

June 25, 2026

City of Northwood
Regular City Council Meeting Minutes

CALL TO ORDER

The Regular meeting of the Northwood City Council was called to order by Mayor Schimmel at 07:03 PM on June 25, 2026 in the Council Chambers and via Live Stream.

PLEDGE OF ALLEGIANCE Mayor Schimmel

Pledge of Allegiance was given.

ROLL CALL

The roll was called by Clerk of Council Popovitch and those in attendance were as follows: Mayor Schimmel, Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz City Administrator Kevin Laughlin and City Engineer Josh Auman.

MOTION: Councilor Huntermark made a motion to **Excuse the City Attorney, Council President Melnyk and Councilor McGaharan** ; seconded by Councilor Dickey. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; **No:** None; **Abstain:** None
RESULT: *Passed (5-0)*

MOTION: Councilor Huntermark made a motion to **appoint Dean Edwards as President Pro-Temp**; seconded by Councilor Dickey.**ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Huntermark, Councilor Kretz; **No:** Councilor Edwards; **Abstain:** None
RESULT: *Passed (4-1)*

APPROVAL OF MINUTES

June 11, 2026 Regular Council Meeting Minutes

MOTION: Councilor Edwards made a motion to **Approve**; seconded by Councilor Huntermark. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; **No:** None; **Abstain:** None
RESULT: *Passed (5-0)*

PRESENTATION

PUBLIC COMMENT

COMMUNICATIONS

COUNCIL COMMITTEE REPORTS

Economic Development Councilor Barton - Meeting on 6/25 @ 6:30PM

Progress Report will be attached to the meeting minutes.

Progress Report

Finance Councilor Dickey

No Report.

Recreation Board Councilor Barton

No Report.

Safety Councilor Kretz

No Report.

Tree Commission Council President Melnyk

No Report.

Service Councilor Edwards

No Report.

Parks, Rec & NCC Councilor Huntermark

No Report.

Committee of the Whole Council President Melnyk

No Report. Meeting Scheduled for July 1st at 6:30PM to discuss BRE survey results

MAYOR Mayor Schimmel

Mayor's Report

State of the City attached to minutes.

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CITY ADMINISTRATOR Kevin Laughlin

City Administrator's Report

Great Eastern Property Demolition

The City Administrator reported that the City has obtained preliminary demolition estimates ranging from \$550,000 to \$600,000 for the two Great Eastern buildings that have been posted for nuisance abatement. Administration is preparing bid documents so the project can be advertised following the expiration of the 21-day nuisance abatement notice period, which ends prior to the July 1 Council meeting. Council discussed the property owner's remaining options. The City Administrator explained that the owner would need to satisfy the City's required corrective actions and comply with the conditions established through the legal process. Administration has had little communication from the property owner in recent weeks and will continue to monitor the situation.

Nature Trails Park Sign Replacement

The City Administrator announced that the City will work with National Illumination and Sign Corporation to remove the inoperable electronic sign at Nature Trails Park and replace it with a static park sign. No installation date has been scheduled. The replacement static sign is expected to cost approximately \$7,000. Discussion noted that replacing the sign with another electronic display would cost significantly more.

BGSU Center for Regional Development Revenue Study

The City Administrator presented a proposal from Bowling Green State University's Center for Regional Development, as previously discussed at the June 11, 2026 Finance Committee meeting. The study will evaluate potential revenue options available to the City, analyze their effectiveness, and assess potential economic development impacts. Two proposal options were presented. The City Administrator recommended Option 2, which provides a more comprehensive analysis, including potential economic development impacts. cost for option 2 of the study is \$13,080.

MOTION: Councilor Dickey made a motion to authorize the City Administrator to sign the agreement for option 2 (\$23,080) with BGSU for the revenue study; seconded by Councilor Huntermark. **ROLL CALL:** Yes: Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; No: None; Abstain: None
RESULT: Passed (5-0)

CITY FINANCIAL REPORT(S)

LIST OF EXPENDITURES OVER \$10,000

INVOICE	DESCRIPTION	AMOUNT
MANNS WOODWARD STUDIOS	PROFESSIONAL SERVICES FOR PUBLIC SAFETY COMPLEX	\$11,620.00
ANTHEM	EMPLOYEE HEALTH & VISION INSURANCE PREMIUM 7/1/26-8/1/26	\$64,547.29
JBEELEER LLC	EMERGENCY REPAIR TO WALES RD	\$16,000.00
MOTION: Councilor Barton made a motion to Approve; seconded by Councilor Kretz. ROLL CALL: Yes: Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; No: None; Abstain: None RESULT: Passed (5-0)		

NEW RESOLUTION

RESOLUTION 2026-05 TO ENTER INTO A CONTRACT TO FURNISH EMERGENCY MANAGEMENT BETWEEN WOOD COUNTY, OHIO AND THE CITY OF NORTHWOOD.
1st Reading - Councilor Edwards

PENDING RESOLUTION

RESOLUTION 2026-04 ADOPTING ESTIMATE OF REVENUES FOR BUDGET YEAR BEGINNING JANUARY 1, 2027; AND DECLARING AN EMERGENCY
MOTION: Councilor Dickey made a motion to Move on Final Adoption; seconded by Councilor Barton. **ROLL CALL:** Yes: Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; No: None; Abstain: None
RESULT: Passed (5-0)

NEW LEGISLATION

PENDING LEGISLATON

ORDINANCE 2026-21 AUTHORIZING SUPPLEMENTAL APPROPRIATIONS OF THE CITY OF NORTHWOOD FOR FISCAL YEAR 2026; AND DECLARING AN EMERGENCY.
2nd Reading - Councilor Edwards

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ORDINANCE 2026-22 DETERMINING TO HAVE THE CITY JOIN THE NORTHWESTERN WATER AND SEWER DISTRICT AND AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION TO THE DISTRICT AND DECLARING AN EMERGENCY.

