



TIFFIN-SENECA ECONOMIC PARTNERSHIP



2024

Review of economic, community, downtown and workforce
development for Tiffin and Seneca County, Ohio



Welcome

Last year, our organization celebrated its 40th anniversary since its creation in 1983 as the Seneca Industrial and Economic Development Corporation (SIEDC). At that time, local leaders in the public and private sectors recognized the need for a collaborative effort to achieve sustained economic success in Tiffin and Seneca County.

Today, the cooperation that began in 1983 is still going strong. The Tiffin area and surrounding rural areas of Seneca County have experienced significant growth in job creation and capital investment. In the previous year, a remarkable \$109 million was invested in various projects. This investment led to the creation of over 213 jobs. Our local economy is thriving, and the Tiffin-Seneca micropolitan area consistently ranks in the top 10% of all micropolitans, achieving multiple top ten finishes over the last decade in a hyper-competitive field of nearly 600 like-sized communities.

As we confront new industry trends of automation and artificial intelligence, I believe that our organization and community have plenty of good fortune ahead. Although the years ahead will present their share of challenges, we must see them as opportunities to position ourselves for future growth and economic success. The team at the Tiffin-Seneca Economic Partnership (TSEP) is ready to embrace these opportunities and challenges, ensuring that the next four decades mirror the resounding success of our first 40 years.

In Partnership,

Aaron D. Montz, President & CEO



Aaron Montz
PRESIDENT & CEO

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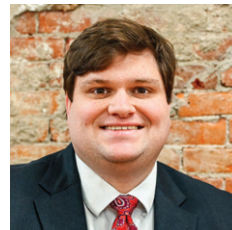
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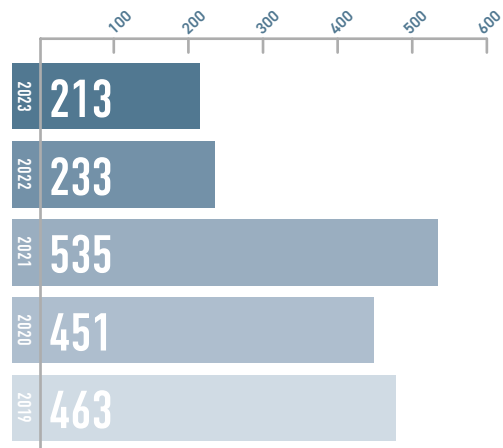
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Facts & Figures

The Tiffin-Seneca area continues to see an improvement in the overall health and well-being of the community. Income levels continue to increase while the unemployment and poverty rates have decreased. The following charts are updated annually with the most recent county-wide data sets for an apples to apples comparison versus previous years.

Jobs Created

FIVE-YEAR TOTAL = 1,895



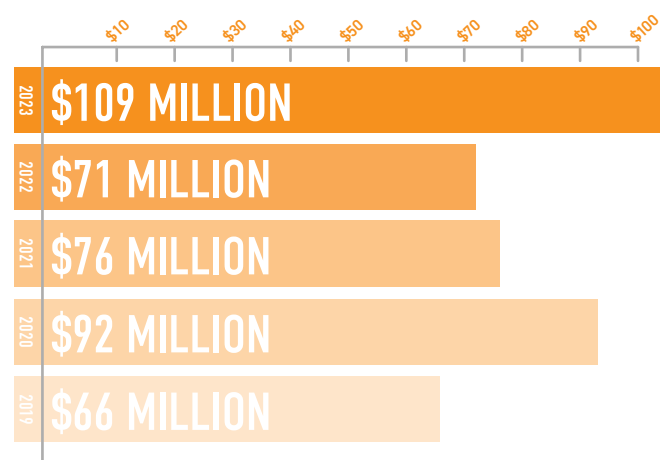
Income & Poverty

■ SENECA CO. ■ OHIO ■ USA

Per Capita Income	\$29,131	\$34,595	\$35,384
Median Household Income	\$57,286	\$61,425	\$64,994
Median Income (Families)	\$74,863	\$86,508	\$92,646
Median Income (Married Couple Families)	\$89,660	\$104,401	\$110,482
Median Income (Non-family Households)	\$35,240	\$40,001	\$45,135
Poverty Level	11.63%	13.31%	12.53%

