



**ECONOMIC DEVELOPMENT COMMITTEE MEETING**

**Thursday, June 25, 2026 at 6:30 PM | 6000 Wales Road, Northwood, OH 43619 ; in the Council Chambers,  
Oregon, OH 43619**

Access meeting materials and information via the Northwood, Ohio Public Portal:  
<https://northwoodoh.portal.civicclerk.com/>

**Members of Economic Development Committee**

Jim Barton, Chair  
Terry Kretz  
Pat Huntermark  
Glenn Grisdale, Reveille  
Kevin Laughlin, City Administrator

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

- February 12, 2026 Meeting Minutes

**TOPICS/ISSUES:**

- 1) PROGRESS REPORT

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**

February 12, 2026

## City of Northwood Economic Development Committee Meeting Minutes

### CALL TO ORDER

The meeting of the Northwood Economic Development Committee was called to order at 6:00 PM on February 12, 2026 in the Council Chambers and via Live Stream.

### ROLL CALL

The roll was called and those in attendance were as follows: Jim Barton, Pat Huntermark, Terry Kretz and City Administrator Kevin Laughlin.

Nomination of Chair

Pat Huntermark nominated Jim Barton as Chair; the nomination was seconded by Terry Kretz. All Ayes.

Jim Barton elected as Chairman of the Economic Development Committee.

### APPROVAL OF MINUTES

#### November 13, 2025 Meeting Minutes

**MOTION:** Councilor Huntermark made a motion to **approve**; seconded by Councilor Barton. **ROLL**

**CALL:** **Yes:** Councilor Barton, Councilor Huntermark; **No:** None; **Abstain:** Councilor Terry Kretz

**RESULT:** *Passed (2-0)*

### TOPICS/ISSUES

#### Progress Report - Glenn Grisdale

Glenn provided an update regarding development opportunities on parcels across from the Administration Building.

Current activities include:

- Ongoing discussions with development representatives and prospective users.
- Marketing efforts for the site.
- Preliminary site planning completed by interested parties.

Administration indicated confidence in the property's long-term development potential and noted that future development may support Tax Increment Financing (TIF) to fund infrastructure improvements.

#### Speedway Development

The committee received an update on the proposed Speedway project located near Wales Road and I-75.

Key points included:

- Speedway received site plan approval from the Planning Commission.
- The project is expected to be approximately a \$10 million prototype fueling station.
- Construction could begin in spring or summer.
- Administration plans to establish a TIF district to capture future property value increases.

Potential TIF revenues could be used to support:

- Wales Road and Oregon Road intersection improvements.
- Future bridge improvements at I-75.
- Other transportation infrastructure projects.

#### New Business Activity

Discussed several recent and upcoming business openings:

- Papa John's grand opening.
- Dunkin' grand opening.
- A future JoJo's Pizza location planned near the former Bangkok Kitchen location.

Committee members expressed optimism regarding continued commercial investment in the community.

#### Enclave RFI Update

##### Wallick Senior Living Project

Construction activities continue at the Wallick Senior Living development.

- Updates included:

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- Site work is progressing.
- Vertical construction is expected to begin soon following completion of groundwork.

### **Dalling Road Extension**

Sherman Excavating was selected to complete the Dalling Road extension.

Project benefits include:

- Improved connectivity within The Enclave.
- Enhanced access to Park Avenue and the Community Center.
- Construction is expected to begin in the spring and conclude during the summer.

### **Clock Tower Project**

The committee discussed progress on the planned clock tower at Main Street and Park Avenue.

Updates included:

- Design work is underway.
- EMH&T and Verdin are working on project estimates and design details.
- The clock tower is intended to become a central gathering feature within The Enclave.

Staff expressed hope that the project could coincide with America 250 celebrations.

### **Main Street Development Opportunities**

Residential Brownstone Development

Administration presented plans to issue a Request for Interest (RFI) for residential brownstone-style development along Main Street.

Discussion included:

- Initial focus on parcels west of the Community Center.
- Existing developer interest.
- Potential use of the Community Improvement Corporation (CIC) to facilitate land transfers and development.

Council approval would be required for any future land disposition.

### **Commercial Development Opportunities**

An additional RFI will be issued to gauge interest in commercial development opportunities within The Enclave.

Discussion focused on:

- Balancing commercial development with public amenities.
- Evaluating market demand.
- Replacing previous marketing efforts after the expiration of a listing agreement.

