

A Strategy for Growth

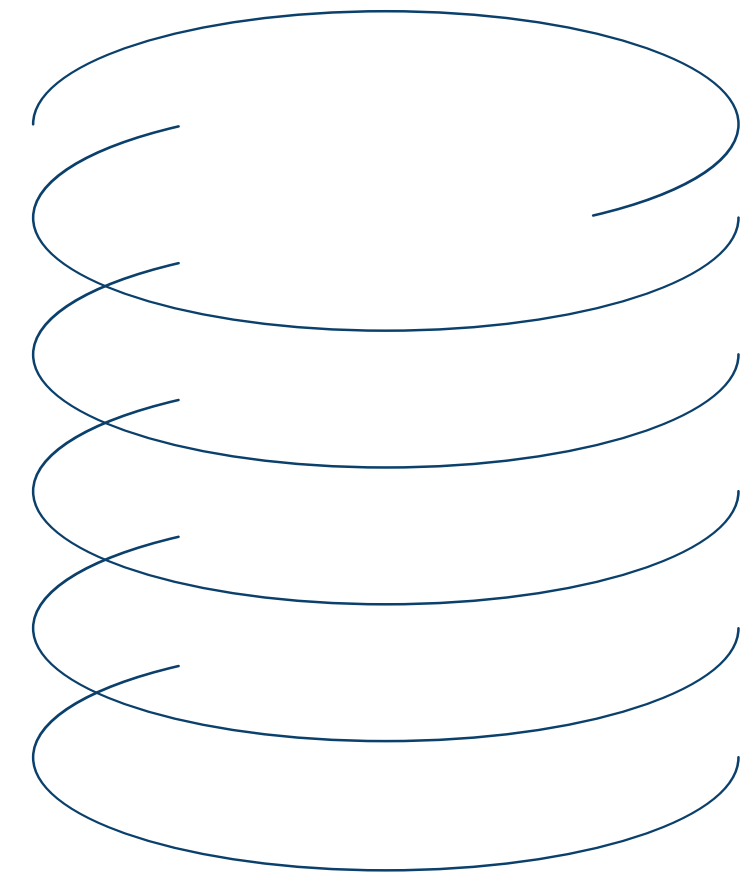
Industrial Park Master Plan



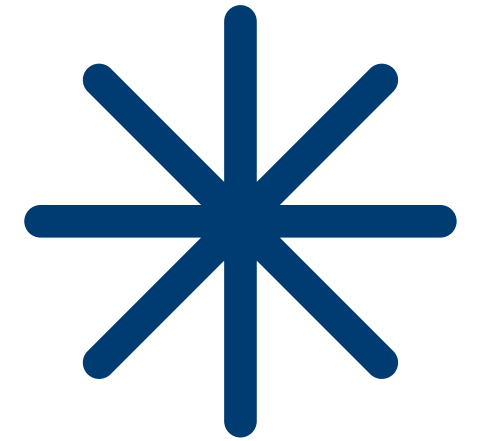


Agenda

- 1** Background
- 2** Issues and Constraints
- 3** Needed Investments
- 4** Next Steps
- 5** Council Direction



