The Changing Energy Economy: Implications for LDD's

Bret Allphin, Development Director

Buckeye Hills - Hocking Valley Regional Development District
So, What's Happening?

Natural Gas
Utica Shale Wells Permitted between 3rd Quarter 2010 and 1st Quarter 2014
So, What's Happening?

Natural Gas
LDD Involvement in Ohio

- Constituent Advocacy
- Information Providers
- Data Analysis
- Mapping Services
- Meeting Conveners
- Policy Research/Best Practices

We Are Representative Organizations
Two Key Areas of Involvement:

Policy Advocacy

Real Estate Marketing
Policy Advocacy

Dedicated severance tax revenue set aside for impacted region.

- Mitigate near-term impacts including public infrastructure, community and social service needs.
- Develop a broad representative oversight board of Appalachian stakeholders to determine set aside uses.
- Establish a regional endowment to capture and retain wealth in the region.
- Utilize existing organizations to administer and implement the policies and programs created as a result of this set aside.
STOP DISEASE
Policy Advocacy

Dedicated severance tax revenue set aside for impacted region.

- Mitigate near-term impacts including public infrastructure, community and social service needs.

- Develop a broad representative oversight board of Appalachian stakeholders to determine set aside uses.

- Establish a regional endowment to capture and retain wealth in the region.

- Utilize existing organizations to administer and implement the policies and programs created as a result of this set aside.
This is where it gets tricky....

- Nuance Position/ Represent the Board's Wishes

- Cannot Win For Everyone/ Realistic Expectations

- "Create a Legacy of Positive Economic Development"
Real Estate Marketing

- Lack of Sites in State System
- Need to Play Offense
- Limit the Number of Properties
- Sites Can Be Sold, Brokers Can Make A Commission.
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**Instructions:**

Please fill out the following information in the spaces provided:

- **Location:**
  - Street Address
  - City
  - State
  - Zip Code

- **Property:**
  - Building Type
  - Use
  - Number of Stories

- **Area:**
  - Square Footage
  - Lot Size

- **Utilities:**
  - Water
  - Sewer
  - Gas

- **Parking:**
  - Number of Parking Spaces

- **Furnishings:**
  - Furniture
  - Movers

- **Other:**
  - Any additional notes or comments

**Fill out if property is currently being controlled by a broker:**

- **Broker:**
  - Name
  - Phone
  - Email

**ATTACH COPY AND CONTACT INFORMATION TO ME AND SEND TO sales@eoda.com**
The Simple Stuff, Is the Best Stuff
1300 Blue Knob Road
MARIETTA, OHIO

Industrial Building Highlights:
- Wetz Warehousing Facilities
- River Terminal - Permit # 2005-430-OHR
  Barge Loading/Unloading Facility
- Site Size 480 acres
- Parcel ID No. 34-0066444
- Washington County
- Pre-Engineering Steel Building Type
- Multi-Tenant Building Size 640,040 sq ft
- Building Built in 1996; Expansion 2012
- 18 Drive In Doors
- Ceiling Height 22’ - 30’
- 73 Truck docks
- 55 Docks with Levelers
- Mid Ohio Valley Regional Airport
- Adjacent to St Rt 7
- 5 miles to St Rt 50
- 7 miles to I-77
- CSX Rail Provider
- AEP - Electric

- Dominion East - Gas
- Warren Water
- AT&T Telecom
- Broadband Available

Rates:
- Sale - Negotiable
- Lease - Negotiable

Contact:
Wetz Investment Company, LLC
Evan Wetz
740.373.9028
ew@wetzcompanies.com
www.wetzcompanies.com

The information contained herein was obtained from sources believed reliable; however, Utica Shale Region Real Estate makes no guarantee, warranty, or representation as to the completeness or accuracy thereof. The presentation of the property is submitted subject to error, omission, or withdrawal if the price or conditions prior to sale or lease, or withdrawal without notice.
Utica Shale Region Real Estate
Available Properties

- Flex Space (3)
- Industrial Building (8)
- Land (11)
- Multimodal (7)
- Office (3)

Wetz Investment Company, LLC
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Utica Region Real Estate makes no warranties of the property in submitted illustrations.
YOU CAN DO IT!!

Bret Allphin - Development Director

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