

March 27, 2025

City of Northwood Economic Development Committee Meeting Minutes

CALL TO ORDER

The meeting of the Northwood Economic Development Committee was called to order by Jim Barton at 06:00 PM on March 27, 2025 in the Council Chambers and via Live Stream.

ROLL CALL

The roll was called by City Clerk Popovitch and those in attendance were as follows: Jim Barton, Michael Melnyk, City Administrator Kevin Laughlin, Economic Development consultant Glenn Grisdale.

APPROVAL OF MINUTES

September 12, 2024 meeting minutes

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

TOPICS/ISSUES

Mike Melnyk nominated Jim Barton as Chairman; seconded by Barton. All members voted in favor.

Progress Report

Progress Report given by Glenn Grisdale - Economic Development Consultant.

1) Development / ED Site Projects:

a) We have been informed that ThyssenKrupp selected Northwood over Angola, IN to expand their Northwood facility by an additional 100,000 square feet. At the present time, the facility has a payroll of \$5.761mm and 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

b) Explore Industries (EI). EI, an Australian-based pool supplier has purchased 2 parcels from Buckeye house a distribution facility on a 22 acre+ site is immediately adjacent to I-75 on the west portion of the property, accessible by Crane Way. The potential project could culminate in a facility up to 50,000 sq. ft. facility and up to 30 employees. The planning commission will need to approve the site plan.

c) Northwood has been in close contact with a firm (InSite) 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) **Tax Incentive Review Committee:** The TIRC committee meeting was held on March 12th 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. Attached is the TIRC Report for your review.

3) **Comprehensive Plan Update:** The process to update the city's 2004 Comprehensive Plan began last year, and our 15-member steering committee is having its 4th meeting on March 27th. Surveys are still active and a new "community preference survey" with 12 questions will be launched soon.

4) The Enclave: Progress at this site continues to include:

a) The Bridges of Northwood: Summit Builders anticipates the infrastructure (water/sewer/storm) for Phase 3 & 4 of their project will be completed by 1 APR. Phase Two is 90% sold, and construction of next 18 units (3 Bldgs) will begin shortly.

b) The Falls of Northwood: The ARC met in March 2025 and provided the developer with final site plan approval. Dwayne Seiter has paid for and received all of the permits for The Falls Apartments, and construction is anticipated to begin before the summer.

c) Senior Living Development Prospect

i) The Wallick project is making substantial progress regarding project financing and their environmental site planning / due diligence has been completed. Wallick anticipates a groundbreaking event sometime this fall. ARC granted final site plan approval with comments. 112 units, independent & assisted living units. no memory care unit at this time. They do have additional footprint that can be activated but unsure if that will be the use.

d) Site Activation Projects:

i) Multi-Purpose Rink: We submitted a grant application to ODNR Land and Water Conservation Fund on November 15, 2024, and the results of the request should be announced by April 2025 according to the program manager. Could be affected by current Trump Administration cuts but unknown at this time.

e) Jeep County Credit Union: Jerry Miller from Miller Diversified gave update. JFCU closed on the property today.

f) Site Prospects / Site Marketing ; LOI was received by a commercial developer but couldn't reach an agreement on terms. Continued marketing on the site. Noted struggle with big box retail. Trick on new development due to construction costs.

g) Toledo Clinic: Exclusivity letter until May 2025. Point place practitioner lost practice, possible prospect.

5) Wood County Transportation Improvement District (TID) Application

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a) We are submitting a grant request to Wood County TID for funding to extend Dalling Road to accommodate future planned projects in the Enclave (The Falls and Wallick Projects). Applications are due 31 MAR 25. See the attached estimate. Asking for \$500,000 towards the \$800,000 total project cost. \$303,000 City obligation - could use TIF funds. 2026-2027 project. The idea is to pull together funding options for the project as it is essential for the development.

MOTION: Councilor Melnyk made a motion to **Recommendation for TID grant application** ; seconded by Councilor Barton. **ROLL CALL: Yes:** Councilor Barton, Councilor Melnyk; **No:** None; **Abstain:** None
Result: Passed

6) Northwood Dhaliwal Plaza (Great Eastern): City Administrator Kevin Laughlin gave update. case is still in discovery stages and is taking longer than initially expected due to ransom ware attack that effected all Wood County operations including the court.

7) Future Grant Opportunities

a) 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.

b) ODNR Nature Works. I am currently working with Tom Huntermark on an ODNR NatureWorks program grant application. The NatureWorks grant program provides up to 75% reimbursement assistance for local government subdivisions for the acquisition, development, and rehabilitation of recreational areas. Applications are due June 2, 2025, and a support resolution will be needed sometime in May.

TIRC Report

Dalling Rd. Estimates for TID Grant Application

Extension of Dalling Road is essential for Wallick and The Falls. The TID grant is the first avenue for trying to pull those funds together.

MOTION: Councilor Melnyk made a motion to **reccomend the City Administrator to apply for the TID grant** ; seconded by Councilor Barton. **ROLL CALL: Yes:** Councilor Barton, Councilor Melnyk; **No:** None; **Abstain:** None
Result: Passed

NEW BUSINESS

None.

OLD BUSINESS

None.

ADJOURNMENT

06:30 PM

ATTEST:

Council Clerk

APPROVED:

Mayor