



The City of Sidney

Reporting on our
Progress and Milestones





Introduction

Let's talk about local government.

"The City of Sidney is a global nucleus of entrepreneurial innovation, with a focus on family values and small-town vibrancy" – City Council, May 2022





Andrew Bowsher

"Stay Foolish, Stay Hungry – Steve Jobs

Message from the City Manager

The City of Sidney is committed to pushing the limits of our government expertise, innovation, and our ability to bring the highest level of public service to our residents, businesses, and community leaders.

It is our shared hope that celebrating our past, embracing collective diversity, and supporting our city's vision; motivates us to create a dynamic future for the people and businesses who call Sidney home.



Priorities

Outlined are the major projects underway, in an effort to meet the council and community goals.

Housing



Housing growth and development. Both within the downtown core and in the outer peripheral areas.

Downtown



Redevelopment opportunities of key structures and buildings within the downtown, and traditional neighborhood areas.

Trails / Parks



Transit growth, with enhanced bike and pedestrian access and an environmental emphasis, with renewed parks and recreation facilities. – Parks Master Plan 2023 / Canal Feeder Trail expansion



Priorities

Enforcement



Target code enforcement. Be proactive rather than reactive. Focus energy on bad actors while cleaning up our neighborhoods, including our Vacant Property Registration and rental Registration programs and New Ranger positions.

Development



Target infill, redevelopment, and greenfield projects at key nodal intersections and major corridors. To include Rt. 47, Vandemark, Fair Rd, and Russell.

Financial



Continue to be fiscally conservative and be good stewards of the taxpayer's dollars.

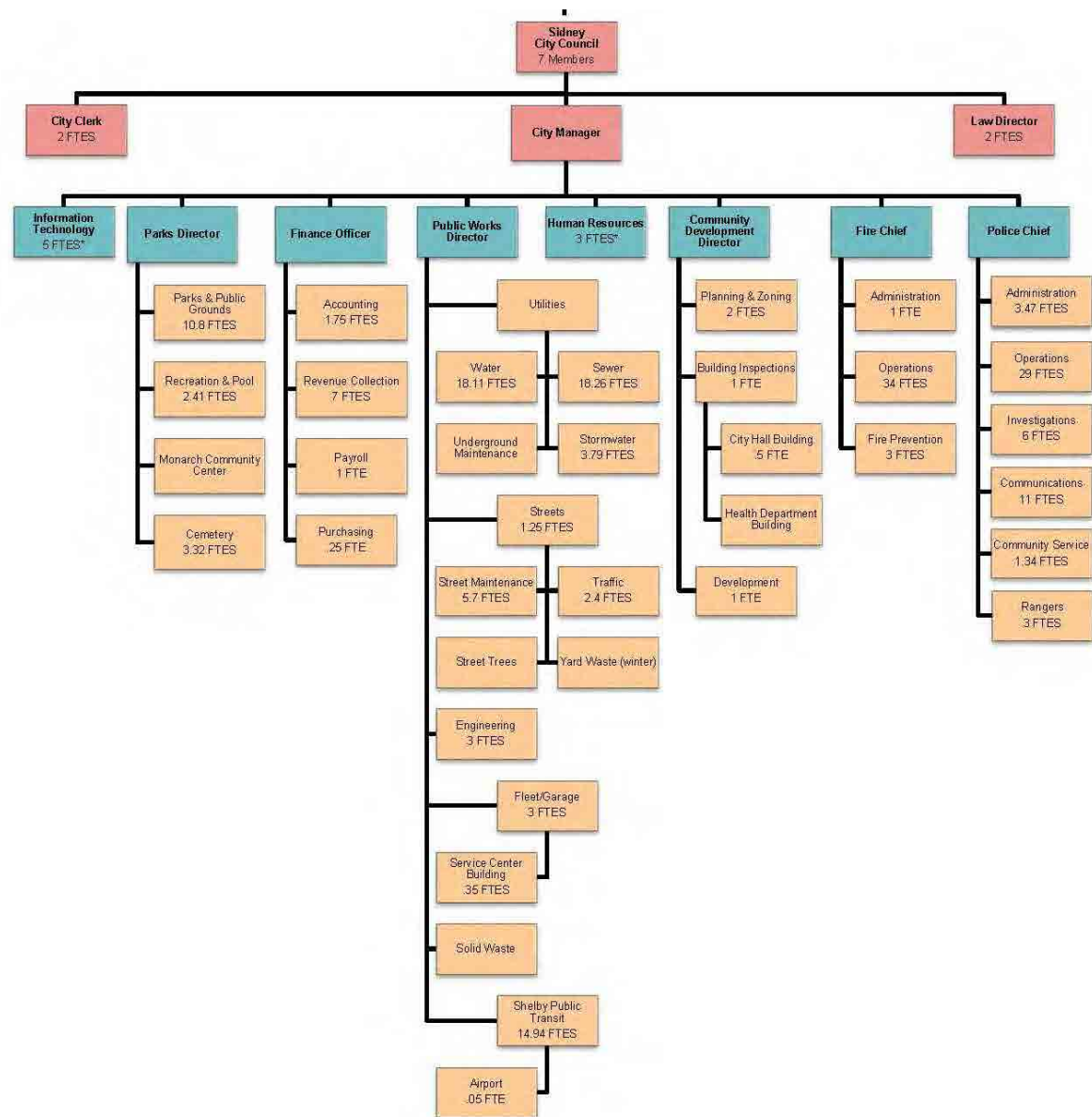


Roles + Partnerships

Thriving ecosystems depend on cross-sector partnerships and collaboration. Our City is uniquely positioned to convene critical partners to assess gaps and opportunities within the local ecosystem.

The importance of place is often missing from the dialogue around these ecosystems. Downtown is well-positioned to bring this place-based perspective to the table and help ensure that entrepreneurship is leveraged to make our district unique.







Revenue Sources



Local Taxes

Intergovernmental

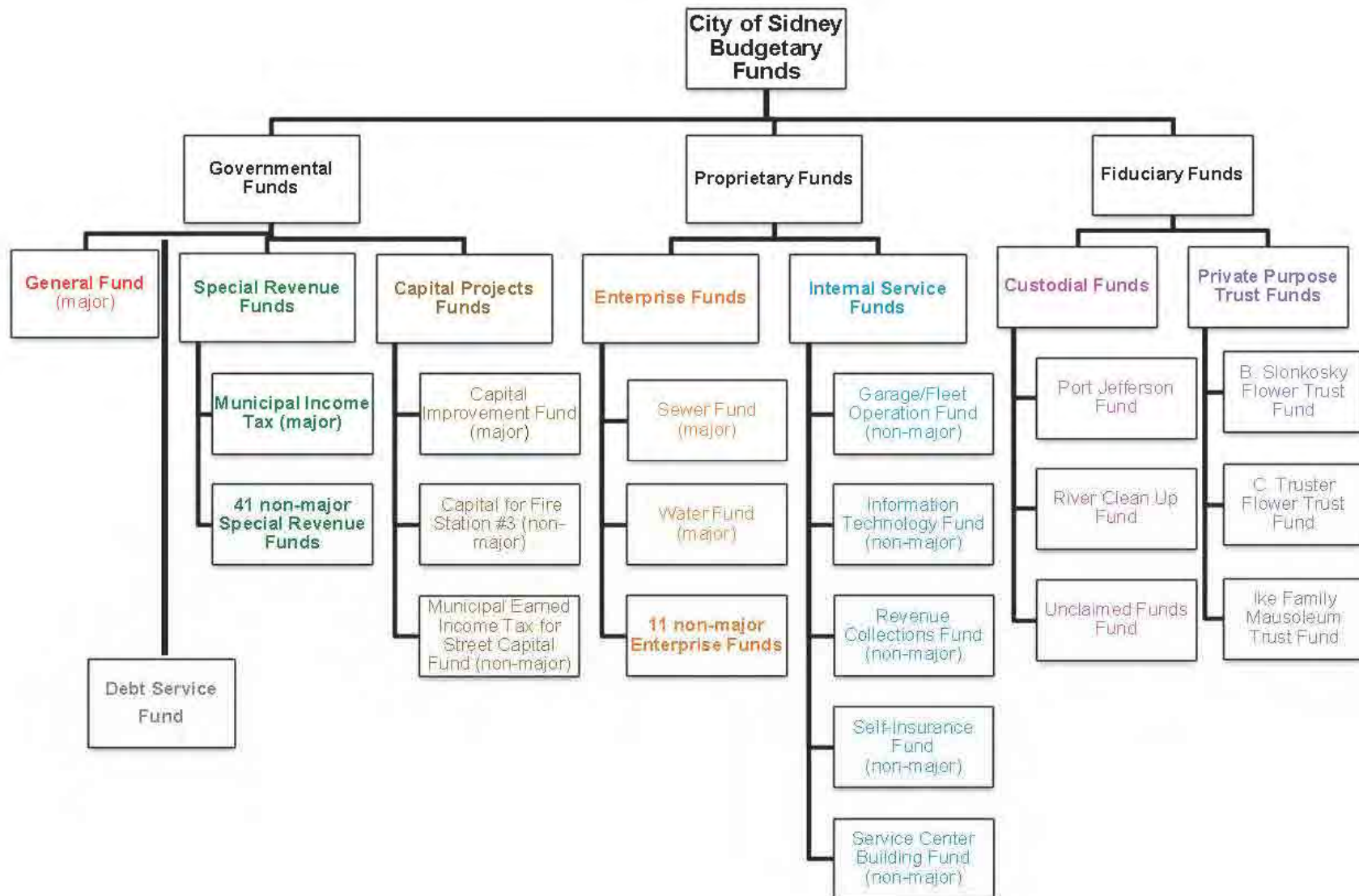
Assessments

Fees & Charges

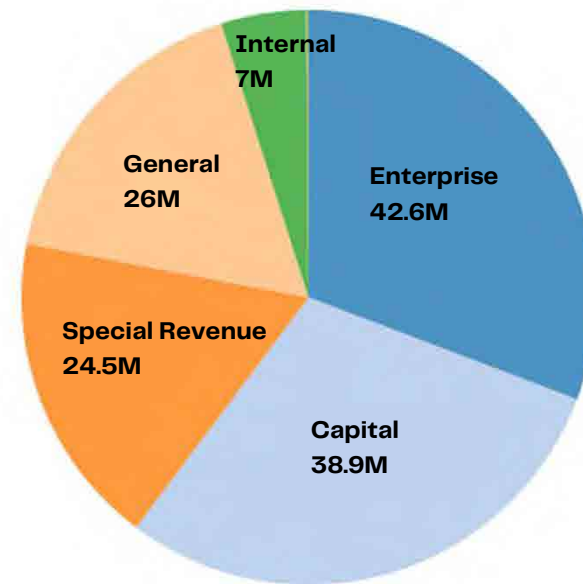
Grants

Interest

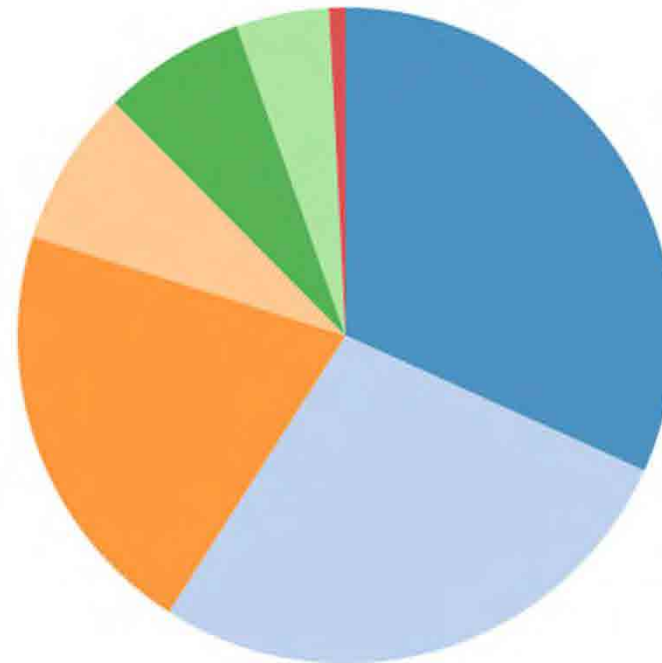
Interfund Transfers



The 2025 Operating Budget \$139.56 Million



The 2025 General Fund \$26 Million



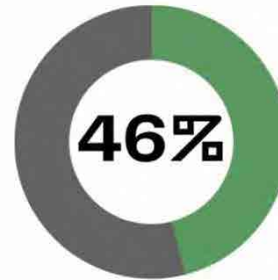


By The Numbers



12,600

Total number of
commuters coming
to our City, daily.