Capital Investment

FIVE-YEAR TOTAL = \$414 MILLION



Largest Industries in Seneca County

INDUSTRY	EMPLOYMENT 2019 2023	CHANGE IN JOBS	AVERAGE ANNUAL WAGE	5-YEAR DEMAND FOR JOBS
Manufacturing	4,460 4,584	124	\$74,000	399
Health Care & Social Assistance	2,457 2,290	-167	\$56,320	-21
Retail Trade	2,270 2,250	-20	\$38,593	34
Accommodations & Food Services	2,199 2,091	-108	\$19,233	96
Educational Services	1,737 1,552	-185	\$32,999	46
Construction	1,310 1,136	-175	\$69,627	-64



Economic Development

ALDRIDGE ELECTRIC

The spec building at Eagle Rock Industrial Park was sold almost immediately after completion to Stout Development, parent company of Alridge Electric. Over \$4 million has been invested, creating 20+ high-paying jobs. In addition, Stout Development has purchased two additional lots for future growth and development.

TPC FOOD SERVICE

After acquiring the former home of General Electric at the end of 2021, TPC Food Service moved after the completion of a major renovation. With more than \$6 million in capital investment and 30+ new jobs, the Maibergeres have plans to expand the facility, including relocation of a specialty cheese blend processing line to Tiffin from Michigan.

HEAVENLY PIZZA

Long time Tiffin staple, Heavenly Pizza, began construction of their new 4,300 sq/ft full-service restaurant at 68 W. Market Street with plans to open in late Spring of 2024. Owner John Hill also announced the launch of the national franchise, Heavenly Pizza, with nearly a dozen new locations from Ohio to Georgia. Tiffin will serve as headquarters for the new brand.

WEBSTER INDUSTRIES

2023 proved to be another successful year for Webster Industries as the company invested \$6 million at their Tiffin plant to increase production capacity. With the closing of the foundry completed, all workers were retained and moved to production. Webster continues to be one of the industry leaders in Seneca County for employment and investment.



Community

TIFFIN COMMUNITY KITCHEN GROUNDBREAKING

After three years of intensive collaboration between Old Trinity Episcopal Church, Seneca County Common Ground, and with valuable assistance from TSEP, a groundbreaking ceremony marked the beginning of the Tiffin Community Kitchen in the fall of 2023. TSEP successfully submitted and managed a State Capital Budget request, securing \$300,000 as a crucial component of the project's overall capital stack, which exceeded \$2 million. Situated directly in the heart of Downtown Tiffin, this transformative project is poised to function not only as a central gathering place for the community, but also as a hub for local foods and a resource for vocational training and entrepreneurial advancement.



BROWNFIELD EVALUATION AND REMEDIATION

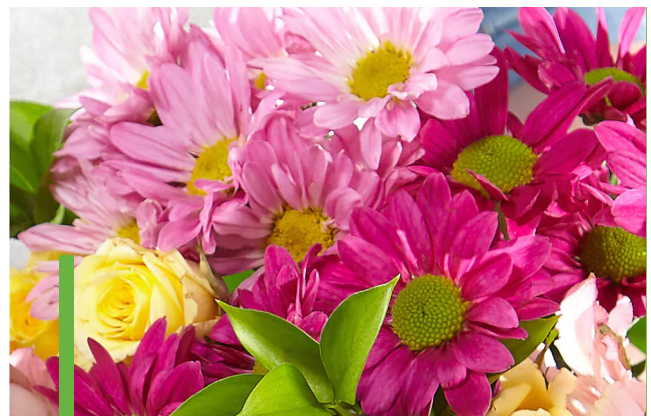
TSEP, in conjunction with the City of Tiffin and the Seneca County Land Bank, has been working to evaluate the former Rainbow Muffler site and ensure its continued productive use. Funded by the state's Brownfield Remediation program, historical and site evaluations were completed. TSEP coordinated minor lot repairs to prevent adverse effects on surrounding businesses. At the end of 2023, this work resulted in a report to guide the final remediation of the site.



