



Community Improvement Corporation
Of Fulton County

Investor Guide



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BUILDING & CONTRACTING

Miller Bros. Construction, Inc.

1613 S Defiance St
PO BOX 30
Archbold, OH 43502
P 419-445-1015
F 419-446-2626



Miller Bros. Construction, Inc. are leaders in the construction industry for over 60 years, Miller Bros. Const. continues to provide diversified services, as well as technical and management solutions to each customer and community we serve. Our core values are simple: we are passionate about integrity and meeting the challenges and goals of every project. With skill, innovative thinking, efficient financial practices and the focus on customer needs, Miller Bros. Const., Inc. continues to seamlessly complete both multifaceted and standard projects.

Contact Name

Bradley D. Miller, President
www.mbcholdings.com

The Mosser Group

122 S Wilson Ave
Fremont, OH 43420
P 419-861-5100



The Mosser Group and its employees are proud to be known in the construction industry for our integrity, honesty, and commitment which has been cultivated and nurtured for nearly 65 years.

As an ESOP Company, 100% owned by its employees, we take great pride in performing quality work. As employee "owners" of the company, we vow to always act as owners and to be loyal to all our associates and our fellow employees. We hold a high regard for our customers, partners, suppliers and subcontractors, and promise that all business will be conducted as we would like to be treated

Mosser Construction has completed a multitude of projects that include virtually all types of construction including commercial structures, educational buildings, hospitals, religious facilities, libraries, water and sewage treatment plants, correctional facilities, and bridges. We offer a wide range of project delivery methods and services including Preconstruction, Construction Management, CM at Risk, Design/Build, Design/Build at Risk, Lease-Back, and General Contracting.

Contact

Joe Luzar, Vice President Business Development
www.mossergrp.com

Pahl Ready Mix Concrete Inc.

8871 SH 120
Lyons, OH 43533
P 419-923-4725
F 419-923-2091

Pahl Ready Mix Concrete Inc offers premium quality cement, gravel, aggregate and sand for both residential and commercial construction in the Toledo, Ohio area and beyond. Family owned and operated for over 40 years, we work closely with contractors, architects and home owners to provide a standard of quality above and beyond the industry standard. With over 50 ready-mix concrete trucks and 5 locations throughout Ohio, we have the resources to serve your construction concrete, sand and gravel needs. We offer a fleet of front discharge mixers and four 50-foot telescopic conveyors to place your concrete, and we are concretely committed to excellent customer service -- always at a competitive price. Learn More About Pahl Ready Mix Concrete Has To Offer: Concrete - we are the leading ready mixed concrete supplier, with a full fleet of mixers Aggregate - sand gravel, limestone, mason sand, pea gravel, available for pick up or tandem delivery Other Products - finishing tools, calcium chloride, sealers and curing compound. We are proudly members of the Ohio Ready Mix Concrete Association. To learn more about everything Association members can provide to your next project, please visit <http://www.ohioconcrete.org>.

Contact

Jack Wagner, General Manager

Rudolph/Libbe Companies

6494 Latcha Rd
Walbridge, OH 43465
P 419-241-5000
F 419-837-9373

Rudolph | Libbe Companies

Rudolph/Libbe Companies is a national construction contractor headquartered near Toledo, Ohio with offices near Cleveland, Columbus and Detroit. Rudolph/Libbe has grown steadily due to our focus on customer satisfaction, and has become one of the top providers of construction services in the nation. Relationships with repeat national clients have provided us with the opportunity to work throughout the United States. We've teamed with other best-in-class companies from across the nation, to strengthen our ability to work anywhere in the continental United States.

Rudolph/Libbe provides customized solutions that accurately meet your needs. Our team of construction professionals and expert craftsmen take a holistic approach to your project by taking the time to understand not just the project at hand, but also the business reason for the project as it relates to your entire operation.

Contact

Philip Rudolph Jr., Vice President Business Development
www.rudolphlibbe.com

Rupp/Rosebrock, Inc
7464 County Road 424
Liberty Center, OH 43532
P 419-533-7999
F 419-533-8704



In today's economic environment, success is determined by a company's ability to continually exceed the customers' expectations, regardless of hardships along the way. We strive to provide the customer with a partner; they can trust and rely on during the construction process.

