



NORTHWOOD
COMMUNITY IMPROVEMENT
CORPORATION

COMMUNITY IMPROVEMENT CORPORATION MEETING

Monday, November 10, 2025 at 3:30 PM

Access meeting materials and information via the Northwood, Ohio Public Portal:

<https://northwoodoh.portal.civicclerk.com/>

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
Amy Stribrny, Trustee
Louis Fahrbach, Council Representative
Emily Popovitch, Recording Secretary
Brian Ballenger, City Attorney

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

- September 11, 2025 Meeting Minutes

TOPICS/ISSUES:

1) APPOINTMENT OF BOB ANDERSON AS A BOARD MEMBER EFFECTIVE IMMEDIATELY

2) DISCUSSION OF A BRE PROGRAM

Motion for a request for proposal from Glen Gridale from Reveille Ltd for a BRE study and a formal report to the CIC and Northwood Council

3) 3002 WOODVILLE ROAD

4) MAKE A DIFFERENCE DAY

2025

- Trees planted at Nature Trails
- Student Council / Tree Commission tree at Central Park
- Jr. Rangers and Cheerleaders run for Cancer

2026?

5) FUTURE FISCAL COMPETITIVENESS ANALYSIS

NEW BUSINESS:

- A unified message for growth

OLD BUSINESS:

ADJOURNMENT:

September 11, 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 04:40 PM on September 11, 2025 in the Conference Room.

ROLL CALL

The roll was called by President Gallaher and those in attendance were as follows: Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher, Louis Fahrback, Kevin Laughlin and Brian Ballenger.

MOTION: Dave Gallaher made a motion to **excuse absent members** ; seconded by Ross Owens. **ROLL CALL:** **Yes:** Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher; **No:** None; **Abstain:** None

Result: Passed

APPROVAL OF AGENDA

MOTION: Dave Gallaher made a motion to **Approve**; seconded by Terry Kretz. **ROLL CALL:** **Yes:** Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher; **No:** None; **Abstain:** None

Result: Passed

APPROVAL OF MINUTES

February 24, 2025 Meeting Minutes

MOTION: Andrew Dickey made a motion to **Approve**; seconded by Ross Owens. **ROLL CALL:** **Yes:** Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher; **No:** None; **Abstain:** None

Result: Passed

July 29, 2025 Meeting Minutes

MOTION: Terry Kretz made a motion to **Approve**; seconded by Andrew Dickey. **ROLL CALL:** **Yes:** Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher; **No:** None; **Abstain:** None

Result: Passed

TOPICS/ISSUES

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

MOTION: Terry Kretz made a motion to **appoint Amy Stribrny as a CIC Board Member** ; seconded by Andrew Dickey. **ROLL CALL:** **Yes:** Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher; **No:** None; **Abstain:** None

Result: Passed

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,

This Resolution was adopted by electronic vote. Results attached.

Participation in "Make a Difference Day" Projects - Tree Planting, Park Cleanup

MOTION: Ross Owens made a motion to **participate in "Make a Difference Day"**; seconded by Andrew Dickey. **ROLL CALL:** **Yes:** Andrew Dickey, Ross Owens, Terry Kretz, Dave Gallaher; **No:** None; **Abstain:** None

Result: Passed

NEW BUSINESS

September 11, 2025

The committee reviewed potential logo designs and agreed upon design #8.



Development of BRE Program

Committee discussed BRE Program was decided to hold an informational CIC meeting and invite council members to attend. We will discuss the idea of a BRE and work to develop a plan to move forward.

OLD BUSINESS

3002 Woodville Rd.

This will be an ongoing project. We anticipate some movement in October.

ADJOURNMENT

05:21 PM

ATTEST: Emily Popovitch
Clerk

APPROVED:
Chair

1. Identify Business Needs and Challenges

- a. **How it helps:** The survey will typically ask businesses about their operational challenges, growth potential, and other issues they face. The CIC can use this information to determine common pain points and needs across businesses (e.g., workforce shortages, access to capital, infrastructure issues).
- b. **Actionable insight:** If a large number of businesses express difficulty in finding skilled workers, the CIC can collaborate with local educational institutions or create workforce development programs. If infrastructure is a problem, they might lobby for improvements to roads, utilities, or broadband access.

2. Measure Business Sentiment

- a. **How it helps:** The survey can provide an understanding of how businesses feel about the local economy, community support, and their growth outlook. Positive sentiment can signal that the community is conducive to business growth, while negative sentiment may indicate issues to address.
- b. **Actionable insight:** If many businesses express concerns about the local economic climate or feel unsupported by the local government, the CIC can work on strengthening relationships between businesses and local policymakers, or launch initiatives aimed at improving the local business environment.