### **Additional Recreational Amenities**

Staff discussed concepts for:

- Outdoor pickleball courts.
- Pavilion space.
- Additional public gathering areas.

These amenities are intended to support growing Community Center usage and enhance public spaces within The Enclave.

### **Regional Hockey Facility Discussion**

Administration provided an update regarding exploration of a regional indoor hockey facility at The Enclave.

Discussion included:

- Preliminary concepts for a two-sheet indoor ice facility.
- Evaluation of potential locations within The Enclave.
- Ongoing conversations with regional hockey stakeholders.

Committee members expressed concerns regarding City operation of the facility.

Administration clarified that:

The preferred approach is a public-private partnership. Private operators would manage daily operations.

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Similar operational models are used successfully elsewhere in the region. Members discussed the regional shortage of ice time and the strong support previously received from school districts and hockey organizations.

No action was taken.

### **State Capital Budget Requests**

Administration discussed upcoming State Capital Budget funding requests.

Projects under consideration include:

- Regional Hockey Facility
- Potential funding assistance for facility construction.

### **Brentwood Park Inclusive Playground**

Discussion included:

Estimated project cost of approximately \$900,000. City's commitment of \$300,000. Potential state assistance to help close the remaining funding gap. Committee members noted that inclusive playground projects have historically been competitive for state funding.

### **Business Retention and Expansion Survey**

Administration announced a partnership with Ohio State University Extension to conduct a business retention and expansion survey.

The project will:

- Survey approximately 300 Northwood businesses.
- Gather information on business needs and challenges.
- Help identify future economic development initiatives.

Businesses will receive postcards containing QR codes linking to the survey. Survey results will be compiled into a report and used to guide future outreach and support programs.

### **Ohio EPA Scrap Tire Grant**

An update was provided regarding the Ohio EPA Scrap Tire Grant application supporting the Brentwood Park Inclusive Playground project.

Discussion included:

- Coordination with Wood County Plays and the Miracle League.
- Potential funding for playground surfacing materials.
- Awaiting grant award decisions

### **Great Eastern**

Administration provided an update on legal proceedings involving the former Great Eastern property.

Discussion included:

- Pending court-ordered mediation scheduled for February 25.
- Jury trial scheduled for April 22.
- Significant delinquent taxes and utility-related issues associated with the property.

Staff reported that preliminary redevelopment concepts have already been explored should the property eventually become available for redevelopment. Officials indicated the City is better positioned to respond to redevelopment opportunities than it was during the former Woodville Mall process.

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### **Comprehensive Plan Update**

Glenn reported that the City's updated Comprehensive Plan, replacing the 2004 plan, was completed following approximately 18 months of work involving committee members, public input, and multiple community surveys. The Planning Commission approved the plan on December 8 after minor corrections were made. The next step is presentation to City Council, where approval will be sought so implementation can begin.

Discussion included:

- Public engagement efforts that included three community surveys.
  - Council participation during the planning process.
  - Preparation of a presentation summarizing the plan for Council consideration.
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**February 12, 2026**

**NEW BUSINESS**

**OLD BUSINESS**

**ADJOURNMENT**

6:30PM

**ATTEST:** Emily Popovitch  
*Clerk*

**APPROVED:** Jim Barton  
*Chair*

M E M O R A N D U M

TO: CITY LEADERS  
FROM: KEVIN LAUGHLIN; GLENN GRISDALE  
DATE: 2/10/26  
RE: ECONOMIC DEVELOPMENT AND COMMUNITY PLANNING PROGRESS REPORT

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Below is a list of key initiatives to report on at this meeting:

1) **Northwood Comprehensive Community Plan:**

- a) The draft Northwood Comprehensive Community Plan was presented, approved and recommended to city council by the Northwood Planning Commission on 8 DEC 25.
- b) The Plan is developed around three “themes” and 46 action items is before Council for approval and adoption on 2/12.

2) **Development / ED Site Projects:**

- a) Insite: Northwood has been in close contact with a firm pursuing the feasibility of a large-scale manufacturing facility project on parcels across the street from city hall. Additional due diligence would be needed to accommodate the project such as improvements to I-280 and other infrastructure improvements. It is anticipated that we will create a tax increment finance (TIF) district and corresponding ordinance to capture the property improvements in this area to pay for the public infrastructure.
- b) Speedway is before Planning Commission with a site plan to develop and showcase a new fueling station complex design on the parcels at the SE corner of Chelsea Drive and Wales along I-75. We will be working on a tax increment finance (TIF) district and ordinance to capture the incremental property value from the project to improve and upgrade public infrastructure in the area (Wales Road Bridge, etc.)
- c) Grand Opening for Dunkin Donuts located at 2551 Woodville Rd. will be held on 2/14 at 10am. The groundbreaking for Papa Johns (3310 Woodville Rd) is scheduled for Friday, February 13 at 10:00 a.m.

