

November 13, 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 Jim Barton at 06:00 PM on November 13, 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, Mike Melnyk, Kevin Laughlin, and Glenn Grisdale.

APPROVAL OF MINUTES

June 26, 2025 Meeting Minutes

MOTION: Councilor Melnyk made a motion to **approve**; seconded by Council President Barton. **ROLL CALL:** **Yes:** Council President Barton, Councilor Melnyk; **No:** None; **Abstain:** None

RESULT: *Passed (2-0)*

TOPICS/ISSUES

Progress Report - Glenn Grisdale

Northwood Comprehensive Community Plan

A draft of the 2025 Northwood Comprehensive Community Plan is currently under review by the Steering Committee, with the last meeting held on October 9. The plan is structured around three major themes and includes approximately 46 action items categorized as short-, medium-, or long-term objectives. Comments have been incorporated into a final draft, which will be presented to the Planning Commission on December 8 for review and recommendation. Council review is anticipated in early 2026.

Current Development Projects

Explore Industries: A 50,000-square-foot distribution facility is underway near Buckeye Broadband. The Australian-based company anticipates up to 30 employees at full operation. The Planning Commission has approved the site plan, and the project is moving forward.

Speedway/Marathon: Speedway is exploring a hybrid fueling station at the southeast corner of Chelsea Drive and Wales Road near I-75. Staff is coordinating on site planning with an emphasis on aesthetics. A Tax Increment Financing (TIF) district may be considered to support infrastructure improvements, including potential enhancements to the Wales Road bridge, subject to coordination with schools and Council.

Insight Group Site: Interest has been expressed in a nearby property being marketed by Insight (Chicago-based). A conceptual site plan has been shared, showing potential for strong economic impact and multiple tenants. Further updates will be provided if the project advances.

The Enclave Development

Construction has begun on the Ashford at the Enclave, with grading nearly complete and underground infrastructure work forthcoming. Bids for the Dalling Drive extension were received and appear favorable. The project is expected to return to Council for approval in December. Coordination continues regarding Jeep Country site activity. The City's listing agreement with Miller Diversified expires November 13, and staff will issue an RFP for commercial brokerage services, expected to be presented to Council in December.

Public Space Improvements and Enclave Site Planning

Design and cost estimates have been completed for a proposed clock tower and public space enhancements across from the Northwood Community Center on Park Avenue. These items are expected to be presented to Council in December. The Enclave site plan has been revised to account for alternative residential development scenarios, including adjustments related to the Hirzel property and potential brownstone development along Park Avenue. Future RFPs are anticipated for residential development opportunities within the site.

State Capital Budget (2026–2027)

The 2026–27 State Capital Budget process is underway, with project interest forms due to the Toledo Regional Chamber of Commerce by November 20. Two potential projects were identified for consideration:

A Regional Hockey Facility at the Enclave, previously submitted and supported by an economic impact analysis estimating \$4.5–\$6.5 million annually.

An Inclusive Playground at Brentwood Park, estimated at approximately \$800,000. Council consensus is needed to determine which project to advance. No formal resolution is required at this time.

Business Retention and Expansion (BRE) Program

Staff proposes working with OSU Extension and the CIC to conduct a Business Retention and Expansion survey, modeled after a prior COVID-era effort. The survey would assess business growth, employment plans,

November 13, 2025

challenges, and opportunities, with results shared with the CIC and City leadership.

EPA Scrap Tire Grant – Inclusive Playground

A preliminary application for the Ohio EPA Scrap Tire Grant has been submitted in support of an inclusive playground at Brentwood Park, in partnership with Wood County Plays. The full application is due December 19. This effort complements, but does not depend on, potential state capital funding.

Better Buildings Program

Staff met with program representatives to review potential facility improvements, including roofing, HVAC, windows, and weatherization, with an estimated total cost of approximately \$250,000. Financing options through the Better Buildings Program are under evaluation, with discussions focused on loan term length and overall cost-effectiveness compared to using available general fund balances. Further analysis is ongoing.

Great Eastern / Dhaliwal Plaza

Progress at the Dhaliwal Plaza site remains limited. Due to ongoing property code violations and tax delinquency totaling approximately \$200,000, the Law Director will pursue summary judgment in Wood County Court. Staff continues to monitor the situation and referenced redevelopment concepts included in the Comprehensive Plan as a framework should ownership or site conditions change.

Mr. Grisdale concluded his report and invited questions. No additional questions were raised.

Comprehensive Plan Update

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

06:23 PM

ATTEST: Emily Popovitch
Clerk

APPROVED: Jim Barton
Chair

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.