Percentage of
Manufacturing Jobs



WELCOME TO OUR INDUSTRIAL CITY

The City of Sidney has a rich history steeped in manufacturing. Rightfully so, the City of Sidney has more manufacturing jobs (per capita) than any other City in the State!





✓ Most manufacturing jobs per capita

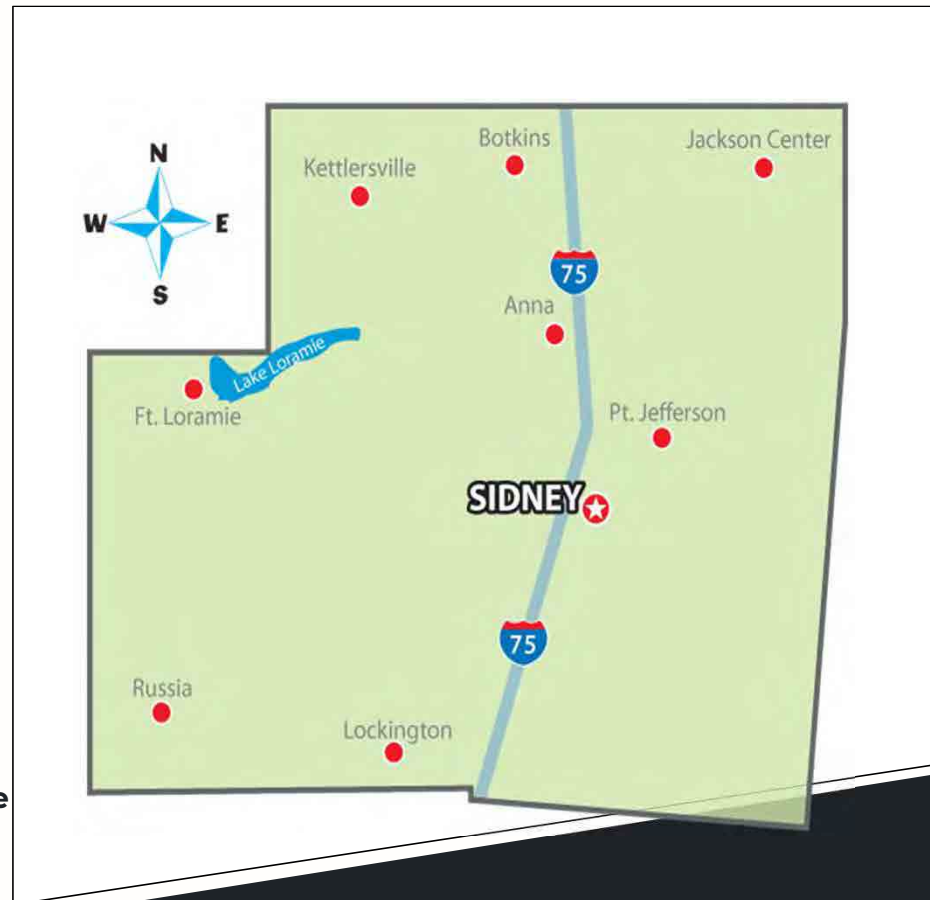
✓ Site Selection - Top Micropolitan #3

✓ We build stuff!





- ✓ **Founded in 1820, the City of Sidney, named after Sir Philip Sidney, a well-known poet, and member of the British Parliament, was originally a 70-acre parcel of land located along the west side of the Great Miami River.**
- ✓ **Sidney has grown to 7,776 acres and is home to approximately ~21,000 individuals.**
- ✓ **Sidney is the county seat of Shelby County.**
- ✓ **Sidney is the largest and only city of the nine municipalities in Shelby County.**





By The Numbers



1200

**Total number of
new homes under
development**



50

**Number of Years,
since this kind of
growth**



Major Projects

Burr Oak

Greenfield Development

- 250 single-family residences
- 70 Acres of Commercial Retail
- 22 Acres of Multi-family





BURR OAK DEVELOPMENT

Sidney, Ohio

KEY	LEASED	NEGOTIATING
	AVAILABLE	NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
A	Proposed Restaurant/Bank	1.00 AC
B1	Proposed Multi-Tenant Endcap	2,027
B2	Proposed Multi-Tenant Inline Space	1,770
B3	Proposed Multi-Tenant Drive-Thru	2,027
C	Proposed Restaurant/Auto	1.00 AC
D	McDonalds - Signed Lease (subject to Due Diligence)	1.25 AC
E	Proposed Auto/Retail	2.17 AC
F	Sheetz (Coming Soon)	3.03 AC
G	Proposed Hotel	2.44 AC
H	Proposed Restaurant	2.24 AC
I	Proposed Hotel	3.79 AC
J	Proposed Grocery/Retail	8.95 AC
K	Proposed Office	3.27 AC
L	Proposed Office	3.53 AC

LEASING INFORMATION

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ZACK SOGOLOFF

zack@goodmanrealestate.com

TRISTAN PALMIERI

tristan@goodmanrealestate.com

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

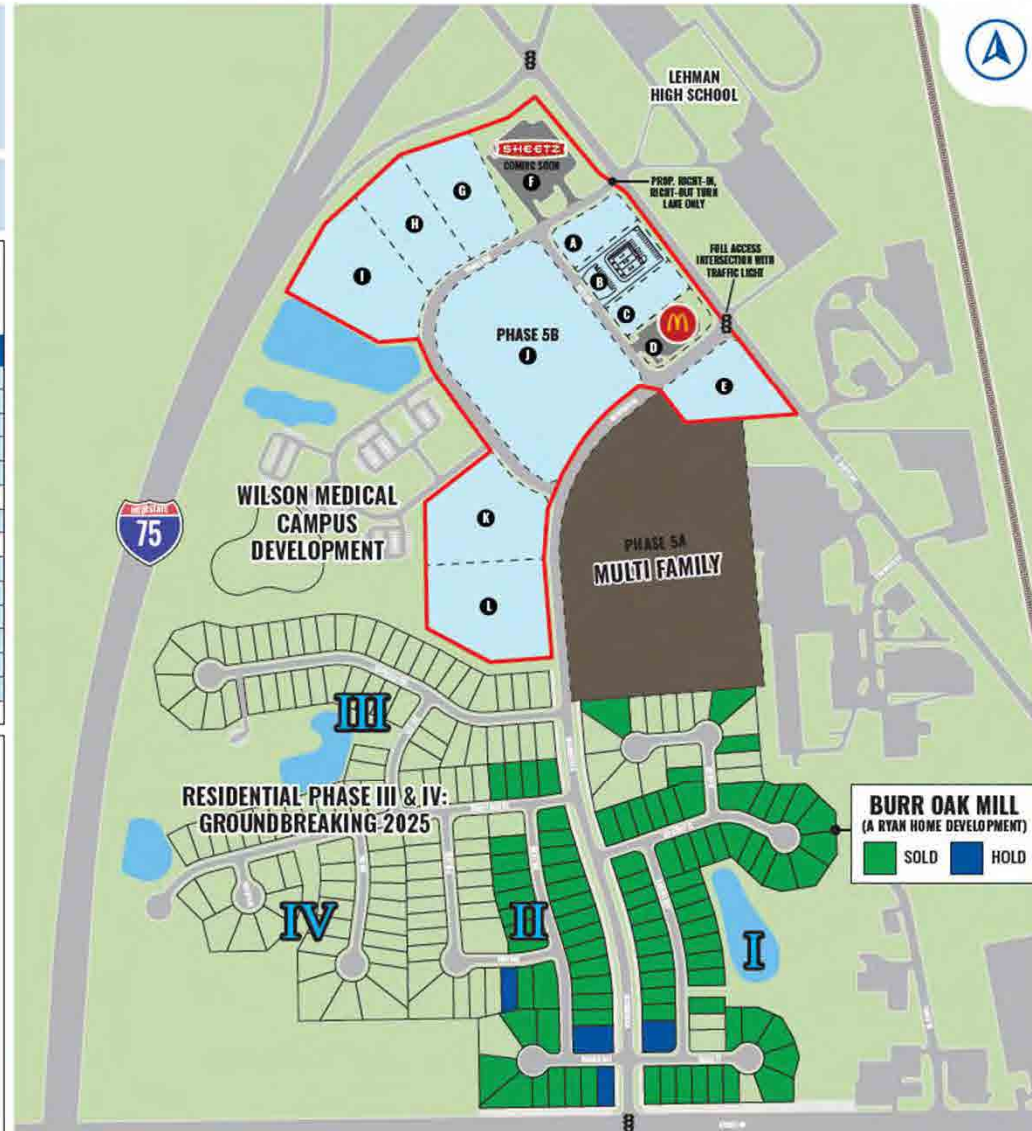
COLUMBUS

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COLUMBUS, OHIO 43215

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WWW.GOODMANREALESTATE.COM



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Major Projects

The Mills

Greenfield Development

- \$50M Investment
- 216 Residences
- Crawford Hoying – JBM
- Ground Breaking 1/31/24





Major Projects

Vision Development

Greenfield Development

- \$75M Investment
- 330 Residences in 2 Phases
- Vision Development
- Ground Breaking Mid-2024





Major Projects

Fairfield Inn + Suites

Greenfield Development

- SEVA Development
- 118 Rooms + 70,000 sq ft.
- Ground Breaking Late-2025





Major Projects

Chase Bank

Redevelopment

- J.P. Morgan Chase Bank
- 3,200 sq ft.
- Under Construction- Spring 2025
- Rt. 47 / Michigan





Major Projects

Folkerth Ave / Kroger Access Tesla Superchargers

- Redevelopment
- Public - Private Partnership
 - 8 Tesla Superchargers
 - Under Construction- Summer 2025





