



ECONOMIC DEVELOPMENT COMMITTEE MEETING

Thursday, November 13, 2025 at 6:00 PM

Access meeting materials and information via the Northwood, Ohio Public Portal:
<https://northwoodoh.portal.civicclerk.com/>

Members of Economic Development Committee

Jim Barton, Chair
Michael Melnyk
Pat Huntermark
Glenn Grisdale, Reveille
Kevin Laughlin, City Administrator

CALL TO ORDER:

ROLL CALL:

APPROVAL OF MINUTES:

- June 26, 2025 Meeting Minutes

TOPICS/ISSUES:

1) PROGRESS REPORT - GLENN GRISDALE

2) COMPREHENSIVE PLAN UPDATE

NEW BUSINESS:

OLD BUSINESS:

ADJOURNMENT:

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

M E M O R A N D U M

TO: CITY LEADERS
FROM: KEVIN LAUGHLIN; GLENN GRISDALE
DATE: 11/13/25
RE: ECONOMIC DEVELOPMENT AND COMMUNITY PLANNING PROGRESS REPORT

Below is a list of key initiatives to report on at this meeting:

- 1) **Northwood Comprehensive Community Plan:**
 - a) The draft comprehensive plan is currently being reviewed by the steering committee. A committee meeting was held on October 9th. The 2025 Northwood Comprehensive Community Plan is developed around three Plan Themes and 46 action items.
 - b) Comments for the draft comprehensive plan have been assembled into a final draft that will be reviewed and presented to the Northwood Planning Commission on 8 DEC 25 for approval to council.

- 2) **Development / ED Site Projects:**
 - a) Site development for the Explore Industries (EI) project has begun on parcels along I-75 at the end of Crane Way. The Australian-based pool supplier purchased 2 parcels from Buckeye last year to house a distribution facility on a 22 acre+ site. The potential project could culminate in a facility up to 50,000 sq. ft. facility and up to 30 employees. The planning commission approved the site plan.
 - b) Speedway has solicited interest in Northwood to develop and showcase a new fueling station complex design on the parcels at the SE corner of Chelsea Drive and Wales along I-75. We will be working on a tax increment finance ordinance to capture the incremental property value from the project to improve and upgrade public infrastructure in the area (Wales Road Bridge, etc.)

- 3) **The Enclave:** Progress at this site continues to include:
 - a) Wallick Senior Living at the Enclave: Construction on the Ashford at the Enclave LLC project has started. Grading has been completed, and the site crews have begun working on underground infrastructure.
 - b) Bids to complete the extension of Dalling Drive west to Park Avenue have been out to bid, with bids due on 12 NOV 25. Bid openings will be on 13 NOV 25 and recommendations will be made to council by 4 DEC 25. Interest in the project is high.

- c) We will be coordinating with Jeep County Credit Union officials to get a Jeep on site to serve as a “Coming Soon” advertising.
 - d) The listing agreement with our commercial broker, Miller Diversified, will be up in November and an RFP for a commercial site broker will be prepared.
 - e) Designs and cost estimate for the clock tower and other refinements to the public space on Park Ave across from the NCC have been developed. Once approved, the design/build clock tower can be ready for placement on the site in the spring of 2026.
 - f) The Enclave site plan was recently refined to reflect the current development plans on site and further refined to update the remaining residential development areas. Two RFPs are being developed to solicit interest from the development community: one RFP to activate the brownstones along certain portions of Main Street, and another RFP to solicit interest on the remaining residential areas. The new site plan will be located in the city’s new comprehensive plan and placed online.
 - g) Conversations to advance a regional hockey center at the Enclave continue.
- 4) **State Capital Budget:** The 2026-27 State Capital Budget is upon us, with interest forms due to the Toledo Regional Chamber of Commerce by 20 NOV 25. We have identified two projects that could make good candidates, and we need your advice on which one (or both) to submit funding requests for. These two projects are:
- a) The Regional Hockey Facility on Main Street. We submitted various funding requests for this project and have broad support for this project.
 - b) Inclusive Playground at Brentwood Park. Council passed a resolution of support for the project, but a funding gap may exist. We could work with Wood County Plays to complete the project in phases or request SCB funding for funds to complete the entire project.
- 5) **Northwood Business Retention and Expansion (BRE) Project:** Dave Gallaher and the CIC is interested in embracing the business community with a Business Retention and Expansion (BRE) program similar to the one that was done with OSU Extension professional Joe Lucente in 2022 to better understand the COVID-19 impact on city businesses. BRE is the backbone of economic development and often helps communities increase their knowledge about the needs and concerns of their respective business community while helping the city to better understand the narrative of its local economy. We will be working with OSU Extension on this effort.
- 6) **Ohio EPA Scrap Tire Grant Project:** We are working Wood County Plays on the placement of an Inclusive Playground at Brentwood Park. The OEPA grant program has been identified as a potential source to help reduce the project cost. The project narrative has been submitted to OEPA for review and final applications are due 19 DEC 25. Depending upon the scope and cost of the project, this project may consist of two phases, with other grant sources being solicited to include the State Capital Budget.
- 7) **Better Building Program:** We met with Dana Clark from the Toledo Lucas County Port Authority regarding financing for building improvements at city hall. There is an immediate need to fix the roof at the municipal building, and Tom Huntermark has received estimates to complete the entire roof rather than piecemeal fix it. Improvements are also needed to support 24 hour living quarters for Fire/EMS staff. These improvements include HVAC, windows, and doors. We are

awaiting final estimates from Chief Whitmore. Total costs could range around \$250,000. Northwood qualifies for this type of project funding as a member of the Energy Special Improvement District (ESID). Northwood used this program to pay for lighting improvements to the city building back in 2018.

- 8) **Northwood Dhaliwal Plaza (Great Eastern):** Brian Ballenger will be filing a summary judgement with the Wood County Court of Common Pleas to advance the court hearing on the numerous property infractions. All parcels are tax delinquent according to the Wood County Auditor.