

September 12, 2024

City of Northwood Economic Development Committee Meeting Minutes

CALL TO ORDER

The meeting of the Northwood Economic Development Committee was called to order by Chairman Barton at 6:45 PM on September 12, 2024 in the Council Chambers and via Zoom.

ROLL CALL

The roll was called by and those in attendance were as follows: Jim Barton, Pat Huntermark, Michael Melnyk, City Administrator Kevin Laughlin and Clerk Emily Popovitch.

APPROVAL OF MINUTES

3/28/24 ED meeting minutes

MOTION: Councilor Huntermark made a motion to **approve**; seconded by Councilor Melnyk. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Huntermark, Councilor Melnyk; **No:** None; **Abstain:** None
Result: Passed

TOPICS/ISSUES

Update from Miller Diversified

Chirs Murphy from Miller Diversified shared a draft version of a "Master Plan" they have been working on with the Collaborative for the overall commercial sector at the Enclave that would allow them to attract strong tenants and developers. He stated they are waiting for signatures to move forward with the sale of one of the out parcels at the Enclave and that information will be announced once complete. Going to be sending out different marketing materials and generate a new promo video that highlights the Master Plan and offerings through a build to suit by Miller Diversified and the benefits.

Progress Report

Glenn Grisdale presented a progress report.

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

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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 Andrew 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): There's been some momentum over there in regard to addressing the nuisance, the nuisances, and the buildings and things like that. So the law director is moving on a fresh new approach to get some action over there.

NEW BUSINESS

None.

OLD BUSINESS

None.

ATTEST:

Council Clerk

APPROVED:

Mayor