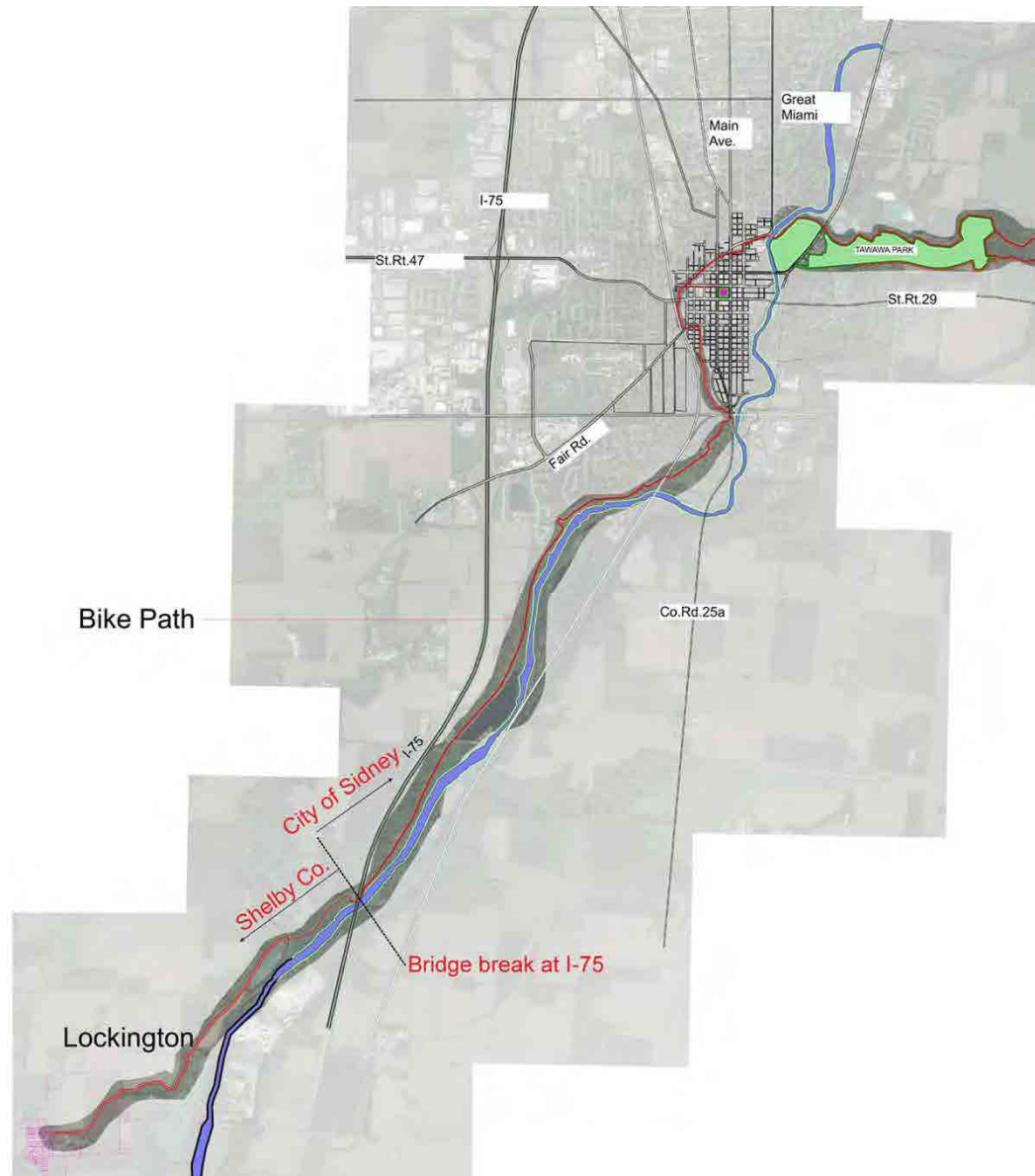
Major Projects

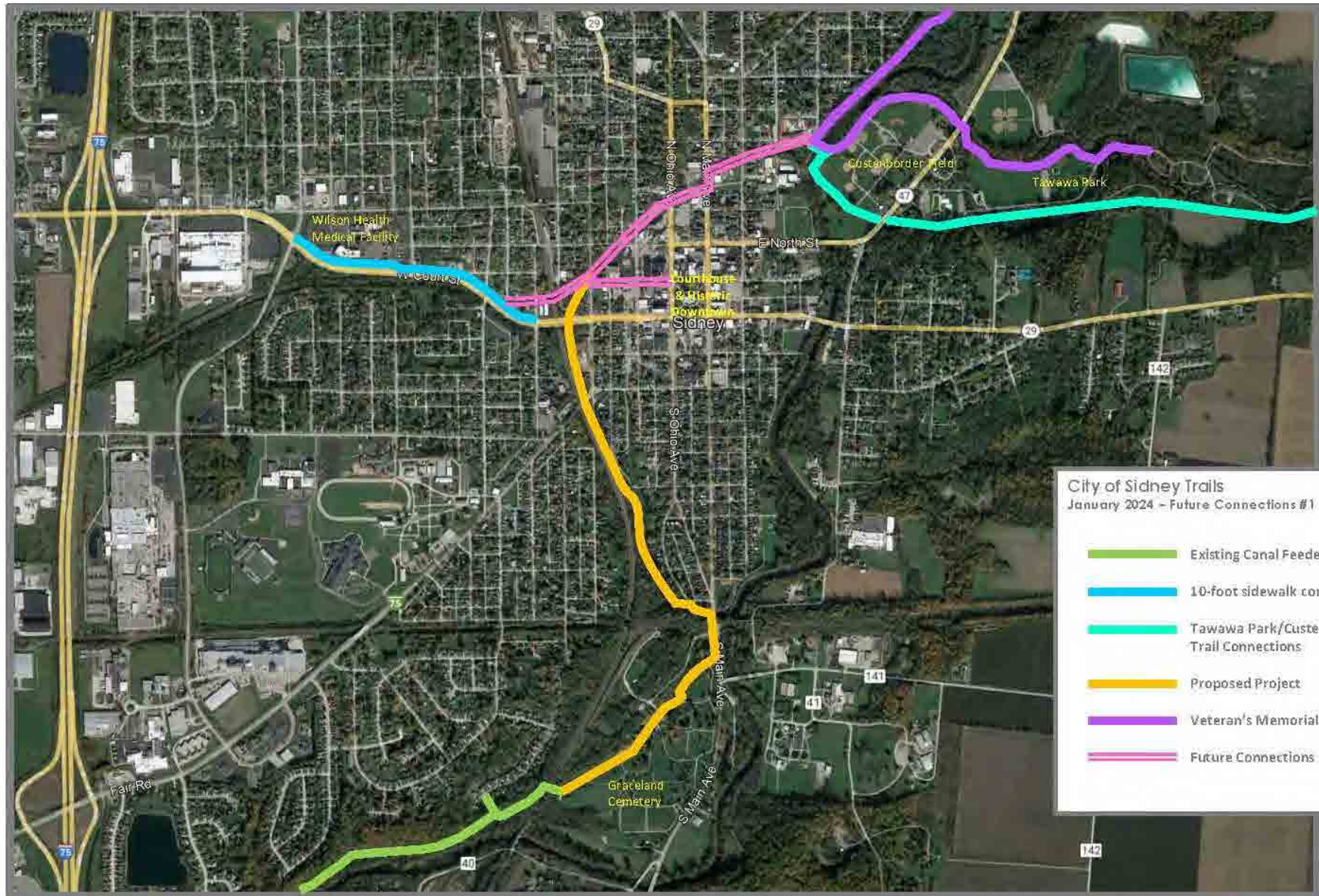
Riverway Trail

Continued Trail Expansion

- Expansion South to Lockington/Piqua
- Expansion into Downtown and Tawawa Park







City of Sidney Trails

January 2024 - Future Connections #1

Existing Canal Feeder Trail/GMRT

10-foot sidewalk connection

Tawawa Park/Costenborder Field Trail Connections

Proposed Project

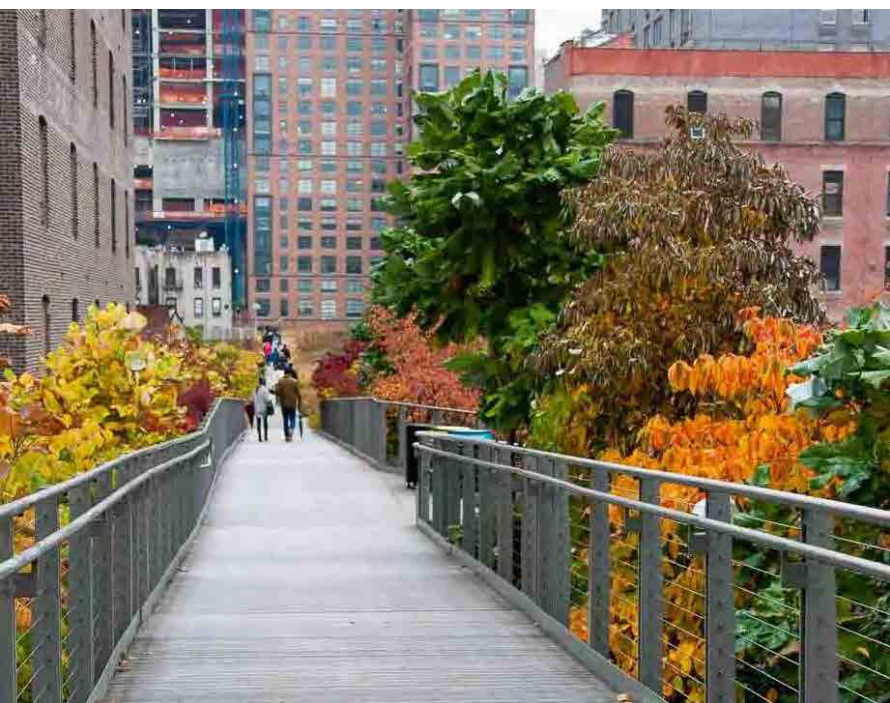
Veteran's Memorial Walkway

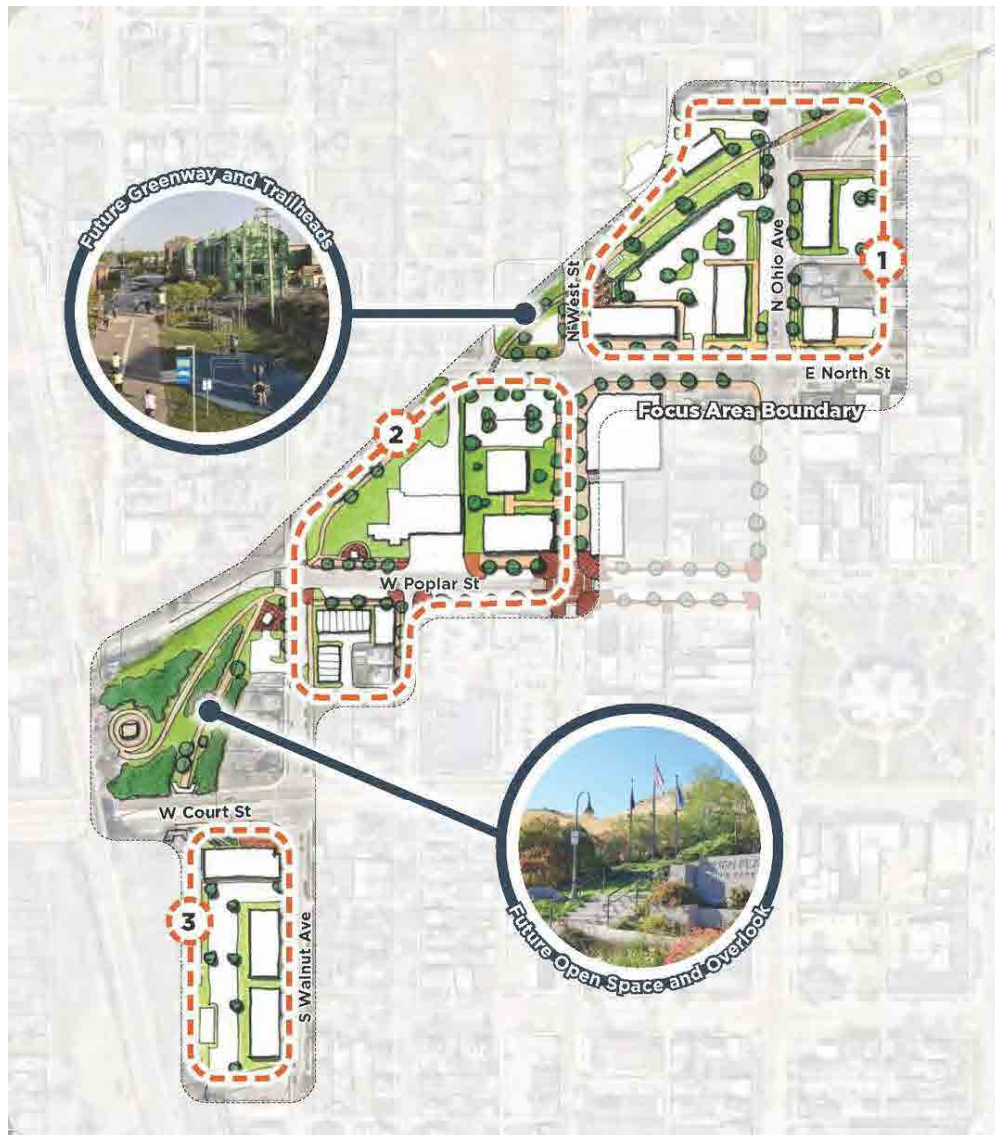
Future Connections

**GRACELAND TO DOWNTOWN MULTI-USE TRAIL
CITY OF SIDNEY, OHIO
CONCEPTUAL PLAN**

REVISIONS:
FILE NAME
DRAWN BY DMS
CHECKED BY
PROJECT No.
DATE 1-12-24
SHEET NUMBER 1 OF 1







1 Canal North

The Canal North subarea is situated in the northeastern part of the Canal Trail Corridor Focus Area, right next to the vibrant Downtown Sidney Entertainment District. The vision for this subarea is to create a seamless transition from the Downtown Core into the surrounding neighborhood by incorporating commercial and community-based mixed-use developments.