3) **The Enclave:** Progress at this site continues to include:

- a) Wallick Senior Living at the Enclave: Construction on the Ashford at the Enclave LLC project has started. Vertical development will begin soon.
- b) Sherman Excavating was selected to complete the extension of Dalling Drive west to Park Avenue. This project is expected to be completed during the summer of 2026.

- c) We have coordinated with Jeep County Credit Union officials to get a Jeep on site to serve as a “Coming Soon” advertising. A mounding hill for the placement of the Jeep will be created at first thaw.
  - d) Clock Tower on Park Avenue: EMH&T and Verdin will begin detailed design on the clock tower and other refinements to the public space on Park Ave across from the NCC. It is hoped that the clock tower will be completed in time for Northwood’s participation to celebrate America’s 250<sup>th</sup> anniversary this summer.
  - e) Two RFIs have been developed to solicit interest from the development community at the Enclave. They are:
    - i. RFI to activate the Brownstones along certain portions of Main Street. The RFI is attached and we’re asking for a recommendation to begin the solicitation process.
    - ii. RFI for a commercial broker. The listing agreement with Miller Diversified expired in November 2025. The RFI is attached and we’re asking for a recommendation to begin the solicitation process.
    - iii. Another RFI will be developed to solicit interest on the remaining residential areas.
  - f) Conversations to advance a regional hockey center at the Enclave continue.
- 4) **State Capital Budget:** The 2026-27 State Capital Budget is upon us with interest forms due to our legislators by 11 MARCH. We have identified two projects to submit funding requests. These two projects are:
- a) The Regional Hockey Facility on Main Street. We submitted various funding requests for this project and have broad support for this project.
  - b) Inclusive Playground at Brentwood Park. Council passed a resolution of support for the project, but a funding gap may exist. We could work with Wood County Plays to complete the project in phases or request SCB funding for funds to complete the entire project.
- 5) **Northwood Business Retention and Expansion (BRE) Project:** We met with Dave Gallaher and Pat McGaharan regarding the beginning of the BRE process to embrace the business community with a Business Retention and Expansion (BRE) program. BRE is the backbone of economic development and often helps communities increase their knowledge about the needs and concerns of their respective business community while helping the city to better understand the narrative of its local economy. We will be working with Joe Lucente, of OSU Extension, on this effort.
- 6) **Ohio EPA Scrap Tire Grant Project:** We are working Wood County Plays on the placement of an Inclusive Playground at Brentwood Park. The OEPA grant program has been identified as a potential source to help reduce the project cost. An application was submitted to OEPA on 19 DEC 25. Depending upon the scope and cost of the project, this project may consist of two phases, with other grant sources being solicited to include the State Capital Budget. We working closely with Jeff Barton, of the Miracle League, on this project.
- 7) **Northwood Dhaliwal Plaza (Great Eastern):** Brian Ballenger has filed a summary judgement with the Wood County Court of Common Pleas to advance the court hearing on the numerous property infractions. Mediation scheduled for 2/25 @1:30pm; Jury trial is scheduled for 4/22/2026. All parcels are tax delinquent according to the Wood County Auditor.

M E M O R A N D U M

TO: CITY LEADERS  
FROM: KEVIN LAUGHLIN; GLENN GRISDALE  
DATE: 6/17/26  
RE: ECONOMIC DEVELOPMENT / COMMUNITY PLANNING PROGRESS REPORT

Below is a list of key initiatives to report on at this meeting:

1) **Northwood City Council Retreat**

- a) A council retreat was held on Saturday, April 25 at the Northwood Community City. The goal of the meeting and strategic visioning session to reflect upon the city's recently approved comprehensive plan and get direction regarding which short term planning priorities to implement over the next year. Elected officials that participated in the retreat included Councilmen Dickey, Huntermark, Kretz, McGaharan and Melnyk, and Mayor Ed Schimmel. A copy of the presentation and minutes are attached.
- b) Attendees participated in an interactive visioning survey. Results from this survey are attached.
- c) Key action items that evolved from the retreat included a desire to:
  - i. Address Charter Amendments
    1. Residency requirements for the city administrator
    2. Civil Service
    3. Merging the responsibilities of the Board of Zoning Appeals into the Planning Commission, and dissolving the Board of Zoning Appeals
    4. Combining the Recreation Board and NCC Committee
    5. Creating a Comprehensive Plan Review Committee
  - ii. Developing a portion of the Enclave for residential development (8 acres in the northeast corner).
  - iii. Developing a Capital Improvement Plan and following it
  - iv. Developing various approaches to optimizing revenue streams and staffing levels

