

June 26, 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 Chairman Barton at 06:45 PM on June 26, 2025 in the Council Chambers and via Live Stream.

ROLL CALL

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

APPROVAL OF MINUTES

March 27, 2025 meeting minutes

MOTION: Councilor Melnyk made a motion to **approve**; seconded by Councilor Huntermark. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Huntermark, Councilor Melnyk; **No:** None; **Abstain:** None
RESULT: *Passed (3-0)*

TOPICS/ISSUES

ORDINANCE 2025-20 AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO TRANSFER CITY OWNED PROPERTY IN THE BILTMORE GARDEN SUBDIVISION KNOWN AS LOTS 374, 375, 376 AND 377, TO THE NORTHWOOD COMMUNITY IMPROVEMENT CORPORATION(CIC); AND DECLARING AN EMERGENCY.

The committee discussed a proposal for temporary use of the former Clark gas station property on Woodville Road. The plan involves leasing the site (not selling it) for a period of approximately 3–4 years. The intended use is to host up to two food trucks, with seating (picnic tables). Initial plans considered only one food truck, but two are now being considered to offer a variety of food options. The Community Improvement Corporation (CIC) will manage the lease and oversee compliance with required site improvements and restrictions. It was emphasized that paving the lot is a non-negotiable condition of use. Concerns were raised about parking capacity and safety, it was noted that the lot may be larger than it appears and should accommodate the trucks and some seating. The lease would be year-round, although the rental rate could be prorated to reflect seasonal use (e.g., primarily spring and summer months). The food truck owner may remove the units for off-site events or catering when needed. There was clarification that the Clark station parcel includes four lots.

MOTION: Councilor Huntermark made a motion to **recommend to council**; seconded by Councilor Melnyk.
ROLL CALL: **Yes:** Councilor Barton, Councilor Huntermark, Councilor Melnyk; **No:** None; **Abstain:** None
RESULT: *Passed (3-0)*

NEW BUSINESS

City Administrator Laughlin shared an update from the Economic Development consultant, Glen Grisdale.

- Wallick Senior Living at the Enclave: Wallick officials project is making substantial progress regarding site planning and financing. We were informed that they have September scheduled for closing, with a groundbreaking event shortly thereafter.
- 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.
- The Enclave: Progress at this site continues to include:
 - We are working with Miller Diversified to put a “Coming Soon” Sign on the site advertising the Jeep County and Wallick Senior Living developments.
 - 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.
- TMACOG TAP Application: TMACOG is currently soliciting funding applications for pedestrian connectivity projects under their Transportation Alternatives Program and Carbon Reduction Program (for FY26-29 project). Applications need to be filed by August 1 and require a Resolution from City Council to apply to the funding and share in the costs. We are looking to apply for funding for sidewalks and multi-use paths / trails that connect key destinations in the city/area and align with the newly created Pedestrian Connectivity Plan that we developed jointly with the City of Oregon.

MOTION: Councilor Huntermark made a motion to **send the resolution to council**; seconded by Councilor Melnyk. **ROLL CALL:** **Yes:** Councilor Barton, Councilor Huntermark, Councilor Melnyk; **No:** None; **Abstain:** None
RESULT: *Passed (3-0)*

- Better Building Program: We met with Dana Clark, program manager for Better Building Programs (Toledo Port Authority), concerning the feasibility of this program to finance building improvements (roof, building improvements for Fire Station, etc.). Northwood qualifies for this type of project funding as a member of the Energy Special Improvement District (ESID). Northwood used this program to pay

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for lighting improvements to the city building back in 2018. More information will follow once the depth for the improvements are understood.

- 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 5th meeting on May 15th. Strategies and recommendations are currently being framed with our next meeting projected for late July or early August.
- Wood County Transportation Improvement District (TID) Application: We were informed that our grant request to Wood County TID for funding to extend Dalling Road to accommodate The Falls and Wallick Projects was not funded.
- Northwood Dhaliwal Plaza (Great Eastern): Court is scheduled for April 2026.
- We continue to work with the Ohio Rail Development Commission and Mannik Smith Group on application to the Railroad Crossing Elimination Grant Program with hopes to connect to federal funding to address rail grade separations (or closure) along Wales Road. We were recently told that the program is on temporary hold until the new administration reviews all programs and releases new solicitations with revised guidance and priorities for projects.

OLD BUSINESS

none.

ADJOURNMENT

06:54 PM

ATTEST:

Council Clerk

APPROVED:

Mayor