



Tuesday, January 23, 2024 [Jo Ann Bobby-Gilbert](#)

Columbiana Port Authority Welcomes First Global Hub Tenant

LISBON, Ohio – Just short of three months after being formally opened by the Columbiana County Port Authority, the Global Investment Hub has its first tenant.

The port authority's board of directors voted during its monthly meeting Monday to enter into a lease agreement with Humtown Pattern Co. as its first tenant in the GIH, which opened Oct. 27 in Leetonia, a collaboration between the port authority and the Ohio Small Business Development Center Export Assistance Network at Youngstown State University.

Humtown Pattern currently operates its 3D business in a large portion of the 105,000-square-foot GIH building, which formerly housed the National Rubber Manufacturing Co.

The one-year lease with Humtown for office No.1 goes into effect Feb. 1 at no rental cost to the company, which does have to employ a YSU intern for an academic year.

The GIH consists of six furnished private offices, three conference rooms, a large co-working space and a kitchen and is being made available to international companies to interest them in establishing roots in the region.

Penny Traina, executive director of the port authority, said Humtown Pattern currently has many international partners, and the port authority's partners at YSU are working diligently with other international companies to bring them in as tenants.

Also approved during the meeting was the award of more than \$376,000 in Maritime Assistant Grants to two businesses along the Ohio River. The grants are 50 percent from the state with a 50 percent match required from the company, with the port authority putting up the local share and being reimbursed by the state.

Pier 48 will receive \$72,627 to replace an old pedestrian bridge with a new, safer equipment-friendly bridge that Traina said will enable the company to use forklifts and skid steer equipment, allowing more cargo to be moved.

Quality Liquid Feed will receive \$303,404 for a stage facility that will allow for the movement and storage of more molasses and feed, plus additional by-product, adding about 6,000 tons of additional storage capacity.

Saying the existing storage tanks are more than 20 years old, Traina said this grant is a "big investment for their main product: feed for the agriculture industry."

Since beginning the Maritime Assistant Grants program, the port authority has secured \$3,219,866 in grant funding for private terminals on the Ohio River, Traina said.

"We certainly appreciate the opportunity to work with our partners at ODOT and the state Legislature, because without their vision in providing this new funding to move cargo on the Ohio River, it wouldn't be possible," Traina advised the board.

She provided board members with correspondence from S.H. Bell officials reporting on the final stage of a dock rehabilitation project the East Liverpool riverside facility has undertaken with Maritime Assistant Grants funding and thanking her, the port authority, the Ohio Department of Transportation and others for their assistance in making the project possible.

The board also authorized Traina to enter into contract negotiations with Woolpert Inc. for a feasibility study regarding construction of a bike trail from the Little Beaver Creek Greenway Trail East Extension Parking Lot, on state Route 154 east of Lisbon, to the Point of Beginning in East Liverpool, near the Pennsylvania state line.

Traina said the purpose of the study is to establish a route that could serve as a blueprint for future construction projects and assist in securing funding for such construction.

She told board members the port authority had been asked to take the lead in the county's Appalachian Community Grant Program. During planning, the Greenway Trail project was discussed, but due to the program time line, it was impossible to include it in the final request. But they still want to help with a feasibility study so funding can be sought elsewhere, Traina said.

For that reason, she said a portion of \$175,000 in technical assistant funds received from the state as part of the program will be used for the study.

The board also authorized Traina to execute a notice to proceed to the contractor for the port authority's spec building project in the Leetonia World Trade Park only after funding of the project has been received.

The board recently authorized the issuance and sale of not more than \$4.5 million in industrial development revenue bonds for the project, and Traina said once the bonds are signed, this action by the board will allow the project to move forward.

Traina said she was “humbled and honored” to be asked to sit on a steering committee being put together by the Ohio Department of Transportation to conduct an Ohio Maritime Plan for the state’s maritime transportation system, which includes both Lake Erie and the Ohio River.

The steering committee will be composed of statewide maritime planning, policy and operations professionals and state agency representatives to provide input on the plan’s development, process and outcomes, according to Traina.

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MORNING JOURNAL

CCPA Global Investment Hub gets first tenant

[Local News](#)

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MARY ANN GREIER

LISBON — Humtown Products will become the first tenant of the Columbiana County Port Authority's Global Investment Hub, in a building already housing the company's 3D printing operations in Leetonia.

We're excited that Humtown will become our first tenant of the Global Investment Hub," CCPA Executive Director/CEO Penny Traina said.

