



COSHOCTON
Port **Authority**
Economic Development

The Coshocton Collaborative

Developing Vibrant Communities

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Developing Vibrant Communities

- Inspiration and Community engagement
 - What is your community missing? What will make us the best we can be? Ask for differing opinions.
- Research, planning and presentation
 - Feasibility studies, best practices, field trips
- Request for honest feedback
 - Willingness to make appropriate changes
 - Work with your regional partners to ensure you are putting forth the best possible project that benefits not only your community, but has a regional impact.
- Eligibility for programming – distressed community
 - Review of the Jobs Ohio requirements
 - Discuss potential projects with your Regional Partner – OhioSE & OMEGA

The Collaborative Project Summary

- The Coshocton Port Authority had the opportunity to purchase the former Chacos Brothers building/Pastime Theater, located in the heart of Coshocton's downtown at 534/538 Main Street for \$358,000. The purchase was complete in September 2021.
- Following our renovation of our building, it will serve as the hub of entrepreneurship for Coshocton County and its surrounding areas.
- The Collaborative building will strive to meet the needs of a young business owner as well as the most experienced business owners by providing a shared co-working location, two maker space labs as well as numerous incubator offices.
- The Coshocton Port Authority, The Coshocton Chamber of Commerce, The 3 for 3 Initiative members (community lead development organization) and the SBDC will have offices located within this building to create a one-stop shop for development.
- Together our goal is to provide the tools, resources, mentors and network to create a culture of business and entrepreneurship.

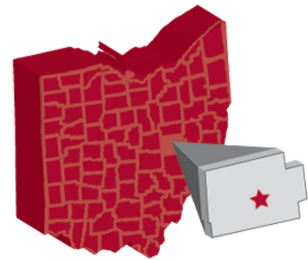
Location and Scope of Work

The Collaborative – 534/538 Main St. Coshocton

- Total Project Cost \$3,009,816.00
- The original building and a portion of the new addition building is our primary focus for this project as we would renovate and repurpose three levels totaling a 13,800 SF area consisting of:
 - Theater Addition Basement Circulation area 1030 SF / Maker Space Area 1200 SF
 - Theater Addition Floor Level (Elevator Access area) 1100 SF
 - Chacos Building Main Floor (Co-Worker area) 2000 SF
 - Chacos Building (Incubator Offices) Second Floor 4650 SF & Third Floor 3900 SF

- Lead Development Partners and Stakeholders

- Coshocton Port Authority
- City of Coshocton, Coshocton County Commissioners, SBDC, OMEGA, Our Town Coshocton,
- 3 for 3 Initiative, Chamber of Commerce, OhioSE and Ohio University.



...the driving force behind small business success!



The Collaborative Vision – Co-Working Space

Create a welcoming space for our community that supports entrepreneurial activity, fosters student activity and mentorship, highlights local talent with workshops that may provide a pipeline for workforce, provide reliable internet and shared equipment and services.

Co-Working Location / “Connected Café”

- This space will be inviting, comfortable yet modern, safe and reliable space for individuals and businesses to connect, share office equipment, software and networks all while having access to business development and support resources.
- Visitors and members will have access to a coffee and drink bar and is located within walking distance to five local restaurants, two print shops, two marketing firms, an accountant and various retail locations. banking, library and local government offices.
- This space will be designed in a manner that will allow for it to be sectioned off and will be made available for private events.
- We knew there was a need for this space prior to Covid-19 as our rural areas struggled to find affordable, reliable internet service. The global pandemic has certainly proven that need for employees and students. This space provides area to social distance yet remain connected.



The Collaborative Vision – Maker-Space

Where dreams become reality, and reality becomes Coshocton's next business!

- These spaces are located in the basement of the new addition and would host workshops in partnership with our existing local talent/businesses and serve as a room for creating. Workshops could also identify potential pipelines for local employers.
- Equipment such as laser cutters, CNC machinery, milling and drilling equipment, vacuums, hand tools, air tools, PPE and other safety equipment will be located in room A (dirty room).
- Equipment and supplies such as sewing machines, quilting long arm, steamers, vinyl cutters, clean heat presses, easels, canvases drafting tables, workstations and supplies will be located in room B (clean room).
- The Maker Spaces are divided by a hallway and are accessible by elevator or stairs.
- The basement is outfitted with individual office space and larger rooms that could serve as a gallery or rental units.
- The space is large enough for additional expansion for new industries and supporting equipment/tools over time.



The Collaborative Vision - Incubator offices

Where new businesses can jolt into success and existing regional businesses can serve its customers better.

- This space consists of two floors, is accessible by an elevator or stairway and has 6-10 offices and a conference room per floor for a total of up to 20 offices. Offices can be configured per business needs.
- Offices that will occupy the first floor include the Coshocton Port Authority, Chamber of Commerce, SBDC and 3 for 3 Initiative.
- Agreement with the neighboring business – Jacobs Vanaman Agency to use their second floor space which connects to our incubator (2nd floor), this space will serve as a lunchroom/break area for our incubator guests.
- Available, affordable offices like this cannot be created quickly enough! The neighboring building, the Thompson Business Center created comparable spaces that were rented before they were completed.



