tracts of land in the community. The primary focus of the study is to identify the type of development and end uses most likely to produce the best return on investment for the community in terms of jobs, wages and revenues.
  
- Property Assessed Clean Energy (PACE) – The City of Piqua is preparing the documents necessary to adopt a development finance tool that provides industries with capital to implement improvements producing energy efficiencies. PACE can be used for updates to existing buildings or on new construction projects and is another resource that can be offered in support of business expansion and attraction projects.
- Downtown Redevelopment District (DRD) – The City of Piqua is preparing the documents necessary to establish Downtown Redevelopment Districts in downtown Piqua. DRDs encourage preservation of historic properties and spur new capital investment and job growth. DRDs capture a portion of the increase in property tax revenue created by new investments and redirect the funds to support the restoration of properties, public infrastructure improvements and business development activities.
  
- Scottish Thistle – A newly opened full-service restaurant located in downtown Piqua at the Fort Piqua Plaza. The business is locally owned and operated and offers, “Hearty food with a Scottish flair.” Initially the restaurant will be open for dinner hours with plans to open during lunch hours once additional staff is available.
- Crooked Handle Brewing Company – Announced plans to open Piqua location at the historic building currently occupied by Piqua Granite and Marble. The historic character of the building will be retained and an updated configuration will include a brewery, warehouse-style beer hall, full kitchen, event space and an outdoor biergarten overlooking Lock 9 Park. The business expects to open late summer 2022 once the building renovation work is complete.
- Starbucks – New construction planned for the outlot in front of Home Depot at the intersection of Ash Street and Looney Road. The developer has secured the necessary plan approvals and plans to break ground in September 2021.
- Hardee’s – New construction of a fast food restaurant on the outlot in front of Wal-Mart next to Wright Patt Credit Union. The developer has submitted plans for permitting and expects to break ground fall of 2021.
- American Freight – The Miami Valley Mall ownership recently announced that they have leased the former JC Penney space to American Freight - Discount Furniture, Mattress and Appliance Store. The business indicates they plan to open September 2021.

- Piqua Arts & Innovation Center – Renovation of the building at 319 N. Wayne Street (formerly Z’s) by VSF Investments to offer space for artists, creators, makers, performers, and tech enthusiasts to collaborate, create, and thrive. Plans call for member spaces, a community members center, an event venue, and retail/light food service.
- Well Now Urgent Care – New construction of an urgent care facility to be located on southeast corner of the intersection of Ash Street and Spring Street (former dairy bar and auto supply store). The property is under contract and preliminary plans have been reviewed. The developer expects to start work this fall and be complete with construction by spring of 2022.
- Wood Street Lofts – New construction of a 54-unit market rate workforce housing product is complete. St Mary’s Development, the developer and operator, reports leasing interest has been strong with over 50% of the units already occupied.
- Cottages at Garbry Ridge – Construction of five additional duplexes (10 units) began this past quarter. Interest in the independent living cottage units remains very strong.
- Arrowhead – Construction of three new single family units is underway
- The Pointe at Indian Ridge – Construction of three new single family units is underway.
  
- Miami County Job Fair – On August 26 at Hobart Area over 70 businesses will be participating in a job fair event organized by Piqua, Troy, Tip City, and Miami County chamber and economic development organizations along with various state agencies and others. The number of job openings available in throughout the region remains very high and more than 20 of the businesses participating are from Piqua.
  
- Former Kmart property – The owner has responded to Miami County orders to secure the property. Two prospective buyers report that offers to purchase the property were rejected by the owner who countered with an asking price of \$2MM.
- Former McDonald’s property – Gator Investments has responded to Miami County orders to secure the property indicating they intend to replace the roof, secure the structure, hire a lawn service company to tend to the landscaping, and continue to market the property for sale.
- Property Maintenance – Since June of 2016 the City of Piqua Development Department has opened 1,226 code compliance cases. Eighty two percent of those cases have been resolved. The remaining open cases consist of 70 cases that have escalated to a law director letter or a complaint to the court, 24 properties that are condemned (meaning the property owner has been ordered to raze or repair the structure), and 25 cases pertaining to properties that have been abandoned by the owner.
- City Demolition Program – The City of Piqua has dedicated all \$120,000 of its 2020 Community Development Block Grant allocation to go towards demolition of derelict

structures, most of which have no viable ownership interest to hold accountable for the property condition. The City will place a lien on those properties and encourage redevelopment to facilitate recovery of the funds.

- Miami County Land Bank – Miami County officials have taken the steps necessary to establish a County Land Bank. The establishment of the Land Bank will allow for County to channel funding sources into land bank activities that may support the need to remove derelict structures and redevelop properties with environmental issues or clouded titles.
- NeighborLink Miami Valley – A faith based not for profit initiative designed to connect persons in need of assistance with home repairs or other chores with individuals or groups who desire to volunteer in support of fulfilling those needs. More information can be found at [www.nlmv.org](http://www.nlmv.org)
  
- Water and Spring Parking Lot – Acquisition of a private lot with a non-conforming gravel parking surface to facilitate the reconstruction of the lot to provide an improved public parking lot to support the downtown business district. The City of Piqua received a \$130k grant that was used to support the construction of the improvements.
- Lock 9 Park – Construction on the redevelopment of the park will resume in the fall of 2021 upon the receipt of a \$500k ODNR LWCF grant secured by the City of Piqua. Previously the City of Piqua secured a \$150k grant from the State of Ohio Capital budget. Additional public and private funding sources will allow for the west half of the park improvements to move forward in the fall 2021. The remaining work is to be funded and start in spring of 2022. The entire project is slated to be completed in the summer of 2022.
- Designated Outdoor refreshment Area (DORA) – The paperwork supporting the establishment of a DORA in downtown Piqua has been submitted to the State of Ohio Division of Liquor Control. The expected timeline for the state approval should result in the DORA being established around September 1, 2021.



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