The CCPA Board of Directors approved the lease agreement during its meeting Monday in Lisbon.

Humtown leases about 78 percent of the industrial space at the former NRM (National Rubber Manufacturing) plant on Cherry Fork. Now the company will occupy one of the six fully-furnished private offices in the Global Investment Hub at no cost under a one-year lease starting Feb. 1.

As part of the deal, Humtown is required to employ a Youngstown State University intern for an academic year.

Humtown leases about 78 percent of the industrial space at the former NRM (National Rubber Manufacturing) plant on Cherry Fork. Now the company will occupy one of the six fully-furnished private offices in the Global Investment Hub at no cost under a one-year lease starting Feb. 1.

As part of the deal, Humtown is required to employ a Youngstown State University intern for an academic year.

The Global Investment Hub, which was finished in the fall, is a collaborative effort by CCPA and the Ohio Small Business Development Center Export Assistance Network at Youngstown State University to attract international companies to the area, with an ultimate goal of having them relocate operations here.

CCPA owns the Leetonia Industrial building and transformed part of the building into the Global Investment Hub, which features six fully-furnished private offices, three large conference rooms with televisions for video conferencing or Zoom meetings, co-working recreational space known as the great room with comfortable furniture and even a ping pong table, a kitchen area and restrooms.

Traina explained that Humtown, a longtime local manufacturer with its headquarters in Columbiana, has a lot of international partners. YSU has been taking calls from companies showing interest in the Global Investment Hub and Traina said it's possible a couple more companies may be signed to leases this year.

She said it's exciting, but another resolution approved by the board excited her even more because the port secured two more Maritime Assistance Program grants, this time for projects to benefit two Wellsville companies along the Ohio River.

Pier 48 Stevedoring LLC, a material handling company which helps move materials from barge to dock to truck or rail, will receive \$77,627 towards the replacement of an old pedestrian bridge with a new safer, equipment-friendly bridge which will extend over parts of the Ohio River to the cells or floating docks and be strong enough to support forklifts and skid steer equipment.

Quality Liquid Fuels, a manufacturer of liquid feed supplements for animals, will receive \$303,404 for a 65 feet by 40 feet storage tank to store molasses, adding 6,000 tons of additional storage capacity and allowing the company to move and store more molasses and feed plus additional byproduct. Traina noted that the existing storage tanks are more than 20 years old, so this is a big investment for the company's main product, which is feed for the agriculture industry.

MAP grants cover 50 percent of a project, with the private terminal covering the other 50 percent. The CCPA fronts the money for the grants, then is reimbursed by the state.

"We've been successful in every round," Traina said.

Since the program's beginning, CCPA has secured \$3,219,866 for the private terminals in the area on the Ohio River. She said she appreciates the opportunity to work with the Ohio Department of Transportation and state legislature for their vision to provide this funding to move cargo.

Traina said all the businesses have been great to work with and gave good news about one of those companies, S.H. Bell Company, which is nearly finished with its dock rehabilitation project.

"We've done a great job in Columbiana County promoting and bringing more attention to the Ohio River than we have in the history of the county," she said regarding the work the last several years.

In other business, the board authorized Traina to enter contract negotiations with Woolpert, Inc. to conduct a feasibility study on what route to take to extend the Little Beaver Creek Greenway Trail from the East Extension Parking Lot on state Route 154 east of Lisbon to the “Point of the Beginning” near East Liverpool along the Ohio River.

This project couldn't be included in the Appalachian Community Grant program due to the timing, but Traina said the CCPA will use a portion of the technical assistance funds received for the program to pay for the feasibility study.

The board also gave Traina the go-ahead to execute a notice to proceed for the contractor for the speculative building in the World Trade Park in Leetonia, but only once the funding for the project is in place. The project remains in the funding procurement stage.

Traina also advised the board she'll be serving on a steering committee for an Ohio Maritime Plan conducted by ODOT for the state's maritime transportation system consisting of the Ohio River and Lake Erie.

The board approved the slate of officers for this year, keeping Charlie Presley as chairman, Keith Chamberlin as vice chairman, Nick Amato as secretary and Tad Herold as fiscal officer.

Future meeting dates for this year include March 25, May 27 (will be rescheduled due to holiday), July 22, Sept. 23 and Nov. 25, with all meetings beginning at 5 p.m. at the CCPA headquarters, Lincole Place, Lisbon.

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