2 Central Canal

The Central Canal subarea serves as the civic hub of the Canal Trail Corridor Focus Area. It will include a future gateway and trailhead for the planned greenway. The vision for this subarea is to strengthen the local government's presence by optimizing underutilized parcels for new development, along with key areas for residential infill.

3 PK Lumber Site

The former PK Lumber site is located at the southernmost portion of the Canal Trail Corridor Focus Area. This former light industrial area, situated in a vibrant neighborhood on the outskirts of downtown, is envisioned to provide various residential building types, including attached single-family homes and multi-family units for both existing and future residents.

Canal North

Commercial development on the doorstep of downtown

Site 'A'

SITE INFORMATION:

SIZE: ≈ 2 acres

CONDITION: Aging commercial and light industrial uses

ZONING: CSD (Court Square District)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 3-story Mixed-use

RESIDENTIAL UNITS: 38 units (Flats)

COMMERCIAL FOOTPRINT: 19,800sf

Site 'B'

SITE INFORMATION:

SIZE: ≈ .3 acres

CONDITION: Former auto-shop/gas station

ZONING: CSD (Court Square District)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 2-story Commercial

COMMERCIAL FOOTPRINT: 8,400sf

Site 'C'

SITE INFORMATION:

SIZE: ≈ .8 acres

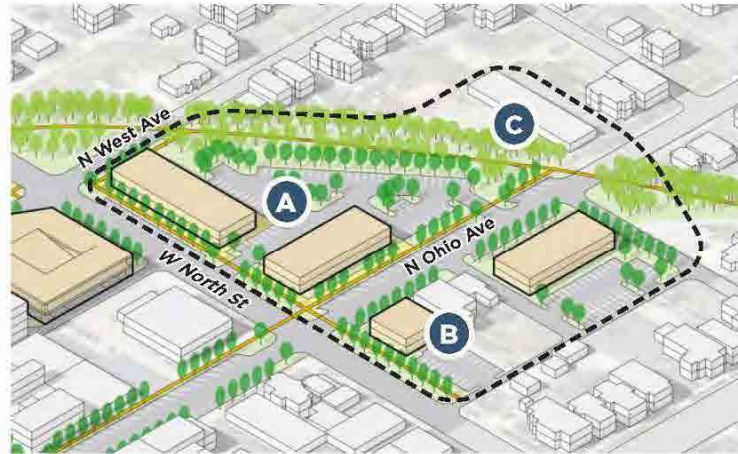
CONDITION: Aging commercial use

ZONING: CSD (Court Square District)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 2 to 3-story Residential

RESIDENTIAL UNITS: 10 units (Townhomes)



Central Canal

Government campus and recreation trailhead

Site 'A' - Option 1

SITE INFORMATION:

SIZE: ≈ 4 acres

CONDITION: Parking lot

ZONING: CSD (Court Square District)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 3-story Mixed-use

RESIDENTIAL UNITS: 24 units (Flats)

COMMERCIAL FOOTPRINT: 20,000sf

Site 'B'

SITE INFORMATION:

SIZE: ≈ .65 acres

CONDITION: Vacant lot

ZONING: NC (Neighborhood Commercial)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 2 to 3-story Residential

RESIDENTIAL UNITS: 10 units (Townhomes)

Site 'A' - Option 2

SITE INFORMATION:

SIZE: ≈ 1.2 acres

CONDITION: Parking lot and small County office building

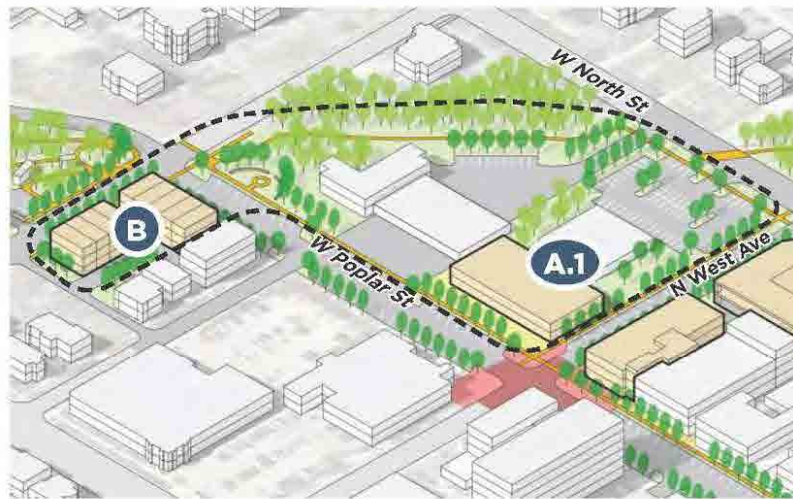
ZONING: CSD (Court Square District)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 3 to 4-story Mixed-use

RESIDENTIAL UNITS: 48 units (Flats)

COMMERCIAL FOOTPRINT: 24,600sf



PK Lumber Site

Diverse workforce housing
close to downtown

Site 'A'

SITE INFORMATION:

SIZE: ≈2.8 acres

CONDITION: Former commercial and light industrial uses

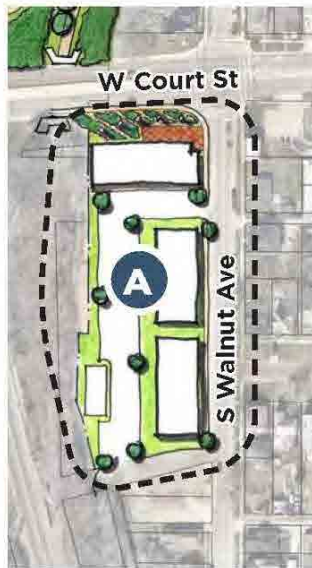
ZONING: NC (Neighborhood Commercial)

DEVELOPMENT CONCEPT DATA:

CHARACTER: 3-story Mixed-use/Residential

RESIDENTIAL UNITS: 66 units (Flats)

COMMERCIAL FOOTPRINT: 9,600sf





Major Projects

Hemmlegarn Park

New Park
Traditional Neighborhood
Parkland Donated by the
Hemmelgarn Family



Hillside Play



Playground



Overlook Pavilion



Pollinator Gardens



Interactive Rain Garden

06.01.2023

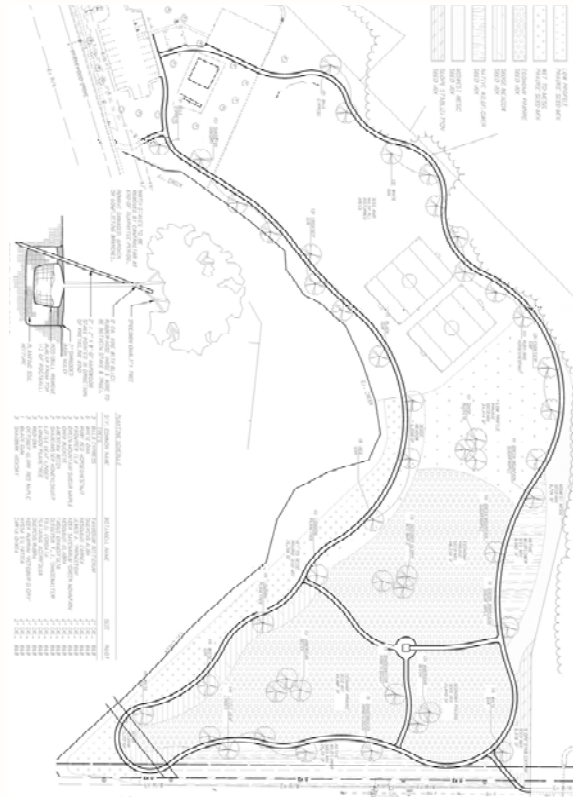
OHM



Major Projects

Robert O' New Park Conservation Area

Conservation Project
0.7 Mile Trail (2024)
New Shelter
Forbes + Wildflower Butterfly
Habitat
Flora Learning Destination





Major Projects



DH Morrison Bridge

Restoration Project
Built in 1874
Tawawa Park

Sister to the Zenas King Bridge
ODOT Historic Registry



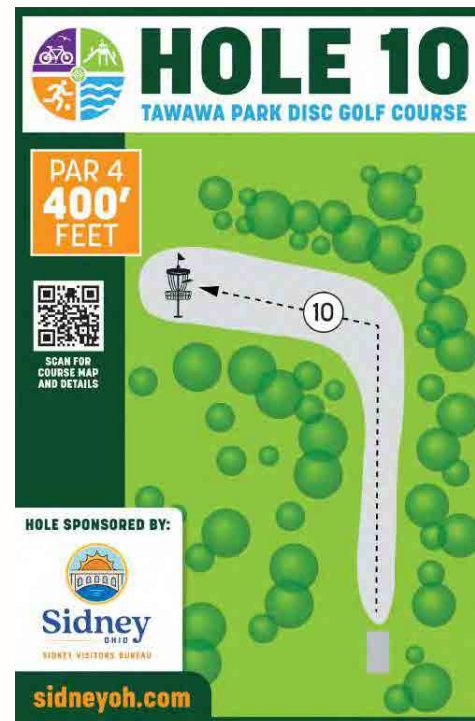


New Recreation



Pickleball

Existing Courts x4 – 2024
New Courts x4 – 2025
Overhead Lights



Disc Golf

PDGA Registered Course
18 Holes
Tawawa Park



New Program

Sidney Rangers

First of It's Kind

3 Rangers

- Parks
- Auxiliary Law Enforcement
- Code Enforcement
- Creating Community Service