"Do I need a Construction Manager or a General Contractor?"

Over the years, we have been able to serve both the general contracting market as well as the offer construction management services to a diverse client base. With over 85% of our work, coming from client referrals or repeat customers, our philosophy of creating a construction project that encompasses the owner's needs has served our company well.

With many years of experience in local and regional building projects, we have earned the enviable reputation of being a dependable, no-nonsense contractor who consistently delivers rock-solid results that are on time and within the budget.

Contact

John Rosebrock, President
www.rupprosebrock.com

Financial Planning

CIG Financial Services

219 N. Defiance St., P.O. Box 300
Archbold, OH 43502
P 419-445-5000



At **CIG Financial Services**, we embrace client centered relationships built on trust and integrity. Through our personalized approach, we seek to enrich the lives of those we serve and empower current and future generations in the creation, management and distribution of wealth.

Securities and advisory services offered through National Planning Corporation (NPC), Member FINRA/SIPC, a Registered Investment Adviser. CIG Financial Services and NPC are separate and unrelated companies.

Contact

Mike Childs, CEO
www.cigfinancialservices.com

Financial Institutions

Farmers & Merchants State Bank

307 N Defiance St.
Archbold, OH 43502
P 419-446-2501



Farmers & Merchants State Bank serves the financial needs of individuals, farmers, businesses, and industries by offering the traditional banking products, as well as internet and telephone banking products. Through the years, The Farmers & Merchants State Bank has made it our number one goal to be here for you. That will never change. F&M's commitment is to ensure that community banking continues to grow and prosper by providing quality customer service and effectively supplying the right products to meet the financial needs of individuals, farmers, businesses, and industries within our market area.

At Farmers & Merchants State Bank, we are looking forward not only to the future of F&M, but to the future of our customers as well. F&M has been a stable financial institution for over 116 years and that will not change!

Working with our communities, F&M will continue on the same successful path as we strategically plan for the future.

Contact

Paul Siebenmorgen, President
Rex Rice, Executive Vice President
www.fm-bank.com

Huntington Bank

519 Madison Ave
Toledo, OH 43604
P 419-249-3350
F 419-249-7849



At **Huntington**, we're grateful for the opportunity to give back. We invest our time, talent, and resources where we live and work, because together, we make our communities stronger.

We focus our contributions and our volunteerism on the following areas:

- Supporting small businesses, job growth, and economic vitality
- Providing affordable housing and ongoing community investment
- Improving financial education
- Helping meet critical needs

We work with state and local governments, with non-profits, and with other organizations who serve our communities.

The result: Stronger, safer communities, where everyone has access to a greater quality of life.

Contact

Shannon Loar-Tenney
www.huntington.com

Higher Education

Northwest State Community College **Custom Training Solutions**

22600 St Rt 34
Archbold, OH 43502
P 419-267-1268
F 419-267-5588



Northwest State Community College is a public two-year college that is accredited by the North Central Association of Colleges and Schools. This accreditation allows the College to offer degree and certificate programs in the fields of Arts & Sciences, Allied Health & Public Service, Business Technologies, Engineering Technologies and Nursing.

Custom Training Solutions is committed to providing both individuals and organizations a competitive advantage through hands on learning about the latest tools, techniques, and best practices in all industries. We provide training and consultative solutions to companies in the areas of advanced manufacturing, computer applications and programming, safety and leadership, industrial automation and maintenance.

Contact

Mari Yoder, Vice President for Institutional Advancement
Jim Drewes, Sales Account Manager for Custom Training Solutions
www.northweststate.edu
www.trainwithcts.com

Manufacturing

Fulton County Processing, Ltd.

PO BOX 67
Delta, OH 43515
P 419-822-9266
F 419-822-0408



Fulton County Processing is located in Northwest Ohio adjacent to NorthStar/Bluescope mill (Delta, OH) on the Ohio/Michigan and East/West corridor allowing us to be freight friendly to most Midwest locations. We are able to ship Michigan freight limits.