Rural

TAVERN 19

In the summer of 2023, Tavern 19 in Bloomville opened its doors. TSEP's press release on the grand opening became our most widely circulated release of the year, garnering several hundred thousand impressions. Additionally, Tavern 19 announced the expansion of its amenities, introducing a new kitchen facility and patio to further enrich the character and offerings available in Bloomville.



Entrepreneurship

FLOWERLAND

Flowerland, the longstanding floral shop situated outside of Fostoria, was successfully sold through the Tiffin-Seneca Entrepreneurial Opportunity Clearinghouse. This listing played a pivotal role in preserving a community institution with a devoted customer base.



Downtown Tiffin

Downtown Tiffin maintains its national and state accreditation from Main Street America and Heritage Ohio, following the implementation of the 4 Point The Main Street Approach™.

BUSINESS ENHANCEMENT (ECONOMIC VITALITY)

- Over 10 new businesses, three business relocations, 1 expansion, and 2 transfer of ownership

DESIGN

- 13 total facade projects were completed
- 164 volunteers collected over 900 lbs of trash
- Operation Hallmark raised \$27,000 to add 82,000 new holiday lights

DEVELOPMENT (ORGANIZATION)

- 4 downtown committees (more than 50 active members) produced 1875 volunteer hours in 2023
- Awarded honorable mention for Best Ohio Main Street Committee Project: *Kris Kringle Markt*

PROMOTION

- Numerous events including 9 Third Thursdays
- Facebook followers increased to over 6,000 with a 118% social media reach increase



“Community involvement and Downtown Committees keep the heart of Downtown Tiffin alive, making it a great location to build a small business”

MITCH STEARNS, SPOKE LIFE CYCLES



A successful open-air Kris Kringle Markt was held and drew large crowds with holiday vendors and German food.



Workforce Development



OhioMeansJobs.

Seneca County
A proud partner of the
American Job Center network

OHIO MEANS JOBS

Almost 400 job orders were entered, with many for multiple openings. The OhioMeansJobs office partners with TSEP to assist employers with hiring and training employees.

APPRENTICESHIPS

One apprentice was awarded his Certificate of Completion of Apprenticeship by the Greater Ohio Workforce Board and four apprentices were enrolled.



MANUFACTURING SHOWCASE

The 8th annual showcase was held in October at Sentinel Career Center. Approximately 650 students from nine local schools met with 18 Seneca County employers to complete hands on activities that highlight skill sets that are important to manufacturers.

WORK ADVANCE

Manufacturers are reimbursed up to \$4,000 per employee.

\$10,465
for 14 credentials

INCUMBENT WORKER TRAINING

Employers are reimbursed up to 50% of the cost to upskill current workforce.

