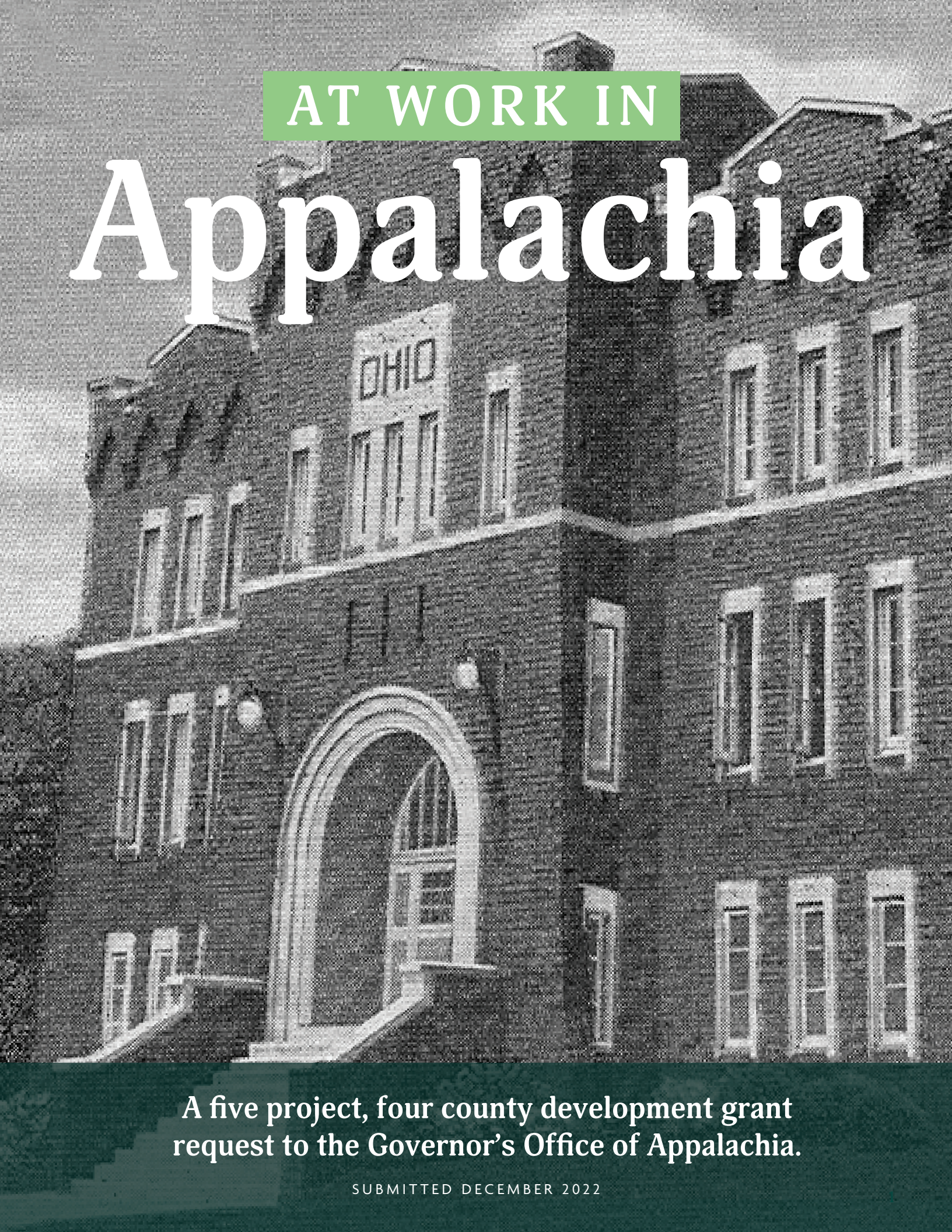




AT WORK IN

Appalachia

A five project, four county development grant
request to the Governor's Office of Appalachia.

SUBMITTED DECEMBER 2022

**Governor DeWine, Lieutenant Governor Husted,
Director Mihalik and Director Carey,**

It is with sincere gratitude that we write this letter of thanks and appreciation to you and your teams for the work you have done, and will continue to do, to realize the promise of Governor DeWine's \$500 million investment in Appalachian Ohio.

Each of the projects contained in this grant application are priorities that you and your leadership teams are intimately familiar with. Our community leaders have been working on advancing these capital projects for years by developing partnerships, programs, and resources that will make them real for our citizens and our region. Through the included application materials, reviewers will understand that these projects are at the top of their narrative arc. Each one is a catalytic project ready to kick-start a chain reaction of development in the communities where they are located. In many ways, without the completion of these "keystone" community projects it will be difficult for our communities themselves to envision what the next project should be.

Our projects each have a slew of partnerships developed locally, but it is our regional partnerships including the memorandum of understanding between each partner that really defines what the "At Work in Appalachia" investment can and will mean for our region. By sharing best practices, bringing experienced sector leaders forward as consultants and partnering with local, state, and federal agencies, our program will be an additive and beneficial layer to the growing workforce ecosystem of Appalachian Ohio.