Major Projects

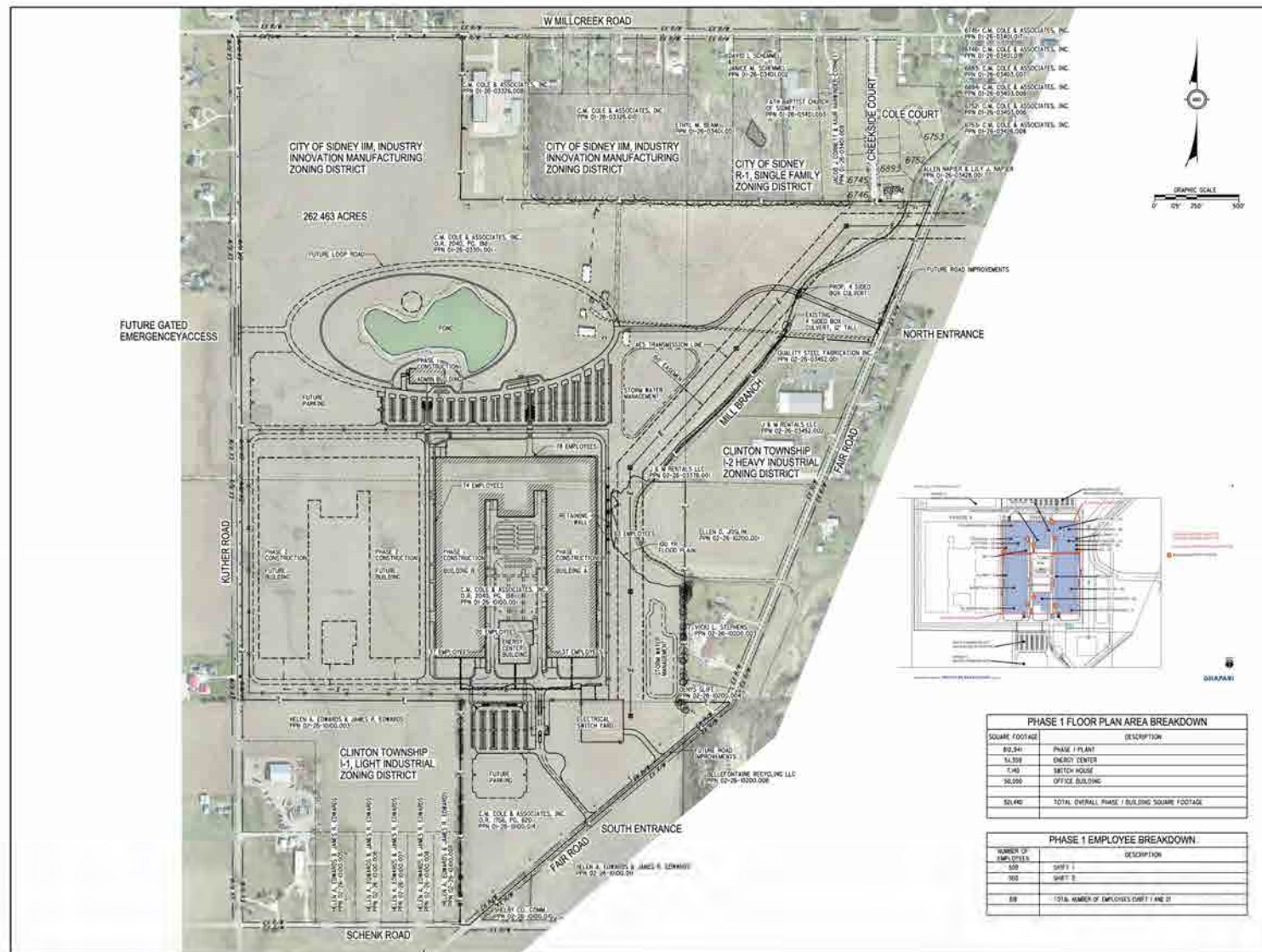


SEMCORP

Economic Development

- 1200 Jobs – Phase 1
- 1 Billion Initial Investment
- \$74 Million Payroll





PHASE 1 FLOOR PLAN AREA BREAKDOWN	
SQUARE FOOTAGE	DESCRIPTION
80,241	PHASE 1 PLANT
14,538	ENERGY CENTER
7,143	WATCH HOUSE
14,500	OFFICE BUILDING
30,440	TOTAL OVERALL PHASE 1 BUILDING SQUARE FOOTAGE

PHASE 1 EMPLOYEE BREAKDOWN	
NUMBER OF EMPLOYEES	DESCRIPTION
800	SHIFT 1
800	SHIFT 2
800	TOTAL NUMBER OF EMPLOYEES SHIFT 1 AND 2

SEMCORP
POWER YOUR FUTURE

LITHIUM-ION BATTERY SEPARATOR FILM PLANT
SIDNEY, OHIO

GHAFARI
17101 MIDWAY AVENUE
DEARBORN, MI 48124-2708 USA
TEL: +1 313 441 3000
www.ghafari.com

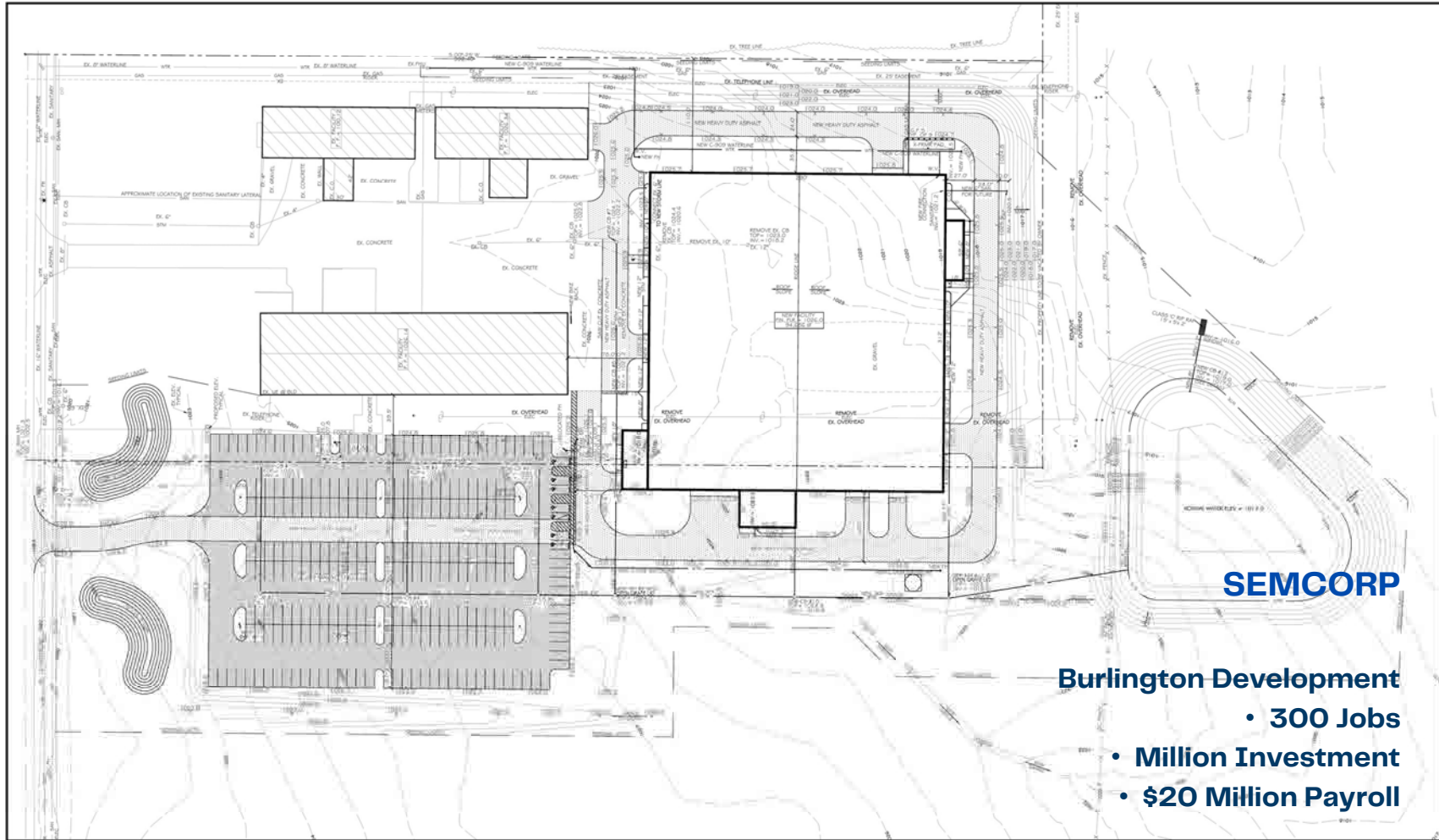
Mannik Smith GROUP
1800 INDIAN WOODS CIRCLE
MARIETTA, OHIO 43027
TEL: +1 419 881 2222
manniksmithgroup.com

NOT FOR CONSTRUCTION

PROJECT # 13115013
PROJECT MANAGER JEFF KATERS
DESIGNED BY PHILIP LAGOFF
DRAWN BY NATHAN KOSGUSTSON
CHECKED: [Signature]
INCHES: 1/8" = 1'-0"

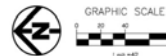
SCHEMATIC PLAN

CS1-01-00
SHEET 1 OF 1



SITE PLAN SCALE: 1" = 40' - 0"

PROPOSED GRADES ARE FINISH ASPHALT OR FINISH GRADE ELEVATIONS



LEGEND



SEMCORP
Burlington Development
 • 300 Jobs
 • Million Investment
 • \$20 Million Payroll

Revisions		
#	Date	Description

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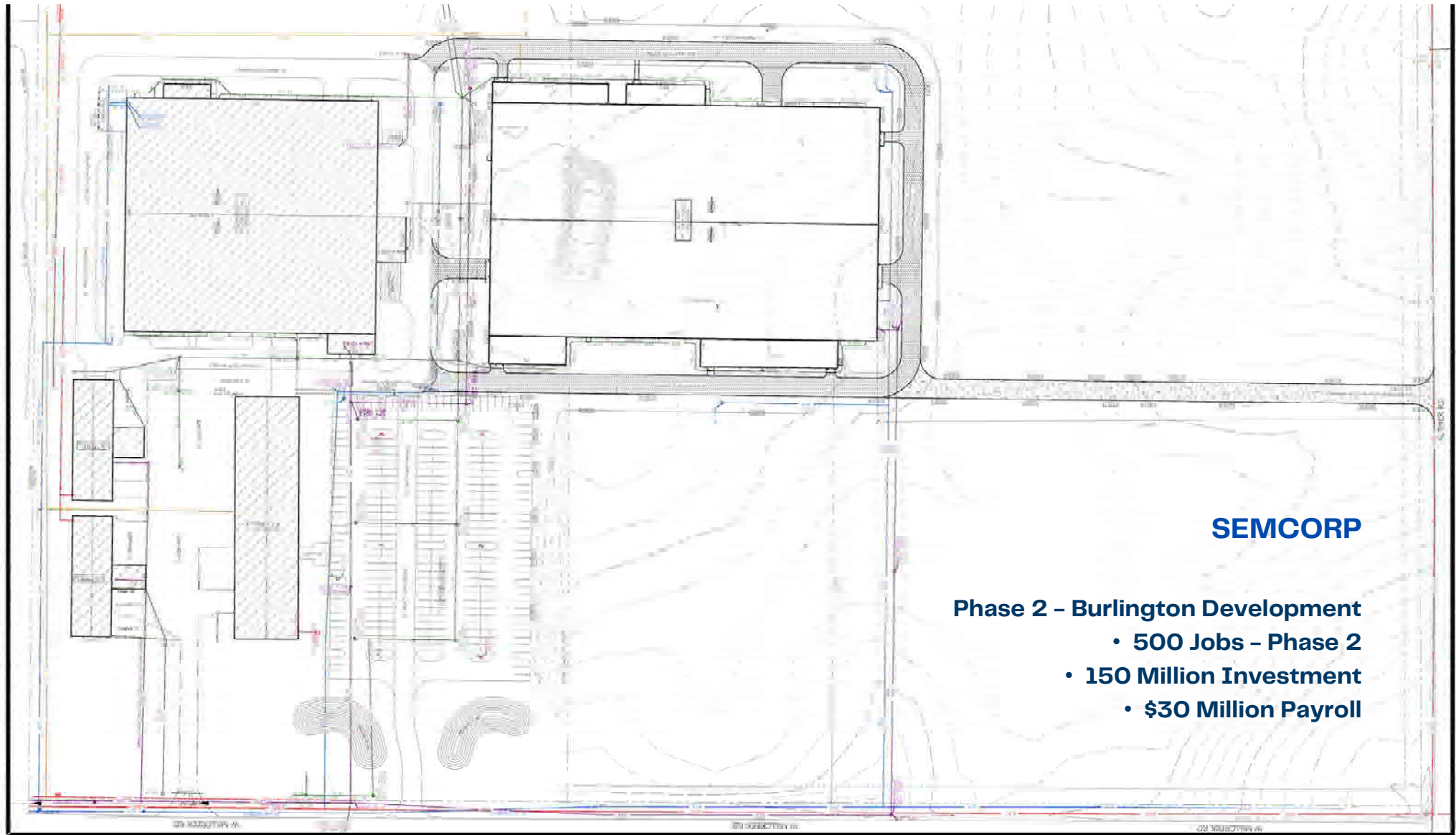
NEW BUILDING
 FOR
SEMCORP
 SHELBY COUNTY



Sidney, Ohio
 400 Canal Street
 Sidney, OH 45365-0726
 Phone: (937) 498-2381

Dayton, Ohio
 825 S. Ludlow St.
 Dayton, OH 45402
 Phone: (937) 274-1173

Columbus, Ohio
 3595 Johnny Appleseed Ct.
 Columbus, OH 43231
 Phone: (614) 878-6496



SEMCORP

Phase 2 - Burlington Development

- 500 Jobs - Phase 2
- 150 Million Investment
- \$30 Million Payroll



Major Projects

Project Galaxy

Mega Site Status
Absolute GAME CHANGER!!





