



ECONOMIC DEVELOPMENT COMMITTEE MEETING

Thursday, September 12, 2024 at 6:30 PM

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

Members of Economic Development Committee

Jim Barton, Chair
Michael Melnyk
Pat Huntermark
Glenn Grisdale, Revellie
Kevin Laughlin, City Administrator

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

- 3/28/24 ED meeting minutes

TOPICS/ISSUES:

- 1) Update from Miller Diversified
- 2) Progress Report

NEW BUSINESS:

OLD BUSINESS:

City of Northwood Economic Development Committee Meeting

6:21 P.M	Call to Order	The Economic Development Committee Meeting was called to order by Chairman Jim Barton in the Conference room and via Zoom.
	Roll Call	Those in attendance were as follows: Jim Barton, Pat Huntermark (arrived at 6:30pm), Michael Melnyk, Glenn Grisdale, and City Administrator Kevin Laughlin.
	Nomination	Michael Melnyk nominated Jim Barton as committee chair. All ayes.
	Meeting Minutes	October 26, 2023 minutes presented. Barton made a motion to approve; seconded by Melnyk. All Ayes.
Topics/Issue		
Progress Report from Glenn Grisdale		<p>1) Development / ED Projects: a) Ft. Meigs Auto Electric began construction in McNerney Park about 6 weeks ago. The CRA on the property was filed. b) Site Prospects: We have been in contact with a variety of businesses that may want to locate in Northwood. One business may be bringing with it substantial job creation and may be submitting a jobs grant application to the city.</p> <p>2) Tax Incentive Review Committee: The TIRC committee meeting was held on March 20th to review the 34 active abatements being monitored (8 commercial/industrial properties and 26 residential abatements). There were no issues with the incentive recipients and all school donation agreements are being made. I will be filing the CRA Zone and TIF Reports by March 31st.</p> <p>3) The Enclave: Progress at this site continues to include: a) Northwood Community Center Report i. Construction Update: The date for the ribbon cutting is Monday, May 20th at 10:00 AM. This will take place at the front entrance to the building. The tentative opening date is Monday, June 3rd. There will be open house times that week between Monday (5/20) and Thursday (5/24). b) The Bridges of Northwood: Summit Builders has started their second phase of the land development (80% completed) and the lake is 100% completed. 12 units have been sold and they are starting construction on the next 16 units in April (2 six plexs and 1 4 plex); he has also applied for the next 30 permits. c) The Falls of Northwood: Plans are being submitted to Wood County. Estimated turnaround time for building permits is November 2024. d) Senior Living Development Prospect i. We have received a LOI (Letter of Interest) from Columbus-Based Development Company. They would like the LOI to be executed so that they can begin their due diligence process.</p> <p>e) Site Activation Projects: i. State Capital Budget Request: We presented our capital budget request for the Multi-Purpose Rink to the TRCOC and filed it with our House Representative. We will be submitting our capital request documents to our state senator by April 8th.</p>

	<p>ii. ODNR Land and Water Conservation Fund Grant Application: The LWCF grant request that was submitted in November was not funded this application cycle.</p> <p>Progress Report Page 2 f) Site Prospects / Site Marketing Report from Miller Diversified i. Chris Murphy is in attendance to provide a progress update.</p> <p>4) Woodville Road CMAQ / Systemic / Formal Safety Grant Applications and Roundabout: a) TMACOG CMAQ Program Grant Application: We were notified by TMACOG that our grant request for \$576,800 was approved. However, there may be additional CMAQ money made available for this project. We should find out in April from TMACOG. b) ODOT Formal Safety Grant Application. The city interviewed with ODOT for the remainder of the project costs, minus city match funds. The city found out on November 22 that we were not awarded these funds. This grant request was for \$3,790,900. c) Woodville Road Pedestrian Improvements Project (PID # 117150): Project will improve the pedestrian connectivity network along Woodville Road, from Mason Street to SR 579. MSG will be assisting the city in developing construction plans, which are expected to be completed this year. Construction should be completed in fiscal year 2025/26. Total cost of this project is \$1,212,800. ODOT's grant award is for \$1,025,100.</p> <p>5) Northwood Community Improvement Corporation (NCIC): Council passed the ordinance to create the CIC in 2020. The CIC will be mechanism to help promote the social and economic well-being of the community, and act as a stand-alone entity that could be used to promote economic development, hold property and finance projects through revolving loans and grant funds. Brian recently filed the AOI with SOS.</p> <p>Outstanding items that need completed: a) Finalize the organizational documents, to include the Code of Regulations / Bylaws, 501c6 and an IRS 1024 Form for the 501c6 exemption. b) Develop a list of potential board members. It is recommended the board be comprised of 7 members, four of which are members of the private sector and three members from the city. Examples of city reps could include: Mayor, president of city council, economic development chair of council, finance director. Law director, city manager could serve as "ex-officio".</p> <p>6) Comprehensive Plan Update: The process to update the city's 2004 Comprehensive Plan will begin this summer, and we are in the process of finalizing a 12-14 member steering committee to guide the process.</p> <p>7) Northwood Dhaliwal Plaza (Great Eastern): Kevin to provide update.</p>
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March 28,