We could not be more appreciative of the opportunity to bring these projects forward to your teams for consideration and potential funding. On behalf of our citizens, our partners, and our supporters, we wish you all happy holidays and ask that you please reach out to us with any and all questions.

The City of Athens, *Lead Applicant*

The Coshocton County Port Authority, *Applicant*

The Hocking Hills Chamber of Commerce, *Applicant*

The Village of Somerset, *Applicant*

**The Logan Theater and Community
Arts Center, *Applicant***



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Executive Summary

The At Work in Appalachia Program is an initiative of public and private agencies across Appalachian Ohio to establish coordinated, interconnected remote work and entrepreneur hubs across communities in Eastern and Southeastern Ohio. Our five projects are the Coshocton Collaborative, the Somerset Builders Club, the Space at the Chamber (Logan, Ohio), the Logan Theater and Community Arts Center, and the Athens Armory. The total dollars requested are \$17.5 million, and the total space to be renovated as a result of the State's investment is 80,000 square feet.

Each capital request is a keystone project on which community leaders have been working for years. Collectively, millions of dollars have been invested to date to ensure that these projects are shovel ready, both in the form of local match dollars as well as contributions from the State Legislature, JobsOhio and various grant programs.

THREE GOALS



1. Developing a Unique Remote Workforce Ecosystem



2. Building Business through Innovative Partnerships



3. Enhancing Downtown Vibrancy and Redevelopment Momentum





Coworking Passport

The Appalachian Coworking Passport will provide discounted remote workspace to participants across participating shared work locations. Participation in the coworking passport program will allow payees for one space to access other spaces in the region when they are on the road, and to access location-specific workshops at discounted rates. This novel tool will benefit tourism, innovation and entrepreneurship region-wide, as membership to one coworking location will encourage visitation to neighboring communities at which those members will experience membership reciprocity. With the coworking passport, members of participating coworking spaces will not have to forfeit the accommodations they have grown accustomed to when they travel for work purposes or just while visiting somewhere new.

Coworking passport programs have proven to be successful in other states. The Appalachia Coworking Passport is modeled after the Indiana Coworking Passport. Since 2014, the Indiana Coworking Passport has successfully partnered with over sixty separate coworking entities across the state, and passport

holders are permitted to work at a separate location for free one day per month. This partnership encourages travel throughout the state, incentivizes travel within the state, and attracts remote workers to Indiana.

Whether we are catering to urbanites sharing in our regions' incredible outdoor recreation or supporting local working professionals on a far-off site visit, our coworking passport is going to be a game changer for Appalachian Ohio and beyond.



Project Narrative

The At Work in Appalachia Initiative is an initiative of public and private agencies across Appalachian Ohio to establish coordinated, interconnected coworking spaces across communities large and small in Eastern and Southeastern Ohio. These remote and shared-work spaces will provide a two-fold transformational result for Appalachian Ohio. Primarily, this initiative will develop community assets to support our region's workforce that is remotely employed, as well as assets supporting visitors and tourists working remotely during their travels in the region. In addition, programming taking place across these seven capital projects will provide incubatory services for small businesses, non-profit organizations, and arts and culture organizations in Appalachian communities.

Each of the projects included in this application will result in the renovation of historic buildings that are central to revitalization plans of each of these communities. These projects are "lynchpin" projects, which will breathe new vibrancy into long neglected downtown districts, and will serve as catalysts for further improvements and development on adjacent blocks. The hallmark aspect of this program is our Coworking Passport, which will provide discounted remote work space to participants across participating shared work locations. Participation in the coworking passport program will allow payees for one space to access all other spaces in the region. This novel tool will benefit participating spaces region-wide, as membership to one coworking location will encourage visitation to neighboring communities at which those members will experience membership reciprocity.

Through a strategic investment by the State of Ohio via the Appalachian Community Development Grant program the At Work in Appalachia initiative will catalyze an effort to rehabilitate and repurpose historic buildings in the downtown districts of Athens, Coshocton, Logan, and Somerset to house shared remote working spaces. Once renovated, these buildings will play host to state-of-the-

"Each of these projects are "lynchpin" projects, which will breathe new vibrancy into long neglected downtown districts, and will serve as catalysts for further improvements and development on adjacent blocks."

art remote work facilities and gathering spaces available for use by the public. The owners of each of these buildings will manage the day-to-day operations of the shared work space and will manage the paid access to the facility once renovations are complete.

In addition to the creation of this remote work ecosystem, the At Work in Appalachia initiative will also allow for the creation and expansion of programmatic initiatives to provide workforce development services and educational opportunities for those entering the workforce and workers seeking to transition careers. Our long-term expectation of this project is that it will result in an expansion of coworking and entrepreneurial hubs across the region. Very few "21st Century" workspaces exist in Appalachian Ohio, which inhibits our ability as a region to attract workers looking for modern amenities in a rural Appalachian area. Beyond simply the coworking components we are creating portals to higher education and employment opportunities that have never before existed in our communities. These centers will be citadels of information, allowing collective access to self-taught opportunities in a region where broadband limitations are sadly still a factor limiting our children's and seniors' success. In addition to the creation of this remote work ecosystem, the At Work in Appalachia initiative will also allow for the creation and expansion of programmatic initiatives to provide workforce development services, mobile healthcare offerings, and educational opportunities for community members. These programmatic services will be provided by organizations already established in the region and require no further investment.