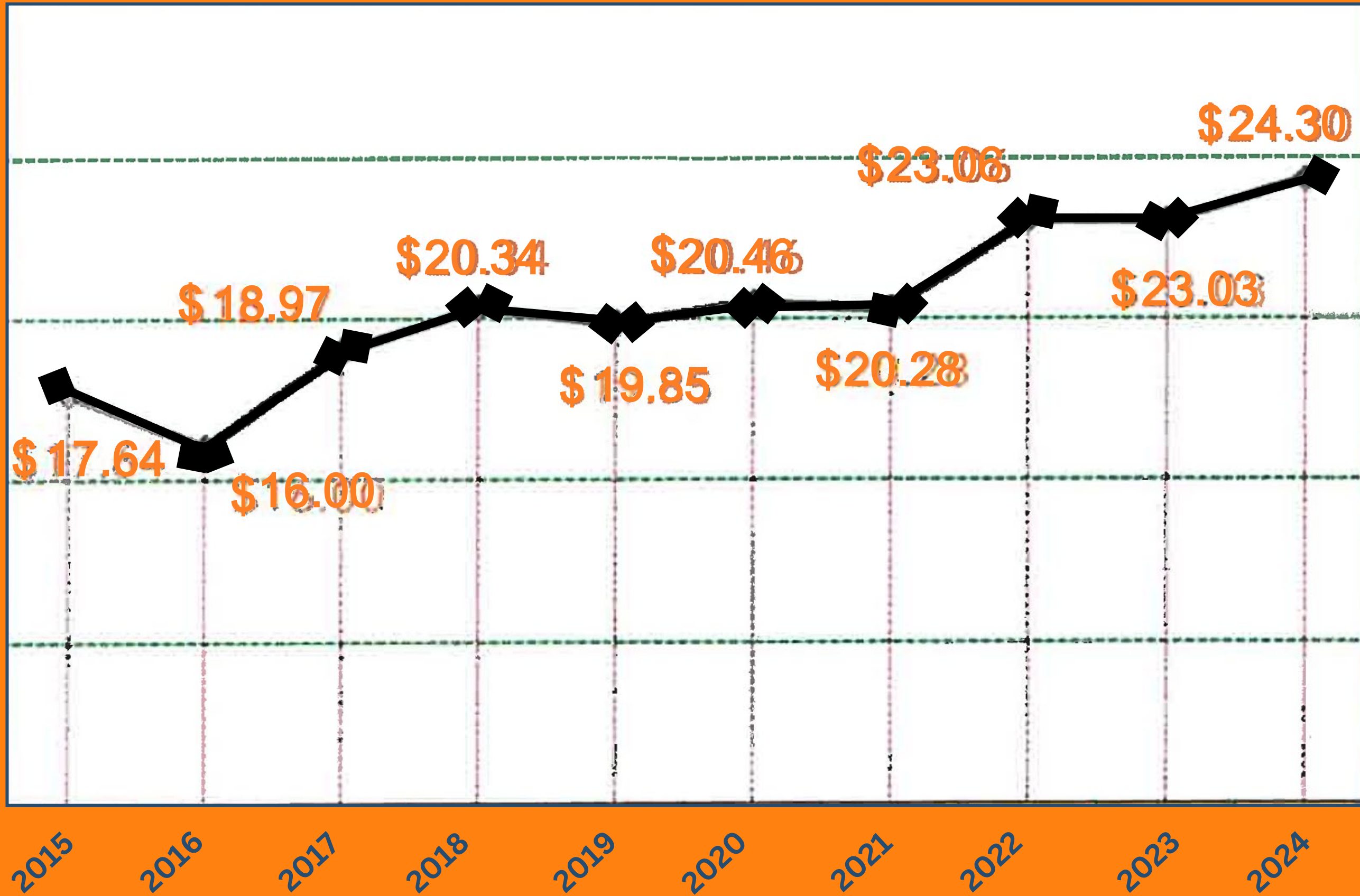
Background



- City Council biennial priorities
- Millions of dollars invested in economic development
- 1.75% income tax for the past 32 years
- The City has a strong industrial base and it has grown



Chart I: INCOME TAX REVENUE (in millions)



Top 10 Employers



	INDUSTRIAL COMPANY	KEY PRODUCT	SECTOR	# EMPLOYEES
1	Clipay	Garage Doors	Building Products	1,500
2	ConAgra	Slim Jims	Food Processing	1,100
3	F&P America	Suspensions	Automotive	800
4	American Honda Motors	Parts Distribution	Automotive	650
5	Collins Aerospace	Airplane Brake Systems	Aerospace	650
6	ITW/Hobart Brothers	Welding Materials	Advanced Mfrg	600
7	ITW/Hobart Corporation	Commercial Washware	Food Equipment	450
8	Pella Corporation	Windows	Building Products	350
9	Spinnaker/Mactac	Protective/Adhesive Coatings	Advanced Manufacturing	300
10	Remedi SeniorCare	Prescription Pill Packs	Pharmaceutical	250

Foreign Direct Investment in Troy

INDUSTRIAL COMPANY	KEY TROY PRODUCT	CORPORATE HQ	# EMPLOYEES
Honda Motor Company	Parts Distribution	Tokyo, Japan	650
Spinnaker/Lintec	Protective/Adhesive Coatings	Tokyo, Japan	300
F&P America/F-Tech	Automobile Suspensions	Kuki, Japan	800
SEGNA/SEG, Inc.	Machining/Tool & Dye	Nagoya, Japan	17
Gokoh, Inc.	Die Casting	Osaka, Japan	12
NOK	Automobile Part Powdercoating	Tokyo, Japan	52
Freudenberg	Gaskets & Seals	Weinheim, Germany	52
SEW Eurodrive	Gearbox Motors	Bruchsal, Germany	170
Troy Laminating/Novacel	Protective/Adhesive Coatings	Rouen, France	55
Faurecia/Forvia	Automobile Exhaust Systems	Nanterre, France	63

