

August 21, 2025

City of Northwood Finance Committee Meeting Minutes

CALL TO ORDER

The meeting of the Northwood Finance Committee was called to order by Chairman Fahrbach at 06:30 PM on August 21, 2025 in the Council Chambers and via Live Stream.

ROLL CALL

The roll was called by Council Clerk Popovitch and those in attendance were as follows: Louis Fahrbach, Mark Stoner, Pat Huntermark, Finance Director Ken Yant and City Administrator Kevin Laughlin.

APPROVAL OF MINUTES

May 8, 2025 Meeting Minutes

MOTION: Councilor Fahrbach made a motion to **Approve**; seconded by Councilor Stoner. **ROLL CALL: Yes:** Councilor Fahrbach, Councilor Stoner, Councilor Huntermark; **No:** None; **Abstain:** None

RESULT: *Passed (3-0)*

TOPICS/ISSUES

Long Term Projections

Finance Director Yant explained estimated revenues for 2026. Current year revenues were \$8.3 million, with projections for 2026 at \$7.6 million, reflecting a potential shortfall of approximately \$700,000 which seems to be the trend. July financial reports showed income tax collections down \$235,000 compared to last year, though \$487,000 above projections, resulting in a net decrease of \$544,000 year-to-date. The committee noted that, based on trends, revenues could end the year around \$700,000 below expectations. Discussion included the allocation of revenue under the 70-20-10 versus 80-20 split. Administration advised that operating costs are not expected to decrease significantly in 2026, indicating that allocating 80% to the general fund may be necessary. The Finance Director also brought up funding for capital replacements, which has not been funded recently, and noted that continued deferral may not be sustainable. Finance Director Yant mentioned the anticipated savings from the transition of dispatch services to Wood County but noted that the benefit may be offset by the 27 payrolls in 2026, versus 26 in 2025. It was also noted that an ordinance is being prepared to utilize dispatcher savings to fund full-time firefighters. The committee discussed projected revenues from new development at the Enclave, which is currently in arrears. Property valuation increases are expected to eventually recoup additional income through property and income taxes. TIF payments from the Enclave are tracking at approximately \$70,000 for the current year. Discussion concluded by reviewing the upcoming 2026 budget process and capital improvement budget submissions. Once finalized, they will be shared with the committee by email prior to the next meeting for review and discussion.

Incorporation of Master Plan

Chairman Fahrbach introduced discussion on the incorporation of the City's Master Plan, emphasizing the importance of determining the overall direction for the plan, identifying priorities for the City's future development, and considering steps for implementation. Chairman Fahrbach turned the discussion over to Glenn for further presentation and input. Glenn provided a detailed update on the ongoing Comprehensive Plan process, noting it began in June of the previous year as an update to the City's 2004 plan. He emphasized that the plan serves as a "dreaming document," aligning the community's aspirations with zoning and the built environment, in accordance with Ohio Revised Code.

The process has included:

- Six steering committee meetings (most recently July 25th).
- Three surveys (community-wide, high school students, and community preferences), plus prior Parks & Recreation surveys since 2019.
- Departmental debriefings, stakeholder outreach, and input from adjacent jurisdictions.

Approximately 613 total survey responses. From this process, 46 action items were developed, clustered into three themes: Community Growth & Revival, Community Services & Infrastructure (9 strategies) and Connected Community (transportation, pedestrian connectivity, links to Oregon and regional assets) (24 strategies) Each action item is assigned a timeframe (short-term: <2 years, medium-term: 3–5 years, long-term: 6–10 years, or ongoing) and linked to responsible parties (Council, Planning Commission, Administration, Mayor, Departments, Schools, and other stakeholders).

Glenn explained that short-term priorities focus on zoning updates, stormwater planning, pedestrian connectivity, and projects already on the City's radar or capital improvement plan. Medium- and long-term priorities include corridor planning, infrastructure upgrades, and regional connectivity projects. The plan is also designed to align projects with funding sources such as TMACOG, state programs, and grant opportunities. A draft of the updated Comprehensive Plan, including new infrastructure maps and planning area breakdowns, is expected for review in October.

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Northwood Progress Report

Discussion primarily focused on the Wallick Senior Living Project within the Enclave. Council was commended for utilizing available resources to help initiate development in the district. The project, which has received OFA funding approval, is anticipated to close in September and represents an estimated \$30–35 million valuation. Approximately one-third of that valuation will be assessed, generating TIF revenues. It was noted that, once fully built, the project is expected to generate \$225,000–\$253,000 annually in TIF revenue, not including future increases in tax rates. Over a 30-year period, the project is anticipated to generate approximately \$7.5 million in TIF revenues. In addition, the facility is projected to create 30–40 jobs with an estimated payroll of \$2–\$2.5 million, generating further income tax revenue for the City. Glenn emphasized that the success of the project is contingent on the completion of Dalling Road and transfer of a 7.93-acre parcel from the City to the CIC to facilitate development. Related ordinances were before Council for consideration. The developer intends to close on September 16, 2025, with a groundbreaking ceremony to follow shortly thereafter.

Glenn noted that a “Coming Soon” sign for the Wallick Senior Living project has been installed at the Enclave. Work is underway with the Mayor on refinements to public spaces across from Park Avenue, along with a redesign of the site plan for the residential portion to the north. Increased developer interest has prompted further discussion on aligning the City’s vision with potential residential projects. Options for partializing land on the west side of East Plaza were discussed, which could yield 7 lots, with an additional 27 lots possible by extending a stub road from Wise Street. With existing water and sewer availability, these lots could generate revenue and encourage further development.

On August 1, the City submitted an application to TMACOG’s Transportation Alternatives Program (TAP) and Carbon Reduction Program to address the sidewalk connectivity gap on Curtice Road and Lemoyne Road, improving student access to schools. Glenn also reported on the Better Buildings Program. The City has an opportunity to pursue a low-interest loan through the Port Authority to fund roof replacement on the Administration Building and potentially combine it with improvements at the Fire Department. The loan would be structured similarly to the prior lighting project, repaid over a 15-year period. The roof replacement is estimated at **\$117,000**, compared to the previously approved patch estimate of approximately **\$48,000–\$52,000**. The roof carries a 20- to 25-year warranty, making the program financially viable.

Dalling Road Extension

Administration reported that when discussions with Wallick began earlier in the year, the project was originally expected to close in October with construction starting in November. Based on that timeline, the City had planned to include the road project as a capital budget request for next year. However, with the project timeline advancing several months, appropriations will need to be moved forward into the current year to ensure the project can proceed. The City intends to pursue grant opportunities to help offset costs but must first appropriate funds in order to advertise and bid the project. Estimated costs for design and construction total approximately **\$560,650**, with construction costs projected around **\$415,000**, plus contingencies. If Council approves the appropriation, the project will be advertised within the next week, with bidding to follow in approximately 30 days.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

06:59 PM

ATTEST: Emily Popovitch
Clerk

APPROVED: Louis Fahrbach
Chair