



COMMUNITY IMPROVEMENT CORPORATION MEETING

Thursday, September 11, 2025 at 4:30 PM

Community Improvement Corporation Board of Trustees

Dave Gallaher, President
Kevin Laughlin, Vice President
Ken Yant, Treasurer
Andrew Dickey, Trustee
Ross Owens, Trustee
Terry Kretz, Trustee
Louis Fahrbach, Council President
Emily Popovitch, Recording Secretary
Brian Ballenger, City Attorney

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

- February 24, 2025 Meeting Minutes
- July 29, 2025 Meeting Minutes

TOPICS/ISSUES:

1) REQUEST TO APPOINT AMY STRIBRNY TO THE CIC AS A BOARD MEMBER

2) RESOLUTION 2025-02 AUTHORIZING THE NORTHWOOD COMMUNITY IMPROVEMENT CORPORATION (CIC) TO EXECUTE AND DELIVER ALL DEEDS AND OTHER PROPER INSTRUMENTS OF CONVEYANCE CONCERNING THE TRANSFER AND CLOSING OF 7.935 ACRES OF LAND IN THE ENCLAVE SUBDIVISION (M50-812-340406006000) IN THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO TO ASHFORD AT THE ENCLAVE, LLC, AN OHIO LIMITED LIABILITY CORPORATION,.

3) PARTICIPATION IN "MAKE A DIFFERENCE DAY" PROJECTS - TREE PLANTING, PARK CLEANUP

NEW BUSINESS:

- Development of BRE Program

OLD BUSINESS:

- 3002 Woodville Rd.

ADJOURNMENT:

February 24, 2025

City of Northwood Community Improvement Corporation Meeting Minutes

CALL TO ORDER

The meeting of the Northwood Community Improvement Corporation was called to order by Dave Gallaher at 03:30 PM on February 24, 2025 in the Council Chambers.

ROLL CALL

The roll was called by and those in attendance were as follows: Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher, Louis Fahrback, City Administrator Kevin Laughlin, Finance Director Ken Yant, and City Attorney Brian Ballenger.

APPROVAL OF AGENDA

MOTION: Community Improvement Corporation Kretz made a motion to **Approve the meeting agenda as presented**; seconded by Community Improvement Corporation Gallaher. **ROLL CALL: Yes:** Community Improvement Corporation Dickey, Community Improvement Corporation Owens, Community Improvement Corporation Kretz, Community Improvement Corporation Gallaher; **No:** None; **Abstain:** None
Result: Passed

APPROVAL OF MINUTES

November 18, 2024 meeting minutes

MOTION: Community Improvement Corporation Gallaher made a motion to **Approve**; seconded by Community Improvement Corporation Dickey. **ROLL CALL: Yes:** Community Improvement Corporation Dickey, Community Improvement Corporation Owens, Community Improvement Corporation Kretz, Community Improvement Corporation Gallaher; **No:** None; **Abstain:** None
Result: Passed

TOPICS/ISSUES

RESOLUTION 2025-01 A RESOLUTION AUTHORIZING THE NORTHWOOD COMMUNITY IMPROVEMENT CORPORATION (CIC) TO EXECUTE AND DELIVER ALL DEEDS AND OTHER PROPER INSTRUMENTS OF CONVEYANCE CONCERNING THE SALE AND CLOSING OF 0.232 ACRES OF LAND KNOWN AS LOT B IN THE ENCLAVE SUBDIVISION IN THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO TO JEEP COUNTRY FEDERAL CREDIT UNION.

MOTION: Community Improvement Corporation Kretz made a motion to **Approve**; seconded by Community Improvement Corporation Dickey. **ROLL CALL: Yes:** Community Improvement Corporation Dickey, Community Improvement Corporation Owens, Community Improvement Corporation Kretz, Community Improvement Corporation Gallaher; **No:** None; **Abstain:** None
Result: Passed

\$175,000 sale price of lot. JFCU will start with a kiosk with plans to further develop.

NEW BUSINESS

OLD BUSINESS

Committee members asked if council would be notified of the funds from the sale going to the CIC? It was confirmed that the funds from the sale would be going to the CIC and an account needs to be created. Dave Gallaher suggested the possibility of facade grant money being reallocated to the CIC to establish a grant program offering low-interest loans for improvements, rather than giving funds directly for improvements.

ADJOURNMENT

03:38 PM

ATTEST:

Clerk

APPROVED:

Chair

July 29, 2025

City of Northwood Community Improvement Corporation Meeting Minutes

CALL TO ORDER

The meeting of the Northwood Community Improvement Corporation was called to order by CIC President Dave Gallaher at 03:09 PM on July 29, 2025 in the Conference room.