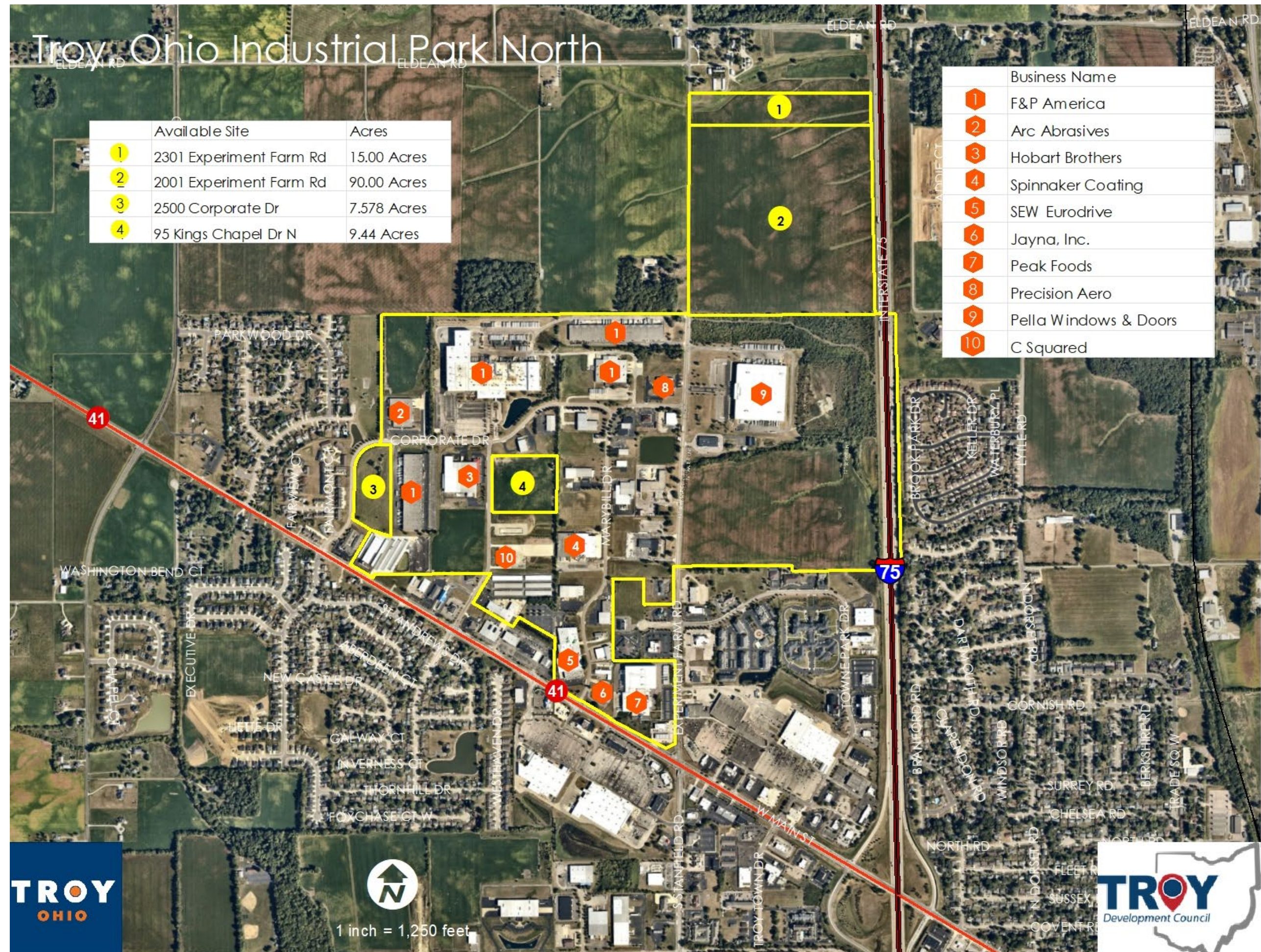


Recent Company Visits

- Clopay
- Collins Aerospace
- ConAgra
- Crown
- EcoTech
- Stull Woodworks, Inc.
- Novacel
- Peak Foods
- Raymath
- Remedi SeniorCare
- SEW Eurodrive