24

	<p>8) Northwood Building Department: We are looking into strategies to reduce the building inspection times for residential/commercial projects in Northwood due to the long delay/review times with WCBI.</p> <p>NCC Ribbon Cutting – May 20th opening day is scheduled for June 3rd.</p>
Miller Diversified	<p>Spoke regarding opportunities/development coming soon. Discussed creating media timeline, 13 ABC wanting to do a special by the end of April. Coordinating with adjacent property owners. Conference in Vegas in May. Will present the Enclave to developers. Been in contact with financial, medical, restaurant, & senior living developers so far. Working on a Master Plan for site development at the Enclave.</p>
New Business	<p>\$576,000 for round-about was appropriated, may find out in May/June about funding since Perrysburg backed out.</p>
Old Business	<p>Update of Comprehensive Plan will begin this summer.</p>
Attest:	
	<p>Jim Barton, Chair</p>
Adjourned	<p>6:46P.M.</p>

M E M O R A N D U M

TO: CITY LEADERS
FROM: KEVIN LAUGHLIN; GLENN GRIDDALE
DATE: 9/11/24
RE: PROGRESS REPORT

Below is a list of key initiatives that we have been working on:

1) **Development / ED Projects:**

- a) **McNerney Business Park:** Ft. Meigs Auto Electric began construction in McNerney Park in February and should be completed and occupied this fall. The CRA on the property was filed and will begin in 2025.
- b) **Site Prospects:**
 - i. We have been informed that ThyssenKrupp is looking to either expand their Northwood facility or relocate its operations to Angola, Indiana. At the present time, the facility has a payroll of \$5.761mm. The potential expansion could nearly double that payroll. To help retain the facility in Northwood, the WCEDC has asked the city to provide a letter that outlines the economic incentives the city would provide in support of the project. The city's two primary tools are the CRA program and Jobs Grant program.
 - ii. **Buckeye Property.** Buckeye has accepted a PSA with an international pool supplier interested in building a distribution facility. The 22 acre+ site is immediately adjacent to I-75 on the west portion of the property, accessible by Crane Way. The project still needs zoning and site plan approval by the planning commission. The potential project could culminate in a facility up to 50,000 sq. ft. facility and up to 30 employees.
 - iii. 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.

2) **Comprehensive Plan Update:** The process to update the city's 2004 Comprehensive Plan began this summer. Our 15-member steering committee met on July 14th and helped to develop the community and student surveys that are currently underway.

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

- a) **Northwood Community Center Report:** The NCC is open, and according to Pat McGaharan the current membership of the facility is 265 active primary memberships and 442 total members.
- b) **The Bridges of Northwood:** Summit Builders is deep into the second phase of their 112 unit villa development. 28 units are under construction and should be occupied by the end of the year. Three to six more plex units will be under construction by years' end.

- c) The Falls of Northwood: Plans are being submitted to Wood County by October/November 2024, with an estimated construction date of March 2025.
 - d) Senior Living Development Prospect
 - i. The Wallick project is making substantial progress regarding project financing, and most recently with site planning.
 - e) Site Activation Projects:
 - i. Multi-Purpose Rink: We submitted two requests in conjunction with this project, a State Capital Budget Request and an ODNR Land and Water Conservation Fund. Both application request cycles are coming up and our goal is to resubmit updated funding applications. The LWCF Application is due November 15th, and our state capital budget request documents will likely be due by December 2024, and next spring.
 - f) Site Prospects / Site Marketing Report from Miller Diversified
 - i. Jerry Miller, Dave Kerscher, and / or Chris Murphy are in attendance to provide a progress update.
- 4) **Woodville Road CMAQ / Systemic / Formal Safety Grant Applications and Roundabout:**
- a) TMACOG CMAQ Program Grant: We were notified by TMACOG that Northwood's CMAQ funding request was approved, and the city will be receiving \$2,990,000 towards completion of the roundabout at Woodville and Lemoyne Road.
 - b) ODOT Formal Safety Grant Application. MSG submitted another funding application to ODOT in late August for \$1.182mm, and presentations will be made in September with funds awarded in November. The funding request will help offset costs to complete the roundabout.
 - c) TMACOG previously awarded Northwood \$576,800 in Carbon Reduction Program (CRP) funds, for a total of \$3,566,800 towards the construction and construction inspection phases of the roundabout project.
 - d) Woodville Road Pedestrian Improvements Project (PID # 117150): Project will improve the pedestrian connectivity network along Woodville Road, from Mason Street to SR 579. MSG will be assisting the city in developing construction plans, which are expected to be completed this year. Construction should be completed in fiscal year 2025/26. Total cost of this project is \$1,212,800. ODOT's grant award is for \$1,025,100.
- 5) **Wales Road Corridor Studies**
- a) Tetra Tech has been employed to develop solutions along the Wales Road corridor that will promote traffic flow and other transportation-related goals (e.g., third overpass).
 - b) MSG is working with Northwood to file a Railroad Crossing Elimination Grant Program Application with the Ohio Rail Development Commission with hopes to connect to federal funding to address rail grade separations (or closure) along Wales Road.
- 6) **Northwood Community Improvement Corporation (NCIC):** The CIC held its first organization meeting in July. The members of the CIC include Dave Gallaher (president), Terry Kretz, Ross Owens, and Ryan Dickey. Dave Gallaher (President), Andrew Dickey, Ross Owens, Terry Kretz, Kevin Laughlin (Vice President), Ken Yant (Treasurer), Louis Fahrbach (Council Rep), and Emily Popovitch (Recording Secretary). Kevin and I are in close contact with Dave Gallaher discussing potential projects that could help to promote the city's long-term economic prosperity.
- 7) **Northwood Dhaliwal Plaza (Great Eastern):** Kevin to provide update.