As a result of the State's "At Work in Appalachia," investment, our initiative will spark a robust ecosystem in Appalachian Ohio for remote workers seeking to move from urban population centers to locate.

The following partners are the owners of buildings which are seeking funds to complete renovations. These partners are the only recipients of funds which may be awarded under this application. The partners are listed with the physical addresses of the buildings which they own:

City of Athens

2 W Carpenter St,
Athens, OH 45701

Village of Somerset

104 Public Square
Somerset, OH 43783

Coshocton Port Authority

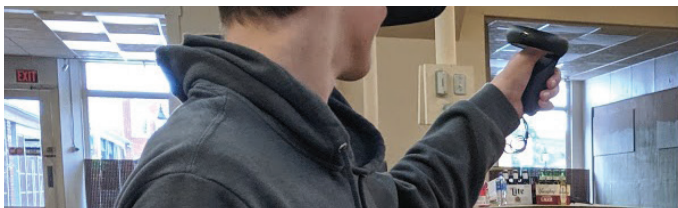
538 Main St
Coshocton, OH 43812

Hocking Hills Chamber of Commerce

96 W Hunter St
Logan, OH 43138

The Logan Theater and Community Arts Center

86 E Main St
Logan OH 43138



The Athens Armory

The Athens Armory project is a rehabilitation of a historic building in the heart of Athens' uptown district. This renovation provides a visible investment and improvement in an Appalachian downtown which will serve as a valuable asset for the community for years to come. This facility will house a community gathering space which will be available for use by community organizations and the general public. Additionally, portions of the building will be used as both shared workspace and permanent offices for the Athens County Foundation. With the completion of the renovation of this facility, the Athens County Foundation has committed to expanding their flagship Leadership Athens County Program (LAC). ACF plans to evolve LAC into a "Community Capacity Building" program that includes community leadership programming for youth and expanded opportunities for skill-building and community service to the more than 300 alumni of the program. Additionally, ACF will provide support services to regional nonprofits to help them thrive and be sustainable.

The Coshocton Collaborative

The Coshocton Collaborative similarly is a renovation of the Chacos Brothers building located in a historic downtown district, this unique building provides great opportunity to offer a host of essential services and one on one mentorship to the entrepreneur community. This one-stop shop for business development and entrepreneurs will host two floors of business incubation offices, two maker-space laboratory's featuring resources for creators of all kinds and a co-working location. Additionally, this building is situated adjacent to the ongoing efforts to revitalize the former Coshocton Pastime Theater, and near the Selby Building. The Coshocton Port Authority is leading the early-stage initiative and has worked diligently on securing funding and aligning partnerships for on the revitalization of the 500 seat Coshocton Theater. The Coshocton Port Authority works closely with Our Town Coshocton to increasing activity in downtown Coshocton. Many public and private organizations are revitalizing the community and improve its building stock. Coshocton is located just 7 miles from the newly re-imagined Conesville Industrial Park which has just over 500 acres ready for industrial development. Similarly, Intel's semi-conductor fab is just under 45 miles away.

The Somerset Builders Club

The Somerset Builders Club project is the renovation of a historic building with an end use planned for educating and supporting the entrepreneurs, artists, and small businesses of Perry County. With a makerspace, shared work space, and classrooms, the Builder's Club will provide space for technology access and career learning opportunities to enhance individual skill, career pathways, startup business support, and opportunities for economic development in Perry County. At this highly visible location on the historic Somerset Public Square, the Village of Somerset has partnered with Hocking-Athens-Perry Community Action, Ohio University - Lancaster, Perry County Job and Family Services, and other agencies to provide programming for students and adults alike to learn valuable skills which will improve the workforce in southeast Ohio.

The Logan Theater, Hocking Hills Children's Museum, Hocking Hills Chamber of Commerce Remote Work Space

In the City of Logan, three projects have been grouped together which that community has identified as essential components of their larger downtown revitalization efforts. These projects are the Logan Theater Rehabilitation, a remote work space at the Hocking Hills Chamber of Commerce, and the construction of the Hocking Hills Children's Museum. With a shared vision to launch a major economic and community infrastructure revitalization project, Logan-Hocking Hills School District, Logan Theater and Community Arts Center, Inc. Hocking Hills Chamber of Commerce, and the Logan Children's Museum have formed a partnership seeking \$7,100,000.00 to complete phase III of the project and receive the necessary capital infrastructure which will serve as the foundation for the development of innovative workforce development access, programming and training, healthcare services, community arts and education programming, live theater performances, and movies. This transformational project also seeks to mitigate barriers to employment, essential services, and programming. With the creation of co-working spaces at affordable rental rates, shared high quality education and arts, and culture programming offered at reduced rates through shared ticketing and discounted memberships, these new vibrant community offerings will be accessible to lower income families and visitors from distressed counties.

