



Zanesville & Muskingum County Economic Development Newsletter

January 2023

A Message from the Executive Director

Dear Friends and Colleagues,

Welcome to 2023! The City of Zanesville and Muskingum County continue to have a lot to offer, coming off of a strong and vibrant 2022. We continued to work toward our agency's mission over the past year of **business retention**, **business attraction**, and **creating a climate where businesses can thrive**.

Retention

- The Eastpointe Business Park and the East Central Ohio (ECO) Business Park received over \$1.2M in roadwork and resurfacing from various grants made possible from business expansions.
- The Business Retention & Expansion (BRE) program included over 50 visits in 2022 by the Port Authority and its partners to local businesses.



Attraction

- Grupo Bimbo has plans to create a new production facility at the National Road Business Park, which will be a significant capital investment and job creator.
- A letter of intent was signed with Marker Development for a speculative building to be constructed at the National Road Business Park, creating a turnkey option for new businesses.
- The Downtown Exchange located in downtown Zanesville received assistance from a program through the Port Authority and its partners to redevelop a property for mixed use development.

Climate

- The National Road Business Park has officially been authenticated through the **Site Ohio** authentication process as one of the premier sites in Ohio. This will provide additional marketing dollars to the Port Authority to promote the Park in 2023.
- The Port Authority and its partners led the local Appalachian Community Grant initiative to enhance communities in the areas of infrastructure, healthcare, and workforce.
- Planning is in the works through a grant for our two Opportunity Zones for redevelopment of the Putnam and Old 8th Ward areas.
- A housing study was started to help the City and County attract and retain residential developers to increase workforce housing options for the business community.

In 2022, the Zanesville Muskingum County Port Authority celebrated its 35th Anniversary. The organization and its partners have been instrumental in the creation of four business parks, which have yielded over \$1B in capital investment. This would not have been possible without the volunteer service of our board members, past executive directors, and City and County officials that have invested time and resources to create economic opportunities in our communities.

Looking forward to 2023, we remain excited for what the future holds. Our plan is to continue marketing available sites and buildings, utilize the Appalachian Community Grant technical assistance program to make our community stronger, and work alongside new and existing companies to assist in their critical investments and expansion plans.

We thank you for your continued support and look forward to a prosperous 2023!

#SuccessLivesHere

Best regards,



Matt Abbott
Executive Director

A Look Back At 2022 Muskingum County Economic Development Successes



Grupo Bimbo

Construction of a new production facility at the National Road Business Park, creating 320 new jobs.

“This investment will bring highly skilled full-time positions that will have a lasting impact in our region for multiple generations,” said Zanesville-Muskingum County Port Authority Executive Director Matt Abbott.

Grupo Bimbo will become the flagship business of Muskingum County's fourth business park.



National Road Business Park CERTIFIED! - After two years of rigorous evaluation, the park was official certified into the [SiteOhio Program](#). This is the most comprehensive analysis in the U.S. and shows prospective buyers the park is construction ready, with all utilities and due



Marker Development - A letter of intent has been signed for construction of a 200,000 square foot speculative building at the National Road Business Park. Marker Development would act as landlord or sell the building outright.

diligence completed.



Eastpointe Repaving Project - Entire paving project completed at Eastpointe Business Park; only part of project remaining is upgraded signage. Thanks to the investment by AMG Vanadium, this project was fully funded through grants and in-kind dollars.



East Central Ohio (ECO) Business Park Repaving Project - Entire paving project completed at the ECO Business Park. Paved ~1.65 miles between Old Riley and Raiders Roads. Thanks a partnership with the East Central Ohio Business Park Association, this project was fully funded through grants and in-kind dollars.



The Downtown Exchange

Investment of \$1.1M in 2022, utilizing the JobsOhio **Vibrant Communities Program**. The building will feature a multi-vendor food hall focused on artisanal offerings on the first floor and coworking/office space on the second floor..

Three businesses are already committed: The Jupiter Bar, Chapman's Coffee House, and Woods Meats. Learn more about The Downtown Exchange [HERE](#).



*Matt Abbott, ZMCPA Executive Director,
speaking May 26, 2022*

National Road May Marketing

Event - On May 26, 2022 the Port Authority hosted an event at the National Road Business Park, inviting developers, brokers and agents from multiple states. Thanks to the generous assistance of our elected officials, utility partners, regional, and state economic development partners we hosted over 40 professionals. As a result of this event, Marker Development has signed a letter of intent to build a speculative building and Jones Lang LaSalle is acting as a broker for the 72-acre parcel on the southern portion of the Park.



*Dick McClelland, President ZMCPA Board of
Directors, speaking September 15, 2022*

ZMCPA 35th Anniversary - 2022

marked the 35th Anniversary of the Zanesville Muskingum County Port Authority. An event was held, bringing together former board members, elected officials and executive directors, celebrating past successes and looking forward to the future of Zanesville and Muskingum County.

Established in 1987 through combined City & County resources, the Port has been served by 24 Board Members, 6 Executive Directors, 6 Mayors, and 14 County Commissioners.

What Is An Opportunity Zone?

Opportunity Zones are areas located in economically distressed communities that encourage new investment in existing businesses. This program enables eligible investors to defer the taxes on capital gains and receive favorable tax treatment on certified funds by the US Treasury. For complete details on the program, click **[HERE](#)**.

The City of Zanesville is home to two Opportunity Zones: Putnam and The Old 8th Ward.

Putnam

Old 8th Ward



- Located just over the Sixth Street Bridge from Downtown Zanesville – South to just above the intersection of US 22/SR 93/running east to west between Pine Street and the Muskingum River.
- Much of the Putnam Area is considered a historical district.
- Planning is in place for streetscape improvements, a walking trail along the canal, and an upgraded boat launch at Putnam Landing Park.
- 2022 saw the rebirth of the Zane Trace Commemoration and much of the activity took place at Putnam Landing and along the Muskingum River/Canal.



- Located east of Downtown and south of I-70, the Old 8th Ward is in a prime location for commercial and light industrial development
- With direct interstate access and rail access, many companies would find this location ideal.
- Working closely with current residents to maintain their quality of life while still making use of vacant land/abandoned and rundown homes is essential.
- Reinvestment in this location would reboot the past industrial environment in a cohesive relationship with the neighborhood would bring the area back to life.

Keep up with the Port Authority on all of your social media platforms!



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