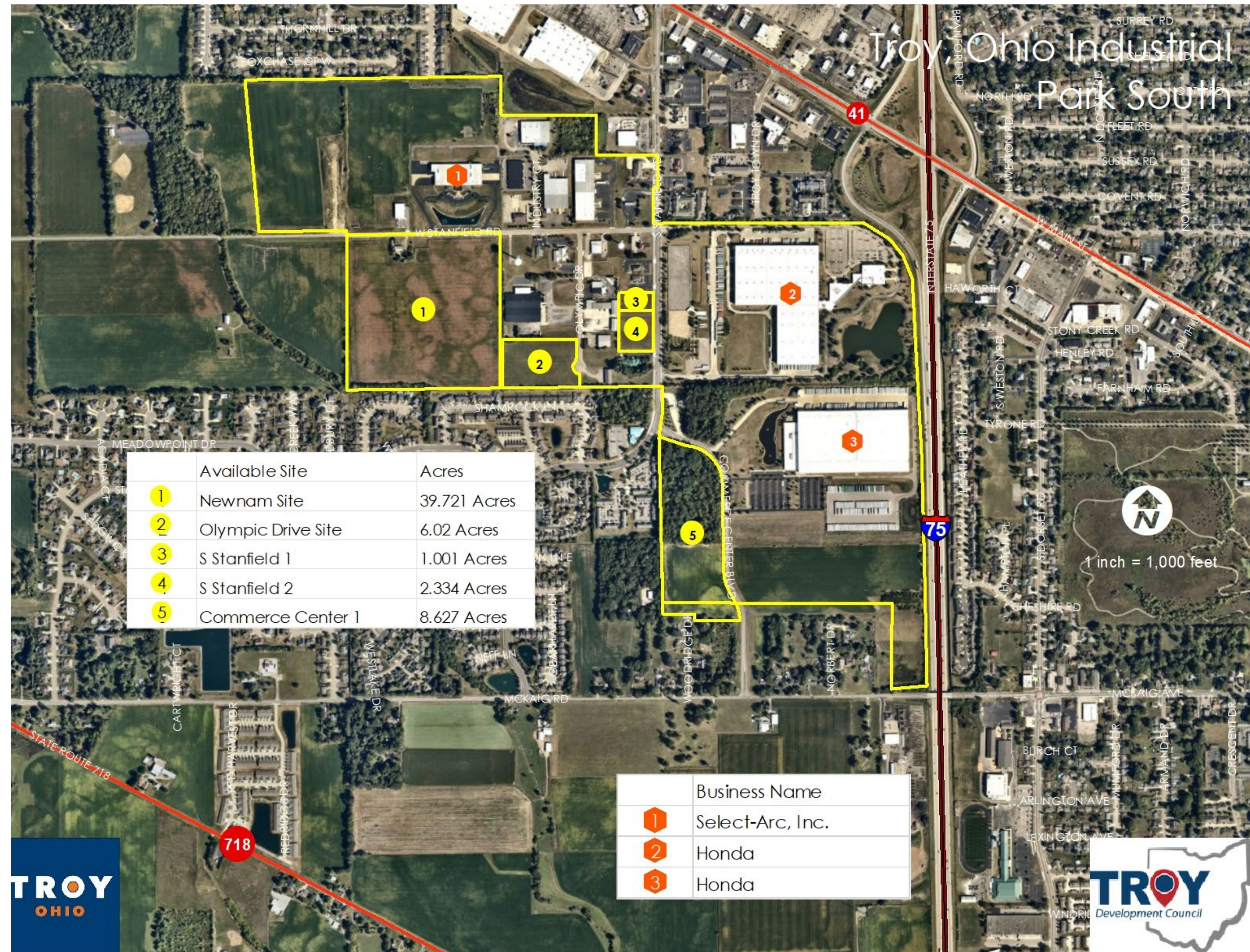
Industrial Park North

122 acres available



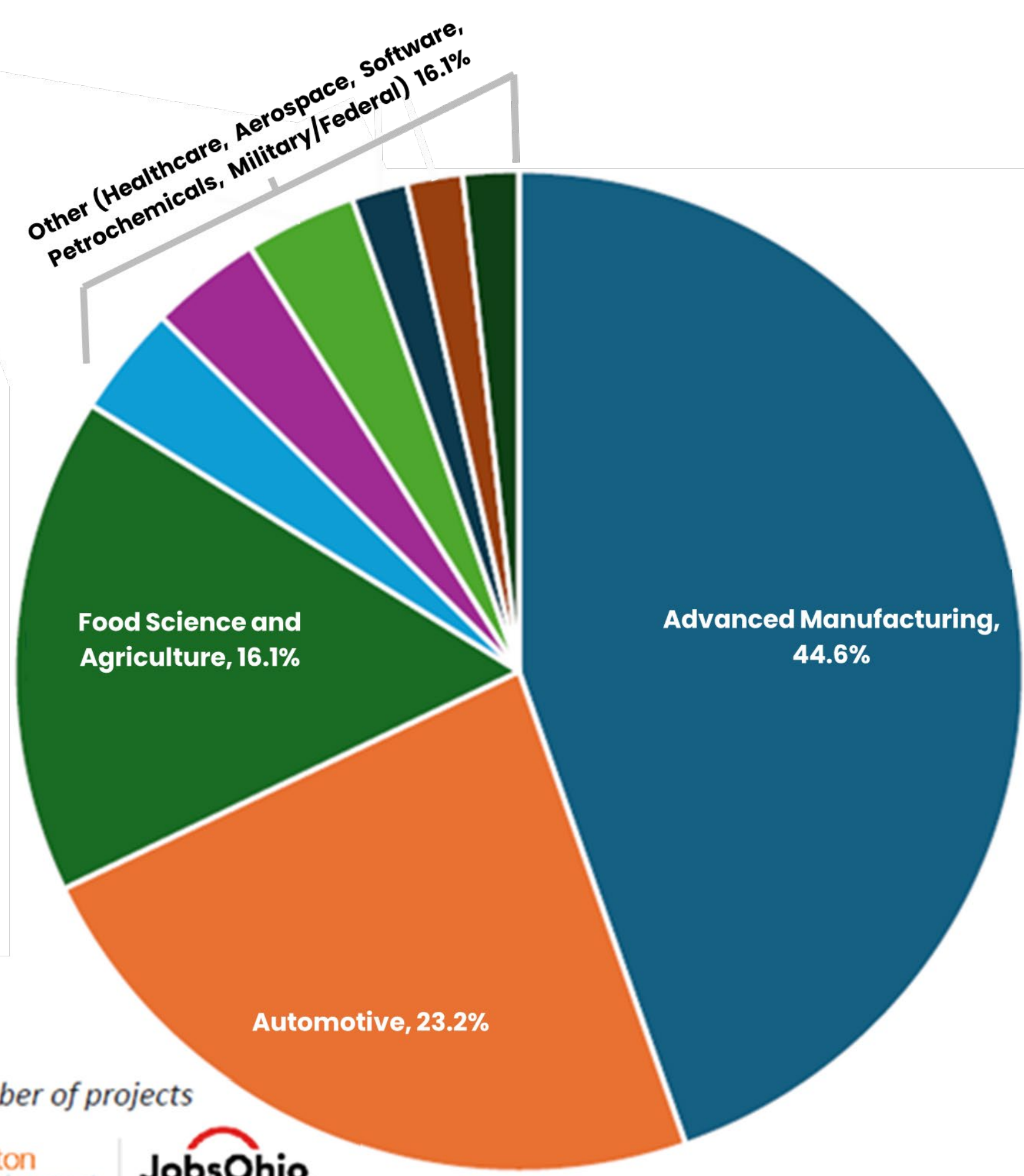
Industrial Park South

57.7 acres available

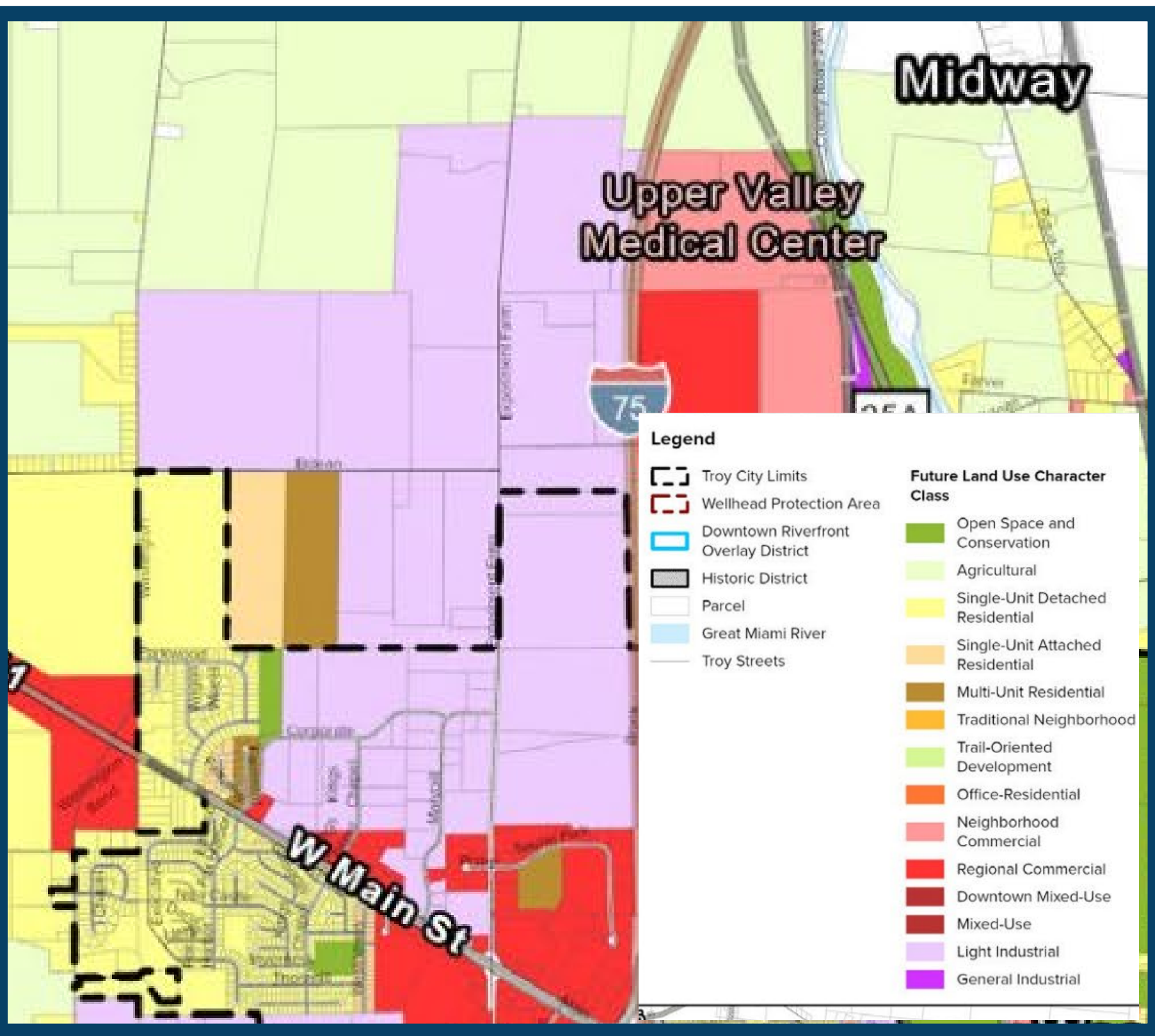


State of Ohio RFIs

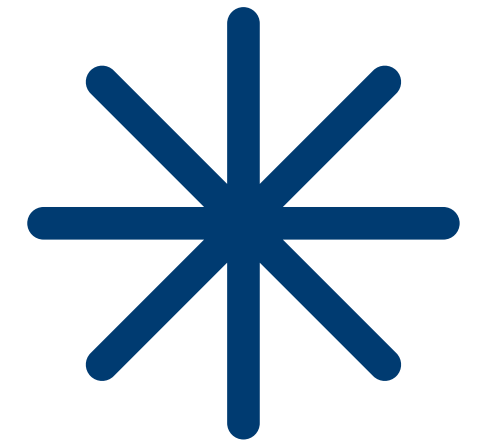
- **77 site selection projects in 2024**
- **4 site selection submittals in 2024**
- **Missed opportunities:**
 - **3000 jobs**
 - **\$425M Capex.**