GOAL #1

Developing a Unique Remote Workforce Ecosystem

Develop a unique remote workforce ecosystem by creating a synergistic relationship between coworking spaces across multiple Appalachian communities.

Strategic Partners

Ohio Transparent Telecom

Cultivate

Small Nation

Future Plans

The Foundation for Appalachian Ohio

Perry County Job and Family Services

Area 14 Workforce
Development Board

Lower.com

Hocking College

Hocking Hills Tourism Association

BlueDot Coworking

Athens County Foundation

The “At Work in Appalachia Initiative” will support visible economic development, community health, and workforce development in four Appalachian Ohio counties. A 2022 “Rural Innovation Hub” brief circulated by G. Jason Jolley, Ph.D., a Professor of Rural Economic Development, noted that, “The rise in remote work due to the COVID-19 pandemic has decoupled the relationship between where workers live and where they work.” As hybrid work models are becoming a standard structure for many businesses “transitioning from informal to structured remote work often requires services and facilities, such as co-working spaces, conference rooms, advanced internet functions – exceeding residential capabilities.” As a result, a gap identified in the remote work environment of the 21st Century is one that provides access to said services for the existing regional workforce as well as for future visitors and remote workers transitioning to hybrid workstyles in the region.

This goal is in line with the Comprehensive Economic Development Strategy for OMEGA:

Goal #2: Foster Culture of Entrepreneurship & Innovation

Strategy 2.2 | Establish new business incubators, makerspaces, and co-working spaces and strengthen existing ones

Strategy 2.3 | Continue to promote the region as a place where small businesses can start, grow, and thrive

Strategy 2.4 | Encourage youth to explore entrepreneurship opportunities

Participating communities have drawn on research papers and feasibility studies completed by institutions of higher education, case studies of specific rural community remote work and innovation hubs, and in-person consultation with experienced practitioners who are engaged in the initiative. Cultivate in Grove City, Ohio, BUILD Cowork in Bellefontaine, Ohio, and Incswell in Marietta, Ohio are successful examples of similar spaces on which this program is modeled. Cultivate is an entrepreneur support organization that has been advising, training, and connecting entrepreneurs from business incubators since 2016. Cultivate has had an existing relationship with the Hocking County Chamber of Commerce and the Logan Theater where they have run joint programming for area members of the Chamber. Under this program Cultivate will expand programming virtually and in-person to participating workspaces across Appalachian Ohio. BUILD Cowork will facilitate access to the expertise of practitioners who have pioneered this rural innovation hub model in similar small communities.

GOAL #2

Building Business through Innovative Partnerships

Leveraging public-private partnerships to develop uniquely local, impactful and novel programs in the areas of workforce readiness, STEM education, healthcare, entrepreneurship, and small business development.

Strategic Partners

Ohio Impact Fund

Cultivate

Future Plans

OhioHealth

Schlabach Wood Design

Penwood

Kent State Tusc. Small Business
Development Center

3 for 3 Initiative

Coshocton County

McWane Ductile

Echoing Hills Board of
Developmental Disabilities

Hocking College

Athens County Foundation

Ohio University Innovation Center

Hocking Athens Perry
Community Action

Implementing unique local programming, as well as cross-county regional programming in these four spaces is a priority for the At Work in Appalachia partnership. Regional programming will be carried out by OhioHealth, Future Plans, the Ohio Impact Fund, Cultivate Works, Small Nation, and Ohio University Lancaster. Among the offered programs will be the Individual Microcredential Assistance Program (IMAP), which helps Ohioans who are low income, partially unemployed, or totally unemployed participate in a training program to receive a credential at no cost, and the TechCred program which gives businesses the chance to upskill current and future employees in today's tech-infused economy.

Local programs have been developed in partnership with private and public entities to build businesses locally in Coshocton, Perry, Athens, and Hocking Counties. In Coshocton Ohio, the MakerSpace, and Small Business Incubation Center will be managed through partnerships with private employers and local educational institutions. In Perry County, Ohio University, Hocking College, Hocking Athens Perry Community Action, Small Nation, and the Department of Jobs and Family Services are delivering a suite of training services to local entrepreneurs and employees. In Athens County the Small Business Development Center at Ohio University, the Ohio University Innovation Center, TechGrowth Ohio, The Athens County Foundation, the Osteopathic Heritage Foundation, and other partners will deliver vital connections and resources for remote workers. And in Hocking County Cultivate, the Hocking Hills Chamber of Commerce, the Hocking Hills Children's Museum, the Logan Hocking School District, and other organizations will be implementing STEM training and workforce readiness programs across the community.

Leveraging local partnerships to deliver workforce development and transformation in Appalachian communities will be a key outcome of this investment. The sustainability of said programs will be ensured through the continued growth and development of the relationships outlined above.