Major Projects



Data Center



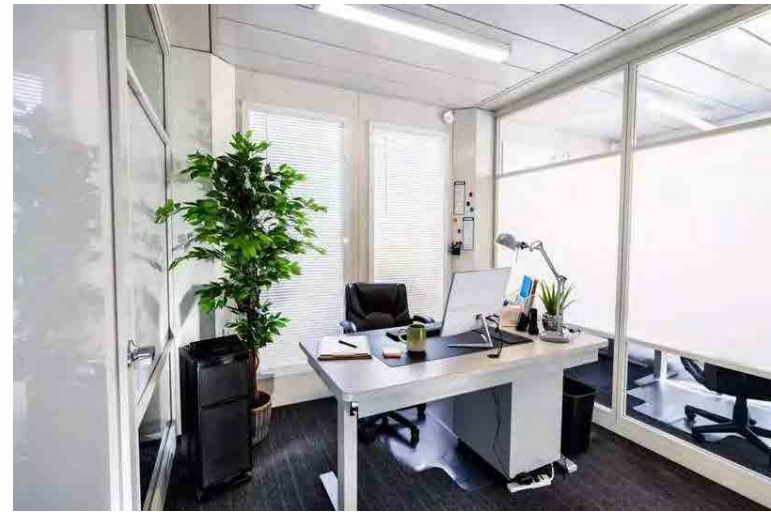
Major Projects

City Hall

Reconstruction/Remodel and
Addition of Existing Building
~30k sq. ft.
201 W. Poplar (Downtown)









Major Projects

Fire Station 2

Replacement of existing
building

Campbell Road Relocation







Major Projects



WagnerWare

Brownfield

- \$4.6M
- 2M Grant from ODOD
- City and County Funds
- County Land Bank





Major Projects

Sidney Airport

Expansion and Growth

- \$4.2M Grant – Parallel Taxiway
- \$7.5M Water / Sewer Expansion
- Federal/State Funding
- Advanced Air Mobility









Advanced Air Mobility (AAM)

\$9B Industry





Major Projects

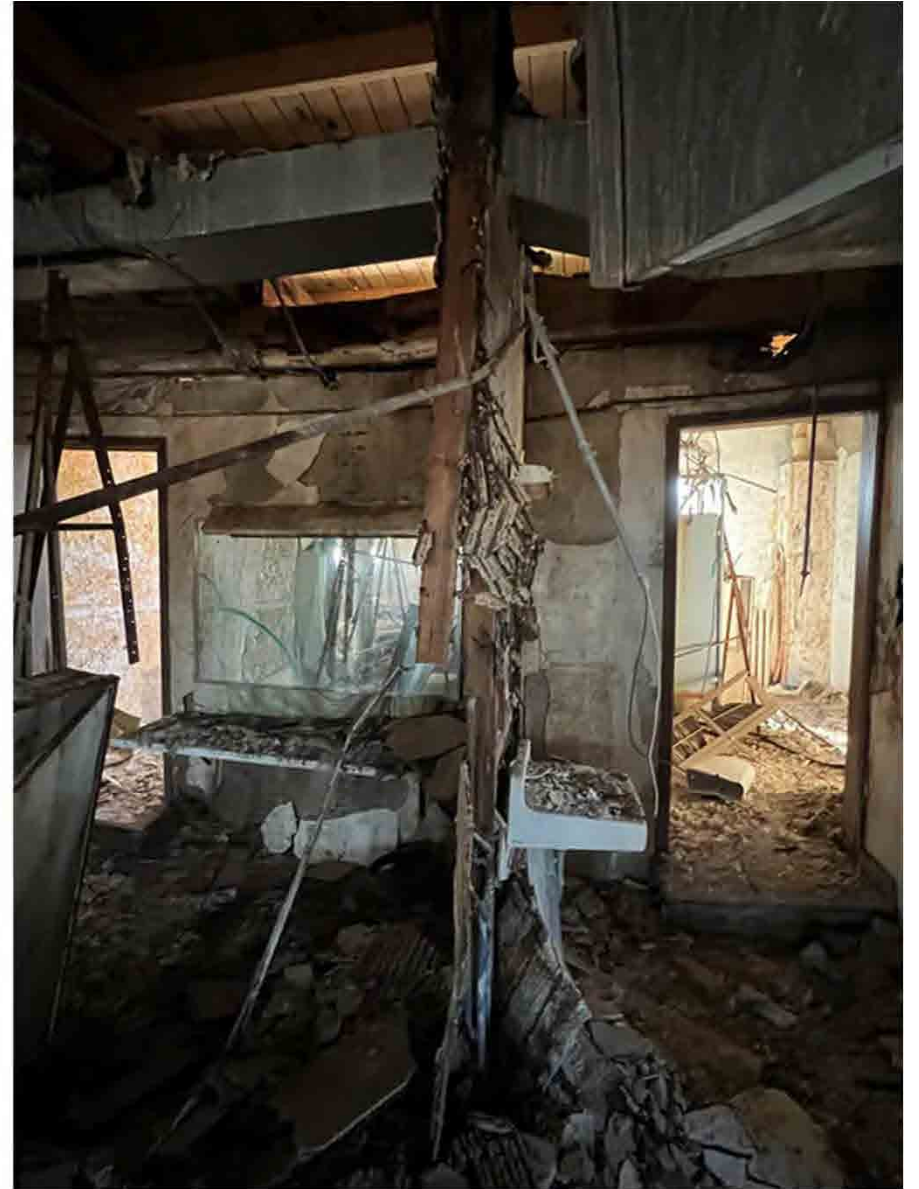
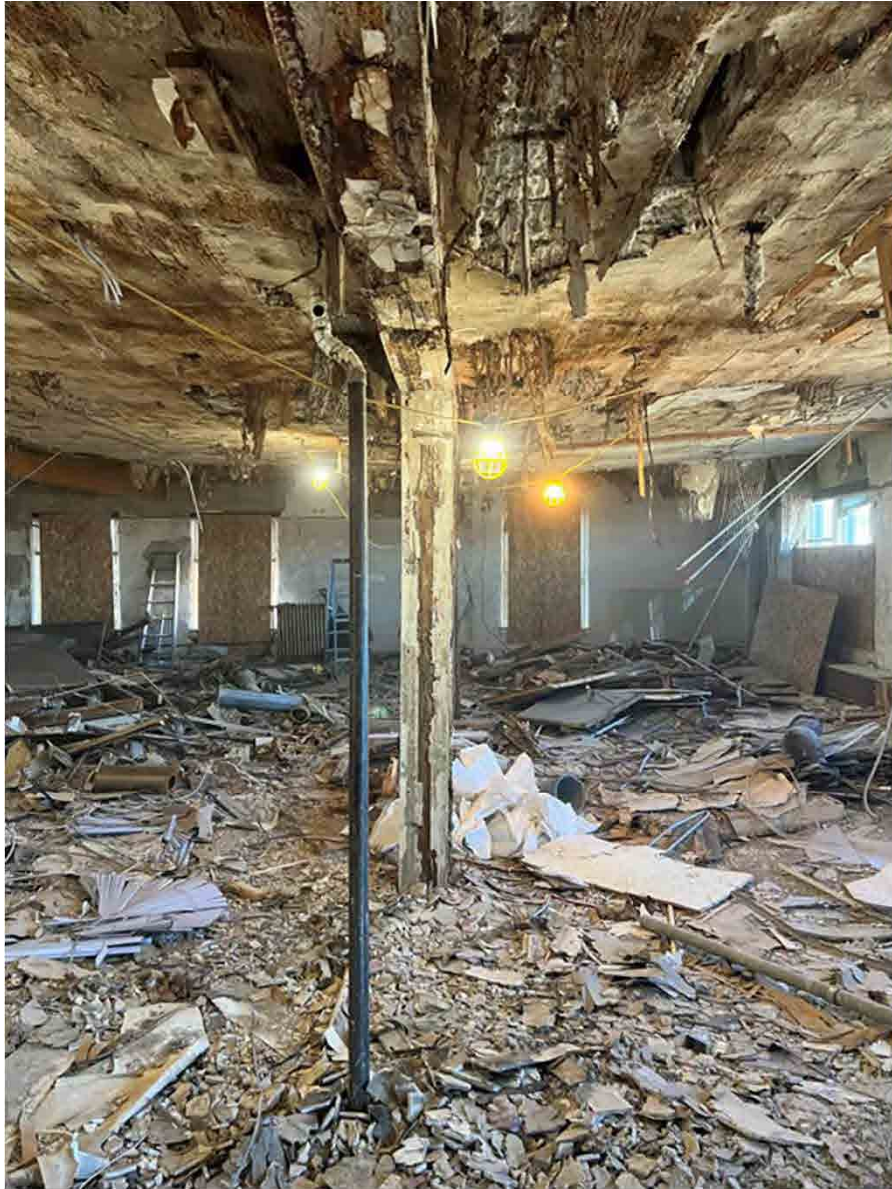
Ohio Building

