

Major projects list now online

A new feature detailing all of the major projects under way or recently completed is available anytime on the website of the Economic Development Alliance of Southern Ohio.

It's a spreadsheet in PDF format that details the projects in not only Ross, but also Pike counties. The page can be found under the "Other Resources" menu at www.edaso.org. The list also is on Page 2.

The site also has listings of buildings and land available for business and industry.

Area manufacturer adding to complex

A 7,500 square foot expansion to the Vitatoe Industries complex across from the hospital on Ohio 159 is in the works.

Larry Vitatoe is planning the new manufacturing building at 100 Chamber Drive at a cost of \$305,400. Vitatoe is a vendor for the Kenworth Truck Company and is a paint supplier for the aviation industry.

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Hospital expansion starts

Two years from now, patients in the Adena Health System will have access to a state-of-the-art facility along with medical records that can go anywhere they go. And, eventually, there will be another 250 people to help take care of them.



New entry plaza

Doctors, nurses, administrators, other staff and board members announced recently the beginning of construction on the expansion of the main medical center between U.S. 23 and Ohio 159 north of Chillicothe. When completed in the spring of 2010, the \$45.5 million expansion will add 95,000 square feet that will be used for a variety of purposes, the majority of which focus on the care of women and infants. Another 22,000 square feet will be renovated.

Two new rooms for C-section deliveries, five new labor-delivery-recovery rooms, 20 rooms for post-partum care, a new 6-patient pediatrics unit and 40

rooms for patients in various levels of care all will be part of the expansion, the largest since the hospital was built 40 years ago.

The \$45.5 million expansion brings to more than \$60 million the construction now under way on the campus. The PAC-CAR Medical Center is moving right along toward its planned opening in the fall. About \$10 million in construction is planned to start later this year in the complex off Western Avenue.

In the next five years, Adena plans to add another 500 employees to its current labor force of about 1,700.

Construction ramping up at centrifuge plant

Work on the American Centrifuge Plant in Pike County will be in full swing this summer.

USEC's Dan Rogers said that with major construction on the plant starting in August, one contractor, Fluor, expects to hire up to 700 more craft and other workers while Honeywell will have a total of 125 to assemble the machines.

USEC itself will go from the slightly fewer than 200 employees it has now to about 400 when the uranium enrichment plant becomes operational in late 2009. He said the average salary for USEC employees is \$65,300.



The projected cost of the plant is now at \$3.5 billion, up from \$2.3 billion, Rogers said. There will be 11,500 machines in the 1.7 million square foot building, producing 3.8 million production units. Demand in the U.S. now for the enriched uranium is now 12 million units.

NewPage announced earlier this year it plans to discontinue its paper converting operations in Chillicothe by the end of November. Its 475,000 square foot building in the Great Seal Industrial Park, the equipment and operations are being marketed within the industry.



Progress being made on improvements in downtown district

Momentum is shifting into a higher gear in addressing initiatives outlined in the HyettPalma Downtown Chillicothe Economic Enhancement Strategic Plan.

The city administration is working on plans to return angle parking from Water to Fourth streets, including in front of the Ross County Courthouse and across the street from it. This could add 80 spaces

downtown. The city also is looking to acquire a hand-held computer for the parking enforcer, removing some traffic signals in favor of four-way stop signs and making street and sidewalk repairs.

The Downtown Associates are looking at keeping their street-level lights on longer for a brighter appearance. The Partnership joined the national Main Street organization, making many of its

resources (newsletter, books, etc.) available at reduced rates.

The downtownchillicothe.com website maintained by the chamber continues to have features added.

The Chillicothe Art League is looking not only at decorative benches, but also to the possibility of adding items such as sculptures.

Major projects in Chillicothe, Ross County and southern Ohio

Industrial	Investor	Project Description	Location	New jobs	Investment	Completion date
	Adena Health System	Paccar Medical Education Center: New facility to train nurses to receive bachelor degrees, provide training for EMTs and paramedics; provide continuing education to physicians and others.	Ohio 159 on system's campus	6	\$15,000,000	September 1, 2008
	Community Improvement Corporation	Speculative building for industrial or logistical purposes; 50k square feet, finishable to tenant's specs; for sale or lease.	Ohio 104 north	0	\$1,500,000	April 1, 2008
	USEC	American Centrifuge Plant; enriching uranium for use in nuclear power plants.	U.S. 23 south of Piketon	400	\$3,500,000,000	December 1, 2009
	VA Medical Center	Convert mothballed building into a nursing home	Ohio 104 north		\$16,000,000	December 1, 2008
	Adena Health System	Expansion on northeast portion of current facility; two inpatient nursing units with 20 beds each; new maternity unit featuring private rooms; expanded labor and delivery unit; Level III nursery; well-baby nursery; new pediatrics unit; women's surgical unit.	Ohio 159 on system's campus		\$45,500,000	October 1, 2010
	Riffle Machine Works	New facility for fabrication; 50,000 square feet, allowing for future expansions.	Ohio 159 north of Delano Road	25	\$1,500,000	April 1, 2008
	Vitaoe Industries	Expansion of facility to allow for increased operations, including paint for jet planes.	Chamber Drive off Ohio 159		\$305,400	June 1, 2008
	Kenworth Truck Company	New paint booth	Kenworth Drive off Ohio 159		\$1,400,000	April 1, 2008
	VA Medical Center	Renovations in campus buildings; new entrance, elevators	Ohio 104 north		\$12,000,000	December 1, 2008
Commercial and retail						
	Walgreens	New pharmacy and store	Western Avenue and Pyley's Lane		\$2,000,000	September 1, 2008
	White Castle	New store	North Bridge Street			April 1, 2008
	Family Dollar	New store	Western Avenue		\$300,000	March 1, 2008
	Menards	New store; 212k square feet with several outlots	North Bridge Street			March 1, 2009
	Carlisle Building	Restoration; future use to be determined	Main and Paint streets		\$3,500,000	June 1, 2009
Other						
	Brookside Church	New addition	Egypt Pike		\$1,000,000	September 1, 2008
	National Church Residences	Two additions	East Fifth Street, Waverly		\$1,380,000	September 1, 2008