GOAL #3

Enhancing Downtown Vibrancy and Redevelopment Momentum

Revitalizing cornerstones of Appalachia's downtowns, repurposing them into vibrant community hubs and spurring public sector and private sector redevelopment of adjacent structures.

Strategic Partners

Athens County Economic
Development Center

Small Nation

Ohio University

Future Plans

3 for 3 Initiative

Coshocton County

Coshocton Foundation

Hocking Hills Tourism Association

City of Athens Community
Improvement Corporation

HockingHills.com

Merchants National Bank

Logan UP

Vibrant downtowns are a key to economic and community initiative. The participating communities in the "At Work in Appalachia" are leaders in the region for prioritizing strategic planning efforts focused on enhancing the vibrancy of their development. Completing these projects through the Appalachian Community Grant will be done because of the years spent by these communities working towards revitalizing their downtowns and providing economic development in the heart of their cities.

Investing in an enhanced downtown experience is the means to developing communities and stimulating local business. Additionally, revitalizing downtowns into walkable community areas provide tremendous benefits for residents. Improvements to public spaces will strengthen access to resources such as health and wellness services, education and workforce development, community arts, culture, and entertainment. These projects provide additional opportunities for individuals to actively participate in the community, the ability for growth and prosperity, and improve their quality of life.

These transformational renovations into our region's downtowns will show visible and impactful improvements to the physical environment that will encourage future investment. Investments in downtowns provide significant economic and community impacts and are the epicenters of capital investments, tax base, commerce, diversity, and social benefits. The strongest strategic contributors to the revitalization of downtowns have been economic development activities. "The Value of U.S. Downtowns and Center Cities" report released by the International Downtown Association (IDA) identifies downtowns as playing a pivotal role in spurring development and innovative workplaces. According to the report, downtowns continue to serve as major employment centers by accounting for 30% of citywide jobs while also adapting to new workforce trends, containing 60% of citywide co-working space.

As the federal government and the State of Ohio are making unprecedented investments in our region's economic ecosystem now is the time to invest in the downtowns of Appalachian Ohio.

Economic Reality

Appalachian Ohio has experienced a precipitous economic decline over the past half century. As market forces, including the reshoring of manufacturing industries, the proliferation of information and technology jobs, and the revolution of the small business economy have helped the United States economy grow in the 21st Century, much of the country has seen economic resurgence. However, Appalachian Ohio has not yet been able to capitalize fully on these trends due to a series of limiting factors. Geography, infrastructure, workforce shortages, poor health, and economic outcomes across Appalachian communities have all served as roadblocks to progress.

As the industries which were once the foundation of the Appalachian regional economy, including coal, lumber, manufacturing, and energy generation have been unable to compete in a global marketplace so too have Appalachian communities struggled to compete for private market resources. This reality is played out in economic statistical data across industry and population type. According to the United States Department of Labor, the counties of Perry, Coshocton, Hocking, and Athens on average have a workforce participation rate that is 7% lower than the state average of 77.4%. For Athens County alone, an Appalachian Regional Commission “Distressed” County, the workforce participation rate is 63%, notably below the national and State average.

The Appalachian Regional Commission designates Athens County as being a “distressed” county, Perry and Coshocton counties as “at-risk,” and Hocking County as “transitional.” Distressed areas are those census tracts in at-risk and transitional counties that have a median family income no greater than 67 percent of the U.S. average and a poverty rate 150 percent of the U.S. average or greater.

Collectively, Appalachian Ohio has 40% of the state’s landmass but only 17% of the population. According to the Appalachian Regional Commission, the population in Appalachian Ohio shrank by 1.9% from 2010 to 2016, as the population of the rest of the state grew by 1.2% and the population of the United States by 4.5%. Median household income in Appalachian Ohio is \$44,351. For the rest of the state it is \$52,282, and nationally it is \$55,322. During the same period, the poverty rate was 17.6% in Appalachian Ohio, 14.9% in the rest of the state, and 15.1% nationally.

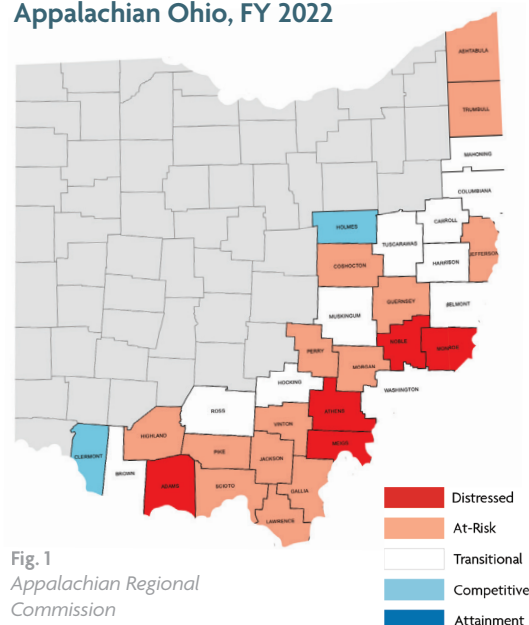
The results of the COVID-19 pandemic have also not been kind to Appalachian Ohio’s communities. A report conducted by the Ohio Research Alliance indexed county economic distress prior to the current COVID-19 related economic downturn. The index, which uses a 3-year average of unemployment rates, income, and poverty indicated that the highest levels of economic distress were in southeastern Ohio. In a region already plagued by broadband access challenges, a stagnant economy, and poor overall community health the impacts of the pandemic were felt more acutely by families and workers.