2) **Development / ED Site Projects:**

- a) Insite: Northwood has been in close contact with a firm pursuing the feasibility of a large-scale manufacturing facility project on parcels across the street from city hall. Additional due diligence would be needed to accommodate the project such as improvements to I-280 and other infrastructure improvements. It is anticipated that we will create a tax

increment finance (TIF) district and corresponding ordinance to capture the property improvements in this area to pay for the public infrastructure.

- b) Speedway approved site planning approval from the Planning Commission for a new fueling station complex design on the parcels at the SE corner of Chelsea Drive and Wales along I-75.
- c) Deployment of tax increment financing districts (general parcel and incentive district). We will be working on a tax increment finance (TIF) district and ordinance to capture the incremental property value from projects in this area to improve and upgrade public infrastructure in the following areas:
  - i. Wales/I-75/Oregon Road Area (General Parcel TIF)
  - ii. Wales/I-280 Area to include the Insite Property near 6000 Wales Road and the city building property to help optimize funding for future public safety building improvements (General Parcel TIF)
  - iii. Northern portion of the Enclave to recover site development infrastructure costs to support residential development (Incentive TIF).

3) **The Enclave:** Progress at this site continues to include:

- a) Wallick Senior Living at the Enclave: Great progress continues at the Ashford at the Enclave, and the development team is on track to be completed on schedule.
- b) Sherman Excavating has begun mobilizing to start the extension of Dalling Drive west to Park Avenue. This project is expected to be completed by the 1 SEPT 2026.
- c) Jeep County Credit Union officials will be placing a Jeep onsite to serve as a “Coming Soon” advertising. Tom Huntermark and his crew developed a mounding hill for the placement of the Jeep.
- d) Clock Tower on Park Avenue: EMH&T and Verdin have developed a detailed design for the clock tower and other refinements to the public space on Park Ave across from the NCC. The anticipated time of delivery is now estimated for late spring 2027.
- e) A Request for Information (RFI) for a commercial broker is being issued to solicit interest from the development community at the Enclave.
- f) We are mobilizing to present a strategy to you regarding the costs and recoupment affiliated with the city developing the NE corner of the Enclave for residential development. Initial estimates to install the infrastructure are pegged at \$1.1mm but costs would be recovered through the selling of 26 residential lots (per the site plan) and property taxes from a proposed incentive district TIF.

4) **Northwood Business Retention and Expansion (BRE) Project:** OSU Extension has finalized the BRE survey process and has completed the draft report for Dave Gallaher and the community improvement corporation. During the process, Dave Gallaher reached out to more than a hundred city businesses. Joe Lucente, of OSU Extension, will be presenting the findings of the report on July 1, 2026, at 6:30PM.

5) **Inclusive Playground at Brentwood Park & Ohio EPA Scrap Tire Grant Project:** We were informed in April that our grant for the Inclusive Playground at Brentwood Park was approved. We are working with Wood County Plays and Jeff Barton, of the Miracle League, on this project. We

are meeting with OEPA staff on June 2<sup>nd</sup> to discuss the funding logistics. A groundbreaking for the inclusive park was held on June 8<sup>th</sup> at 3pm.

- 6) **Northwood Dhaliwal Plaza (Great Eastern):** The city's actions against the property owner were reset due to the sale of the property. A Jury trial was scheduled for 4/22/2026 but the property was sold from NORTHWOOD DHALIWAL PLAZA LLC to BRILLIANCE PROPERTIES INC on 4/17/26 for \$7,500,000, which is a 383% increase in value in four years albeit a vacancy rate of 70%. Brian Ballenger is developing a new enforcement approach to address the property infractions and to ensure the health and general welfare of the community.
- 7) **Other Business:**
  - a) Northwood-Oregon Pedestrian Plan: We will be meeting with Oregon (and their new administrator Brody Walters) to pursue the feasibility of applying for grant funding for certain action items in the plan.