ROLL CALL

The roll was called by Secretary Emily Popovitch and those in attendance were as follows: Andrew Dickey, Dave Gallaher, Louis Fahrback (via Zoom), City Administrator Kevin Laughlin, and Finance Director Ken Yant. No Quorum;

APPROVAL OF AGENDA

APPROVAL OF MINUTES

February 24, 2025 meeting minutes.

no action taken due to lack of quorum.

TOPICS/ISSUES

Request to appoint Amy Stribrny to the Northwood CIC as a board member

A discussion was held about appointing Amy as a board member. It was noted that with two current members running for council, the board may soon be short-staffed. Amy was strongly supported due to her experience in zoning and her day-to-day knowledge of ongoing development. Several members spoke highly of her character and work ethic, highlighting her connections and familiarity with zoning matters, which align well with the board's responsibilities. The group agreed that she would be a natural fit. The decision was tabled for now.

2026 Scholarship for a Northwood Student

President Gallaher discussed a proposal to offer a 2026 scholarship for Northwood High School students. He consulted with the Mayor, to which he expressed no objections. The Finance Director cautioned about how the expenditure might be perceived if it appeared tied too closely to city funds, emphasizing the importance of aligning with legal and public use standards.

It was clarified that the scholarship would be funded solely through the CIC (Community Improvement Corporation), not the city, but the committee acknowledged the need to consult legal counsel to ensure compliance—especially since public funds can't benefit specific individuals or small groups. It was noted that past donations (e.g., to after-prom events) were justified under public safety, but this situation was different. Several considerations were raised:

- Whether the scholarship should be limited to Northwood residents (due to open enrollment).
- Whether it could be tied to students entering public service to align with broader public benefit.
- Ensuring the scholarship aligns with the CIC's mission, which focuses on economic development and community support.

Louis Fahrback raised concerns about whether a scholarship fits the CIC's mission statement, as it is intended to attract and support new and existing businesses. President Gallaher shared that while the CIC is focused on development within the city, he believes the CIC has some responsibility to support the community as well. It was noted that the proposed scholarship amount is \$500. The board agreed to delay a final decision until a third member could vote and legal guidance is received. They emphasized the importance of making sure any action complies with the CIC's mission and state regulations.

Creation of a loan program to support development efforts in Northwood

CIC has the ability to loan money for development when appropriate. The City of Northwood is in the early stages of developing a loan program through its Community Improvement Corporation to support economic development within the city. The program would provide funding to viable commercial or development projects, offering lower interest rates than traditional lenders to help offset rising borrowing costs and stimulate investment.

A key hurdle currently under consideration is identifying a qualified third-party underwriter to evaluate and score loan applications. It's been noted that most local underwriters are affiliated with banks, and the city is looking for someone independent of both the CIC and the city government. The goal is to ensure objectivity in determining which projects represent sound investments, as only collateral-backed, financially responsible applicants will be considered. The CIC has had an initial meeting with Huntington Bank to explore a potential partnership. While underwriting specifics haven't been finalized, Huntington expressed interest and a follow-up meeting is being planned. One possible arrangement would involve Huntington reviewing loan

July 29, 2025

applications using their existing standards and processes, then providing a recommendation to the CIC. It was also discussed that Huntington could process loan repayments on behalf of the city, which does not currently have the infrastructure to do so. As an incentive, the city is offering Huntington more visibility in Northwood’s business community. The intent of the program is not to lend to borrowers who cannot secure financing elsewhere, but to strategically invest in development opportunities that enhance the city’s growth. Loans would be secured by collateral and evaluated based on the borrower’s business history, financials, and overall viability. This initiative is still in the fact-finding phase, and staff will report back as additional information is gathered. The overarching goal is to be prepared to act when development opportunities arise. More discussion to come.

Schedule an Organizational meeting in January for election of officers

Discussed the need to hold an organizational meeting in January. While no date was set, the intent is to schedule the meeting within the first two weeks of January to initiate the year’s operations and address any necessary structural or procedural updates.

