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Union County-Marysville Economic Development Partnership
Union County Community Improvement Corporation

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FAX

July 7, 2020

Sam Randazzo, Chairman
Ohio Power Siting Board
12th Floor
180 East Broad Street
Columbus, OH 43215

2020 JUL -8 PM 12:20
PUCO

RE: Marysville Connector Pipeline Project (Case Number: 19-2148)

Dear Chairman Randazzo:

The Union County Community Improvement Corporation (CIC), the lead economic development organization for Union County, has been working to increase the natural gas capacity in Union County, Ohio for the past 14 years. Union County has the fastest growing housing market in the State of Ohio (11th in the nation) and is experiencing significant growth in commercial and industrial development along the US-33 corridor. Columbia Gas of Ohio (COH) has submitted the Marysville Connector Pipeline Project (Case Number: 19-2148) to bring additional supply to the U.S. 33 Corridor south of Marysville. On behalf of the Union County CIC, we respectfully request that the Ohio Power Siting Board move quickly to approve the Marysville Connector and continue to work toward long-term solutions to meet additional natural gas demand in areas lacking the necessary infrastructure.

During the last 14 years, the CIC has met multiple times with the PUCO, Ohio Development Services Agency, JobsOhio, One Columbus, COH, and numerous natural gas transmission and distribution companies. We have had numerous meetings with COH seeking a solution for much needed additional natural gas capacity to all corners of Union County. In 2014, the Union County CIC invested \$35,000 in a natural gas analysis to better understand our natural gas constraints and to develop solutions to the lack of supply. Further, public and private sector members have invested more than \$100,000 in the Ohio Gas Access Partnership, to develop a broad-based coalition and engage engineers, professional and legal experts to help the region address this issue. Finally, CIC staff has dedicated hundreds of hours to resolve this issue.

Between Dublin, Marysville, and Bellefontaine along US-33, there are 70 automotive suppliers and, in 2019 alone, there was more than \$250 million in total construction investment made in Union County, including \$153.5 million in commercial/industrial construction (see the attached "33 Smart Corridor Growth" for more detail). North of Marysville there are more than 20 sites ready for development, but

these sites require a supply of natural gas to attract businesses and grow jobs (see "OGAP - COH Growth Area Gas Needs" also attached). These documents show that there is an underlying demand for more natural gas, that it is constraining growth in the area, and if an additional supply is made available to address the long-term needs, Union County will continue to lead Ohio with residential, commercial, and industrial growth.

Please note that the area in and around the proposed Marysville Connector is severely constrained in regard to natural gas. This is not only inhibiting future commercial and residential growth but has resulted in lost business opportunities including two manufacturing facilities (accounting for over 800 new jobs) and JobsOhio disapproval of site certification for the Marysville 33 Innovation Park. This does not account for the projects that did not consider expansion in the area due to lack of natural gas supply. This area has been identified as future growth areas in both the Jerome and Millcreek townships latest comprehensive land use plans.

In conclusion, we would like to thank the PUCO and OPSB for facilitating and moving forward the natural gas supply discussion in the state of Ohio. Ohio has one of the largest deposits of natural gas in the world, and with the leadership from the PUCO and the OPSB, Ohio can become a leader in the distribution of the natural gas to its residents and companies.

Please let me know if you have any questions or comments. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Phillips", written over a horizontal line.

Eric S. Phillips, Executive Director
Union County Community Improvement Corporation

cc Case Docketing

Existing and Future Development Projects Located along the US 33 Corridor

June 2020

Growth and Development along 33 Smart Corridor (From Dublin to TRC)

- ~\$100 million has been invested by state and local officials to construct the 33 Smart Mobility Corridor.
- 432 strands (a huge amount) of redundant fiber optic cable has been installed. The \$9 million dollar project includes 250 pull boxes that allow for growth and expansion to serve new and growing companies from Jerome Township to TRC.
- Nearly 100 road side units (RSUs) and at least 600 on board units (OBUs) will be installed to support the V2X environment creating one of the most advanced testing corridors for autonomous and connected vehicles in North America. This is expected to attract dozens of companies in the next two years along the US-33 corridor that wish to conduct testing and R&D.
- Through the Connected Marysville project, each of the 27 traffic signals within the City of Marysville have been equipped with Wi-Fi and RSUs to allow for the testing of connected vehicle technologies. This project has already attracted a number of OEMs and testing is on-going. Marysville is the first city in the United States to have all traffic signals connected.
- There are more than 150 Japanese companies in Central Ohio, with the majority of them supplying Honda. These automotive supplier companies could grow or contract based on Honda's future growth.
- There are 45 Japanese automotive suppliers along the US-33 corridor between Dublin and Bellefontaine.
- There are 70 automotive suppliers between Dublin and Bellefontaine.
- Construction projects continue in every direction:
 - a. 405 new residential permits and 65 new commercial/industrial permits were filed in Union County in 2019.
 - b. In 2019 alone, there was more than \$250 million in total construction investment made in Union County, including \$153.5 million in commercial/industrial construction.