2nd Reading - Councilor Edwards

ORDINANCE 2026-18 AMENDING NCO CHAPTER 220.02 RULES; AND DECLARING AN EMERGENCY.

MOTION: Councilor Dickey made a motion to **Move on Final Adoption**; seconded by Councilor Barton. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; **No:** None; **Abstain:** None
RESULT: *Passed (5-0)*

ORDINANCE 2026-19 AMENDING NCO CHAPTER 270 RECREATION BOARD; PARKS AND DECLARING AN EMERGENCY.

MOTION: Councilor Dickey made a motion to **Move on Final Adoption**; seconded by Councilor Kretz. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Kretz; **No:** Councilor Edwards, Councilor Huntermark; **Abstain:** None
RESULT: *Passed (3-2)*

ORDINANCE 2026-20 AMENDING NCO CHAPTER 208.08 MISCELLANEOUS FEES; AND DECLARING AN EMERGENCY.

MOTION: Councilor Edwards made a motion to **Approve**; seconded by Councilor Barton. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; **No:** None; **Abstain:** None
RESULT: *Passed (5-0)*

CITY ATTORNEY’S REPORT/DISCUSSION Brian Ballenger

No Report.

CITY ENGINEER’S REPORT/DISCUSSION Josh Auman

City Engineer's Report

Curtis Road Resurfacing Project

The City Engineer reported that the pre-construction meeting for the Curtis Road resurfacing project over Interstate 280 was held and went smoothly. Construction is anticipated to begin in early to mid-August and is expected to take approximately two to three weeks, weather permitting.

Brentwood Park Inclusive Playground

Construction continues at the Brentwood Park Inclusive Playground. Concrete work is progressing well, and the project remains on schedule.

Dalling Road Extension

The project has experienced a short delay after several areas failed to meet the required 98% compaction standard. The contractor is reworking the affected areas, with additional compaction testing scheduled. Utility work by the gas company was completed during the delay, which was viewed as beneficial since it avoided potential conflicts after concrete placement. If the compaction testing is successful, curb installation is expected within the next one to two weeks, followed by sidewalks and pavement.

NEW BUSINESS

OLD BUSINESS

East Plaza Residential Lots

Council continued discussion regarding the undeveloped property along the west side of East Plaza and the possibility of platting approximately seven residential lots for future sale. The City Engineer estimated that preparing and approving the plat would take approximately **four to five weeks**. Council discussed whether to invest in constructing a new roadway or instead focus on creating buildable lots that could generate revenue for the City.

Members also discussed long-term improvements to East Plaza, including:

- Maintaining the existing roadway width;
- Narrowing the roadway to a more typical residential width during future resurfacing;
- Extending the existing boulevard with landscaped medians and trees.

Council requested the City Engineer prepare preliminary cost estimates and conceptual options for roadway improvements, including potential savings associated with narrowing the roadway and the feasibility of adding

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landscaped medians. The City Engineer will also review zoning requirements, including minimum lot dimensions, before moving forward with any platting proposal.

Charter Review Committee

The Mayor noted that Council members had previously been asked to submit names for appointment to the Charter Review Committee, but no recommendations had been received.As a result, the Mayor stated that he will identify and appoint members to serve on the committee so the Charter review process can move forward.

PERSONS APPEARING BEFORE THE MAYOR AND COUNCIL

EXECUTIVE SESSION

MOTION: Councilor Edwards made a motion to **enter into Executive Session with Mayor, Council and the City Administrator to discuss compensation of a public employee and property acquisition**; seconded by Councilor Dickey. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; **No:** None; **Abstain:** None
RESULT: *Passed (5-0)7:34PM*

The meeting was called back to order at 7:42PM and the roll was called by Council Clerk Popovitch. Those in attendance were as follows: Mayor Schimmel, Councilor Barton, Councilor Dickey, Council President Edwards, Councilor Huntermark, Councilor Kretz City Administrator Kevin Laughlin, and City Engineer Josh Auman.
No Action Taken.

MOTION: Councilor Huntermark made a motion to **enter into Executive Session with Mayor and Council to discuss compensation of a public employee**; seconded by Councilor Dickey.**ROLL CALL:** **Yes:** Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz; **No:** None; **Abstain:** None
RESULT: *Passed (5-0) 7:42PM*

The meeting was called back to order at 8:05PM and the roll was called by Council Clerk Popovitch. Those in attendance were as follows: Mayor Schimmel, Councilor Barton, Councilor Dickey, Councilor Edwards, Councilor Huntermark, Councilor Kretz City Administrator Kevin Laughlin, City Attorney Brian Ballenger and City Engineer Josh Auman.
No Action Taken.

ADJOURNMENT

8:05PM

ATTEST: _____
Council Clerk

APPROVED: _____
Mayor



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.

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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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

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 250th 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 2nd to discuss the funding logistics. A groundbreaking for the inclusive park was held on June 8th 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 DHALI WAL 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.