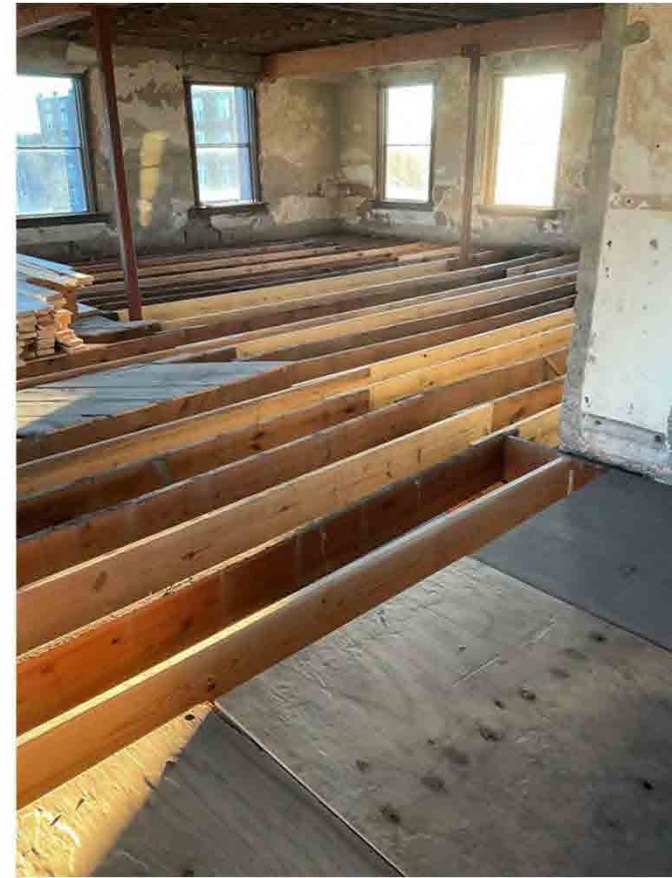
Redevelopment

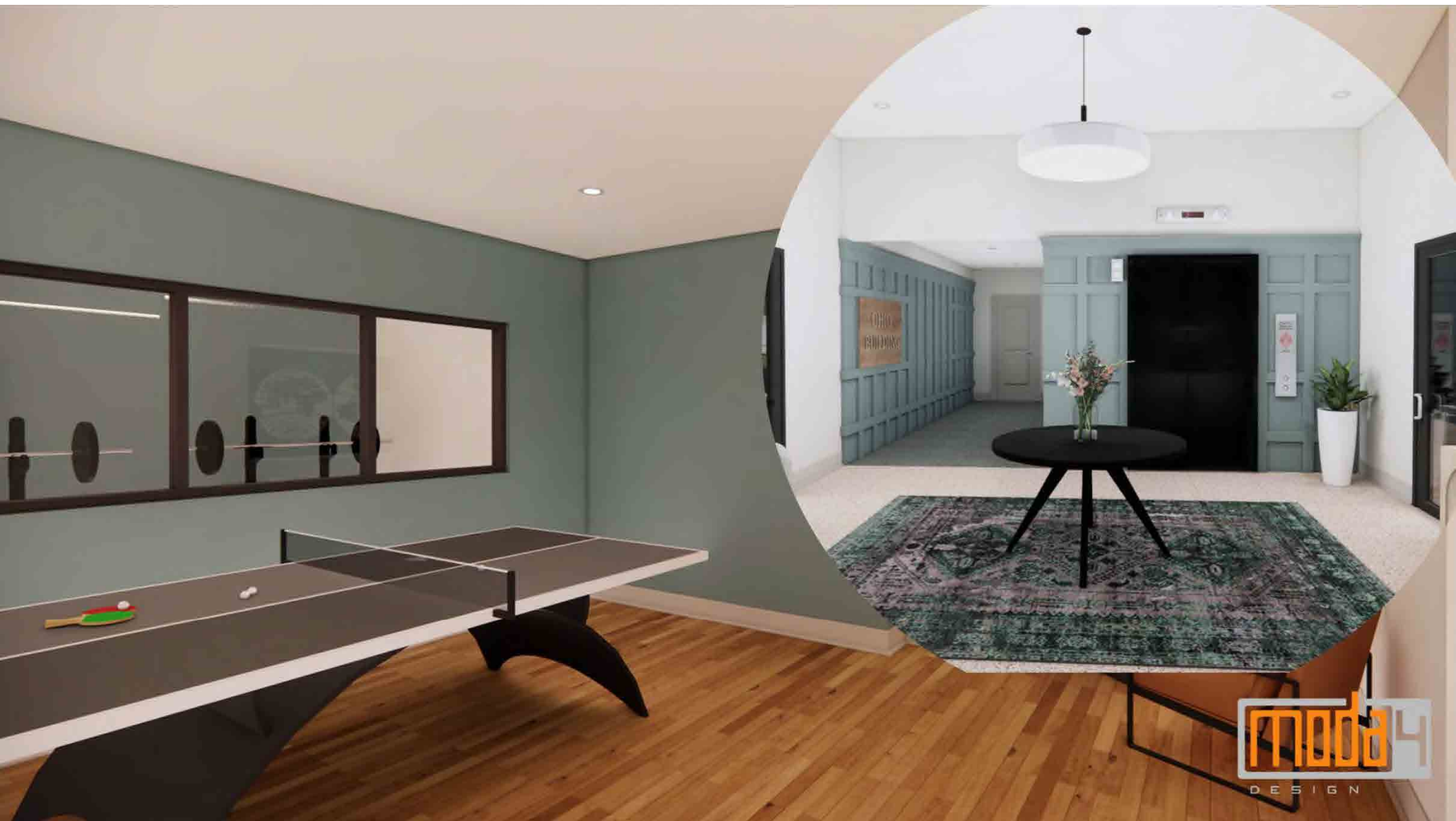
- 102-Year-Old Building (1923)
- 5 Story - Mixed-Use
- 50 Luxury Apartments
- 2 Commercial Tenants
- Woodard Development
- 12 million Investment















IGN

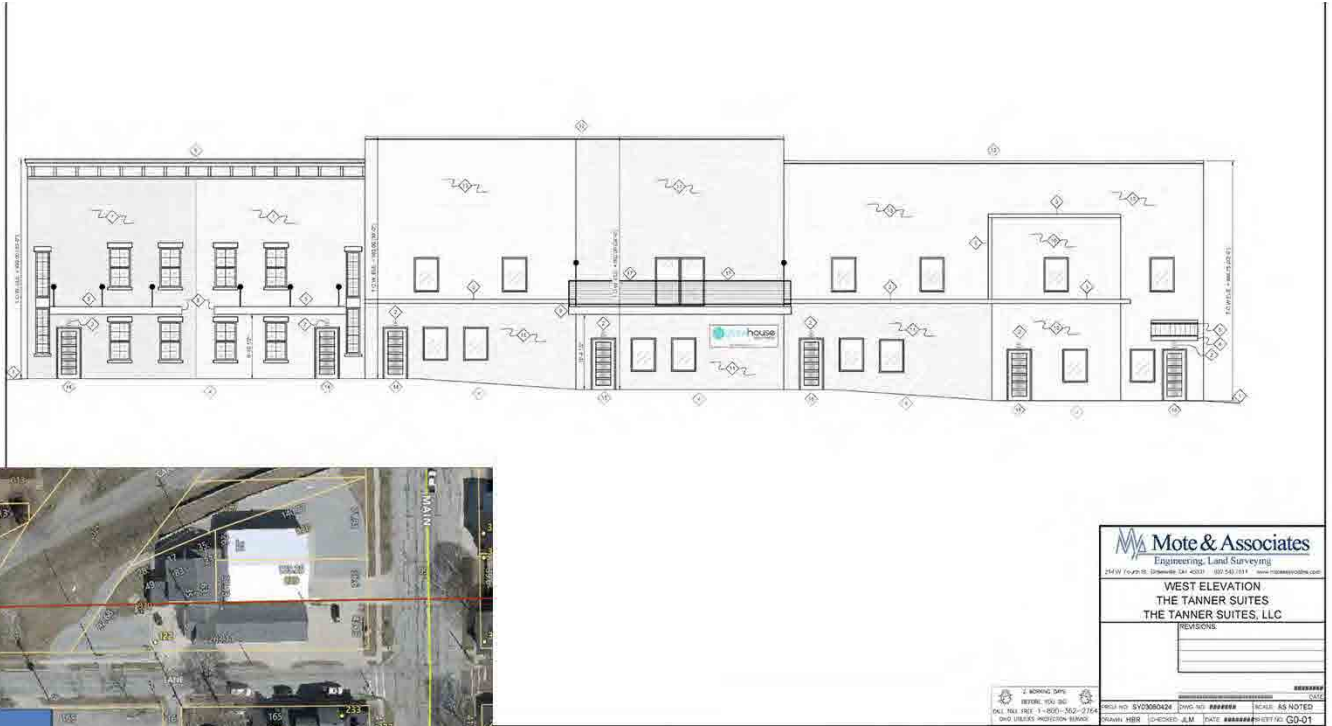


Major Projects

Tannery Lot

New Build – Construction
218 N. Ohio (Downtown)





Mote & Associates Engineering, Land Surveying <small>25401 Fourth St. Shawnee, GA 30076 800.562.0391 www.moteland.com</small>	
WEST ELEVATION THE TANNER SUITES THE TANNER SUITES, LLC WESTINGHOUSE	
<div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
<div style="display: flex; justify-content: space-between; font-size: small;"> <div> NORTHING DATA DRAWING: 1001-001 DATE: MAY 1997 1-800-562-2194 SHEET: 1001-001-001 </div> <div> PROJECT NO: 0100000001 DRAWING NO: 000000 SCALE: AS NOTED DRAWN: HBR CHECKED: JLM DATE: 0000000001000000 G0-01 </div> </div>	



Major Projects

Piper Building

Redevelopment

- Mixed-Use
- Downtown
- Family-Friendly













Major Projects

Central School

Redevelopment

- Mixed-Use
- Downtown
- Housing











Major Projects

Project Phoenix

Redevelopment - 12 Million

- Mixed-Use
- Downtown
- Class A Office

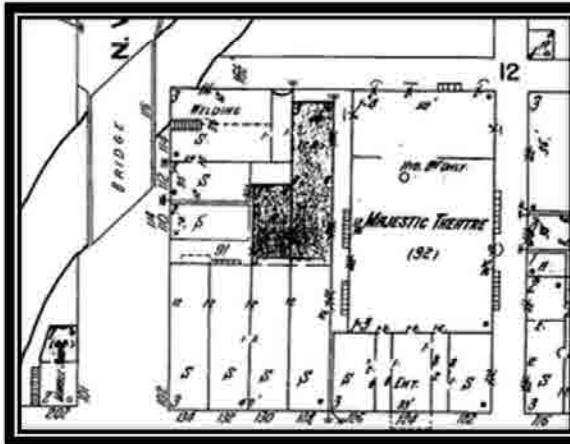
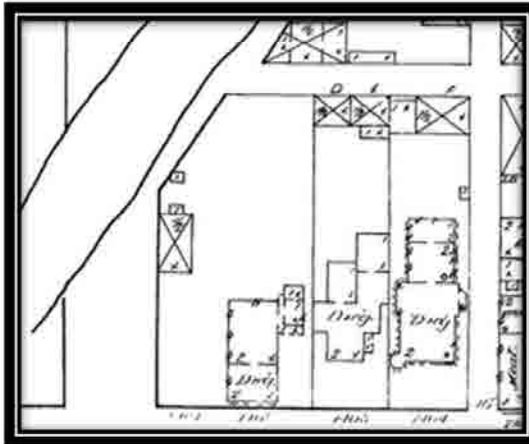