**As a percent of total number of projects*



2025-2044 Comp Plan



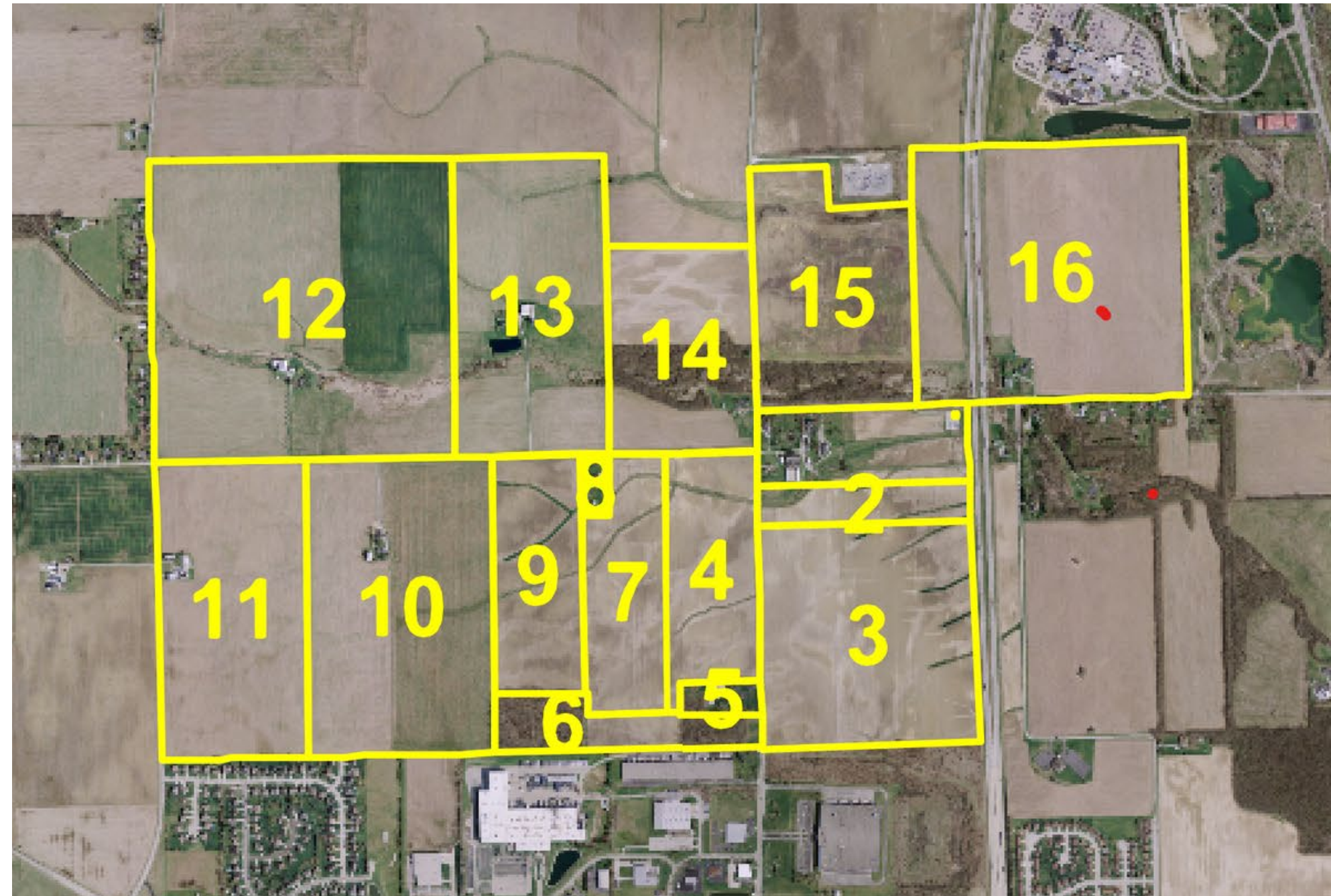
The City of Troy (City) is evaluating the infrastructure improvements required to support a 1,000 acre industrial mega site northwest of the City in the general vicinity north of Corporate Drive and between Washington Road on the west and Experiment Farm Road on the east, northwest of the City's current corporation limits.



Comprehensive Plan

Identified areas as industrial growth

- Approximately 966 acres of farmland slated for Industrial Use
- Area borders the NW city limits of Troy
- Area is located approximately 1 mile from the I-75 interchange





Comp Plan

COMPREHENSIVE GOALS

- 1. Preserve the City’s scale through intentional development.
- 2. Maintain existing and build new infrastructure that facilitates new development and increases the mobility of all neighborhoods.
- 3. Support job creation and business expansion.

Make the primary growth areas identified in this Plan ready for private development.

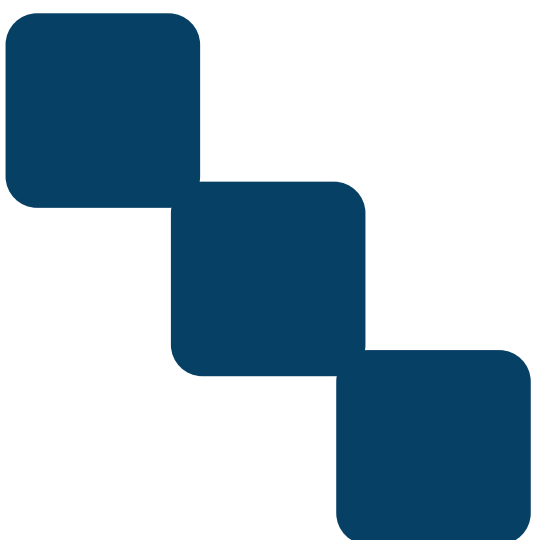


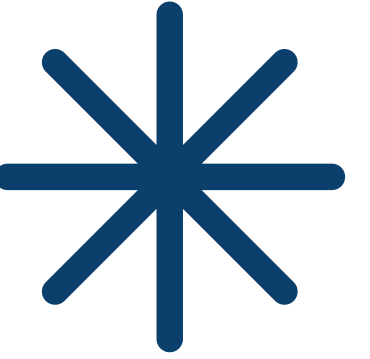
Northwest Growth Area:

- **Water:** The current 12-inch water main may need to be upgraded to a 16-inch or larger along with the existing water pump station to accommodate the increase in main size.
- **WWTP:** The current 15-inch sewer located along West Main Street may need to be upgraded to a 24-inch line.