Our constant investment in people and new technologies means you'll get the latest and greatest service in the industry. We are TS16949:2002 certified.

Our facility consists of three slitting lines and one pickling line. We have five 35 Ton overhead cranes housed in our 240,000 sq. ft. building.

Contact Name

James Van Poppel, President, Owner
www.fcpltd.com

Haas Door Company

320 Sycamore Street
Wauseon, OH 43567
P 419-337-9900



Haas Door Company 1954, Haas Door Company has been manufacturing top quality garage doors in Northwest Ohio. And because we are locally owned, our products have always had unsurpassed quality and workmanship. Simply put, when you employ quality people, you produce quality products. We call ourselves "The Haas Door Family" and that's the way we operate.

In addition to good people, you also need good materials. Through the years we've made garage doors out of wood, fiberglass, aluminum and steel. Today, depending on the model, we manufacture our doors out of aluminum or steel and offer them in R-values that lead the garage door industry. As a result, they will keep the noise and weather out of your home or business. Haas Door even offers certified wind load options up to 140 mph.

We also think choice is important, so we offer a wide variety of garage doors for homes and businesses. The range of thicknesses, widths and heights, surface treatments, colors, and options allow you to tailor our garage doors to your specific application.

Contact Name

Edward L Nofziger, President, CEO

www.haasdoor.com

North Star BlueScope Steel

6767 County Road 9
Delta, OH 43515
P 419-822-2219
F 801-761-6265



North Star BlueScope Steel's mission is to be the preferred supplier in the steel industry by being the benchmark for safety, quality, service and on-time delivery.

North Star BlueScope Steel LLC is a 50-50 joint venture between Cargill, Inc. and BlueScope Steel Ltd. Cargill, based in Minnesota, is a producer and manufacturer of food, agricultural, financial, industrial products and services. Cargill employs over 130,000 people in 66 countries. BlueScope Steel, based in Australia, is an international steel manufacturer with a wide range of products for use in building, construction, manufacturing and automotive applications.

Since 1997, North Star BlueScope Steel LLC has been providing hot rolled bands to coil processors, cold rolled strip producers, pipe and tubers, original equipment manufacturers and steel service centers. Our strategic location gives us excellent access to our customers, as well as convenient access to high quality raw material.

Contact Name

Rich Menzel, Vice President of Human Resources

www.northstarbluescope.com

Sauder Woodworking

502 Middle St
Archbold, OH 43502
P 419-446-3137



Sauder Woodworking Company has been making furniture for home, business and institutions for nearly 80 years. Headquartered in Archbold, Ohio, a small, rural town in the northwest corner of the state, Sauder Woodworking Co. is a privately-held, family-run business (third generation). Founded in 1934 by Erie Sauder, who invented ready-to-assemble furniture, the business has grown into a family of companies offering a wide range of furniture solutions for various markets. Although the company's brands and product offerings have evolved through the years, the core aspects of the business have remained unchanged. The company still holds true to the small town values of hard work, stewardship, trust and a heritage of innovation upon which it was built.

Corporate subsidiaries include: Progressive Furniture Inc., a manufacturer and importer of traditional solid wood, veneered and laminate furniture; and Sauder Manufacturing Company, a leader in church, educational, and health care seating. New market segments include: Sauder Funeral Products, a line of wood caskets and other funeral industry products; and Woodtrac, a line of wood ceilings and closet systems for residential and commercial markets.

Contact Name

Kevin Sauder, President, CEO
www.sauder.com

Worthington Steel

6303 County Road 10
Delta, OH 43515
P 419-822-2500
F 419-822-2596



Worthington Steel essentially invented the steel processing industry and today is America's largest independent processor of flat-rolled steel. The company serves as the bridge between the capabilities of major steel producers and the specialized needs of end-users. Servicing the stainless steel market, the company's Precision Specialty Metals business is the nation's leading conversion mill offering precision light-gauge strip and sheet products.

As the industry leader in processed steel products, Worthington Industries has a tremendous amount of experience and knowledge. We continuously share that knowledge with our customers to help them educate their own customers, reduce costs or develop new products.