Planned Programming / Services

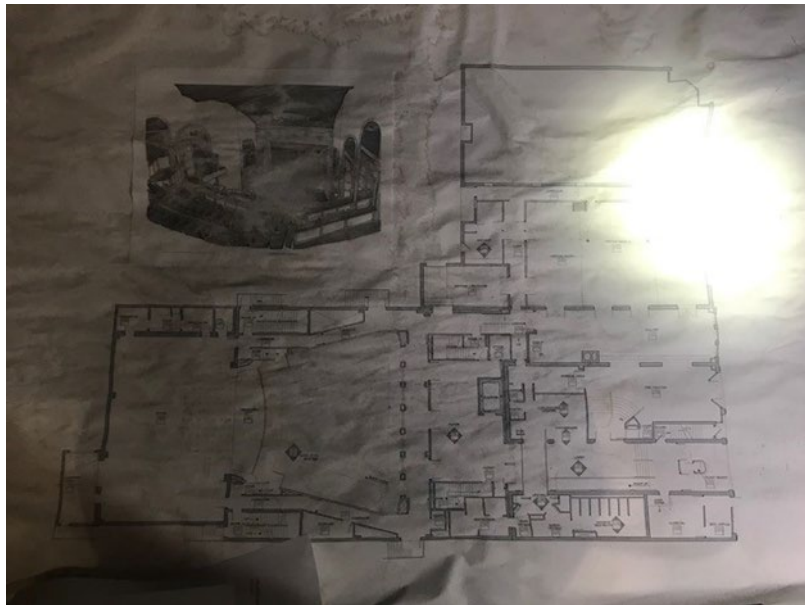
- Co-working
 - SBDC; 3 for 3; Adult Training; Ohio Means Jobs; organizations like Rotary & Kiwanis will utilize these spaces for workshops, after-hours networking.
 - Private events can be held on one side of the Co-working space without compromising the operation of the other and can increase our revenue.
- Maker-Space Programming/Services
 - Developing workshop plans with a variety of industries. Examples include: Schlabach Wood Design, Penwood Manufacturing, and Broken Arrow Woodworking.
 - Coshocton County Career Center, Buckeye Career Center may host various workshops – introduction to future certifications/programs and youth and adult education. We have consulted with the instructors in fields that will be represented in the Makerspace.
- Business Incubator
 - Open 7 days a week to tenants
 - 5 days a week 8:00-4:00 pm support from onsite partners.

Identified Partners supporting financial need

- The Coshocton Foundation was created in 1967 and serves to “connect people who care with causes that matter”. The Coshocton Foundation Trustees have committed \$375,000 to assist in the local match for The Coshocton Collaborative.
- The EDA provides assistance to Coal Impacted Communities. Coshocton County is significantly coal impacted and is working to recover from the closure of the American Electric Power Plant located in Conesville, Coshocton County in late April 2020. The plant employed 600 employees at its height and provided for thousands of contract employees over the decades.
 - As an identified distressed community, Coshocton has the potential to secure 80% of eligible costs for a program that can elevate a coal impacted community.
 - An EDA grant funded Recovery Coordinator and an Economic Development Associate will be available for the next two years to assist with project management and development of the Collaborative.
- We are hopeful that together the EDA grant and the Jobs Ohio’s Vibrant Communities Grant Program will assist us in crossing the finish line.
- We are reviewing programming dollars after we are awarded funds for the completion of construction. Identified program sources include: ARC, Ohio Means Jobs, COTC, Ohio University, and The Coshocton Foundation.

Additional building space -Theater

- The additional 10,000 sq. ft. building was newly created in the early 2000's. While the space wasn't completed, the bones and major components of the building are intact.
- All of the building plans are available. The plans were for a 500 + seat theater.
- We have potential for a ministry to rent for services/office space, we would like to host music performances, comedy shows, university drama productions and educational events, dance performances and even a flash-back movie occasionally.
- The future tourism potential as well as support to ancillary downtown businesses is an exciting opportunity for our community and provides a sustainable downtown development opportunity for Coshocton County.



The Collaborative Impact

- Coshocton County consistently has a higher unemployment rate than our neighboring County's. The north east section of our County is growing with Amish Community businesses. We would like to leverage our relationship with business owners and provide essential support to help the remaining areas of our community grow.
- Coshocton County is a neighboring County to Licking County, Ohio and within the radius projected for growth through the development of the Intel development. We are within 50 miles of the development.
- Pandemic impact has further exasperated the need for reliable, affordable internet service. We have spoken with many who are working from home and unable to connect. These individuals are now working/studying from their vehicles in an effort to complete their requirements. According to recent research 52% of our households do not have reliable/affordable access to internet.
- Covid-19 has forever changed the way we work. Many employers are considering no longer working from a business location rather having remote employees. We risk losing that population if they do not have a place to get connected.
- This will create a location in which like-minded risk-takers are supported and can experiment with their ideas, test their product and be supported in their adaptations. They will also have the ability to network with potential investors and mentors in an effort to get their idea/project/business funded.
- These factors all have the potential to reduce the rural "brain drain" and retain our youth – our future workforce.