Growth in Greater Marysville

- Spain-based Alcorta Forging Group announced plans to invest \$15 million in a 60,000 SF manufacturing facility and North American headquarters, with plans to double in size in the next five years.
- Developer is considering the construction of nearly 200,000 SF of Class A industrial and research and development space in the 33 Innovation Park.
- The Scotts Miracle-Gro announced recently a \$45 million investment in their manufacturing facility.
- Memorial Hospital will complete and open a \$50 million expansion project (two new patient towers) in late-2020.
- The City of Marysville is working with an industrial multi-tenant developer to construct a 168,000 sq. ft facility in the 33 Innovation Park within the next 12-18 months.
- The City of Marysville will begin construction of a new \$65 million water plant in August 2020, which is set to open in 2022 to help address growth in the region.
- NIT is discussing an expansion of its facility in Marysville.
- Discussions are on-going regarding a potential 90-acre agricultural research center.
- Origin Malts is planning a malting facility and 300-acre research farm.
- TCI of Ohio - plans to purchase 8-acres for future expansion at the Richwood Industrial Park.
- Newly Planned Commercial Projects:
 - a. Fairfield Inn & Suites will open in the summer of 2020.

- b. Home2Suites will open in the summer of 2020.
- c. SpringHill Suites to break ground in late 2020.
- d. Texas Roadhouse is expected to open in 2021.
- e. Panera Bread will open in mid-2020.
- f. Biggby Coffee recently opened a new café.
- g. Thornton's is currently planning a new location.
- h. Friendly's Express is currently planning a new location.
- The Building Industry Association of Central Ohio (BIA), Union County, the City of Marysville and several townships along the corridor have created a Housing Task Force to bring more affordable housing projects in and around Marysville.
- There are currently **1,018 single family units** and **1,691 multi-family units** planned or approved for construction within the City of Marysville.

Growth In Jerome - Dublin Area (South of US-42)

- FedEx – will open its **530,000 sq. ft.** facility in late 2020. This 100 acre site has plenty of room to expand in the future.
- Amazon – is looking to add up to **2 million sq. ft.** facility along the corridor.
- The new **\$20+ million Jerome Village Elementary School** will open in 2021. The building will have a projected opening enrollment of 635 students with a total capacity of 720 students.
- The new **\$20+ million Jerome Village Middle School** is scheduled to open in 2021.
- OSU Wexner Medical Center acquired 34 acres for a new outpatient care center along US-33.
- Mixt Solutions – recently began construction on a new **12,000 sq ft facility** in Jerome Township.
- KNB tools is planning new investment in its facility in Jerome Township.
- There are currently **1,390 single family units** planned or approved for construction within Jerome Township.
- Homewood Development is planning a **80-acre mixed use development project** at US-42 and Industrial Parkway. The project will include approximately 29 acres of commercial/office and up to 140 residential units.
- Jerome Village – this **1,700 acre mixed used development** located in northeastern Jerome Township, bounded by US-42, City of Dublin, Delaware County, and Harriott Road, continues to be built out.
- Glacier Pointe is a **250 acre residential development (439 units)** located at the intersection of Mitchell-Dewitt and McKittrick Road in Jerome Township.
- Pioneer Crossing Housing Development is planning **188 new homes on 110 acres** along US-42 South of Route 33.
- Jerome Park is a recently approved **84 acre mixed use development** located along US-42 in Jerome Township. A **40-unit housing development** is being planned for McKittrick Road.
- Glacier Park is planning **121 units** within Jerome Village (Epcon Project) along Hyland Croy Road.
- **Multi-tenant space** is being planned at the corner of Rausch Blvd. and Estates Parkway.
- An apartment complex and single-family housing is being planned along OH-161 and Kile Road.
- Jerome Grand is a **50 acre mixed use development** consisting of **300 apartment units** that will be completed in 2020. Under construction now is a **250 bed congregate care facility** and **110,000 sq ft of office/retail space**.
- Newly Planned Commercial Projects:
 - 1487 Brewery – Jerome Township; opening in mid-2020.
 - Taco Bell – planned for Dublin Greene, Jerome Township.

Growth West of Marysville in Honda – Transportation Research Center Area:

- A \$125 million Honda wind tunnel on the Transportation Research Center (TRC) property is under construction and will be opening in late 2020.
- Logan County funded \$1 million in pre-engineering for a new regional sanitary sewer treatment facility across from TRC and Honda's East Liberty plant to address growth in the area.
- Owners of 70 acres near TRC have expressed interest in developing the property for industrial development. The site has recently been submitted to a site selector for an anonymous project.
- OH-287 area businesses – In the last 9 months, development officials have met with Global Precision Parts, NEX Transport, Midwest Express, CEVA Logistics and Valeo; all have additional land and all are planning for growth.
- Village of North Lewisburg (3 miles from TRC) has expressed strong interest in having natural gas service for 400+ users.
- The TRC has plans to build the one of the world's largest indoor winter weather testing facilities in the next 3 years.
- TRC is now open to more onsite facilities leased by partners/customers.
- Other auto supplier in the immediate area of TRC (not listed above) looking to add an additional 100,000 sq ft. in next 12-18 months.
- JobsOhio and MORPC have applied to build the Virgin Hyperloop One Certification Center at the TRC Campus. The selected site will begin construction in 2021 and will include: Welcome Center, 6 mile track, operations center, Pod Assembly Facility, Production Development Center, and Ops/Maintenance/Safety Training Center. Virgin estimates the facility attracting significant investment in facilities from other companies. JobsOhio is only submitting the TRC property for the project.