For over a half century, Worthington Steel has been an innovative force in the world of value-added steel processing. Since the advent of our revolutionary One Pass technology, we have led the way, bringing our customers along with us, listening to them and ensuring mutual success.

Contact Name

Dean Kruezer
www.worthingtonindustries.com

Organizations

Delta Chamber of Commerce

PO BOX 96
Delta, OH 43515-0096
P 419-822-3089



The Delta Chamber of Commerce is dedicated to the promotion, development and growth of our community through our citizens, organizations and businesses.

Your Chamber is currently involved in...

2013 Sesquicentennial, Downtown cleanup in spring and fall, Awarding \$500 Pike-Delta-York college scholarship, Supporting Fulton County Heart Radiothon, Distributing over 130 Delta welcome bags to new residents, Maintaining flower beds at the cemetery and at signs at each end of town, Wreath laying at Memorial Day event at the cemetery Supporting the Fulton County Relay for Life, Supporting Fulton County "Be Healthy Now" program, Promoting local businesses at the booth at the Fulton County Fair, The Delta Apple Dumpling Festival, Hosting "Dancin' in the Street", Rib-off Event, Participating in the Delta Chicken Festival, Delta Outreach food drive, Residential and business Christmas decorating event, Hosting the Christmas Parade and pictures/snack with Santa, Facilitating week long Safety Village, Toys for Tots, Adopting a family for Christmas through the Delta Outreach, Maintaining signs at each end of town promoting local events, Member of NOACC, Business after hours gatherings, Business before hours gatherings, Citizen and Business of the year, Member representative to Fulton County Improvement Corporation, Working with the Fulton County Economic Development Corporation, Promoting local businesses, Membership directory and calendar.

Contact Name

Brad Higgins - President

www.deltachamberofcommerce.org

Public

Fulton County Commissioners

152 S Fulton St
Wauseon, OH
P 419-337-9255
F 419-337-9285



Fulton County Commissioners are the legislative body and its members are the community's decision makers. Power is centralized in the elected board, which approves the budget for all offices.

The board also focuses on the community's goals, major projects, and long-term considerations such as community growth, land use development, capital improvement plans, capital financing, and strategic planning.

Contact

Paul Barnaby
Bill Rufenacht
Perry Rupp

www.fultoncountyoh.com

Service & Professional

Eastman & Smith, Ltd.

One Seagate, 24th Floor
P.O. Box 10032
Toledo, Ohio 43699-0032
T 419-241-6000
F 419-247-1777

EASTMAN & SMITH LTD.

ATTORNEYS AT LAW

Established 1844

The story of Eastman & Smith Ltd. began in 1844. The City of Toledo was just seven years old, with a population of fewer than 3,000 people. The Lucas County Courthouse was located in Maumee. Jesup W. Scott was Editor of The Blade. John Tyler was President of the United States, a growing nation of only twenty-six states. There was no federal income tax.

Eastman & Smith Ltd. now employs more than 150 people, including over 75 attorneys. Through the years, seven of its members have served as president of The Toledo Bar Association and two as president of The Ohio State Bar Association.

Over the years, the Firm has seen many changes. Currently our team provides legal services to both individual and corporate clients in a variety of backgrounds, including publicly-held corporations; privately-held commercial, industrial, manufacturing and service businesses of all sizes; public employers; professional practices; hospitals and related health care institutions; financial institutions; construction companies; and insurance carriers. Just as in 1844, we are committed to serving our clients to the best of our abilities.

Contact Name

Steven D Reinbolt
www.eastmansmith.com

Fulton County Health Center

725 S Shoop Ave
Wauseon, OH 43567
P 419-330-2717
F 419-330-2699



Fulton County Health Center: Beginning in 1973 as a full-service hospital, the Fulton County Health Center has grown through the years to include a wide variety of program and services. Many of these services were requested by our patients. Services that would help you and your family complete your circle of health care needs.

Contact Name

Steve McCoy, Director of Marketing & Planning
www.fultoncountyhealthcenter.org

Mannik & Smith Group, Inc.