While the economic reality in Appalachian Ohio has been bleak, signs indicate that improvements to community vibrancy, health and built environments are improving how communities function and compete for public and private resources. In 2023, it is expected that Appalachian Ohio will see impact measures indicating an economic recovery in some counties. With the support of the Appalachian Community Grants Program, there is tremendous potential for growth and economic strengthening ahead.

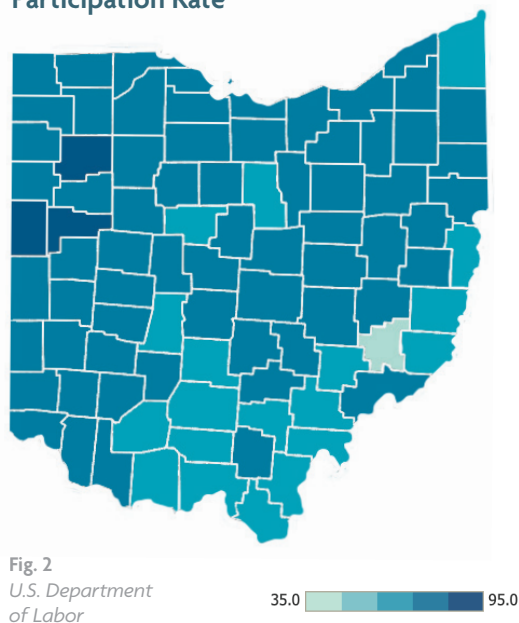
“Technology-enabled workforce centers have the capacity to address these disparities in a region where geography often limits opportunity.”

– Tom Johnson

**Economic Status in
Appalachian Ohio, FY 2022**



**Labor Force
Participation Rate**



Economic Forecast

The total economic yearly output expectations for each industry as a result of these projects.

NAICS	Direct Jobs	Indirect Jobs	Induced Jobs	Sales/Output	Compensation
541000 (Professional & Technical Services)	1	0	0	\$136,156	\$63,495
813410 (Civic & Social Organizations)	12	0	2	\$767,229	\$311,051
561210 (Facilities Support Services)	13	0	2	\$1,011,664	\$763,666
541618 (Other Management Consulting Services)	10	3	3	\$1,414,080	\$756,417
813910 (Business Associations)	1	0	0	\$70,018	\$50,135
337212 (Custom Architectural Woodwork and Millwork Manufacturing)	1	0	0	\$302,250	\$77,360
518 (Data Processing, Hosting, and Related Services)	3	3	2	\$1,655,819	\$414,140
926110 (Administration of General Economic Programs)	4	1	2	\$949,114	\$506,978
5614 (Business Support Services)	13	2	2	\$1,285,015	\$686,844
71 (Arts, Entertainment & Recreation)	13	1	3	\$1,304,100	\$357,433
TOTAL	45	10	16	\$8,895,445	\$3,987,519

Below is a summary of the data retrieved by Ohio University about the 60-minute drive time area surrounding each city impacted by this project.

Athens		
437,853	176,605	15,164
Population	Households	Businesses
\$162,258	\$54,286	
Median Home Value	Median Household Income	
61	149	
Wealth Index	Housing Affordability	

Somerset		
1,781,936	716,863	59,098
Population	Households	Businesses
\$215,355	\$63,804	
Median Home Value	Median Household Income	
78	121	
Wealth Index	Housing Affordability	

Logan		
1,583,530	631,140	50,538
Population	Households	Businesses
\$199,328	\$60,484	
Median Home Value	Median Household Income	
71	125	
Wealth Index	Housing Affordability	

Coshocton		
547,038	212,108	18,794
Population	Households	Businesses
\$180,536	\$58,792	
Median Home Value	Median Household Income	
69	141	
Wealth Index	Housing Affordability	

COSHOCTON, OH



Coshocton Collaborative

FUNDS REQUESTED

\$4.6 million

Funds Invested to Date

\$ 400,000

Funds Sourced

\$ 890,000

Funding Recipient

Coshocton Port Authority

Community Partners

Small Business
Development Center
Coshocton County
Coshocton Chamber
of Commerce
Ohio Transparent Telecom
3 For 3 for Coshocton County

Location Of Project

538 Main St
Coshocton, OH 43812

Project Description

The Port Authority purchased the 24,943 sq ft. space to create the Coshocton Collaborative. The Federal Procurement process was used to obtain the architect for this project and the construction process will be design-bid-build. The environmental site assessment, final designs, field measure, survey & asbestos testing, and required permits for the project have been obtained.