3. Identify Opportunities for Expansion

- a. **How it helps:** The survey can reveal which businesses are planning to expand and which ones may need support to do so. This could include needing financial resources, space, or connections.
- b. **Actionable insight:** The CIC can then offer targeted support to businesses that are planning to expand, such as helping them secure grants, identifying commercial real estate opportunities, or connecting them with local suppliers and partners.

4. Pinpoint Gaps in Local Services or Infrastructure

- a. **How it helps:** The survey often includes questions related to the availability of resources, such as transportation, utilities, internet access, and more. By understanding what businesses perceive as missing or insufficient, the CIC can address these issues directly.
- b. **Actionable insight:** If businesses report that slow internet speeds are limiting their growth, the CIC can work with local ISPs to improve broadband access or lobby for infrastructure investment.

5. Understand Workforce Needs

- a. **How it helps:** Many surveys will inquire about workforce needs, including job vacancies, skill gaps, and training requirements.
- b. **Actionable insight:** The CIC can collaborate with vocational schools, universities, and workforce development organizations to provide training programs that

address these gaps. Additionally, if businesses are looking for a particular type of worker (e.g., skilled tradespeople, tech professionals), the CIC can promote local workforce training initiatives.

6. Encourage Collaboration Among Businesses

- a. **How it helps:** The survey results may indicate opportunities for businesses to collaborate. For example, if several companies are seeking the same resources or are in similar sectors, the CIC can facilitate partnerships or shared services.
- b. **Actionable insight:** Organizing business networking events or creating collaborative workspaces or incubators could help local businesses share resources and ideas, promoting growth and innovation.

7. Track Economic Trends and Performance

- a. **How it helps:** By comparing the results of the BEAR survey year-over-year or with other regions, the CIC can track economic trends, business performance, and areas of progress or decline.
- b. **Actionable insight:** If the survey shows an increase in businesses expanding or a rise in positive sentiment, the CIC can celebrate and promote these successes. If the survey shows a decline in business retention, the CIC can adjust its strategies to better support businesses at risk of leaving.

8. Prioritize Community Investments

- a. **How it helps:** The survey helps the CIC and local government prioritize investments. If many businesses cite a lack of available commercial space, this might prompt new development initiatives. Similarly, if many businesses report issues with employee retention, initiatives like affordable housing or quality childcare options could be considered.
- b. **Actionable insight:** The CIC can take the survey data to local decision-makers, demonstrating the need for investments in particular areas, such as infrastructure, public amenities, or workforce housing.

9. Benchmark Against Other Communities

- a. **How it helps:** The CIC can compare its community's results to those of other similar communities to see how it stands in terms of business satisfaction, growth potential, and issues.
- b. **Actionable insight:** By understanding where the community excels or falls short compared to others, the CIC can benchmark its programs and strategies, making necessary adjustments to enhance competitiveness.

10. Build Long-Term Economic Development Strategies

- a. **How it helps:** The results of the BEAR survey can help the CIC design comprehensive, long-term strategies to improve the local business climate.

- b. **Actionable insight:** Based on survey results, the CIC can develop action plans that include both immediate short-term support (like grants, training, etc.) and longer-term investments in infrastructure, education, and quality of life.

11. Strengthen Partnerships with Local Organizations

- a. **How it helps:** The survey results might highlight the need for partnerships between local chambers of commerce, universities, local government, and other stakeholders.
- b. **Actionable insight:** The CIC can leverage these insights to form stronger collaborations with local organizations, ensuring that resources are directed where they are most needed.

How to Communicate and Act on the Results:

- **Transparency:** After gathering and analyzing the results, the CIC should communicate the findings to local businesses, stakeholders, and residents, providing both positive news and areas where improvement is needed.
- **Collaborative Action Plans:** Create action plans based on the survey findings, and actively involve the community in these efforts.
- **Continuous Feedback Loop:** Regularly conduct follow-up surveys or focus groups to ensure that the CIC's strategies are having the desired effect and to track ongoing issues.
- **Tailored Programs:** Offer targeted programs based on survey results, such as specific workforce training, funding programs, or networking events for businesses in need.

By understanding these results and using them strategically, a CIC can foster a stronger, more resilient local economy and improve the overall business climate for both existing and prospective businesses.