Shell building nearing completion



The roof was being added in early April to the shell building in Gateway Interchange Industrial Park. Tenants are now being sought for the structure that has 50,000 square feet and will be finished to the occupant's specifications. U.S. 4-lane routes 35 and 23 are

close by while I-71 is 30 miles west and I-70 in Columbus about 40 miles away. Inquiries: Dona Smith of the Community Improvement Corporation, 740.207.2720.

Southern Ohio shows growth

Ross and every one of its five contiguous counties continue to grow, according to the Census Bureau. In its latest population estimates, the bureau pegged Ross County at 75,398. For the region around Ross County, there has been growth in every county from 2000.

	2007	2000	Change
Ross	75,398	73,345	+2.8%
Pike	27,918	27,695	+0.8%
Pickaway	53,089	52,727	+0.7%
Highland	42,653	40,875	+4.3%
Jackson	33,314	32,641	+2.1%
Vinton	13,372	12,806	+4.4%
Ohio	11.5m	11.4m	+1.0%

Employees' ideas help plant improve

Glatfelter's John Blind said last year's initiative to solicit ideas for improvement from employees resulted in 4,000 submissions and the adoption of about 600 which helped the paper-making company exceed the financial expectations of the analysts on Wall Street in the fourth quarter.

"2008 is all about continued improvement," he said. "Overcoming energy costs will be one of our biggest challenges this year. But we are very excited about 2008."

The local Glatfelter mill provided much of the paper for the printing of the final edition in the Harry Potter series of books.

About 1,500 work at the mill on the southern end of Chillicothe, also making carbonless paper.



GLATFELTER
Beyond Paper

Menards plans store

Menards is expected to break ground by this summer on its new store that's part of a major expansion into Ohio by the firm.

The 213,000 square foot home improvement center is going in off North Bridge Street, just north of the Kmart store. Several outlots will be in front of the store, expected to open in 2009.

Other retail/service developments include

- A new Walgreen's planned this summer for Western Avenue at Pyley's Lane on the western edge of the city
- White Castle opened in March on North Bridge Street.
- Olive Garden opened across from Kmart in December.
- IHOP is expected to renovate and move into the former Fazoli's in front of the Shawnee Square shopping area on North Bridge Street.

Site selector visits

Robert M. Ady, who helped bring the Kenworth Truck Company plant to Chillicothe 30 years ago, paid a return visit to the area recently.

Invited by the Alliance to give an assessment of area economic development efforts, Ady said, "Chillicothe shows well," noting improvements in the last three decades.

He talked to a group of community leaders on how Chillicothe can better position itself to site selectors. He cited having available buildings, "shovel-ready" sites and a workforce that is skilled in teamwork, taking responsibility and flexibility.

VA starts major renovations

The VA Medical Center plans to modernize its campus and add employees in 2008.

Director Jeff Gering said the VA has added about 60 more employees in the last six months, bringing to about 1,140 the total number of workers at the complex north of Chillicothe on Ohio 104. He said the Chillicothe center is the number one priority in this VA district as it looks to provide more mental health services to veterans, including those returning from the wars in Iraq and Afghanistan.

One building on the campus is being gutted and remodeled to the tune of \$16 million as a nursing home, making it the largest capital project here since 1999. Another \$12 million in upgrades also are planned, including a new entrance and elevators.

Gering noted that recruiting some of those 60 new employees to the area, including nurses, physicians and technicians, wasn't difficult. He said it has been a matter of selling not only the VA complex, but also the attributes of the



Chillicothe area community. Having the right people handling the recruiting has been a key, he said.

The VA also is partnering with Adena Health System to provide veterans with medical services it doesn't provide and which keeps veterans from having to travel to other VAs. Another partnership that is blossoming is with Ohio University to provide students in psychiatry for their clinical experience. Gering hopes to build that into a residency program which currently doesn't exist with any Ohio Osteopathic schools.



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