Scope of Project

The project is a wholesale renovation of a historic office building in the heart of downtown Coshocton. Funds received through this application will be used for the following purposes: selective demolition and hazardous material abatement, replacement of roof and windows, repair of the building facade, installation of new mechanical and fire protection systems, installation of a elevator and other accessibility improvements, and the construction of a makerspace, co-working space, permanent offices, a cafe, storefront, and a facility for business incubation services.

Project Outcomes & Outputs

Through partnerships with the Small Business Development Center, Coshocton County Chamber of Commerce, Ohio Transparent Telecom, and 3 For 3 Coshocton County The Coshocton Collaborative will serve as a driver for economic development efforts in eastern Ohio. The renovated building will be a highly visible asset in the center of downtown Coshocton which will house the offices of the Coshocton Port Authority as well as all mentioned partners. By providing a shared co-working location, two makerspace laboratories, and an array of incubator offices, as well as a menu of training and mentorship services, the facility will meet the unique business needs of blooming entrepreneurs, more experienced creative minds, and those in between. The Coshocton Collaborative will create a one-stop shop for economic and community development thus creating a culture of entrepreneurship and small business growth.

All projects are anticipated to be completed in 16-24 months.



Somerset Builder's Club

FUNDS REQUESTED

\$3 million

Funds Invested to Date

\$ 900,000

Funds Sourced

\$ 856,000

Funding Recipient

Village of Somerset, OH

Community Partners

Ohio Transparent Telecom

Small Nation

Blue Way Technologies

Perry County Job & Family Services

Perry Behavioral Health Service

Hocking Athens Perry Community Action

Governor's Office of Workforce Transformation

Ohio University

Hocking College

Location Of Project

104 Public Square, Somerset, OH

Project Description

The Somerset Builder's Club was purchased by the Village of Somerset to preserve the historic charm of downtown and build community engagement to become a community based, technology enabled makerspace, co-working space and workforce learning center. The Club is an alternative way for community members to receive diplomas, degrees, credentials, and skills to get jobs in the community as well as receive access to technology and resources in the area.

Scope of Project

Work which remains to be done to the facility is as follows: exterior improvements, remove and replace the existing heating system, new electrical system including tenant meters for up to five tenants, as well as various updates to the plumbing system including; new gas services with associated meter(s), new sanitary distribution, new plumbing and piping system in the bathrooms along with a 20 gallon hot water tank, a new fire protection main with backflow prevention and distribution piping on each floor.

Project Outcomes & Outputs

Somerset Builder's Club comprises a Coworking Center, Makerspace, Tech Center, and Career Development workforce education facility prominently located on the historic Somerset Public Square. The Village of Somerset has partnered with Ohio University, Hocking College, Rural Action and the Department of Jobs and Family Services for shared services with this community and economic development facility.

Somerset's Builders Club will be an asset that integrates makerspace activities, technology access, and career learning opportunities to enhance individual skill, career pathways, startup business support, and opportunities for economic development in Perry County. Intended long-term impacts of the project include spurring entrepreneurship, stimulating job creation and business growth, catalyzing innovation, increased workforce readiness and career pathways, and promoting regional prosperity and economic resilience. Somerset's Builder's Club has a business model leveraging facility capabilities, makerspace services, and learning environments to subsidize early growth and sustain long-term operations. These are the key drivers and determinants for success of the Somerset Builders Club plan.

All projects are anticipated to be completed in 16-24 months.



Logan Theater

FUNDS REQUESTED

\$4,900,000

Funds Invested to Date

\$ 3,043,614

Funds Sourced

Community match provided through work already performed.

Community Partners

Hocking Hills
Tourism Association
Merchants National Bank
Hocking Hills Banking Center
HockingHills.com
Larry and Joyce Gerstner
Hocking Hills
Children's Museum

Location Of Project

86 E Main St.
Logan, OH 43138

Previous Investment & Work Performed

Phase I of the project was completed in 2021, and phase II of the project has begun and was funded by private and public funds. Phase I included; the top two floors of the theater being completely renovated, updates to the roof, windows, HVAC, elevators, ceilings/walls, paint, plumbing, lighting, and fire suspension. The second floor is home to the Logan-Hocking School District, Chieftan Academy, and Project Safe. The third floor was made into a large open studio space that is now home to the Hocking County Children's Chorus and the Logan Dance Academy. Phase II includes the reconstruction of the marquee, balcony, and theater lobby.

Scope of Project

The historic theater project's phase two includes construction of the theater auditorium, lobby, marquee, and balcony. Additionally, the project includes the final renovation of the lower level to install a full kitchen, bar and a retail sales shop. Exterior improvements include developing exterior access to all floors with a new staircase. Additional improvements that need to be made are; stage equipment, interior and exterior painting, flooring, wheelchair lifts, along with updates/repairs masonry and metal fabrication.