1800 Indian Wood Circle
Maumee, OH 43537
P 419-891-2222
F 419-891-1595



The Mannik & Smith Group, Inc. Technical skill, relationships and leadership are the foundation of The Mannik & Smith Group, Inc. and have been not just a tradition, but a way of doing business for more than 55 years.

People are the heart of our company. Continuous training in current technology and encouragement to be creative while remaining faithful to our core values solidifies that our employees are our most appreciated asset. A knowledgeable and technically savvy staff creates the ability to positively impact the value of our projects. Comprehensive services, along with talented and dedicated professionals, combined with the culture of the company set by Jaan Mannik, PE and C. Michael Smith, PE create a benchmark for professional service companies in the Midwest.

As one of the premier multi-disciplined consulting firms we work with an exclusive collection of some of the best and fastest growing private entities, municipalities and governmental agencies in the region, nation and around the globe. Constantly evolving to meet the changing needs of both the public and private sectors here and abroad, the success of MSG is built on partnerships, detailed and process oriented delivery of projects and quite simply, by living up to the one position that can only be earned, a trusted advisor to our Clients.

Contact Name

Sheri Bokros, Business Development Manager
www.manniksmithgroup.com

Poggemeyer Design Group, Inc.

935 Cleveland Ave.
Defiance, OH 43512
419-782-3067
419-784-5293



Poggemeyer Design Group, Inc. is a multi-disciplines Engineering/Architectural/Planning firm serving municipal, industrial, and private clients since 1968. With our staff of over 200, PDG offers a full range of architecture, engineering, surveying, and planning services. Innovation in project financing and design have been the key elements to our success our ranking as one of the nation's top 500 design have been the key elements our success and our ranking as one the nation's top 500 design firms by have been the key elements to our success and our ranking as one of the nation's top 500 design firms by Engineer-News Record magazine. Clients for whom we have provided such services include those in federal and state agencies, municipalities, townships, counties, private developers, and industries.

Our full range of services include environmental, structural, transportation, electrical and industrial engineering; surveying, land development, drainage and flood control; specialized studies, architecture and landscape architecture; and planning.

PDG is one of the few consulting firms that possess a separate planning division to handle the acquisition of grants and other financial assistance on projects to help the owner take advantage of the money available to offset their investment.

PDG's subsidiary, Industrial Fluid Management is a full service environmental firm with an emphasis on water and wastewater operational services, high purity water systems; cutting edge bioaugmentation wastewater treatment; and certified water and wastewater laboratory analysis.

Utilities

First Energy Company
300 Madison Ave.
Toledo, OH 43604
Phone: 419-249-4156
Fax: 419-249-4130



FirstEnergy Corp. is a diversified energy company headquartered in Akron, Ohio. Its subsidiaries and affiliates are involved in the generation, transmission and distribution of electricity; marketing of natural gas; and energy management and other energy-related services. Its seven electric utility operating companies comprise the nation's fifth largest investor-owned electric system, serving 4.4 million customers within 36,100 square miles of Ohio, Pennsylvania and New Jersey.

Contact Name

Gary Keys, Government Relationship Manager
www.firstenergycorp.com

Ohio Gas Company

PO BOX 528
Bryan, OH 43506
P 419-630-2239
F 419-636-9837



Ohio Gas Company provides natural gas service to our customers efficiently and safely in accordance with government regulations. We offer our employees a respectful working environment with competitive wages and benefits. We strive to continually improve corporate and shareholder value. Ohio Gas Company, as it is known today, was incorporated in 1914. Ohio Gas Company is a privately owned utility company regulated by the Public Utilities Commission of Ohio, known as PUCO. Ohio Gas Company is always striving to expand our services to new customers whether they reside in newly constructed homes or existing homes not having natural gas appliances. Currently we provide gas service to approximately 48,000 residential, commercial and industrial customers. Our customers are located in forty communities in [Northwest Ohio](#) and are in the following counties: Defiance, Fulton, Henry, Lucas, Paulding and Williams.

Contact Name

Douglas Westhoven, Marketing Manager
www.ohiogas.com