1800s -1907
Private Residence

1907 - 1988
3 Story Multi-tenant
retail building

1988
Goodwin Furniture
Fire

1989 - Current
City Parking Lot







VOTED

**2023 BEST DOWNTOWN
PLACEMAKING**







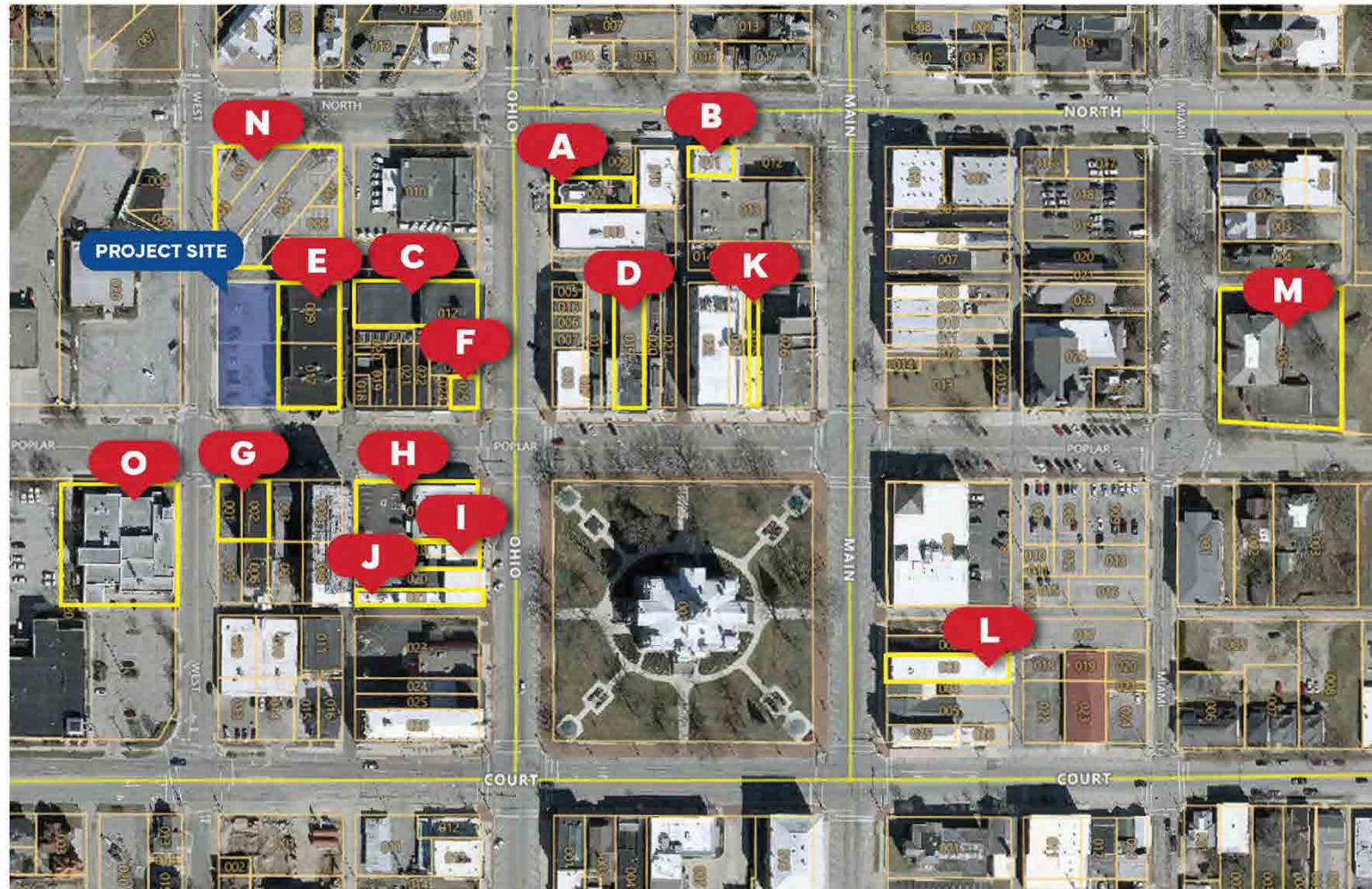
Sidney
OHIO



FREYTAG & ASSOCIATES INC.
ARCHITECTS ENGINEERS

LEGEND

- A. The New Rainbow Bar & Grill (2024)**
126 N Ohio Ave - Estimated \$1M - Full Renovation and Expansion
- B. The Waiting Room (2023)**
121 E North St - Estimated \$300k Café
- C. The Ohio Building (2025)**
113 N Ohio Ave - Estimated \$13M
55 Luxury Apartments + Commercial/Retail
- D. Murphy's Building**
110 E Poplar St - Full Renovation
- E. Sidney Historic Theater**
120 W Poplar St - \$2.5M - Renovation
- F. Historic Purity Building (2022)**
101 N Ohio Ave - Full Renovation
Apartments + Commercial/Retail
- G. The Bridge Restaurant (2023)**
127 W Poplar St - \$750k
Full Renovation and Expansion
- H. Vacant 5/3 Bank - Restaurant and Office (2020)**
101 S Ohio Ave - \$1.6M
Full Renovation and Expansion
- I. Austeria Wine Boutique (2024)**
109 S Ohio Ave - \$700k
Full Renovation and Patio Expansion
- J. Amelio's Pizza (2021)**
115 S Ohio Ave - Full renovation
- K. Greenhaus Coffee (2022)**
126 E Poplar St - \$300k - 1st. Floor renovation
- L. Piper Social (estimated 2026)**
124 S Main Ave - \$3M - Full Renovation
- M. The Central School Lofts (estimated 2026)**
102 N Miami Ave - \$4M
15 Luxury Condominiums
- N. 250 Spot Parking Garage (estimated 2026)**
201 W Poplar St
- O. Municipal Building (2025)**
201 W Poplar St - Renovation and Addition





Wayfinding





Sign Proposal for:

City of Sidney - Downtown Parking Signage

Date: December 15, 2023

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Provided by



BEHR DESIGN, LLC

MARKETING, WEB & CREATIVE AGENCY

114 E. POPLAR STREET, SIDNEY, OHIO • 937492.5704



COPELAND

Copeland is completing a 4-year \$100 million renovation and expansion of its Sidney location.



CARGILL

Creation and expansion of almost ~\$300 million in development

BUSINESS DEVELOPMENT

- Tax Increment Financing (TIF)
- Enterprise Zones (EZ)
- Community Reinvestment Area (CRA) agreements
- Municipal Job Creation Tax Credit program
- Municipal Water Rebate program
- Community Development Block Grant (CDBG) Economic Development grant/loan
- Port Authority Co-operative agreements





MICHIGAN METAL COATINGS

- 60 Jobs
- \$3.5M Payroll
- Tier 1 Automotive



KLINGER THERMOSEAL

- \$2M Expansion
- Expanded Engineering
- Polymer Products



NK PARTS

- \$6.5M Expansion
- 785,000 sq.ft.
- Automotive Logistics





Major Projects



I-75 Enhancement Plan

Beautification

- Interchange Facelifts
- Rt. 47 Improvements
- Landscaping Plan



Major Projects

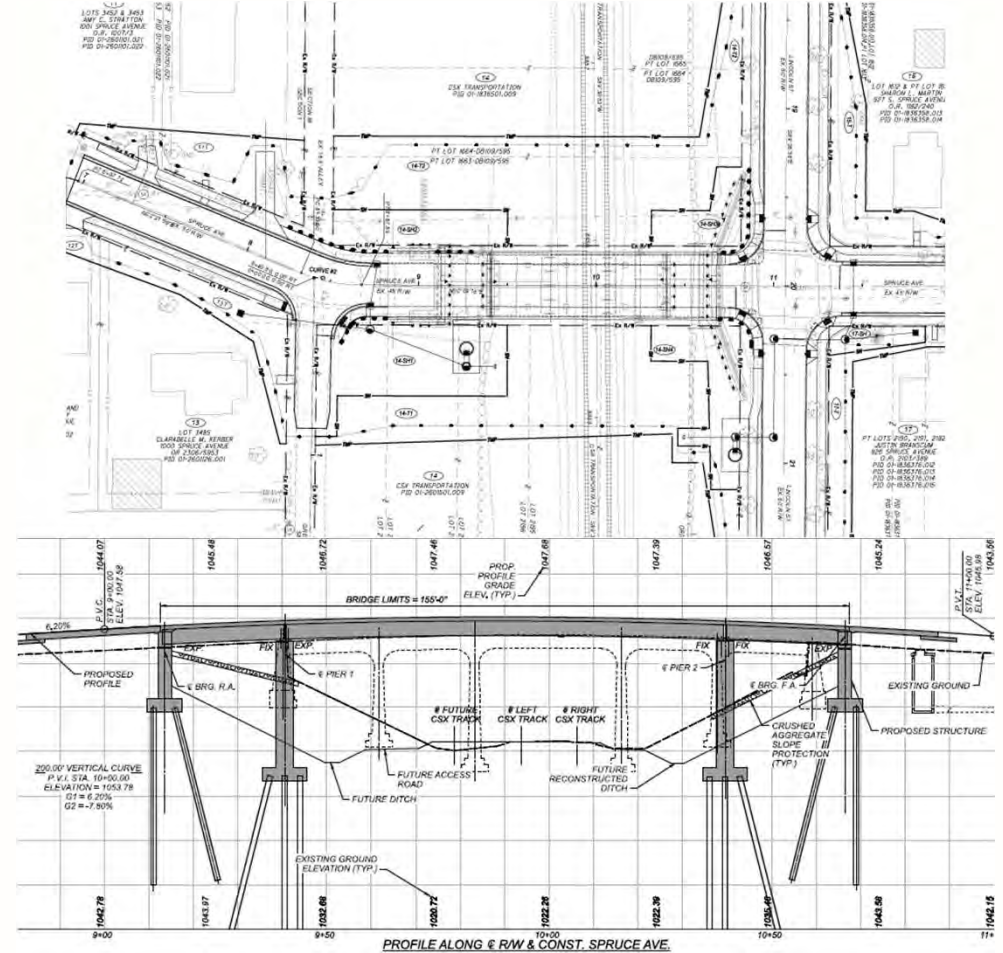


Spruce Street Bridge

Reconstruction

- Over CSX Railroad
- 3-span steel beam structure
- ~\$4.3M Est Cost

- Composite Bridge Deck
- Spring 2026





Public Works Projects

Design + Study (RFQ)

- Wilson Avenue Water Main Replacement:
- Wilkinson Avenue & Carey Street Sanitary & Storm Sewer Replacement:
- Water Distribution System Master Plan Study
- Gleason & Kuther Sanitary Sewer Evaluation & Design:

Streets

- Aldrin Drive Water Main Replacement:
- Arrowhead Drive Water Main Replacement:
- Taft Street Waterline & Sanitary Sewer Replacement:
- Buckeye Avenue Sanitary Sewer Improvements:
- Stewart Subdivision Water & Sewer Replacement Phase I:
- Foraker Avenue Water & Sewer Replacement:
- Hoge-Barrett Wellfield New Water Supply Well Construction:
- 2025 Sidewalk Program:
- WTP Raw Water Pump Replacement:
- Graceland Cemetery Chip & Seal Program:

ODOT – Sidney Projects

- Urban Paving Program (SR 29 from I-75 to North St): Repaving of SR 29 beginning at I-75 overpass and proceeding on St. Marys Ave. to Pike St. to Ohio Ave. and ending on North St. expected in August/September.
- Spruce Ave. Bridge Replacement PID 114201: Construction expected in 2026.
- Fair Road Bridge: Bridge deck is to be resurfaced.
- Campbell Road Bridge Replacement PID 115808:

Water + Wastewater

- Stolle Bridge Parking Lot Storm Outfall Replacement:
- S. Vandemark Rd. Water Main Replacement:
- Campbell Rd. Reconstruction:
- Tilberry Run Drainage Ditch Improvements:
- Linden Avenue Water Main Replacement:
- McKinley/Spruce Alley Storm Sewer Improvements:
- Pike Street Sanitary Sewer Replacement:
- Mulberry Place Improvements: St. Marys & Hoewisher Traffic Signal:



STREET LEVY

FUNDING FOR:

Construction, Reconstruction,
Resurfacing, and Maintenance

- Streets
- Alleys
- Bridges
- Curbs
- Gutters
- Traffic Lights
- Stop Signs

MAY 2025

Proposed 0.25%
5-year Street Levy

0.15% Street Levy expired at the
end of 2024

2010–2020 0.25% Street Levy



RESPONSIBLE FOR:

- 289 lane miles of roadways
- 18 miles of alleys
- 13 parking lots
- 51 traffic signals
- 5,000 signs
- Street Stripping Maintenance



Contact

Thank You!

We thank you for your continued support in our
efforts to build a brighter Sidney!

Andrew Bowsher

City Manager

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