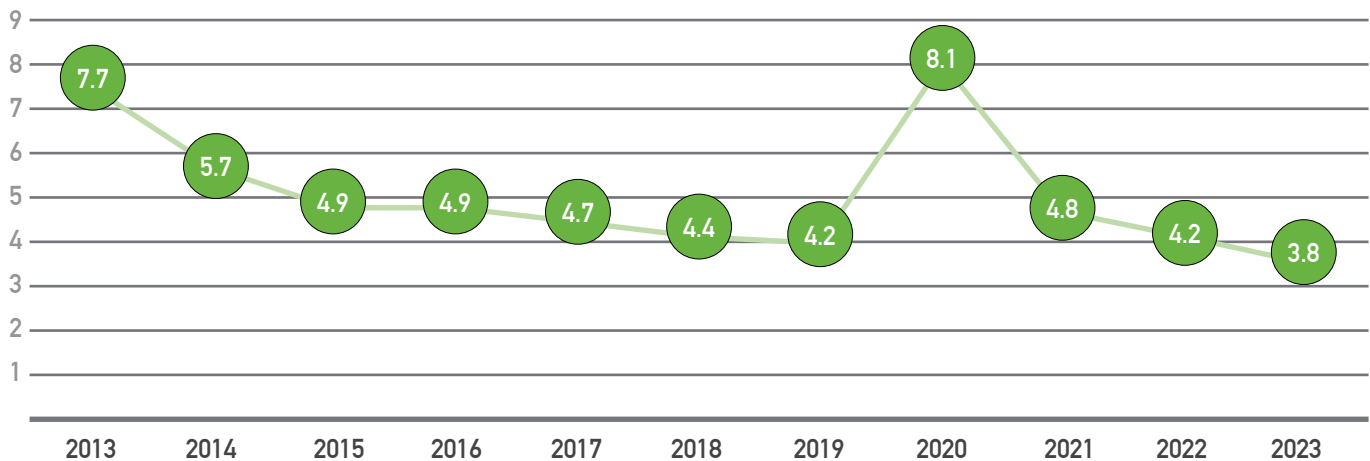
\$11,519.70
Reimbursed in 2023

TECH CRED

Employers are reimbursed up to \$2,000 per credential up to \$30,000 for each of the 6 rounds.

\$292,413.45
for 299 credentials

Unemployment Rate - 10 Year History



Current Membership

The Tiffin-Seneca County community has seen tremendous growth in recent history. That is, in part, thanks to organizations wanting to promote economic development. By becoming a TSEP Member at any level, you are stepping up as a leader for economic growth and will help set the strategic direction of the organization.

President's Circle (\$7,500 & up)

U.S. Bank (1990)
 City of Tiffin (1983)
 Seneca County Commissioners (1983)

Sandusky County-Seneca County-City of
 Tiffin Port Authority (2001)



Director Level (\$5,000-\$7,499)

American Plastics (2023)
 Arnold Machine (2017)
 Arnold Vending (1990)
 Bon Secours Mercy Health- Tiffin (1990)
 Buckeye IT Services, LLC. (2023)
 Clouse Construction (2001)
 Clouse Electric (2017)
 Croghan Colonial Bank (2012)
 Fifth-Third Bank (1990)
 First National Bank of Sycamore (2016)
 Five Star Maintenance (2022)
 Grammer (2010)
 Heidelberg University (1990)
 Laminate Technologies (1994)

National Machinery (1990)
 North Central Electric Cooperative (2001)
 Old Fort Banking Company (1990)
 Reineke Family Dealerships (1993)
 Risk Strategies | First Insurance Group (2006)
 Sutton Bank (2014)
 Taiho Corporation of America (2003)
 Terra State Community College (2021)
 Tiffin City Schools (2001)
 Tiffin University (1999)
 Vanguard-Sentinel Career &
 Technology Center (2017)
 Webster Industries (2012)
 WIN Waste Innovations (2019)



Angel Level (\$3,000 to \$4,999)

Advertiser-Tribune (1990)
 Church & Dwight (2017)
 Concordance Healthcare Solutions (2019)
 Magnificent Maid (2024)

QT2 & Diversified Graphics (2002)
 RCM Architects (2022)
 Superior Credit Union (2016)



Investor Level (\$1,500 to \$2,999)

ACI Construction Co., Inc. (2023)
 AQUA OHIO, INC. (2013)
 Agrati (2014)
 Beerco (2015)
 CentraComm (2021)
 Coppus Motors (2010)
 Encompass Engineers & Architects (2018)
 Financial Design Agency of Ohio (2019)
 Fry Foods (2021)
 Hylant (2018)
 Irving Equipment (2014)

Lange, Gordon, Rannigan & Claus (2018)
 Lisa E. Young, CPA (2003)
 Mosser Construction (2015)
 OmniFiber (2022)
 R Investments (2022)
 Rudolph Libbe (2014)
 Seneca County Home Builders (1990)
 Tiffin Aire (2010)
 Tiffin Metal Products (2014)
 UIS Insurance & Investments (1990)
 Your Legacy Federal Credit Union (2023)



Parentheses indicate first year of membership.

Membership list accurate as of February 29, 2024