STRATEGY:

Complete modeling of water and wastewater facilities in the northwest, west, northeast, and south primary growth areas and the City’s water and wastewater master plans to incorporate recommendation into the Capital Improvement Program.





Issues and Constraints

Available Sites/Lack of Options on Eldean & Stanfield

Missed Opportunities

of RFPs submitted/Reviewed

Lack of shovel ready sites



Needed Investments:

- 2024 Targeted Master Plan
 - Additional 2 MGD water user
 - Additional 1 MGD peak sanitary flow
- 2025 Community Wide Water Master Plan
- 2026 Community Wide Sanitary Master Plan

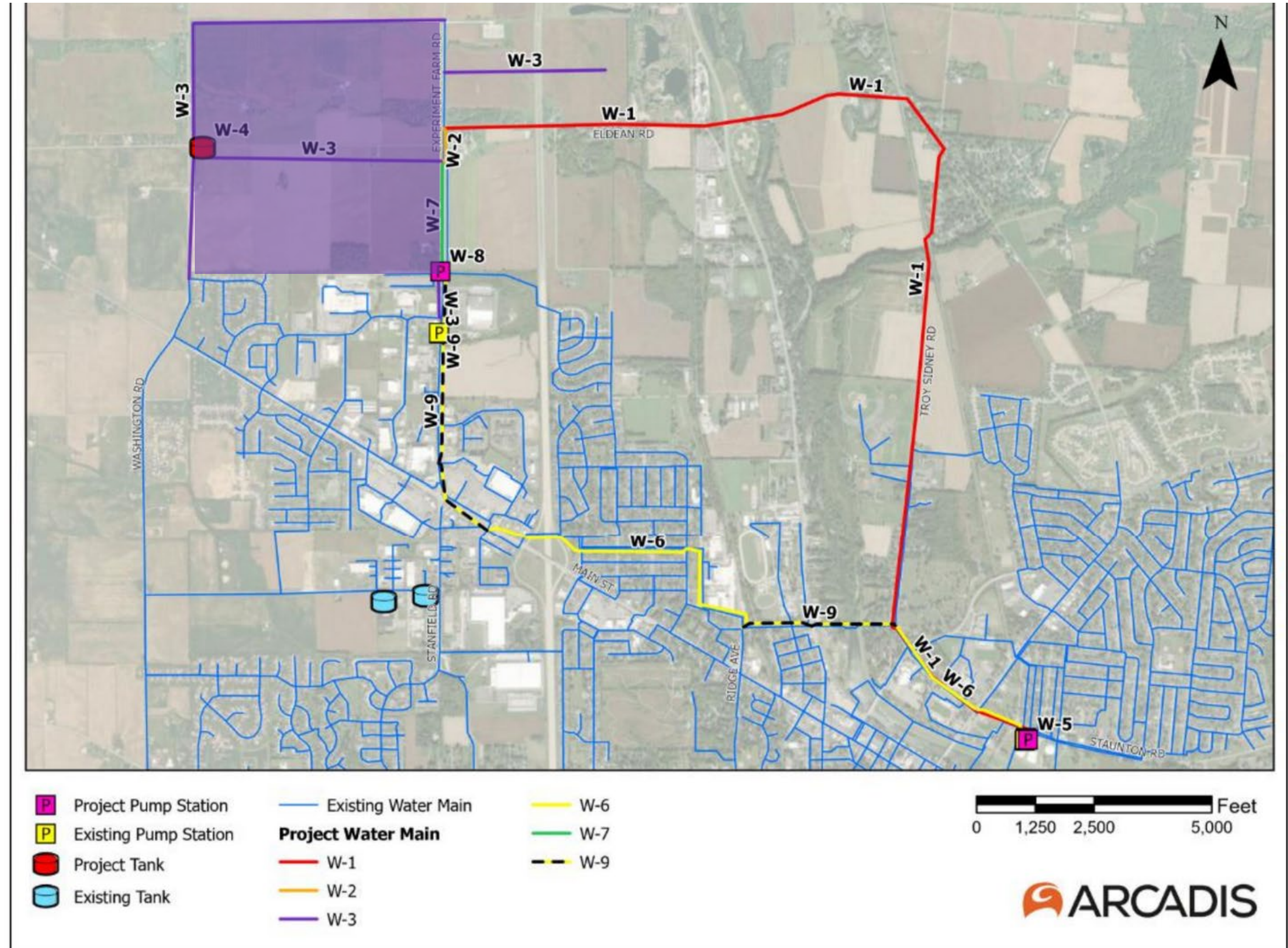
✦ Community Wide Master plans are needed regardless of Industrial expansion goals



Needed Investments: Water

- **Red: Alternative 1**
- **Yellow: Alternative 2**
- **Black Dashes: Alternative 3**
- **Purple: Private Investments**

- **Alternative 1: \$49,913,000**
- **Alternative 2: \$43,559,000**
- **Alternative 3: \$34,145,000**
- **Private: \$15,750,000**



