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## The City of Pataskala Job Ready Site Area / Pataskala Corporate Park

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The City of Pataskala is pleased to issue this executive summary on the City's State designated Job Ready Site (JRS) area. The site, known as the Pataskala Corporate Park, is located southeast of the intersection of State Route 16 (Broad Street) and Mink Street. In late 2006, the project received funding of approximately \$3.4 million to develop the Etna Parkway extension linking SR-16 and US-40. The roadway is one of the initial projects funded under Ohio's Job Ready Sites program, and is critical in order for the City to create jobs and investment. As a JRS site, it is considered one of the premier development sites in Ohio.

Phase I of this development is a two lane roadway, with Phase II adding an additional 3<sup>rd</sup> and 4<sup>th</sup> lane, as well as other associated infrastructure improvements. The cost of Phase I of the project is estimated at over \$5 million. With JRS funding of \$3.4 million an additional \$2 million is needed to complete the project. Phase II of the project is estimated to cost an additional \$6.3 million. **Project plans are anticipated to be completed within 3-4 weeks, and the project could proceed within 8-10 weeks, thereby qualifying as "shovel ready".**

While the JRS site is roughly 305 acres in size, the new road will potentially open up over 1,000 acres of prime development land for manufacturing, distribution, corporate office and technology oriented companies. The Pataskala Corporate Park will be served by dual electric, open access rail service, planned fiber optic networking, and has all utilities available. The site is within 3 miles of US-40 and I-70, and 6 miles of I-270 and SR-161. In 2008, the City, Licking County, City of Newark, and Harrison Township and property owners / Development Corporation (Red Chip Farms, Inc.) agreed to a partnership agreement setting the stage for development of the JRS Roadway, establishment of a Joint Economic Development District (JEDD) and Pataskala Corporate Park.

The strategy for the partnership and job creation is a multifaceted approach combining four key economic development tools consisting of (i) the creation of the JEDD, (ii) utilization of grant funding from the Department of Development's ("ODOD") Job Ready Sites ("JRS") program, (iii) utilization of Community Reinvestment Area ("CRA") property tax exemptions, and (iv) utilization of an existing Tax Increment Financing ("TIF") area, in order to create hundreds of jobs and millions of dollars in new investment. **However, there is a critical need for Economic Stimulus funding to complete the entire project and facilitate an immediate economic impact.**

The Pataskala Corporate Park JEDD is to be initially comprised of approximately 513.75 acres. The JRS area is intended to be developed into a planned industrial park resulting in the construction of new buildings and related site improvements. **Strong job creation is anticipated, with an estimated 150 – 300 construction jobs and 1,000 - 1,800 new manufacturing, technology and logistics employment opportunities generating \$28 million - \$49 million in new annual payroll being created.** The cost of the private investments to be made is estimated at \$100 million to \$250 million for construction of new buildings containing approximately 5 million to 8 million square feet of commercial & industrial space; approximately \$10 million to \$300 million invested in new machinery & equipment; approximately \$5 million to \$300 million for acquisition of furniture and fixtures; and approximately \$25 million to \$300 million for acquisition of inventory at the park.

Etna Parkway Extension Project (Phases I & II) will provide a tremendous stimulus for growth in Central Ohio.