President Gallaher provided an update on the former Clark Street gas station property, which was recently turned over to the CIC by the City. A letter explaining the situation in more detail was provided to committee members. There has been ongoing discussion and some concern surrounding this property. The letter aimed to clarify the status and reassure the redevelopment process is ongoing and not yet finalized. Additionally, a preliminary conversation has been initiated with the president of the Letter Carriers Union, which owns a neighboring parcel at the corner of Gould and Woodville Road. That property is significantly larger—approximately 1.68 acres—and, if combined with the Clark Street parcel, could create a more viable development site with access points on both Woodville Road and Morgan Street. The concept would be to prepare for future opportunities by exploring a potential agreement with the union should a developer show interest. The CIC property alone has limited standalone value but could serve as a useful access point or driveway in a larger development. The goal is to avoid additional curb cuts on Woodville Road while enhancing the site’s attractiveness to potential businesses. No financial commitments have been made. This remains an early-stage discussion focused on readiness and long-term planning.

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

03:34 PM

ATTEST: Emily Popovitch
 Clerk

APPROVED:
 Chair

RESOLUTION 2025-02 AUTHORIZING THE NORTHWOOD COMMUNITY IMPROVEMENT CORPORATION (CIC) TO EXECUTE AND DELIVER ALL DEEDS AND OTHER PROPER INSTRUMENTS OF CONVEYANCE CONCERNING THE TRANSFER AND CLOSING OF 7.935 ACRES OF LAND IN THE ENCLAVE SUBDIVISION (M50-812-340406006000) IN THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO TO ASHFORD AT THE ENCLAVE, LLC, AN OHIO LIMITED LIABILITY CORPORATION,.

WHEREAS, The City of Northwood pursuant to an Ordinance adopted by City Council on August 21, 2025 , authorized the transfer of 7.935 acres of city-owned property in the Enclave Subdivision (M50-812-340406006000) to the Northwood Community Improvement Corporation; and

WHEREAS, The Northwood Community Improvement Corporation is the owner of the property and wishes to transfer said property toto Ashford at the Enclave, LLC, an Ohio Limited Liability Corporation, for the sum of \$100.00 (one hundred dollars) and other considerations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTHWOOD, WOOD COUNTY, OHIO THAT:

SECTION 1. That Dave Gallaher, President of the Northwood Community Improvement Corporation, and Ken Yant, Treasurer, are hereby authorized and directed on behalf of the Corporation to execute, acknowledge, and deliver such closing statements, affidavits, deeds, instruments of conveyance, or other closing instruments required to effect such transfer of 7.935 acres of property in the Enclave Subdivision (M50-812-340406006000) in the City of Northwood, Wood County, Ohio to Ashford at the Enclave, LLC, an Ohio Limited Liability Corporation, as requested by the title company.

SECTION 2. It is found and determined that all formal actions relating to the passage of this Resolution were adopted in an open meeting of the Northwood Community Improvement Corporation, and that all deliberations of this Corporation that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Northwood and the State of Ohio.

SECTION 3. This Resolution shall take effect on the earliest date allowed by law.

Vote on final adoption: For:___ Against:___ Abstain:___

Adopted this ___ day of _____, 2025.

ATTEST:

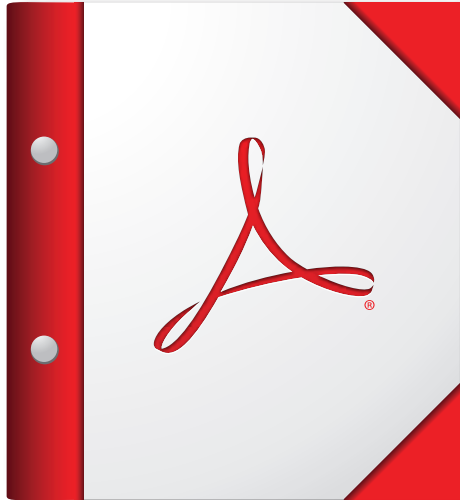
Emily Popovitch, Secretary

Dave Gallaher, President

APPROVED AS TO FORM:

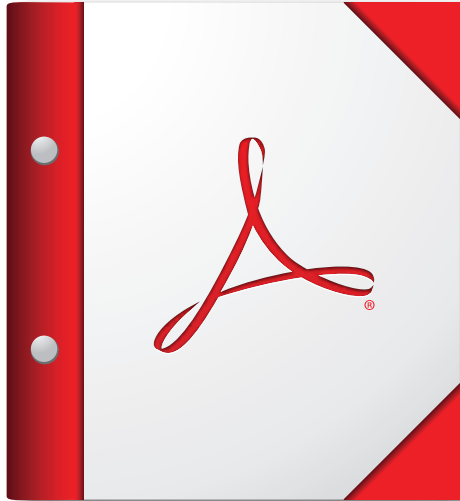
Kenneth Yant, Treasurer

City Attorney



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