



ECONOMIC DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1893

Jobs Ohio Authentication Process for 996 Hines Hill Road Executive Summary

- I. **What is the SiteOhio Program?** SiteOhio is an authentication program for development sites operated by JobsOhio and their consultant InSite Inc. Authentication certifies a site has completed due diligence and is shovel-ready.
- II. **Who is JobsOhio? Who is InSite?** JobsOhio is the private Economic Development corporation serving the state of Ohio. From its founding in 2011 through 2020, JobsOhio executed more than 2,800 deals that generated/retained more than 800,000 jobs and secured more than \$45 billion in payroll. InSite is a private site selection consultant agency and has served 620 clients worldwide and has sited projects worth \$41 billion in capital investment and more than 97,000 jobs.
- III. **Why participate in the program?** Authentication signals to a developer that a site is truly ready for development which reduces time, expense, and risk. The authentication process also creates awareness of the site with regional and state partners so more frequently prospects occur. Finally, the due diligence completed will help the City better set pricing and reduce issues during sale negotiations that could impact a deal.
- IV. **What types of employers will this draw?** While authentication does not restrict the site to being used only for JobsOhio prospects, the site is likely to be submitted to more regional/national leads.
- V. **What acreage has the City of Hudson submitted to the program?** The 90 developable acres at 996 Hines Hill Road was accepted to Wave 5 of the SiteOhio program.
- VI. **What is the timeline for this project?** The JobsOhio site visit was conducted in late October 2024. Staff have until November 2025 to complete all action items noted by JobsOhio and InSite to earn authentication.

VII. **What are the costs associated with authentication?**

Known Action Items	Phase I Cost	Phase II Cost	Unfunded Cost
Due Diligence Studies	\$ 70,890	-	\$ 35,000
Salt Barn Relocation	-	\$ 300,000	300,000
Salt Barn New Site Prep	-	300,000	300,000
Misc. YDC Structures Removal	TBD	-	TBD
Lot Split	23,500	-	\$ 23,500
Project Costs for Known Items	\$ 94,390	\$ 600,000	\$ 658,500

The site is comparable in size to Hudson Crossing Parkway. As such, it would not be unreasonable to project annual income tax between \$750,000 and \$1,200,000 once the site is fully developed. In 2024, Hudson Crossing Parkway generated \$1,065,941 in income tax and \$659,823 in property tax, net of abatements.