Project Outcomes & Outputs

With a shared vision to launch a major economic and community infrastructure revitalization project, Logan-Hocking Hills School District, Logan Theater and Community Arts Center, Inc., Hocking Hills Chamber of Commerce and the Logan Children's Museum have formed a partnership complete the necessary capital infrastructure which will serve as the foundation for the development of innovative workforce development access, programming and training, healthcare services, and community arts and education programming, live theater performances and movies. This transformational project also seeks to mitigate barriers to employment, essential services, and programming. With the creation of co-working spaces at affordable rental rates, shared high quality education, arts and culture programming offered at reduced rates through shared ticketing and discounted memberships these new vibrant community offerings will be accessible lower income families and visitors from distressed counties. This project will not only enhance the lives of current residents, leading to improved health outcomes for students and families but will attract new families, visitors, and employers to live, work and play here.

All projects are anticipated to be completed in 16-24 months.

LOGAN, OH



Space at the Chamber

FUNDS REQUESTED

\$2 million

Funds Invested to Date

\$ 350,000

Funds Sourced

\$ 515,000

Funding Recipient

Hocking Hills Chamber
of Commerce

Community Partners

Logan-Hocking School District
The GRIT Project
Cultivate

Location Of Project

96 W Hunter St.
Logan, OH 43138

Scope of Project

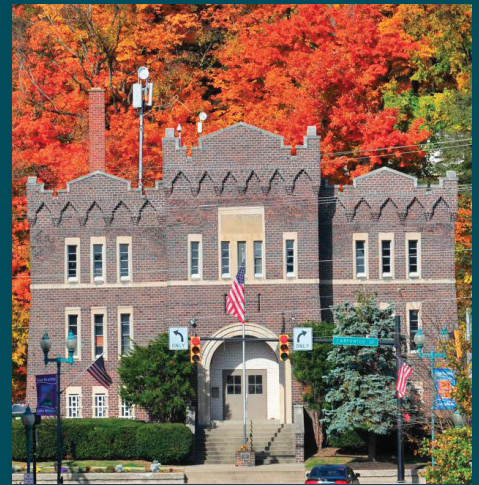
This project is the renovation of a historic building centrally located in downtown Logan in the heart of the Hocking Hills region. Work which will be completed through this project includes: selective demolition of existing interior and mitigation of hazardous materials, renovation of existing exterior facade, installation of new electrical, HVAC, plumbing, and fire protection systems, and construction of office, meeting, and shared work spaces.

Project Outcomes & Outputs

The completion of this project will result in a shared work and meeting spaces for remote workers living in or visiting the Hocking Hills area. As a result of this completed renovation, 2 jobs will be created in the economic development sector to manage the co-working facility and programming that is to be delivered at the location. It is anticipated that this project will also result in up to 20 jobs induced through: providing quality shared work and meeting spaces to residents and visitors, business incubation services, and business development programming. These programs will be provided through a partnership between the Hocking Hills Chamber of Commerce, Logan-Hocking School District, and Cultivate Works. An additional partnership that will find its genesis in this project is between the Hocking Hills Chamber of Commerce and the GRIT Project to recruit employers to utilize this location as a remote working hub for the region. The Hocking Hills Chamber of Commerce is working closely with Chamber members including; Rocky Brands, Merchant National Bank, and area Air BnB owners to develop partnerships and programming that will support worker attraction and retention. The Chamber is planning to bring private sector partners in to manage business expansion and investment programming beginning in Q2 2023.

All projects are anticipated to be completed in 16-24 months.

ATHENS, OH



The Athens Armory

FUNDS REQUESTED

\$2 million

Funds Invested to Date

\$750,000

Funds Sourced

\$1,600,000

Funding Recipient

The City of Athens, OH

Community Partners

The Athens County Foundation
Bluedot Coworking

Location Of Project

2 W Carpenter St
Athens, OH 45701

Previous Investment & Work Performed

The Athens Armory, built in 1914, was purchased by the City of Athens in 1997 for the sum of \$300,000. The City has invested an additional \$300,000 to stabilize the structure through tuck-pointing as well as installation of a new roof and windows.

Scope of Project

Work which remains to be done to the facility is as follows: rework of existing exterior grade to promote ADA-compliant accessibility to the structure, installation of ADA-compliant entrances, construction of offices, shared work facilities, and restrooms, installation of a new fire-suppression system and a new HVAC system, modernization of electrical, plumbing, and networking systems, and finishings.

Project Outcomes & Outputs

This project once completed will provide a highly visible revitalization of a historic asset in the center of Athens' Uptown district. This will be a state of the art facility with remote-work shared office space, permanent offices, and mixed-use gathering space. The completed building will be a venue for remote workers to find productive. The project will also create 7 full time jobs with an additional 50 jobs induced in the non-profit, financial, and tech sectors. With the completion of the renovation of this facility, the Athens County Foundation has committed to expanding their Leadership Athens County Program (LAC) which has been in existence for 16 years. ACF's planned expansion includes:

- Evolving LAC into a "Community Capacity Building" program to include alumni
- engagement and programming and the creation of youth leadership programming.

- Supporting the capacity building of area nonprofits through consulting services,
- strategic planning assistance and board development, and fractional professional and administrative support.

All projects are anticipated to be completed in 16-24 months.