- **All estimates are in 2023 dollars**

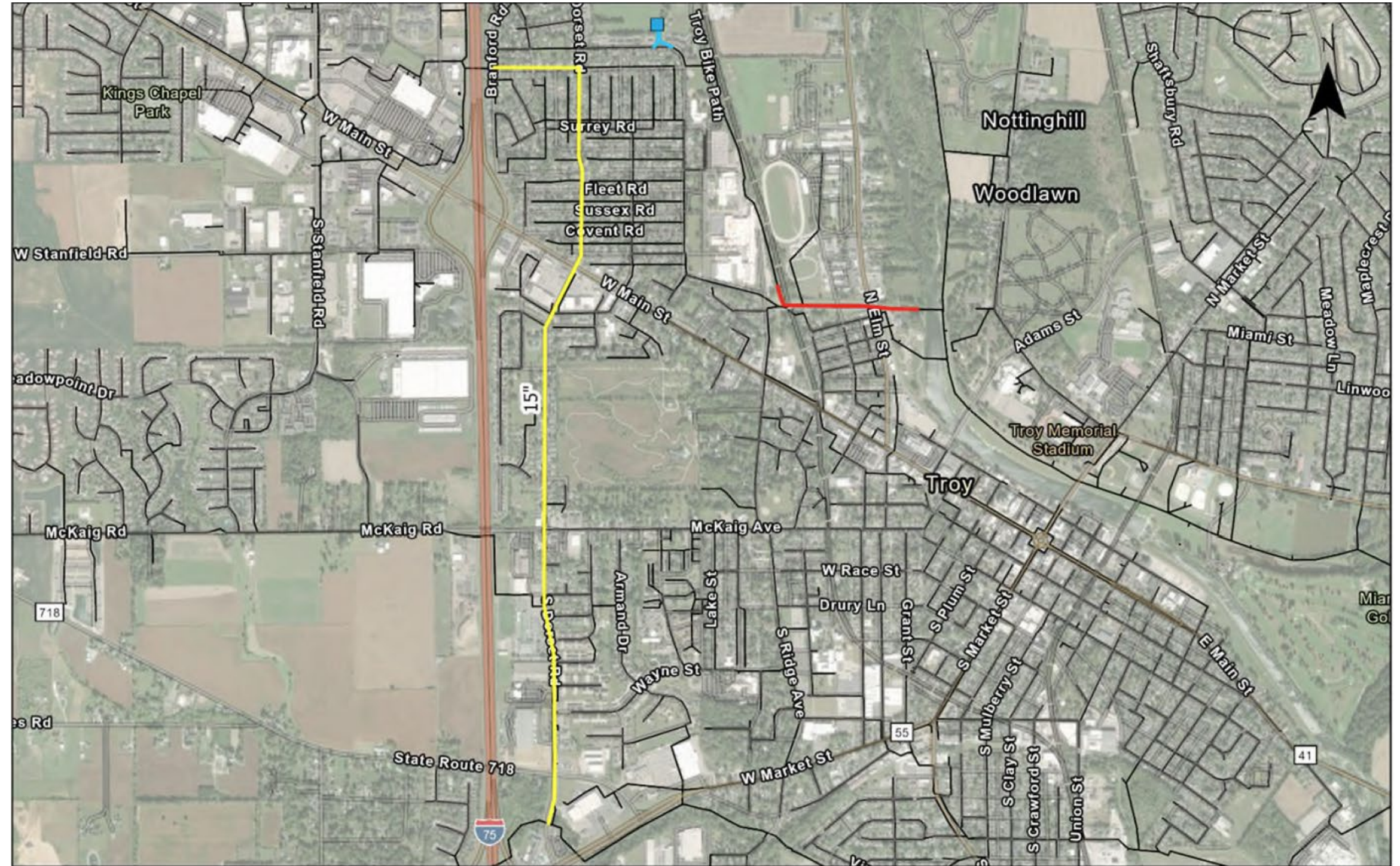
Needed Investments: Sewer

- **Red: Alternative 1**
- **Yellow: Alternative 2**
- **Blue: Alternative 3**

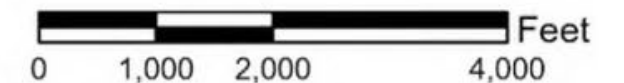
- **Alternative 1: \$3,2240,520**
- **Alternative 2: \$13,783,950**
- **Alternative 3: \$12,156,000**
- **Private: \$10,020,600 ***

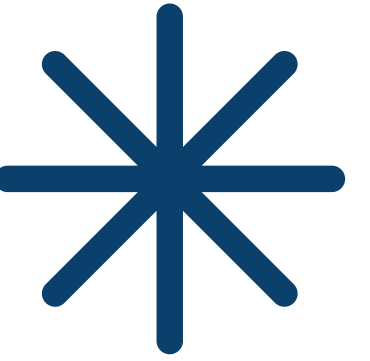
***Not shown on map**

- **All estimates are in 2023 dollars**



- Gravity Mains
- Alternatives 1A + 1B
- Alternatives 2A + 2B
- Alternatives 3A + 3B
- Proposed Tank 3A + 3B





Next Steps

- Community wide master plan
(water & sewer)
- Detail design of water & sewer
infrastructure needs
- Determine future financial
impacts



Council Direction

Should the City continue to grow its boundaries?

Should the City continue to grow its industrial base?

Are you supportive of an aggressive utility extension plan?

Are you supportive of if it impacts utility rates?

Within what time frame?

Do you have any questions or comments?

